



## Planning Department

285 Uptown Blvd., Cedar Hill, TX 75104  
O. 972.291.5100 X 1080  
F. 972.291.7250

**NOTICE OF MEETING  
PLANNING & ZONING COMMISSION  
AGENDA**  
**TUESDAY, MARCH 5, 2019**  
**T.W. "TURK" CANNADY-CEDAR HILL ROOM**  
**285 UPTOWN BLVD., BUILDING 100**  
**CEDAR HILL, TX 75104**  
**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 February 5, 2019 regular meeting.**
- III. Briefing on proposed amendments to regulations pertaining to alcoholic beverages, conditional use permits, drive-through facilities, retail uses, restaurant uses, amusement and recreation uses, and definitions.**
- IV. Citizens Forum.**  
Please see the Planning Secretary to complete the Citizens Forum Information Form.
- V. Public Hearing Items**
  - 1. Case No. FP-142-2019** – Conduct a public hearing and consider an application for a final plat for the Shadybrook, First Installment Addition, Lot 33R of Block 5, being a replat of the Shadybrook, First Installment Addition, Lot 33 of Block 5 to reduce the front building line from 30 feet to 23 feet on property zoned "SF-7" (Single-Family Residential with minimum 7,000-square-foot lots) District, generally located on the south side of Brookside Drive and west of North Joe Wilson Road with the approximate address being 611 North Brookside Drive.  
Applicant and Property Owner: Milton Rodriguez, MR INV Homes, LLC.
- VI. Regular Items**
  - 1. Case No. FP-133-2019** – Consider an application for a final plat for Lot 1, Block A of the Nguyen Family Addition on property zoned "SF-10" (Single-Family Residential with minimum 10,000-square-foot lots) District; generally located on the east side of South Clark Road, north of East Parkerville Road with the approximate address Mayor, Rob Franke • Mayor Pro Tem, Stephen Mason • Jami McCain • Daniel C. Haydin, Jr. Wallace Swayze • Chad A. McCurdy • Clifford R. Shaw • City Manager, Greg Porter



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being 707 South Clark Road.

Applicant / Property Owner: Khoa Nguyen

2. **Case No. SP-146-2019** – Consider an application for a site plan with alternative architectural design standards on property zoned "LR" (Local Retail) District, located northeast of the intersection of East Belt line Road and North Clark Road, with the approximate address being 103 East Belt Line Road.

Applicant: Mark Sellers, Frontier States Development Services (FSDS)

Property Owner: Landmark Ventures LLC

## VII. Staff Reports

1. Update on applications in review

a. 2019

b. 2018

b. 2017

2. Upcoming Meetings

## VIII. Adjourn.

I certify that copies of the above notice of meeting were posted in accordance with the Texas Open Meetings Act on Thursday, February 28, 2019.

Katie Cenicola  
Planning 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"**



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### 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 • Jami McCain • Daniel C. Haydin, Jr.  
Wallace Swayze • Chad A. McCurdy • Clifford R. Shaw • City Manager, Greg Porter

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