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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of June 19, 2018**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, June 19, 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: Vice-Chairperson Theresa Brooks, and Commissioners: Lisa Thierry, Michael Deeds, Timothy Hamilton, and Michael Lewis*

*Absent: Commissioner Bill Strother*

*City Staff members present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Dana Woods; Executive Secretary, Katie Cenicola*

**I. Call the Meeting to Order.**

Vice-Chairperson Brooks called the meeting to order at 6:00 p.m. declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

**II. Approve the minutes of the June 5, 2018 regular meeting.**

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the June 5, 2018 regular meeting. The vote was as follows:

Ayes: 5 – Vice-Chairperson Brooks, Commissioners Thierry, Deeds, Hamilton, Lewis

Nays: None

Abstentions: None

Vice-Chairperson Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Public Hearing Items:**

1. **Case No. CUP-68-2018** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for "commercial amusement (indoor)" on property zoned "LR" (Local Retail) District, legally described as Lot 2, Block D of the Pleasant Run Farms Addition, and located on the west side of North Joe Wilson Road, north of East Pleasant Run Road with the approximate address being 917 North Joe Wilson Road. *Applicant: Tommie Black, Cu'Noma; Property Owner: Muhammad Khalid, New EM Kay LLC*
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Planner, Dana Woods, briefed the Commission on the request. She indicated that staff recommends approval.

Vice-Chairperson Books asked the commission if they had any questions for staff. Commissioner Lewis asked to know the definition of commercial indoor amusement

Ms. Woods read him the definition found in the city's zoning ordinance.

Planning Director, LaShondra Stringfellow, indicated that our zoning ordinance does not specifically address a cigar lounge so the definition is up to the interpretation of the planning director and building official.

Vice-Chairperson Books asked the applicant to come forward and make a statement.

Applicant, Tommie Black at 903 Miles Lane, briefed the commission on his application.

Commissioner Deeds asked the applicant if he would be serving food items.

The applicant indicated that he would not.

Vice-Chairperson Brooks opened the public hearing for anyone wishing to speak in support of this request.

No one spoke in support.

Vice-Chairperson Brooks asked if there was anyone wishing to speak in opposition of this request. One person spoke in opposition: Glenn Clark 602 Mobley Rd.

Vice-Chairperson Brooks closed the public hearing and opened the floor for discussion amongst the Commission.

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

- 1) The operation of the use is subject to the site plan with attachments.
- 2) This conditional use permit does not permit the sale of alcoholic beverages for on-premise or off-premise consumption.
- 3) There shall be no dance floor.

The motions was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 5 – Vice-Chairperson Brooks, Commissioners Thierry, Deeds, Hamilton, and Lewis

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Nays: None

Vice-Chairperson Brooks declared the motion carried.

**V. Regular Items:**

1. **Case No. FP-58-2018** – Consider an application for a final plat for the Rosa Addition, Lot 1, Block 1 on property zoned "SF-7" (Single-Family Residential – minimum 7,000-square-foot lots), located on the northeast corner of Chambers Street and North Roberts Road with the approximate address being 417 North Roberts Road. *Applicant/Property Owner: Rosa Acevedo*

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

Vice-Chairperson Books asked the commission if they had any questions for staff.

There was none.

Vice-Chairperson Books asked the applicant to come forward and make a statement.

Applicant, Brenda Arellano at 520 N Roberts Rd briefed the commission on her application.

The Commission had no questions for the applicant.

Commissioner Hamilton made a motion to approve subject to the property owner paying park fees in the amount of \$500 prior to recordation of the plat.

Commissioner Lewis seconded the motion.

The vote was as follows:

Ayes: 5 – Vice-Chairperson Brooks, Commissioners Thierry, Deeds, Hamilton, and Lewis

Nays: None

Vice-Chairperson Brooks declared the motion carried.

**VI. Staff Reports**

1. Update on applications in review
  - a. Preliminary Presentation by applicant on Case No. PD-71-2018

Applicant, Josh with Arrive Architecture on 7017 Four Sixes Ranch Rd, briefed the commission on his application.

b. 2018

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c. 2017

Ms. Stringfellow informed the Commission of the current development applications for the years 2017 and 2018.

2. Discuss architectural standards for non-residential development

Ms. Stringfellow and Ms. Peña gave a presentation to the Commission regarding architectural standards for non-residential development. Ms. String fellow briefed the Commission on what standards Cedar Hill wants to implement. Ms. Peña briefed the Commission on research she conducted regarding architectural standards for other cities in the Dallas-Ft. Worth area.

3. Upcoming Meetings

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 7:31 p.m.



Katie Cenicola  
Planning Secretary



Theresa Brooks  
Vice-Chairperson

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