
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF FEBRUARY 5, 2019

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, February 5, 2019 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, Michael Deeds, Timothy Hamilton, and Michael Lewis

Absent: Commissioner Bill Strother

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Planner, Dana Woods; and Executive Secretary, Katie Cenicola

I. Call the Meeting to Order.

Chairperson Thierry 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 January 15, 2019 regular meeting.

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the January 15, 2019 regular meeting. The vote was as follows:

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

Nays: None

Chairperson Thierry declared the motion carried.

III. Citizens Forum.

No one spoke.

IV. Public Hearing Items:

1. **Case No. CUP-116-2018** – 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 and commercial amusement (indoor and outdoor) uses on property zoned Old Town Corridor Sub-District within the Uptown Overlay, legally described as Lot 5, Block 2, of the E. D. Balcoms Addition, and located on the south side of Cooper Street, west of Highway 67 with the approximate address being 316 Cooper Street.

*Applicant/Property Owner: Raymond Tyree Jr. [Trios Grill]
The public hearing for this item was continued from the meeting on November 20, 2018 and January 15, 2019.*

Planner Dana Woods informed the Commission that the applicant has not provided documentation to determine if the restaurant is in compliance with the Zoning Ordinance. Also, the applicant proceeded to have outdoor entertainment even though they did not construct the required sound attenuation wall. She indicated staff recommends denial.

Commissioner Auzenne entered the meeting.

Chairperson Thierry asked the applicant to come forward and address the Commission. Raymond Tyree addressed the Commission and thanked them for being patient.

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

There were none.

Chairperson Thierry announced that the public hearing was opened on the November 20, 2018 meeting and is still open to anyone wishing to speak in favor or opposition.

No one spoke in favor.

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.

Commissioner Deeds made a motion to deny.

The motion was seconded by Commissioner Auzenne.

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.

II. Staff Reports.

1. Review new agenda format

Executive Secretary, Katie Cenicola, reviewed the new agenda format with the Commission.

2. Update on applications in review.

- a. 2019
- b. 2018
- c. 2017

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

3. Upcoming Meetings

- a. February 19, 2019 – Joint Executive Session with Planning and Zoning Commission and City Council on Alcoholic Beverages**

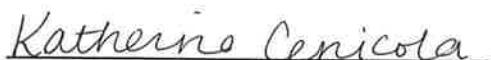
Ms. Stringfellow informed the Commission on upcoming meeting dates.

III. Adjourn.

The meeting adjourned at 6:22 p.m.



Lisa Thierry
Chairperson



Katie Cenicola
Planning Secretary