



## 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, MARCH 20, 2018**  
**T.W. "TURK" CANNADY-CEDAR HILL ROOM**  
**285 UPTOWN BLVD., BUILDING 100**  
**CEDAR HILL, TX**  
**6:00 P.M.**

*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.*

*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.*

**I. Call Meeting to Order**

**II. Approve the minutes of the March 6, 2018 regular meeting**

**III. Citizens Forum**

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

**IV. Public Hearing Items:**

1. **Case No. CUP-42-2018** – 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 on property zoned "LR" (Local Retail District), legally described as Lot 8R, Block A of the Pleasant Run Towne Crossing Addition, and located on the northwest side of J. Elmer Weaver Freeway (Highway 67), south of West Pleasant Run Road with the approximate address being 735 North J. Elmer Weaver Freeway. *Applicant: Michael R. Kelly, [Joe's Crab Shack]; Property Owner: 3503 RP Cedar Hill Pleasant Run Limited Partnership*

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### V. Regular Items:

1. Case No. FP-54-2018 – Consider an application for a final plat and variances to Sections 20-22(b) and 20-22(c), Chapter 20 – Subdivision Regulations for the Big Cedar Estate Addition, Lot 1, Block 1 on property zoned "SF-E" (Single-Family Residential Estate District – minimum 1-acre lots) generally located on the north side of Texas Plume Road, west of Mt. Lebanon Road with the approximate address being 2221 Texas Plume Road.  
*Representative: Rick DeFalco; Applicant/Property Owner: Anthony Arlotta and Leigh Farrington*

### VI. Staff Reports

1. Update on applications in review
  - a. 2018
  - b. 2017
2. Upcoming Meetings

### VII. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 15<sup>th</sup> day of March, 2018.

LaShondra Stringfellow  
Planning Director

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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*

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN  
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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of March 6, 2018**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, March 6, 2018 at 6:00 p.m. in the T. W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.*

*Planning & Zoning Commissioners present: Chairman Chad McCurdy, Vice-Chairman Theresa Brooks, and Commissioners: Michael Deeds, Michael Lewis, Bill Strother, and Lisa Thierry*

*Absent: Commissioner Timothy Hamilton*

*City Staff members present: Dana Woods, Planner; Sharon Davis, Executive Secretary of Planning; and LaShondra Stringfellow, Director of Planning*

**I. Call the Meeting to Order**

Chairman McCurdy called the meeting to order at 6:00 pm declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

**II. Approve the minutes of the February 6, 2018 regular meeting**

A motion was made by Vice-Chairman Brooks and seconded by Commissioner Thierry to approve the minutes of the February 6, 2018 regular meeting. The vote was as follows:

Ayes: 4 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry and Lewis

Nays: 0

Abstain: 1 – Commissioner Strother *[Abstained because he was absent from the meeting.]*

Chairman McCurdy declared the motion carried.

*Commissioner Deeds arrived at 6:01 pm.*

**III. Citizens Forum**

No one spoke.

**IV. Public Hearing Items:**

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1. **Case No. ZC-40-2018** – Conduct a public hearing and consider an application for a change in zoning from "SF-E" (Single-Family Residential Estate District - minimum 1-acre lots) to "RR" (Rural Residential District - minimum 2-acre lots) on property legally described as Tract 2 of the Frances Jones Survey, Abstract 676, generally located on the north side of Texas Plume Road, west of Mt. Lebanon Road with the approximate address being 2221 Texas Plume. *Applicants/Property Owners: Anthony Arlotta and Leigh Farrington*

Planner Dana Woods briefed the Commission on the request. She indicated that staff recommends approval.

Chairman McCurdy asked the applicant to address the Commission.

The applicant/property owner, Leigh Farrington, addressed the Commission regarding her application. She indicated the plan to initially have cattle on the property and to eventually construct her family's residence.

Chairman McCurdy opened the public hearing for anyone wishing to speak in support of this request.

No one spoke in support.

Chairman McCurdy asked if there was anyone wishing to speak in opposition of this request.

No one spoke in opposition.

Chairman McCurdy closed the public hearing and opened the floor for discussion amongst the Commission. There was no additional discussion.

Commissioner Deeds made a motion to approve.

The motion was seconded by Commissioner Strother.

The vote was as follows:

Ayes: 6 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, Strother, Deeds, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

## **V. Regular Agenda Item:**

1. **Case No. 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

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District – minimum 1-acre lots), located on the west side of Lakeview Drive, south of Mystic Shore Drive. *Applicant/Owner: Jose G. Lara [Joe Property and Construction Systems, LLC]*

Planner Dana Woods briefed the Commission on the request. She indicated that staff recommends approval subject to conditions.

Chairman McCurdy asked the applicant to address the Commission.

The applicant/property owner, Jose Lara, addressed the Commission regarding his application. Commissioner Deeds asked if he would be residing in the home. Mr. Lara indicated he is a contractor constructing the home in which he and his family will reside. Vice-Chairman Brooks asked Mr. Lara if he was informed of the park fees. Mr. Lara stated yes.

Commissioner Deeds made a motion to approve subject to the following conditions being complied prior to recordation of the plat:

- 1) Place the following note on the plat: Building setbacks shall comply with the zoning ordinance and applicable variances at the time that a building permit is obtained.
- 2) The owner/developer shall pay park fees in the amount of \$500.

The motion was seconded by Commissioner Lewis.

The vote was as follows:

Ayes: 6 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, Strother, Deeds, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

2. **Case No. FP-44-2018** – Consider an application for a final plat and variance to Chapter 20, Section 20-22(b), for the Millette Margaret Estates Addition, Lots 1, 2, and 3, Block 1, on property zoned "SF-10" (Single-Family Residential – minimum 10,000 square-foot lots), located on the west side of South Joe Wilson Road, north of East Little Creek Road with the approximate address being 1000 South Joe Wilson Road. *Applicants/Property Owners: Gerald and Hortance Stevenson and Artie Thomas*

Planner Dana Woods briefed the Commission on the request. She indicated that staff recommends approval subject to one condition.

Chairman McCurdy asked the applicant to address the Commission.

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The applicants/property owners, Gerald and Hortance Stevenson, addressed the Commission regarding their application. They indicated they had purchased one of the three lots to construct their home.

Vice-Chairman Brooks inquired about addressing and whether or not access on Little Creek would be permitted due to the narrow width of the lot along this street. Commissioner Strother asked if there was an existing residence on the property.

Ms. Woods indicated that the Building Inspections Department would assign addresses after recordation of the plat and prior to permitting. She said there is a residence on one of the lots. Director LaShondra Stringfellow stated that access would not be permitted onto Little Creek due to the narrow width of that frontage. Access would only be allowed onto Joe Wilson.

Vice-Chairman Brooks made a motion to approve subject to the condition that the property owner pay park fees in the amount of \$1,500 prior to recordation of the plat.

The motion was seconded by Commissioner Lewis.

The vote was as follows:

Ayes: 6 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, Strother, Deeds, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

## **VI. Staff Reports**

1. Ms. Stringfellow informed the Commission of the current development applications.
2. Ms. Stringfellow informed the Commission on upcoming meeting dates.

## **VII. Adjourn**

A motion to adjourn was made by Commissioner Deeds.

The motion was seconded by Commissioner Lewis.

The meeting adjourned at 6:32 pm.

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Chad McCurdy  
Chairman

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LaShondra Stringfellow  
Planning Director

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\* = Election of Officers  
 A = Absent  
 P = Present

**Planning and Zoning Commission**  
**March 2017 - March 2018 Attendance Record**

	Seat 1	Seat 2	Seat 3	Seat 4	Seat 5	Seat 6	Seat 7
	Lisa Thierry	Bill Strother	Theresa Brooks (Vice-Chair)	Chad McCurdy (Chair)	Michael Deeds	Timothy Hamilton	Michael Lewis
<b>Year Appointed</b>	2010	1994	2003	2016	2012	2007	2017
<b>Year Term Expires</b>	2019	2018	2019	2018	2019	2018	2019
03/07/17	Reg	P	P	P	P	P	P
03/21/17	Reg	P	P	P	P	P	P
04/04/17	Reg	P	P	P	P	P	P
04/18/17	Reg	P	P	P	P	P	P
05/02/17	Reg	no meeting	no meeting	no meeting	no meeting	no meeting	no meeting
05/16/17	Reg	P	P	P	P	P	A
06/06/17	Reg	no meeting	no meeting	no meeting	no meeting	no meeting	no meeting
06/20/17	Reg	P	P	P	P	P	P
07/04/17	Reg	no meeting	no meeting	no meeting	no meeting	no meeting	no meeting
07/18/17	*Reg	P	P	P	P	P	P
08/01/17	Reg	A	P	P	P	P	P
08/15/17	Reg	no meeting	no meeting	no meeting	no meeting	no meeting	no meeting
08/22/17	Reg	P	P	P	P	P	P
09/05/17	Reg	no meeting	no meeting	no meeting	no meeting	no meeting	no meeting
09/19/17	Reg	P	P	P	P	P	P
10/03/17	Reg	no meeting	no meeting	no meeting	no meeting	no meeting	no meeting
10/17/17	Reg	A	P	P	P	A	P
11/07/17	Reg	P	P	P	P	A	P
11/21/17	Reg	no meeting	no meeting	no meeting	no meeting	no meeting	no meeting
12/05/17	Reg	P	P	P	P	A	P
12/19/17	Reg	no meeting	no meeting	no meeting	no meeting	no meeting	no meeting
01/16/18	Reg	P	P	P	P	A	P
02/06/18	Reg	P	A	P	P	A	P
02/20/18	Reg	no meeting	no meeting	no meeting	no meeting	no meeting	no meeting
03/06/18	Reg	P	P	P	P	A	P

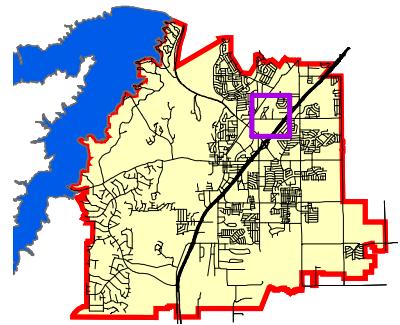
# City of Cedar Hill



1 inch = 200 feet

0 200 Feet

## Case CUP-42-2018



Map Printed - February 2018  
Cedar Hill Planning Department  
Aerial Photography - Spring 2017





## PLANNING DEPARTMENT

285 Uptown Blvd.,  
Cedar Hill, TX 75104  
O. 972-291-5100 X1080  
F. 972.291.7250

**TO:** Planning and Zoning Commission  
**FROM:** Dana Woods, Planner  
**P&Z DATE:** March 20, 2018  
**RE:** Case No. CUP-42-2018 Joe's Crab Shack

**REQUEST:**

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 on property zoned "LR" (Local Retail District), legally described as Lot 8R, Block A of the Pleasant Run Towne Crossing Addition, and located on the northwest side of J. Elmer Weaver Freeway (Highway 67), south of West Pleasant Run Road with the approximate address being 735 North J. Elmer Weaver Freeway. Applicant: Michael R. Kelly, [Joe's Crab Shack]; Property Owner: 3503 RP Cedar Hill Pleasant Run Limited Partnership.

**SUMMARY:**

The applicant requests to continue to sell and serve alcoholic beverages for on-premise consumption, which requires a Conditional Use Permit (CUP) within the "LR" zoning district. The original CUP for Joe's Crab Shack was granted in 2003. This new CUP is required due to a change in ownership. The CUP boundaries are limited to the property boundaries shown on the site plan.

**ACTION REQUIRED:**

Per Section 2.1.3, an affirmative vote of four members of the Planning and Zoning Commission is required to recommend approval of this request to City Council. The Commission's decision shall be based upon a determination that:

- 1) the conditional use is appropriate at the proposed location upon assessment of the "CUP Factors for Consideration"; and
- 2) the alcoholic beverage site plan complies with all codes and ordinances as described in Section 4.1.4, Alcoholic Beverage Site Plan Requirements.

Please note that the sale and service of alcohol are regulated by the Texas Alcoholic Beverage Commission (TABC). Therefore, any conditions relative to the sale and service of alcohol are limited to enforcement of the Alcoholic Beverage Site Plan Standards that were in place prior to TABC pre-empting municipalities

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from enforcing additional regulations.

**STAFF RECOMMENDATION:**

Staff finds the application meets the factors for consideration of a CUP and complies with the standards for an alcoholic beverage site plan. Staff recommends approval subject to the following conditions:

- 1) The operation of the use is subject to the alcoholic beverage site plan with attachments.
- 2) This Conditional Use Permit does not permit alcoholic beverages for off-site consumption.
- 3) There shall be no gaming devices, dance floor and electronic amusement machines in the restaurant.

**CUP FACTORS FOR CONSIDERATION:**

Per Section 3.20.5, the following factors shall be considered when rendering a decision on the evaluation of the compatibility with surrounding properties.

<b>Factor</b>	<b>Staff's Findings</b>
<i>Consistency with the Comprehensive Plan</i>	<i>Comprehensive Plan (2008)</i> The 2008 Comprehensive Plan does not specify where alcohol uses are appropriate. A CUP serves as a means of determining if a location is appropriate for the sale and consumption of alcoholic beverages. The Future Land Use Map designates the site as "Retail" that includes "establishments providing merchandise for retail sale, including shopping malls, shopping centers, restaurants, grocery stores, etc." The Land Use Intensity Map designates a Level 5 for this location, which includes retail and office that generate traffic along major thoroughfares.
<i>Compliance with the applicable zoning district regulations and supplemental standards for the use</i>	There have been changes to the landscape plan, but the site plan that City Council previously approved is still compliant. The site still complies with the Alcoholic Beverage Site Plan Standards.
<i>Compatibility with and preservation of the character and integrity of adjoining property</i>	Given the surrounding land uses and the distance from potentially incompatible land uses, the sale and consumption of alcoholic

	beverages at this location is not anticipated to have a negative impact upon surrounding property as long as it operates subject to the conditions of the CUP.
<i>Proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity</i>	The sale and consumption of alcoholic beverages will not be detrimental to the public. The owner will have to comply with the rules and regulations of the Texas Alcoholic Beverage Commission, which enforces and regulates the sale of alcohol.

<b>Adjoining Property:</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	"LR" – Local Retail	Restaurant with attendant accessory use of the sale of alcoholic beverages
North	"LR" – Local Retail	Bank [Regions]
East	"LR" – Local Retail	J. Elmer Weaver Freeway
South	"LR" – Local Retail	Retail [The Vitamin Shop]
West	"LR" – Local Retail	Retail [Best Buy]

#### ALCOHOLIC BEVERAGE SITE PLAN STANDARDS FOR REVIEW:

<b>Requirement</b>	<b>Staff's Findings</b>
<b>Building materials</b> – compatible with structures in immediate area, in such cases exterior masonry requirement may be adjusted by the architectural reviews committee.	There is no change to the exterior building materials. The exterior design approved with the 2003 CUP are compatible with the structures in the immediate area.
<b>Interior design plan</b> showing waiting areas, seating areas with the approximate number of seats, kitchen, storage and serving areas for all food and alcoholic beverages, dance floor, gaming devices, and electronic amusement machines.	There is no change to the interior design from what was approved in 2003. Current interior and exterior seating, kitchen, storage, and serving areas match those on the plan approved under the 2003 CUP.
<b>Site plan</b> reflecting the area for the restaurant with adequate ingress	There is no change to the site plan from what was approved in 2003.

<i>and egress, parking, and signs.</i>	
<b>Parking</b> shall meet the requirements for the use – 1 parking space per 100 square feet of gross floor area.	There is no change to the parking from what was approved in 2003. The parking requirement is 97 spaces with 150 spaces provided.
<b>Landscaping</b>	The landscape plan has been updated to include a screening hedge for parking along J. Elmer Freeway.
<b>Sign layout</b>	There is no change in signage. Signage is a separate permitting process.
<b>Estimated revenues</b> – The gross annual sales from food must represent at least 60 percent of the total sales of food and alcoholic beverages.	Applicant indicates food sales are approximately 80 percent of gross sales.
<b>Hours of operation</b> – Limited to the hours of 11 am – 1 am.	Applicant proposes hours of operation limited to between 11:00 am to 1:00 am.
<b>Distancing requirements</b> – Churches, public or private schools, public hospitals, and residential zoning districts are required to be 300 feet away from restaurants that serve and sell alcohol.	There are no churches, public or private schools, public hospitals, and residential zoning districts within 300 feet away of the restaurant.
<b>Notification</b> to public schools within 1,000 feet	There are no schools within 1,000 feet of the site.

#### **ATTACHMENTS TO COVER SHEET:**

Aerial Map

Staff Report

Application

Alcoholic Beverage Site Plan Package

Future Land Use Map

Land Use Intensity Map

Newspaper Notice

Notification to Surrounding Property Owners

List of Notified Property Owners

**Planning Department**

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

Application Form  
Conditional Use Permit  
to Serve Alcoholic Beverages  
in Conjunction with a  
Restaurant

**FILING DATE:** 01/05/18

**RECEIVED**

**JAN 19 2018**

**CITY OF CEDAR HILL  
PLANNING**

**ADDRESS OF PROPERTY** 735 North Highway 67, Cedar Hill, TX 75104  
**TYPE OF BUSINESS** Restaurant  
**EXISTING ZONING** LR  
  
**APPLICANT'S NAME** KRG JCS, LLC  
**APPLICANT'S ADDRESS** 520 S. Holland Street, Suite 103  
**CITY, STATE, ZIP** Wichita, KS 67209  
**TELEPHONE** [REDACTED] **FAX NUMBER** [REDACTED]  
**EMAIL** [REDACTED]

**Applicant's Signature** [Signature]

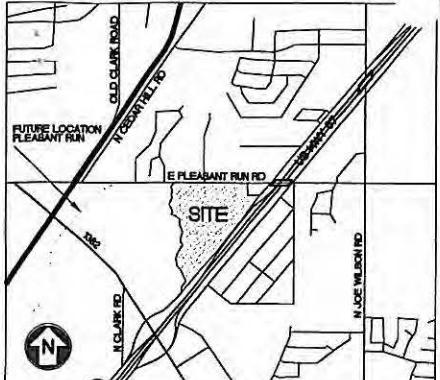
**Michael R. Kelly, Manager**  
**Applicant's Printed Name**

**PROPERTY OWNER'S NAME** 3503 RP Cedar Hill Pleasant Run Limited Partnership  
**PROPERTY OWNERS'S  
MAILING ADDRESS** 2021 Spring Road, Suite 200  
**CITY, STATE, ZIP** Oak Brook, Illinois 60523  
**TELEPHONE** [REDACTED] **FAX NUMBER** [REDACTED]

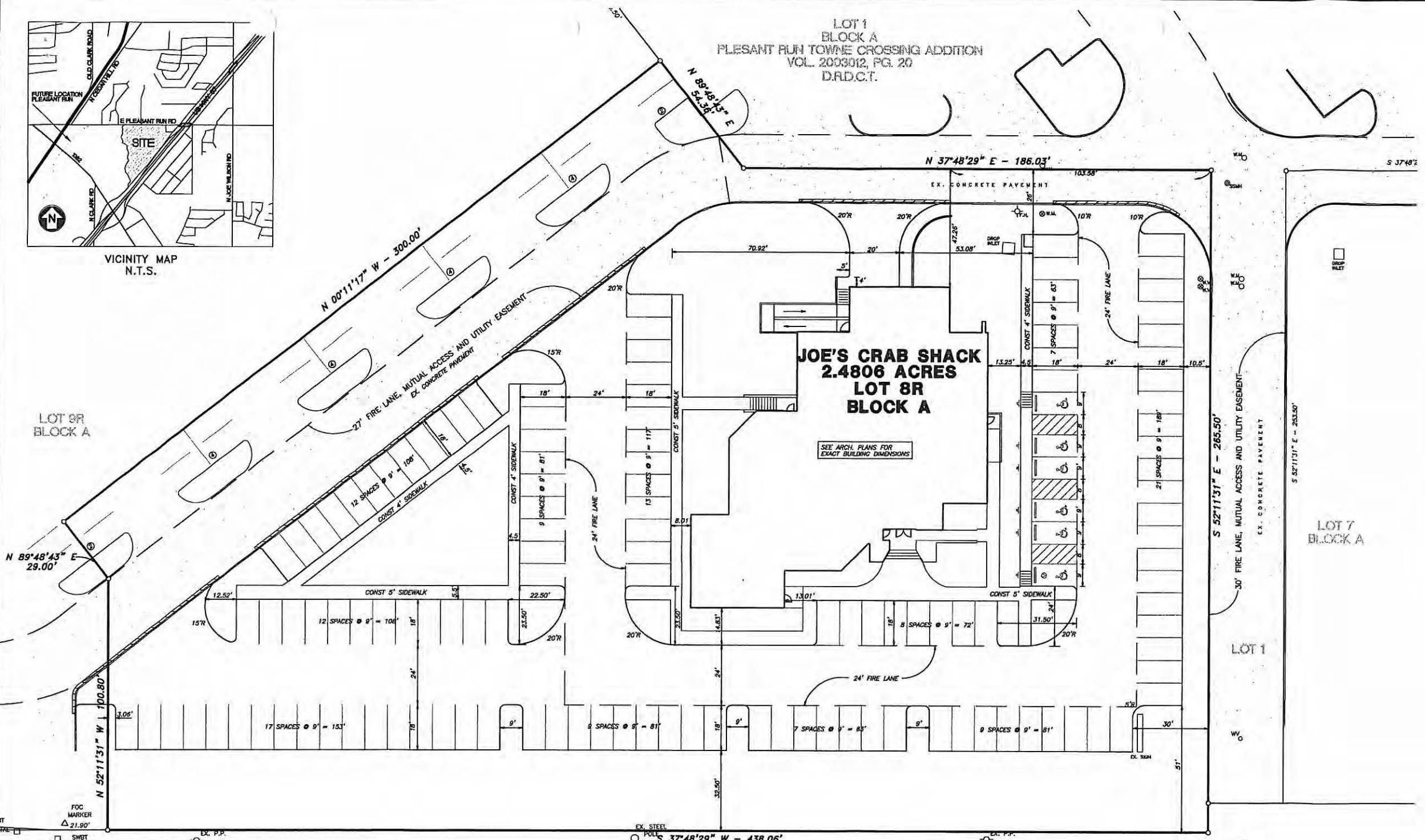
*For City Staff Only*

**Case Number** \_\_\_\_\_ **Date of Application** 1-19-18 **Application Received by** SD  
**Amount Received** 505 **Cash - Credit Card - Check Number** 240  
**Sign Fee Paid Date** 1-19-18 **Amount Received** 650 **Cash - Credit Card - Check Number** 240

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DANIEL C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG PORTER**



VICINITY MAP  
N.T.S.



**U. S. HIGHWAY NO. 67**

(A VARIABLE WIDTH RIGHT - OF - WAY

ENGINEER/SURVEYOR  
LAWRENCE A. CATES & ASSOC. INC.  
14200 MIDWAY RD. STE. 122  
DALLAS, TEXAS 75244  
(972) 385-2272  
CONTACT: LAWRENCE A. CATES, P.E.

APPLICANT/DEVELOPER LOTS 6 & 8R  
LANDRY'S RESTAURANTS, INC.  
1510 WEST LOOP SOUTH  
HOUSTON, TEXAS 77027  
(713) 850-1010  
CONTACT: JOHN STEELE

THE SEAL APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY  
LAWRENCE A. CATES, P.E. 41838



0 10' 20' 40'

CITY CASE NO.-2003-58  
PUBLIC WORKS NO. PW07-5071

## **SITE PLAN**

BT 8R - PLEASANT RIVER TOWNE CROSSING

HWY 67 & PLEASANT RUN RD

**CITY OF CEDAR HILL TEXAS**

CATES & ASSOC., INC. CONSULTING ENGINEERS

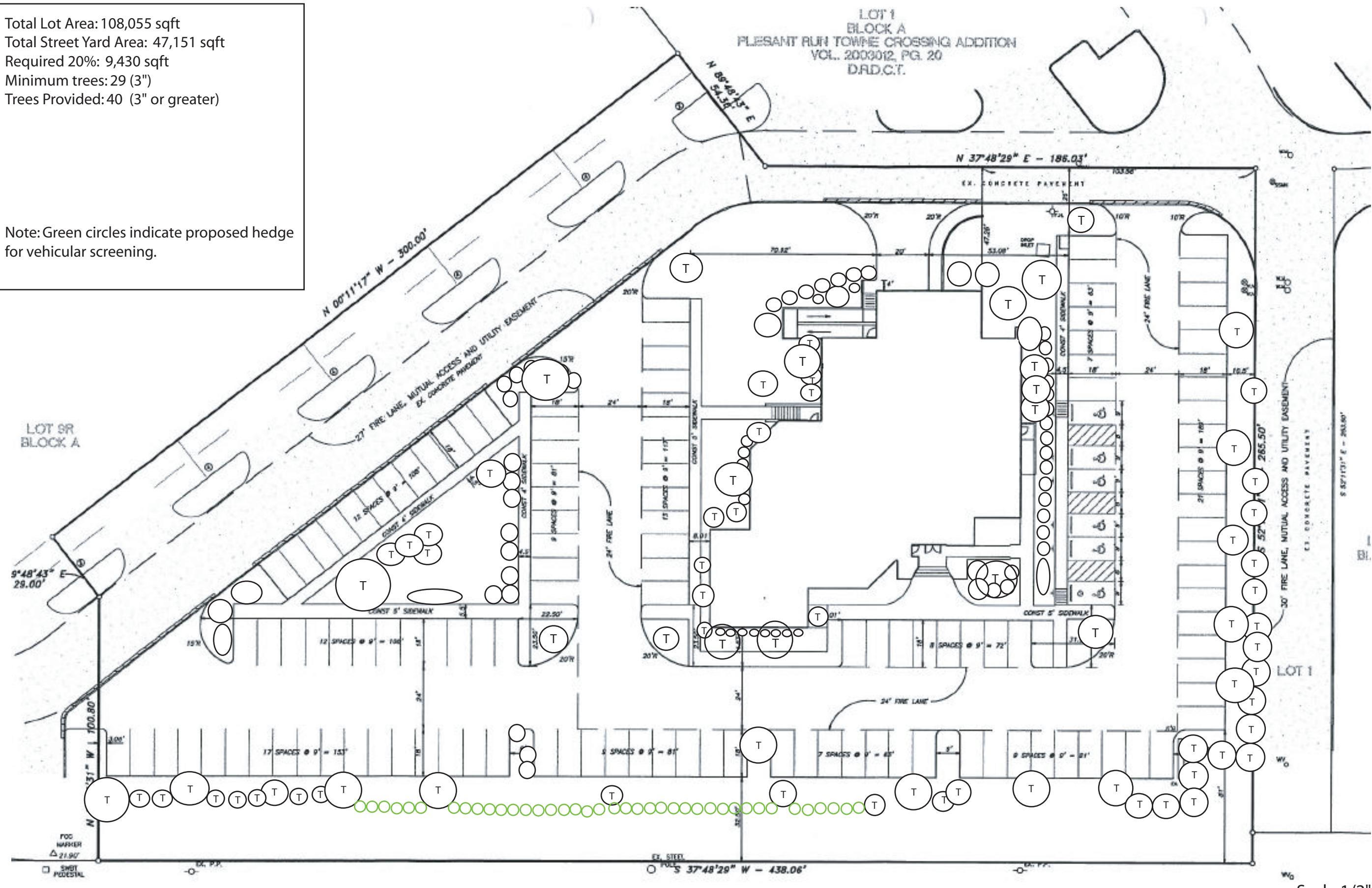
DO MIDWAY ROAD, SUITE 122 (972) 385-2272 DALLAS, TEXAS

100 200 300 400 500 600 700 800 900 1000

JCM 7/03 1-20 D.P. 2004 SITEPLAN C-2

Total Lot Area: 108,055 sqft  
Total Street Yard Area: 47,151 sqft  
Required 20%: 9,430 sqft  
Minimum trees: 29 (3")  
Trees Provided: 40 (3" or greater)

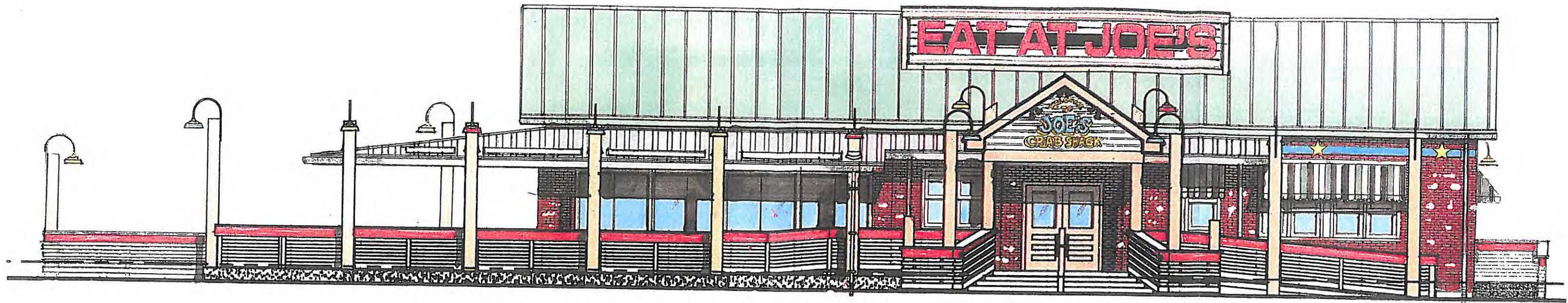
Note: Green circles indicate proposed hedge for vehicular screening.



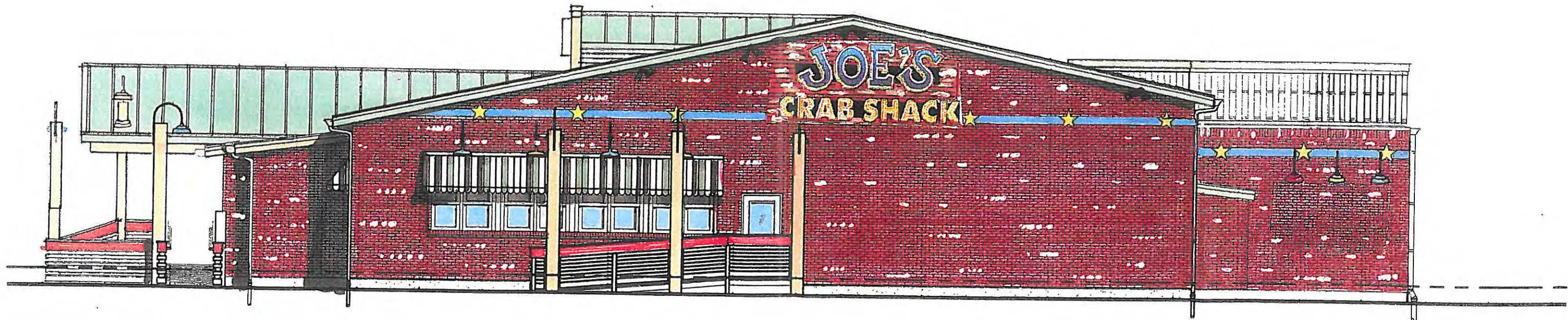
Scale 1/2" = 20'

U. S. HIGHWAY NO. 67

(A VARIABLE WIDTH RIGHT - OF - WAY



FRONT ELEVATION



RIGHT ELEVATION

JOE'S CRAB SHACK

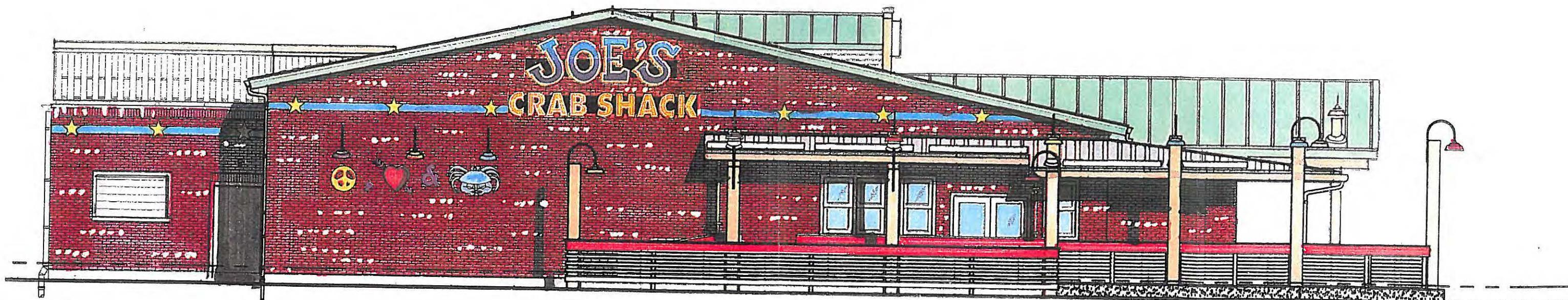
CEDAR HILL

TEXAS

5-22-03  
S.SIAM



BACK ELEVATION



LEFT ELEVATION

JOE'S CRAB SHACK

CEDAR HILL

TEXAS

5-22-03  
9:51AM



# Future Land Use Map

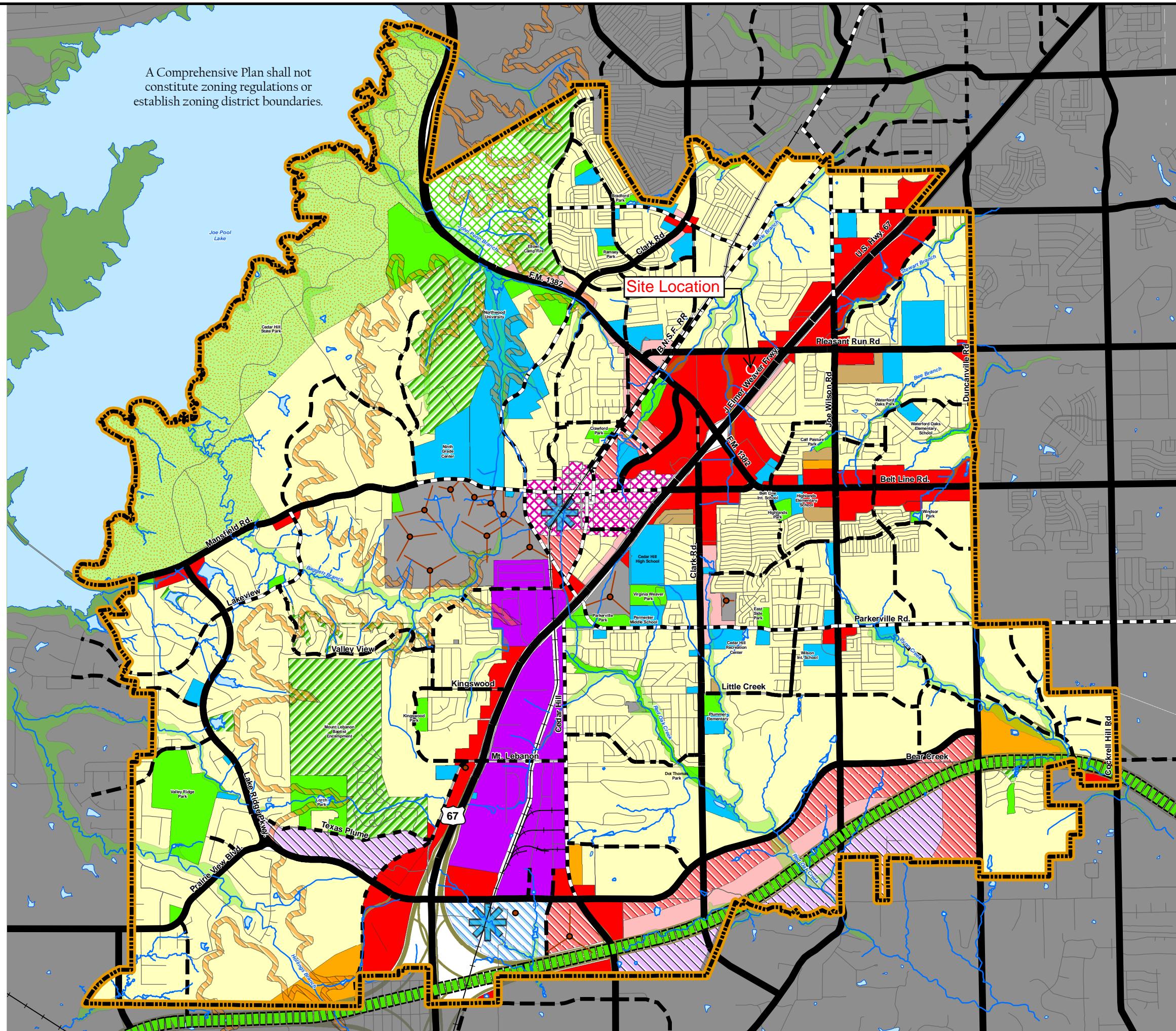
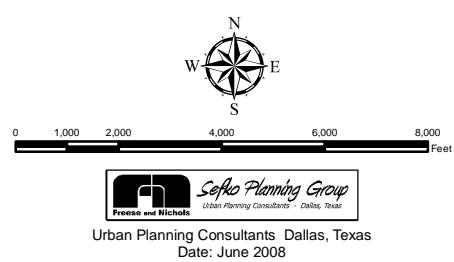
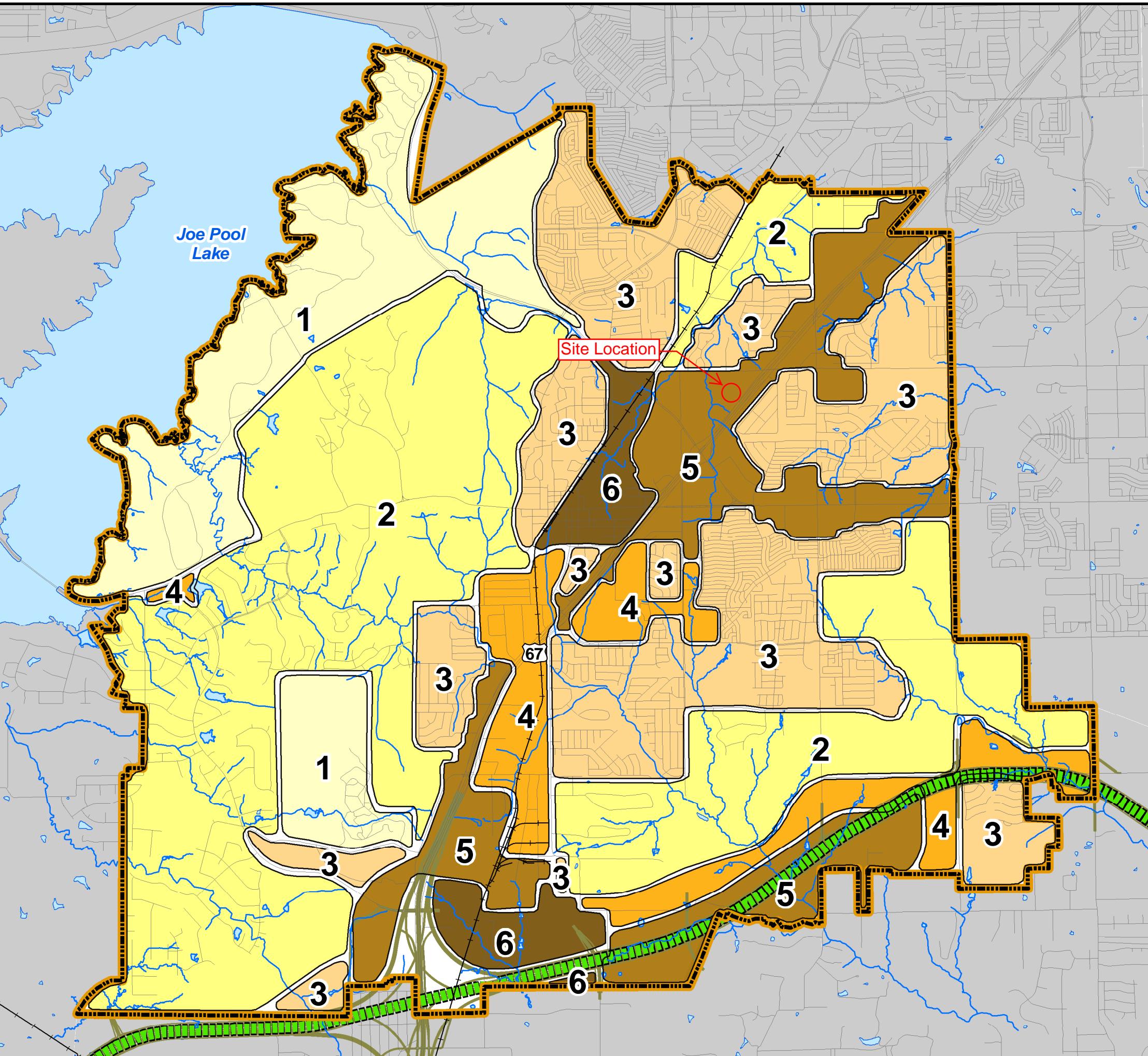


Plate 4-2





**CEDAR HILL**  
Land Use  
Intensity Map

Intensity Levels

- Level 1
- Level 2
- Level 3
- Level 4
- Level 5
- Level 6

This map does not determine land use and must be used in conjunction with Plate 4-2

Plate 4-1

information for processing payments.

This is considered an Essential Facility according to the International Building Code and must comply with the required design criteria. The building structure includes reinforced masonry, split faced veneer with structural steel joist and metal

hardware or steel frame in the amount of five percent (5%) of the total maximum bid, as a guarantee that bidder will enter into a contract and execute performance and payment bonds within fifteen (15) days after notice of award of contract. The bid security must be enclosed in the same envelope

right is reserved, as to the interest the City of DeSoto may require, to reject any and all bids, and to waive any informality in the bids received.

City of DeSoto  
E.J. Harbin, CPPO  
Purchasing Manager

HARBIN 03/04/2018

## LEGAL NOTICE -- CEDAR HILL

### CITY OF CEDAR HILL NOTICE OF PUBLIC HEARINGS

NOTICE is hereby given to all interested persons that the City of Cedar Hill, Texas will hold public hearings, consider and take action on the following application on the dates, times, and locations stated in this notice:

**Case No. CUP-42-2018** – 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 on property zoned “LR” (Local Retail District), legally described as Lot 8R, Block A of the Pleasant Run Towne Cross-

ing Addition, and located on the northwest side of J. Elmer Weaver Freeway (Highway 67), south of West Pleasant Run Road with the approximate address being 735 North J. Elmer Weaver Freeway. Applicant: Michael R. Kelly [Joe's Crab Shack]; Property Owner: KRG JCS, LLC.

### PUBLIC HEARING – Planning and Zoning Commission

MARCH 20, 2018  
6:00 PM  
T. W. “TURK” CANNADY  
CEDAR HILL ROOM  
285 UPTOWN BLVD.  
BUILDING 100  
CEDAR HILL, TX 75104

### PUBLIC HEARING – City Council

(This hearing will be held if the Planning and Zoning Commission recommends approval.)

APRIL 10, 2018  
7:00 PM  
T.W. “TURK” CANNADY  
CEDAR HILL ROOM  
285 UPTOWN BLVD.  
BUILDING 100  
CEDAR HILL, TX 75104

All interested persons are invited to attend and make comments. For more information regarding this request, please contact the Planning Department at 972-291-5100, ext. 1081.

DAVIS 03/04/2018





## Planning Department

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

March 2, 2018

### NOTICE OF PUBLIC HEARINGS

Dear Property Owner:

The City of Cedar Hill has received the application (on file in the Planning Department) noted below for which public hearings will be conducted on the dates, times and locations stated in this notice.

**Case No. CUP-42-2018** – 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 on property zoned “LR” (Local Retail District), legally described as Lot 8R, Block A of the Pleasant Run Towne Crossing Addition, and located on the northwest side of J. Elmer Weaver Freeway (Highway 67), south of West Pleasant Run Road with the approximate address being 735 North J. Elmer Weaver Freeway. *Applicant: Michael R. Kelly [Joe's Crab Shack]; Property Owner: KRG JCS, LLC*

The applicant requests to continue to serve alcoholic beverages at Joe's Crab Shack.

	PLANNING AND ZONING COMMISSION (P&Z)	CITY COUNCIL (If P&Z recommends approval)
<b>DATE:</b>	Tuesday, March 20, 2018	Tuesday, April 10, 2018
<b>TIME:</b>	6:00 P.M.	7:00 P.M.
<b>LOCATION:</b>	T.W. “Turk” Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104	T.W. “Turk” Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104

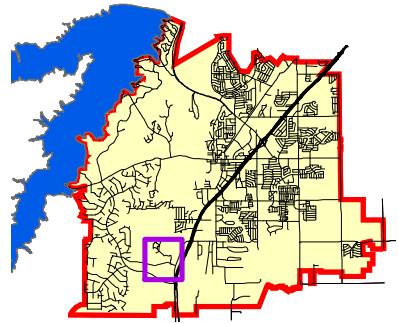
You are receiving this notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, the Planning and Zoning Commission and City Council are seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearings, written comments may also be submitted. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the Planning Department prior to the close of the City Council Public Hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the Planning Department at 972-291-5100, ext. 1081 or via e-mail at [dana.woods@cedarhilltx.com](mailto:dana.woods@cedarhilltx.com).

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN  
CHRIS PARVIN • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG PORTER

Property Owner notification

OWNER_NAME	OWNER_ADDR	STREET_NUM	PROPERTY ADDRESS
TARGET CORP	PROPERTY DEVELOPMENT	739	N J ELMER WEAVER FWY
INLAND WESTERN CEDAR HILL	LTD PS	743	N J ELMER WEAVER FWY
INLAND WESTERN CEDAR HILL	PLEASANT RUN LTD PS	707	N J ELMER WEAVER FWY
INLAND WESTERN CEDAR HILL	PLEASANT RUN LTD PS	735	N J ELMER WEAVER FWY

# City of Cedar Hill

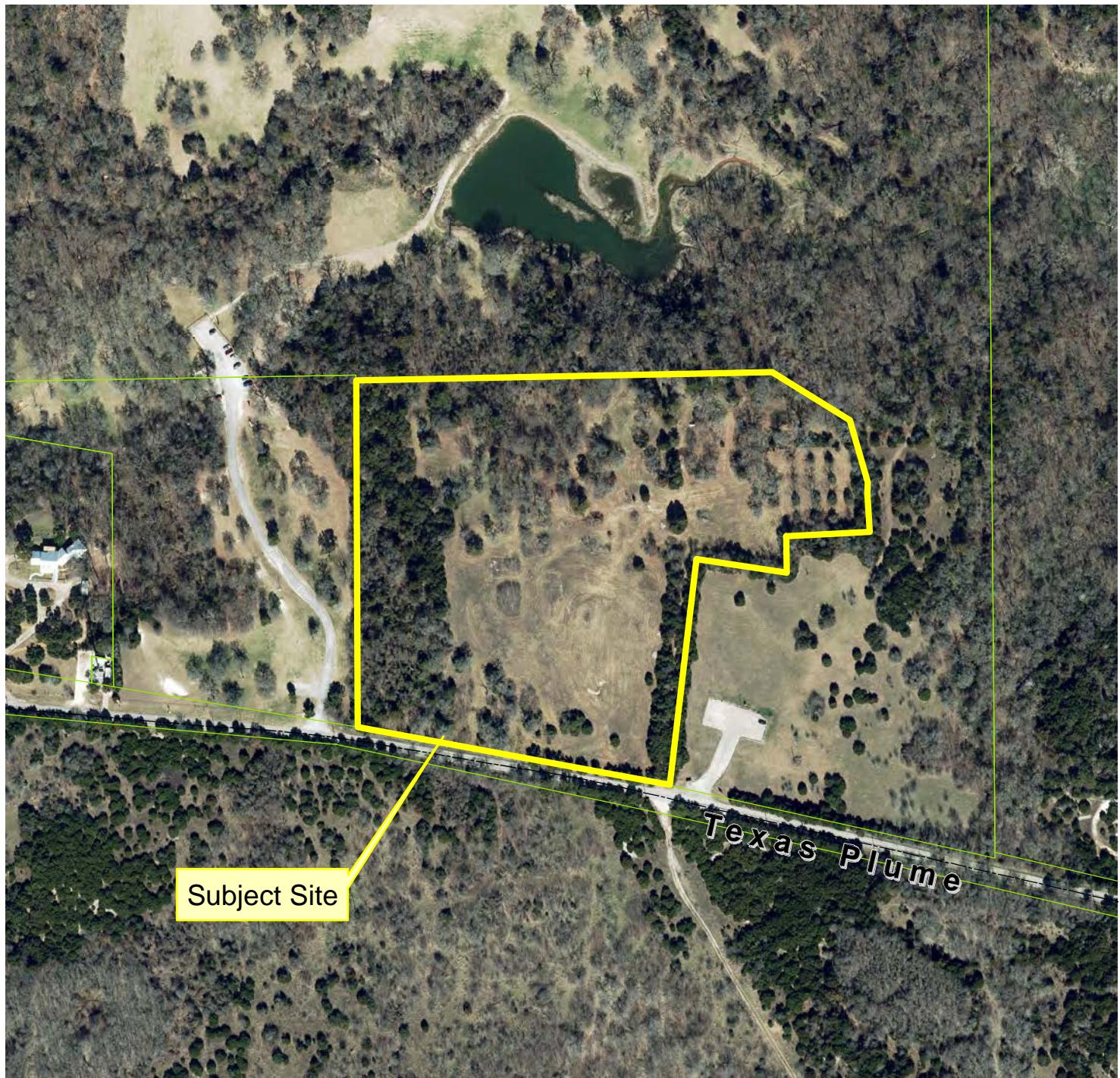


**Case FP-54-2018**

1 inch = 300 feet

0 300 Feet

Map Printed - March 2018  
Cedar Hill Planning Department  
Aerial Photography - Spring 2017





## PLANNING DEPARTMENT

285 Uptown Blvd.,  
Cedar Hill, TX 75104  
O. 972-291-5100 X1080  
F. 972.291.7250

**TO:** Planning and Zoning Commission

**FROM:** Dana Woods, Planner

**P&Z DATE:** March 20, 2018

**REQUEST:** Case No. FP-54-2018 (Final Plat – Big Cedar Estate Addition, Lot 1, Block 1)

**REQUEST:** Case No. FP-54-2018 – Consider an application for a final plat and variances to Sections 20-22(b) and 20-22(c), Chapter 20 – Subdivision Regulations for the Big Cedar Estate Addition, Lot 1, Block 1 on property zoned "SF-E" (Single-Family Residential Estate – minimum 1-acre lots) generally located on the north side of Texas Plume Road, west of Mt. Lebanon Road with the approximate address being 2221 Texas Plume Road. *Representative: Rick DeFalco; Applicant/Property Owner: Anthony Arlotta and Leigh Farrington*

The applicant requests to plat 14.9 acres in order to operate a cattle ranch in the immediate future with plans to eventually reside on the property. On March 6, 2018, the Planning and Zoning Commission recommended approval of a zoning change from "SF-E" (Single-Family Residential Estate District – minimum 1-acre lots) to "RR" (Rural Residential District – minimum 2-acre lots). City Council is scheduled to consider the zoning change on March 27<sup>th</sup>. The applicant proposes to plat this 14.95-acre vacant property into one lot. Eighteen feet of right-of-way is also being dedicated for future expansion of Texas Plume Road and a hike and bike trail.

In lieu of extending municipal water service to the property, the applicant wishes to use an existing water well that must meet the requirements established by the Texas Commission of Environmental Quality (TCEQ) for human consumption. In addition, the applicant requests the installation of a septic system in lieu of extending municipal sewer service. The applicant requests a final plat without the submission of a preliminary plat because public infrastructure would not need to be extended if the variances are approved.

**ACTION REQUIRED:** A minimum of four Planning and Zoning Commission members is required to recommend approval to the City Council. The Commission's decision shall be based upon the following findings:

- 1) The plat complies with all applicable ordinances and design standards.
- 2) Extending sanitary sewer and water to the site would result in undue hardship.

**STAFF'S RECOMMENDATION:** This plat was submitted on February 19, 2018 and the application was deemed complete on March 8, 2018. Staff recommends approval of the variances and the plat subject to the property owner paying park fees in the amount of \$500 prior to recordation of the plat..

**STANDARDS FOR REVIEW:**

The requirements for a final plat are described in Section 20-11 of Chapter 20 of the Code of Ordinances [Subdivision Ordinance].

Requirement	Staff's Findings
Conformance with Preliminary Plat	If the variances are approved, no public infrastructure would be required to be extended to serve this site. Therefore, a preliminary plat would not be needed.
<p><i>The setbacks shall be consistent with the requirements of the Zoning District and/or Overlay.</i></p> <p>"RR" Rural Residential            Min. Front Yard: 50 feet            Min. Side Yard(interior): 20 feet            Min. Side Yard(street): 30 feet            Min. Rear Yard: 50 feet</p> <p>"SF-E" Single-Family Estate            Min. Front Yard: 30 feet            Min. Side Yard(interior): 20 feet            Min. Side Yard(street): 30 feet            Min. Rear Yard: 30 feet</p>	The plat states that building setbacks shall comply with the zoning ordinance at the time that a building permit is obtained.
<p><i>The minimum lot area, lot width, and lot depth shall meet the requirements of the Zoning District and/or Overlay.</i></p> <p>"RR" Rural Residential            Min. Area: 2 acres            Min Width: 200 feet            Min. Depth: 200 feet</p> <p>"SF-E" Single-Family Estate-            Min. Area: 1 acres            Min Width: 125 feet            Min. Depth: 150 feet</p>	Complies with the required minimum dimensions for both zoning districts.
Each development shall have	Vehicular – Access to the site will be from

<p><i>adequate access to the thoroughfare network.</i></p>	<p>Texas Plume Road.</p> <p>Pedestrians – Pedestrian access will be provided when Hike and Bike Trail is constructed. There is no anticipated construction date.</p>
<p><i>All lots shall be connected to a <b>public water system</b> with adequate capacity to provide water for domestic and emergency purposes.</i></p>	<p>The applicant requests a variance not to extend municipal water to this site. See the "Variance" of this report. Well water must meet the requirements established by the Texas Commission of Environmental Quality (TCEQ) for human consumption.</p> <p>Requirements and test results shall be submitted prior to receiving a residential building permit.</p> <p>In lieu of a fire hydrant, the fire department will consider other proven options provided by a licensed fire protection contractor.</p> <p>Fire protection engineering plans shall be submitted to an approved third party fire protection consultant firm. Fire approval is necessary for any building permits.</p>
<p><i>All lots shall be served by an approved means of <b>wastewater</b> collection and treatment.</i></p>	<p>As detailed in the "Variance" section of this report, the applicant is requesting a septic system.</p>
<p><i><b>Drainage</b> improvements serving new development shall accommodate potential runoff from the entire upstream drainage area under developed conditions and shall be designed to prevent overloading the capacity of the downstream drainage system.</i></p>	<p>No additional drainage improvements are required.</p>
<p><i>Proposed capital improvements shall conform to the City's <b>master plans for public facilities and services</b>.</i></p>	<p><u>Water Master Plan</u> – Includes an extension of a 16-inch water line along Texas Plume Road. The anticipated completion date is fall 2019.</p> <p><u>Wastewater Master Plan</u> – There is a 10-inch line planned north of the property. The closest gravity wastewater connection is 800 feet west of the property along Texas Plume Road.</p>

	<p><u>Thoroughfare Master Plan</u> – Texas Plume Road is designated as a Class III – Major Collector (4-Lane, undivided 64 – 68-foot right-of-way). The existing right-of-way along this property is 40 feet. Eighteen-feet of right-of-way is being dedicated with this plat for future roadway and trail expansion.</p> <p><u>Trail Master Plan</u> – Texas Plume Road is designated on the future trails. Eighteen feet of right-of-way is being dedicated with this plat for future roadway and trail expansion.</p>
<p><i>Delineate proposed <b>boundary lines, easements, dimensions, contours, existing and proposed infrastructure (public and private), detention/retention basins, floodways and floodplains, street names, and parks/open spaces.</b></i></p>	<p>The applicable features are properly delineated.</p>
<p><i>Dedicate <b>parkland</b> (or fee in lieu of) \$250 per dwelling unit and pay <b>park development fee</b> \$250 per dwelling unit.</i></p>	<p>Because there are less than 133 dwelling units being created, the applicant will pay fees in lieu of dedicating parkland in the amount of \$250 per dwelling unit. Park development fees in the amount of \$250 per dwelling unit is also due prior to recordation of the plat. \$500 per lot will be due prior to recordation of the final plat.</p>

## Variance

### Sanitary Sewer

The subject site is in excess of approximately 800 feet from the nearest sewer line. Due to the size of the lot and the proposed single dwelling, the applicant requests a variance to Section 20-22(b) which states:

"Sanitary sewers shall be designed in accordance with the standard specifications of the Texas Natural Resource Conservation Commission (TNRCC) for public works constructions. Sanitary sewer facilities shall be provided to adequately service the addition or subdivision and conform to the city's sewer master plans."

The applicant proposes a septic system that would be reviewed by permitting when building plans are submitted for the homes on the site.

## Water

The subject site is in excess of approximately 2,000 feet from the nearest water line. Due to this distance and a proposed single residence, the applicant requests a variance to Section 20-22(c) which states:

*"The water system shall be designed in accordance with the standard specifications for public works construction and the TNRCC regulations. Water systems shall have a sufficient number of outlets and shall be of sufficient size to furnish an adequate domestic water supply to furnish fire protection to all lots and to conform to the city master water plan."*

The applicant proposes to use an on-site water well that must meet the requirements established by the Texas Commission of Environmental Quality (TCEQ) for human consumption. Requirements and test results shall be submitted to building inspections prior to receiving a residential building permit. In lieu of a fire hydrant, the fire department will consider other proven options provided by a licensed fire protection contractor. Fire protection engineering plans shall be submitted to an approved third party fire protection consultant firm. Fire approval is necessary for any building permits.

Per Section 20-25 of the Subdivision Regulations, the City Council may authorize a variances from the Subdivision Regulation when in its opinion undue hardship will result from strict adherence to the regulations taking the items noted below into consideration. Staff has addressed each item.

- a. *Nature and density of the proposed use of land* – The single lot contains 14.95-acres. A single-family residences is proposed with this plat.
- b. *Existing uses of the land in the vicinity* – The nearest residential property is over 800-feet to the west from this property. This parcel is surrounded by Lester Lorch Park north of Texas Plume Road. Property across the street is vacant and zoned "SF-E" (Single-Family Residential Estate District – minimum 1-acre lots).
- c. There is one lot proposed with this plat. The average number of persons per household in Cedar Hill is approximately 3.
- d. *Effect of the variance upon traffic, public health, safety, convenience and welfare* – As long as the property owners adhere to the requirements and routine maintenance of a septic system and water well system, no negative impact is anticipated since there is a single residence proposed.

## Public Water

In order to grant the variance, City Council must find the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter [Subdivision Regulations] would result in unnecessary hardship to the applicant.
2. That the variances are necessary for the preservation and enjoyment of a substantial property right of the applicant, that the granting of the variance will not be detrimental to the public health safety or welfare or injurious to other property in the area.
3. That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter [Subdivision Regulations]. Such finding of the city council together with the specific facts on which such findings are based shall be incorporated under the official minutes of the city council meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and welfare may be secured and substantial justice done. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship

There is no existing public water and wastewater currently available to the site. The cost to extend water and sewer services is not proportional to the limited amount of development. Staff recommends approval of these variances.

**ATTACHMENTS:**

Aerial Map  
Staff Report  
Application  
Variance Request  
Final Plat

# PLAT APPLICATION

RECEIVED

FEB 07 2018

CITY OF CEDAR HILL  
PLANNING



## PLAT TYPE

**Preliminary Plat:** A plat for the subdivision of land that may be developed in phases and/or requires the extension of municipal infrastructure to serve the site. Also, check the box for "Replat" if the property was previously platted.

**Final Plat:** The plat to be recorded with the county clerk's office. Check the type of final plat below. Also, check the box for "Replat" if the property was previously platted.

- Major Plat:** A plat to create one or more lots that require right-of-way dedication or the extension of municipal infrastructure to serve the site or adjoining property.
- Minor Plat:** A plat to create one or more lots that do not require the extension of municipal infrastructure to serve the site or adjoining property.
- Amending Plat:** A plat to decrease the number of lots, adjust lot lines, correct scrivener errors or any of the purposes stated in Chapter 212, Section 212.016 of the Texas Local Government Code and not requiring the extension of municipal infrastructure.

**Replat:** A plat of land that was part of a previously recorded plat approved by the City of Cedar Hill to expand or create additional lots or streets, or to amend easements or building lines that were previously shown on a plat.

## SUBMITTAL REQUIREMENTS

"x" indicates item required to be submitted with application for that plat type

Office Use	Preliminary	Final Major	Final Minor	Amending
Fee: \$150 + \$10 per lot	x			
<input checked="" type="checkbox"/> Fee: \$300 + \$10 per lot		x	x	x
<input checked="" type="checkbox"/> Plat document – 7, 24" x 36" copies and an electronic copy in .pdf format	x	x	x	x
Preliminary plans showing the proposed extension of municipal infrastructure for water, sewer, streets, and drainage to serve the site – 7, 24" x 36" copies and an electronic copy in .pdf format	x			
Construction plans for municipal infrastructure for water, sewer, streets, and drainage being extended to serve the site – 7, 24" x 36" copies and an electronic copy in .pdf format		x		
<input checked="" type="checkbox"/> Tree Protection/Mitigation Plan (if not previously submitted) – 7, 24" x 36" copies and an electronic copy in .pdf format	x	x	x	
Traffic impact analysis (TIA) or waiver from the Public Works Department in hard copy and an electronic copy in .pdf format (required for major residential developments)	x	x		
<input checked="" type="checkbox"/> Receipt for taxes paid to Dallas County and/or Ellis County	x	x	x	x
<input checked="" type="checkbox"/> Provide evidence of plat distribution to the applicable utility companies, U.S. Postal Service and the applicable school district(s)	x	x	x	
<b>Submittal Deadline Date:</b> 2-12-18				

All applications shall be submitted to:

Planning Department • 285 Uptown Blvd., Cedar Hill, TX 75104 • 972.291.5100, ext. 1081 • [www.cedarhilltx.com/95/Planning](http://www.cedarhilltx.com/95/Planning)

# PLAT APPLICATION



Office Use

Case #:	FP-54-2018	Received By:	SD	Total Due:	\$310	Payment Method:	MC
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## PROPERTY INFORMATION

Address or General Location:

2221 Texas Plumc Rd

Acreage:

14.95

Zoning of Property:

Single Family Estate

Tract, Survey, Abstract:

Frances Jones Survey, Abstract 676

Lot, Block, Subdivision:

Big Cedar Estate

Proposed Subdivision Name:

1

Proposed # of lots:

## APPLICANT

Name: Anthony Arlotta

Company:

E-mail (Required):

Telephone:

Mailing Address:

7108 Senda Dr.  
Grand Prairie, TX 75154

## REPRESENTATIVE (if different from applicant)

Name: Rick DeFalco

Company: Rick DeFalco - Surveyor

E-mail (Required):

Telephone:

Mailing Address:

201 Carolyn Drive  
Hurst, TX 76054

## PROPERTY OWNER

Name: Anthony Arlotta and Leigh Farrington

Company:

E-mail (Required):

Telephone:

Mailing Address:

7108 Senda Dr.  
Grand Prairie, TX 75154

All applications shall be submitted to:

Planning Department • 285 Uptown Blvd., Cedar Hill, TX 75104 • 972.291.5100, ext. 1081 • [www.cedarhilltx.com/95/Planning](http://www.cedarhilltx.com/95/Planning)

# PLAT APPLICATION



## SIGNATURES

With my signature, I certify that I am the applicant, representative and/or property owner submitting this application for the herein described real property. I acknowledge that the official filing date shall be the date that the application was determined to be complete [not submitted] pursuant to Chapter 20, Section 20-6 and Chapter 23, Section 1.8 of the Cedar Hill Code of Ordinances.

Signature of Applicant

2-7-18

Date

Signature of Representative

01/29/2018

Date

Signature of Property Owner

2/19/18

Date

All applications shall be submitted to:

Planning Department • 285 Uptown Blvd., Cedar Hill, TX 75104 • 972.291.5100, ext. 1081 • [www.cedarhilltx.com/95/Planning](http://www.cedarhilltx.com/95/Planning)

Anthony Arlotta and Leigh Farrington  
7108 Senda  
Grand Prairie, TX 75054

February 25, 2018

Mrs. Dana Woods  
City of Cedar Hill Planning Department  
285 Uptown Blvd  
Cedar Hill, TX 75104  
Phone: 972-291-5100 Ext 1082

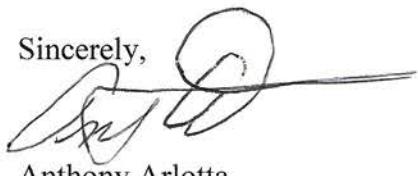
Re: 2151 Texas Plume Rd, Cedar Hill, TX 75104 Replat – Variance Request for Connecting to the City's Public Sanitary System and Public Water

Dear Mrs. Dana Woods:

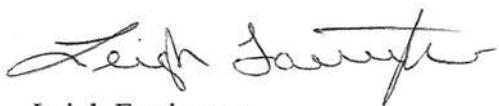
We would like to submit this formal **Variance Request** for the City of Cedar Hill that a **variance be granted for connecting to the City's public water AND sewer system** for the above referenced site and plat application **because there is no public water NOR wastewater system within any reasonable distance from the site.** Based on information available to us, the existing City's public water line and wastewater line is in excess of approximately 10,000 feet from the site. Consequently, we will not be able to connect to the City's public water OR sewer system at this site, and a well and septic system would be used instead for the site.

Should you have any questions concerning the variance request, we would appreciate an opportunity to review and clarify.

Sincerely,



Anthony Arlotta



Leigh Farrington

## OWNERS CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:  
WHEREAS Anthony Arlotta and Leigh Farrington are the owners of a 14.95 acre tract of land located in Cedar Hill, Dallas County, Texas, being situated in the Frances Jones Survey, Abstract 676, conveyed to them by document 201800020941 Deed Records of Dallas County, Texas, and more particularly described by metes and bounds as follows:

Legal Description: A tract located in, Cedar Hill, Dallas County, Texas, being 14.95 acres situated in the Frances Jones Survey, Abstract 676, being that land as described in Deed Volume 2004021, Page 2301, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 2" metal post (fnd) for the SW corner of his tract, being the SE corner of land of Dallas County, Vol 79246/ Pg 3512, DRDCT, and being in the North line of Texas Plume Road, a 40' r.o.w.;

thence S 78°50'33" E by the North line of Texas Plume Rd. for 652.23' to a 1/2" capped IR (set);

thence N 7°30'40" E by a called 50 acre tract of land of Dallas County, account no. 65067655510160000, Dallas Appraisal District, and generally along the line of an old barbed wire fence, for 468.86' to a 1/2" capped IR (set);

thence S 82°08'20" E by said 50 acre tract of land of Dallas County, and generally along the line of an old barbed wire fence, for 188.67' to a 16' tree wrapped with barbed wire (fnd);

thence N 0°57'37" W by said 50 acre tract of land of Dallas County, and generally along the line of an old barbed wire fence, for 70.82' to a 4" wood post (fnd);

thence S 87°12'19" E by said 50 acre tract of land of Dallas County, and generally along the line of an old barbed wire fence, for 172.01' to a 4" wood post (fnd);

thence N 3°13'00" W by said 50 acre tract of land of Dallas County, and generally along the line of an old barbed wire fence, for 103.75' to a 4" wood post (fnd);

thence N 15°57'49" W by said 50 acre tract of land of Dallas County, and generally along the line of an old barbed wire fence, for 132.99' to a 4" wood post (fnd);

thence N 57°54'13" W by said 50 acre tract of land of Dallas County, and generally along the line of an old barbed wire fence, for 187.30' to a 4" wood post (fnd);

thence S 89°24'10" W by said 50 acre tract of land of Dallas County, and generally along the line of an old barbed wire fence and partially along the line of a chain link fence, for 852.52' to a 2" metal post (fnd);

thence S 0°24'53" W by aforesaid land of Dallas County, Vol 79246/ Pg 3512, DRDCT, and generally along the line of a chain link fence, for 714.12' to the 2" metal post at the Point of Beginning.

The Area being 14.95 Acres.

## OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Anthony Arlotta and Leigh Farrington do hereby adopt this plat in the City of Cedar Hill, Dallas County, Texas, and do hereby dedicate the public use forever the streets, alleys and utility easements only shown thereon and do hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system. Any of these utility easements, utility and any public utility shall at all times have the right of construction, reconstruction, inspection, cleaning, repairing, maintaining, and altering to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone..

EXECUTED at Cedar Hill, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

BY:  
Anthony Arlotta Leigh Farrington

STATE OF TEXAS  
COUNTY OF DALLAS  
Before Me, the undersigned authority, on this day personally appeared  
Anthony Arlotta, known to me to be the person whose name is subscribed  
to the foregoing instrument and acknowledged to me that he executed the same for the  
purpose and consideration therein expressed, in the capacity therein stated  
Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public in and for the State of Texas  
My Commission expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS  
Before Me, the undersigned authority, on this day personally appeared  
Leigh Farrington, known to me to be the person whose name is subscribed  
to the foregoing instrument and acknowledged to me that she executed the same for the  
purpose and consideration therein expressed, in the capacity therein stated  
Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public in and for the State of Texas  
My Commission expires \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:  
That I, Richard DeFalco, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown theron were placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Cedar Hill, Texas.

Richard DeFalco RPLS 6014

STATE OF TEXAS  
COUNTY OF DALLAS  
Before Me, the undersigned authority, on this day personally appeared  
Richard DeFalco, known to me to be the person whose name is subscribed  
to the foregoing instrument and acknowledged to me that he executed the same for the  
purpose and consideration therein expressed, in the capacity therein stated  
Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

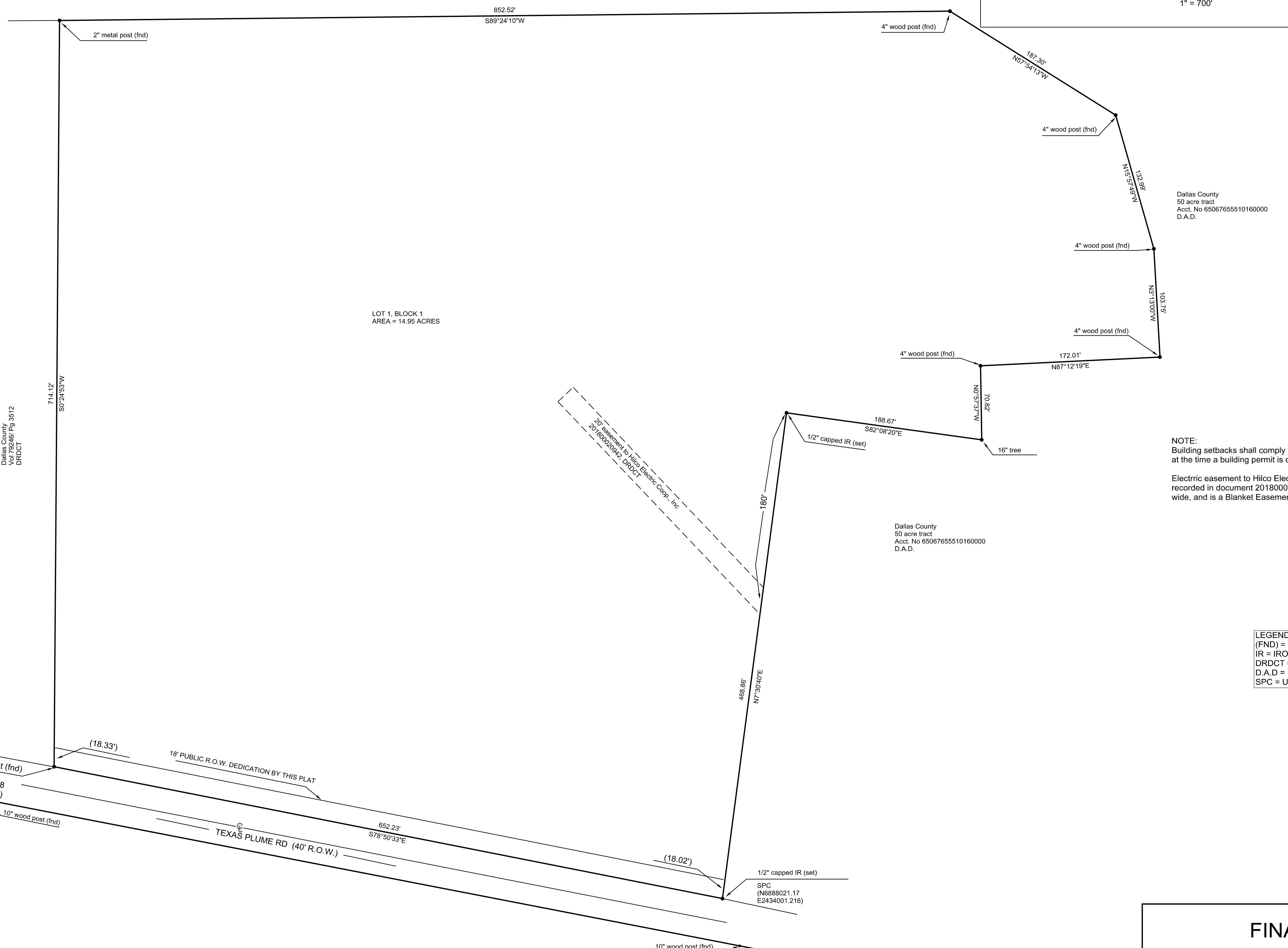
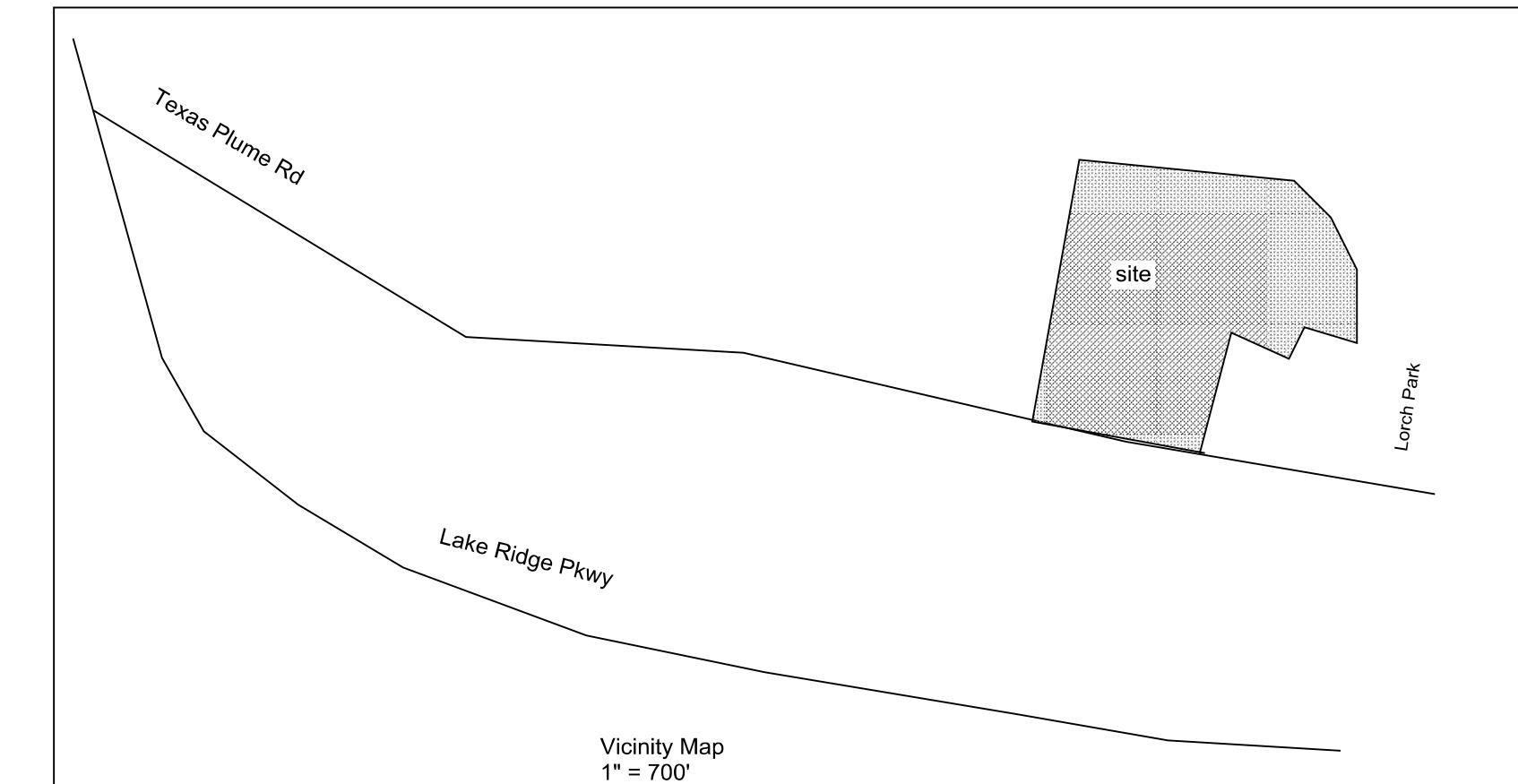
Notary Public in and for the State of Texas  
My Commission expires \_\_\_\_\_

According to the FIRM map #48113C0615K, dated 07/07/2014,  
this property is not located in a special flood hazard area.  
It is located in zone "x".

R. F. DeFalco

CITY APPROVAL STATEMENT	
Approved this _____ day of _____, 2018, by the City of Cedar Hill, Texas	
Mayor of Cedar Hill, Texas	
Planning and Zoning Commission Chairman of Cedar Hill, Texas	
City Secretary of Cedar Hill, Texas	Page _____ of _____

Dallas County  
50 acre tract  
Acct. No. 65067655510160000  
D.A.D.



OWNERS:  
Anthony Arlotta  
Leigh Farrington  
7108 Senda Drive  
Grand Prairie 75154  
817-909-6388

Rick DeFalco - Surveyor  
201 Carolyn Drive  
Hurst, TX 76054  
817-428-0155  
Date: 01/25/2018  
Updated: 02/28/2018  
Updated: 03/08/2018

FINAL PLAT  
OF  
BIG CEDAR ESTATES, LOT 1, BLOCK 1  
AN ADDITION TO THE CITY OF CEDAR HILL,  
DALLAS COUNTY, TEXAS

Being 14.95 acres of land out of  
the Frances Jones Survey, Abstract 676

# 2018 DEVELOPMENT CASES



The development applications below have been submitted for review. You may view the application forms by selecting the link associated with the case #. Due to plans evolving to comply with city ordinances and design criteria, staff only posts the approved plans and ordinances, which may be viewed by selecting the link associated with the status. If you would like to view plans that have not been approved, please contact the Planning Department at 972-291-5100, ext. 1081. This list is updated weekly.

CASE #	TYPE	PROJECT NAME	CASE DESCRIPTION	GENERAL LOCATION	SUBMITTAL DATE	STATUS
<b>JANUARY</b>						
TPP-41-2018	TPP	Cedar Crossing Plaza, Ph. 3	Request to amend agreement for tree mitigation	450 J. Elmer Weaver Frwy.	1-22-18	Approved
<a href="#">CUP-42-2018</a>	CUP	Joe's Crab Shack	Restaurant with alcohol service (ownership change)	735 N. Hwy. 67	1-22-18	In Review
<a href="#">FP-44-2018</a>	FP	Millotte Margaret Estates	Plat to create two residential lots	1000 S. Joe Wilson Rd.	1-29-18	In Review
<b>FEBRUARY</b>						
<a href="#">FP-46-2018</a>	AP	The Views of Lake Ridge, Sec. 15, Ph. 2, Lots 1154R & 1155R	Amend plat to adjust lot lines (residential)	220 & 224 Royal Vista Dr.	2-12-18	In Review
<a href="#">FP-47-2018</a>	AP	Lake Ridge, Sec. 22, Ph. A, Lots 1790 & 1791	Combine 2 lots into 1 lot (residential)	2521 & 2517 Town View Dr.	2-19-18	In Review
<a href="#">SP-53-2018</a>	SP	Primax Office	Office building for three tenant spaces	110 E. Belt Line Rd.	2-19-18	In Review
<a href="#">FP-54-2018</a>	FP	Big Cedar Estate, Lot 1, Blk. 1	Plat to create one residential lot	2221 Texas Plume Rd.	2-12-18	In Review
<b>MARCH</b>						
CUP-56-2018	CUP	Snap Clean Car Wash	Car Wash (Self Service)	211 N. Joe Wilson Rd. (fronting E. Belt Line Rd.)	3-12-18	In Review
<b>APRIL</b>						
<b>MAY</b>						
<b>JUNE</b>						
<b>JULY</b>						
<b>AUGUST</b>						

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Updated: 3/15/2018

CASE #	TYPE	PROJECT NAME	CASE DESCRIPTION	GENERAL LOCATION	SUBMITTAL DATE	STATUS
			SEPTEMBER			
			OCTOBER			
			NOVEMBER			
			DECEMBER			

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*Updated: 3/15/2018*

# 2017 DEVELOPMENT CASES



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<b>JANUARY</b>						
<a href="#">2017-01</a>	CUP	Wingbucket	Restaurant with alcohol service	305 W. FM 1382, Ste. 502	1-16-17	<a href="#">Approved</a>
<a href="#">2017-02</a>	RP	Cedar Hill Town Center	Subdividing 1 lot into 3 lots	East side of Uptown Blvd. & Northeast of Clancy Nolan Dr.	1-23-17	<a href="#">Approved</a>
<a href="#">2017-03</a>	FP	Vineyards at Bear Creek	New residential subdivision for 72 lots	1807 Bear Creek Rd.	1-30-17	In Review
<b>FEBRUARY</b>						
<a href="#">2017-04</a>	ZC	Single Family-8.5 sq. ft. to Neighborhood Services	Rezone SF-8.5 to NS	917 N. Old Straus Rd.	2-6-17	<a href="#">Approved</a>
<a href="#">2017-05</a>	SP	Day Care	Convert building to child-care facility	217 W. Belt Line	2-13-17	In Review
<a href="#">2017-06</a>	SP	IKids Dentistry	Amend site plan	520 W. FM 1382	2-20-17	<a href="#">Approved</a>
<a href="#">2017-07</a>	CUP	Take 5 Oil Change	Vehicle services	538 E. Belt Line	2-27-17	Withdrawn
<b>MARCH</b>						
<a href="#">2017-08</a>	FP	Hillcrest Addition, Sec. 1	Replat to include additional property	265 W. Pleasant Run Rd.	3-6-17	<a href="#">Approved</a>
<a href="#">2017-09</a>	PP	The Lilacs	Apartments	407 Cedar St.	3-13-17	<a href="#">Approved</a>
<a href="#">2017-10</a>	CUP	Enterprise Car Rental	Car Rental	220 S. J. Elmer Weaver Freeway	3-27-17	<a href="#">Approved</a>
<b>APRIL</b>						
<a href="#">2017-11</a>	PD-ZC	Stonehill Estates	Amend Planned Development	NWQ Cockrell Hill and Bear Creek Rds.	4-17-17	<a href="#">Approved</a>
<a href="#">2017-12</a>	CUP	Trios Grill	Restaurant with alcohol service	316 Cooper	4-17-17	<a href="#">Approved</a>
<a href="#">2017-13</a>	ZC	Old Wedgeworth House	Rezone from OT-Res. To OT-Sq.	409 Cedar St.	4-17-17	<a href="#">Approved</a>
<a href="#">2017-14</a>	SP	Retail plaza	Retail Center	605 E. Belt Line Rd.	5-1-17	<a href="#">Approved</a>
<b>MAY</b>						
No Submittals						
<b>JUNE</b>						
<a href="#">2017-15</a>	FP	The Lilacs	7 multiple-family dwelling units	407 Cedar St.	6-5-17	<a href="#">Approved</a>
<a href="#">2017-16</a>	SP	IKids Dentistry	Revised Site Plan to decrease floor area	520 W. FM 1382	6-5-17	Approved

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<a href="#">2017-17</a>	PP	Preston Trail	New subdivision to create two lots	Southeast of the intersection of Straus Road and FM 1382	6-19-17	<a href="#">Approved</a>
<a href="#">2017-18</a>	ZC	Reinstate PD02-93	Re-instate right to submit a site plan	1313 Anderson	6-19-17	Withdrawn
<a href="#">2017-19</a>	ZC	Reinstate PD02-92	Re-instate right to submit a site plan	100 Lake Ridge Parkway	6-19-17	Withdrawn
<a href="#">2017-20</a>	FP	Brookview, Lot 16R	Plat to combine unrecorded lots	305 Evergreen Trail	6-26-17	<a href="#">Approved</a>
<b>JULY</b>						
<a href="#">2017-21</a>	FP	Enterprise Car Rental	Car Rental	202 South J. Elmer Frwy.	7-3-17	<a href="#">Approved</a>
<a href="#">2017-22</a>	CUP	Tree of Life	In-home Child Care	1345 Boyd Street	7-10-17	<a href="#">Approved</a>
<a href="#">2017-23</a>	AP	Lake Ridge Addition, Lot 247R	Combine two lots	2832 Eden Drive	7-10-17	<a href="#">Approved</a>
<a href="#">2017-24</a>	FP	Preston Trail Center	New subdivision to create two lots	Southeast of the intersection of Straus Road and FM 1382	7-17-17	<a href="#">Approved</a>
<a href="#">2017-25</a>	PD-SP	Preston Trail Center	Site plan for multiple-family development	Southeast of the intersection of Straus Road and FM 1382	7-17-17	<a href="#">Approved</a>
<b>AUGUST</b>						
<a href="#">2017-26</a>	SP	Office	Convert residence into office	102 Ramsey	8-28-17	<a href="#">Approved</a>
<a href="#">2017-27</a>	AP	Lake Ridge, Sec. 22, Ph. A, Lot 1914R	Combine two lots	2511 and 2515 Pikes Peak Ct.	8-14-17	<a href="#">Approved</a>
<a href="#">2017-28</a>	Misc.	Danieldale Farmhouse	Deem house historical to move from DeSoto to Cedar Hill	Move from DeSoto to 408 Texas Street, Cedar Hill	8-21-17	Approved
<b>SEPTEMBER</b>						
<a href="#">2017-29</a>	CUP	Orabi's Grill and Bar	Restaurant with Alcohol Service	824 E. Belt Line Rd.	9-5-17	<a href="#">Approved</a>
<a href="#">2017-30</a>	ZC	1179 W. Belt Line Rd.	SF-22 to LR	1179 W. Belt Line Rd.	9-18-17	<a href="#">Approved</a>
<a href="#">SP-13-2017</a>	SP	Remodel	Retail/Office/Residential	409 Cedar St.	9-25-17	<a href="#">Approved</a>
<b>OCTOBER</b>						
<a href="#">FP-15-2017</a>	FP	Joe Property Addition, Lot 1, Blk. 1	Plat to create one residential lot	1001 Lakeview Dr.	10-9-17	P&Z – Recommended Approval 03-06-18; City Council – Scheduled for 03-27-18
<a href="#">PP-17-2017</a>	PP	Texas Star Subdivision	Plat to create seven residential lots	321 Ramsey	10-9-17	In Review
<a href="#">FP-18-2017</a>	FP	Daniel Coria Addition, Lots 1 and 2, Blk. 1	Plat to create two residential lots	1555 S. Mt. Lebanon	10-9-17	<a href="#">Approved</a>
<a href="#">FP-21-2017</a>	FP	Original Town of Cedar Hill	Replat portions of lots (Lots 2, 3, 6 & 7,	408 Texas Street	10-16-17	<a href="#">Approved</a>

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			Blk. 6) into one residential lot			
<a href="#">CUP-24-2017</a>	CUP	Trios Grill	Renew CUP for Restaurant with Alcohol Service and Sound Attenuation Wall	316 Cooper Street	10-6-17	<a href="#">Approved</a>
<a href="#">FP-23-2017</a>	FP	The Promontory, Lots 3A-R & 3B-R	Vacate this plat to return to one lot	1621 and 1625 Promontory Dr.	10-16-17	<a href="#">Approved</a>
<a href="#">FP-27-2017</a>	FP	Lake Ridge, Sec. 17, Phase 1, Lot 1453R	Combine 2 lots into 1 lot (residential)	1453 Summer Brook Ct.	10-30-17	In Review
TPP-28-2017	TPP	21 Reasons Tree Mitigation	Tree Mitigation - Variance	NW Corner of Bear Creek Rd and S. Duncanville Rd.	10-30-17	Approved
<b>NOVEMBER</b>						
<a href="#">PP-29-2017</a>	PP	Ruiz Addition, Lot 1, Block 1	Plat to create 1 non-residential lot	1179 W. Belt Line Rd.	11-6-17	In Review
<a href="#">ZC-30-2017</a>	ZC	Brook View Rezoning	Zoning Change from "SF-E" to "RR"	305 Evergreen	11-6-17	Approved
<a href="#">FP-31-2017</a>	FP	Springfield Addition	Plat to create 2 non-residential lots	NE Corner of S. Joe Wilson and Witherspoon Rd.	11-27-17	In Review
<a href="#">CUP-32-2017</a>	CUP	Brook View Stables	Stables as a business	305 Evergreen	11-27-17	Approved
<a href="#">FP-36-2017</a>	FP	Tidwell Addition, Lot 1, Blk 1	Plat to create 1 non-residential lot	506 Tidwell	11-27-17	In Review
<b>DECEMBER</b>						
<a href="#">FP-37-2017</a>	FP	Lake Ridge, Sec. 6, Ph. 1, Lot 836R	Amended plat to combine 2 lots into 1 lot (residential)	748 & 756 Bluff Ridge. Dr.	12-4-17	Approved
<a href="#">SP-38-2017</a>	SP	Chick-fil-A	Expansion	387 E. FM 1382	12-18-17	<a href="#">Approved</a>

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