
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 4, 2018

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, September 4, 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: Chairperson, Lisa Thierry, Vice-Chairperson Theresa Brooks, and Commissioners: Maranda Auzenne, Bill Strother, Michael Deeds, Timothy Hamilton, and Michael Lewis

Absent:

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 6:15 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 August 21, 2018 regular meeting.

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the August 21, 2018 regular meeting. The vote was as follows:

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

Nays: None

Vice-Chairperson Brooks declared the motion carried.

Chairperson Thierry and Commissioner Strother were not present at the time the vote was taken. Chairperson Thierry arrived at the meeting at 6:18 pm. Commissioner Strother arrived at the meeting at 7:10 pm.

III. Citizens Forum.

No one spoke.

IV. Public Hearing Items:

1. **Case No. CUP-90-2018** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for a "microbrewery" on property zoned "LR" (Local Retail) District, legally described as Lots 13 and 14, Block 4 of the Baily

Heights Addition, and located on the south side of Texas Street, east of Hardy Street with the approximate address being 226 Texas Street.

Applicant: Brian Krajcirovic, Ember Brewing

Property Owner: Amanda Moreno-Lake, VA Capital

Planner, Dana Woods, briefed the Commission on the Conditional Use Permit request. She indicated that staff recommends approval subject to the following conditions:

1. The operation of the use is subject to the site plan with attachments.
2. The use is limited to the area denoted on the site plan.
3. This conditional use permit does not permit the sale of alcoholic beverages for on-premise consumption or retail sales.

Chairperson Thierry asked the Commission if they had any questions for staff.

Commissioner Deeds asked how the buildings were being utilized on the site. Ms. Woods indicated only a portion of the rear building would be utilized.

Chairperson Thierry asked the applicant to address the commission. The applicant, Brian Krajcirovic and his business partner Timothy Martin addressed the commission regarding the request.

Chairperson Thierry asked the Commission if they had any questions for the applicant.

The Commission asked the applicant about fumes, production, the TABC licensing process, and traffic.

The applicants responded that Mr. Martin grew up in Cedar Hill. The production will only produce steam. They anticipate starting out producing two kegs per month and to increase up to as many as two kegs per week. They anticipate obtaining the TABC license by the end of the year. They pick up the products in their personal vehicles. Therefore, there would not be a noticeable increase in traffic.

Chairperson Thierry opened the public hearing for anyone wishing to speak in support of this request. One person spoke in favor: Jim Cliff, 228 Cedar St.

Chairperson Thierry asked if there was anyone wishing to speak in opposition to this request.

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

The Commission deliberated.

Commissioner Deeds made a motion to recommend approval subject to staff's conditions.

The motion was seconded by Commissioner Lewis.

The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

Commissioner Strother was not present when the vote was taken.

V. Regular Items:

1. **Case No. 101-2018** – Consider an application for an alternative exterior building material on property zoned "SF-E" (Single-family Residential Estate – minimum 1-acre lots) District, generally located on the northeast corner of High Drive and Tar Road with the approximate address being 1588 Tar Road.

Applicants / Property Owners: Patrick Figueroa and Francine Figueroa

Senior Planner, Maria Peña, briefed the Commission on the request.

Chairperson Thierry asked the Commission if they had any questions for staff.

Commissioner Deeds asked if there were other similar structures in the area.

Ms. Peña indicated yes.

Chairperson Thierry asked the applicant to address the commission. The applicant, Francine Figueroa addressed the commission regarding the request.

Chairperson Thierry asked the Commission if they had any questions for the applicant.

Commissioner Deeds asked if the equipment being stored was for personal use.

The applicant indicated yes.

The Commission deliberated.

Vice-Chairperson Brooks made a motion to recommend approval.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

Commissioner Strother was not present when the vote was taken.

VI. Other Business Items

1. Discuss potential code amendments for the Old Town Districts.

Planning Director, LaShondra Stringfellow, briefed the Commission on future possible code amendments for the Old Town Districts. She indicated that this will be discussed more on September 20th during the Planning Symposium and the October 16th P&Z meeting.

2. Consider approval of meeting dates for 2019.

Ms. Stringfellow reviewed the calendar with the Commission.

Commissioner Deeds made a motion to approve the meeting dates for 2019.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

VII. Staff Reports.

1. Update on applications in review.

- a. 2018**
- b. 2017**

Ms. Stringfellow informed the Commission of the current development applications.

2. Upcoming Meetings

Ms. Stringfellow informed the Commission on upcoming meeting dates.

VIII. Adjourn.

A motion to adjourn was made by Commissioner Deeds.

The motion was seconded by Commissioner Hamilton.

The meeting adjourned at 7:32 p.m.



Lisa Y. Thierry
Chairperson

Katherine Cenicola

Katie Cenicola
Planning Secretary