
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of March 20, 2018

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, March 20, 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: Director of Planning, LaShondra Stringfellow; Planner, Dana Woods; Parks and Recreation Executive Secretary, Katie Cenicola

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 March 6, 2018 regular meeting.

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

Ayes: 5 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Deeds, Strother, Thierry and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

III. Citizens Forum

No one spoke.

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

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

Commissioner Deeds asked staff why the landscaping was half of the length.

Ms. Woods indicated that they are allowed to use retaining walls and slopes, which is why the landscaping is designed that way.

Chairman McCurdy asked the applicant to address the Commission.

The general manager of Joe's Crab Shack, Charles Coleman, addressed the Commission regarding his application. He indicated that nothing has changed except for ownership.

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 Strother made a motion to approve subject to the following conditions as recommended by staff:

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

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.

V. Regular Agenda Item:

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

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 his application. She indicated that they are seeking final plat and variances so they can connect to the existing well on their property. Commissioner Thierry asked if the sprinklers in the home would be similar to commercial grade. Ms. Farrington indicated that they would be and they are also localized within the home. Commissioner Deeds asked if the TCEQ was in the process of approving the water pressure. Ms. Farrington indicated that TCEQ approves the potability of the water, and that it has been approved by them.

Vice-Chairman Brooks asked staff if in the future when water becomes available, will they be required to connect to the water, or will they be able to stay on their own system. Ms. Woods indicated that there was no requirement at this time. Commissioner Deed asked staff when water services provided by the City become available if a fire hydrant would be installed proximate to the house. Ms. Woods indicated that she would think that is a standard for the City and Ms. Stringfellow confirmed that it is a standard for the City with the standard distance.

Commissioner Deeds made a motion to approve subject to the following condition as recommended by staff: the property owner paying park fees in the amount of \$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 6:30 pm.



LaShondra Stringfellow

Planning Director



Chad McCurdy

Chairman