



## Planning Department

285 Uptown Blvd., Cedar Hill, TX 75104  
O. 972.291.5100 X 1081  
F. 972.291.7250

**NOTICE OF MEETING  
PLANNING & ZONING COMMISSION  
AGENDA**  
**TUESDAY, DECEMBER 5, 2017**  
**T.W. "TURK" CANNADY-CEDAR HILL ROOM**  
**285 UPTOWN BLVD., BUILDING 100**  
**6:00 P.M.**

**MISSION STATEMENT:** The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.

**VISION STATEMENT:** We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.

**I. Call Meeting to Order**

**II. Approve the minutes of November 17, 2017 regular meeting**

**III. Citizens Forum**

Please see the Planning Secretary to complete the Citizens Forum Information Form.

**IV. Public Hearings:**

1. **Case No. CUP-24-2017** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for a restaurant with attendant accessory use of the sale of alcoholic beverages for on-premise consumption and commercial amusement (indoor and outdoor) uses on property zoned "Old Town Corridor" Sub-District within the Old Town District and the Uptown Overlay, legally described as Lot 5, Block 2, of the E. D. Balcoms Addition, and located on the south side of Cooper Street, west of Highway 67 with the approximate address being 316 Cooper Street.

Applicant/Property Owner: Raymond Tyree, Jr.

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN  
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2. **Case No. 2017-25** – Conduct a public hearing and consider an application for a planned development site plan for a multiple-family use with alternative exterior building materials on property zoned Planned Development District No. 17-612 [Preston Trail], bounded by FM 1382 on the northeast, Gulf Coast and Santa Fe Railroad on the southeast, and Straus Road on the west.

Applicant: Ryan Johnson of Covenant Development, LLC; Property Owners: Lisa Kahn Betros, Isabel Kahn and ALK Realty, Ltd.

### V. Regular Agenda:

1. **Case No. 2017-24** – Consider an application for a final plat for the Preston Trail Center Addition, Lots 1 and 2 on property zoned Planned Development District No. 17-612 [Preston Trail], bounded by FM 1382 on the northeast, Gulf Coast and Santa Fe Railroad on the southeast, and Straus Road on the west.

Applicant: Ryan Johnson of Covenant Development, LLC; Property Owners: Lisa Kahn Betros, Isabel Kahn and ALK Realty, Ltd.

2. **Case FP-15-2017** – Consider an application for a final plat for the Joe Property Addition, Lot 1 of Block 1, on property zoned "SF-E" (Single Family Residential Estate), located on the west side of Lakeview Drive, south of Mystic Shore Drive.

Applicant and Property Owner: Jose G. Lara [Joe Property and Construction Systems, LLC]

### VI. Staff Reports

1. **Recent Submittals**
2. Upcoming Meeting Dates

### VII. Adjourn

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN  
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I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 30th day of November, 2017.

*Sharon Davis*

Sharon Davis  
Executive Secretary

This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign interpretative services or special accommodations, please call 972-291-5100 Ext. 1081 or (TDD) 1-800-RELAY TX (1-800-735-2989), at least 48 hours in advance of the meeting.

**"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY"**

**"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE"**

PREMIER STATEMENTS Cedar

Hill is Safe

Cedar Hill is Clean

Cedar Hill has Vibrant Parks and Natural Beauty

Cedar Hill has Excellent, Safe and Efficient Mobility

Cedar Hill has a Strong and Diverse Economy

Cedar Hill has Texas Schools of Choice

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