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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF NOVEMBER 19, 2019**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, November 19, 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 Michael H. Lewis, Vice-Chairperson Michael Deeds, and Commissioners: Maranda Auzenne, Theresa Brooks, Lisa Thierry, Timothy Hamilton, and Jay Patton

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Katherine Linares; and Executive Secretary, Katie Cenicola

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

Chairperson Lewis 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. Administer Oath of Office.**

Executive Secretary, Katie Cenicola administered the oath of office for Commissioner Theresa Brooks.

**III. Approve the minutes of the September 17, 2019 regular meeting.**

A motion was made by Vice-Chairperson Deeds and seconded by Commissioner Hamilton to approve the minutes of the September 17, 2019 regular meeting. The vote was as follows:

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

Nays: None

Abstain: 1 – Commissioner Brooks (Abstained due to not being a member at September 17<sup>th</sup> meeting)

Chairperson Lewis declared the motion carried.

**IV. Citizens Forum.**

No one spoke.

**V. Public Hearing Items:**

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1. **Case No. CUP-228-2019** – Conduct a public hearing and consider an application for a Conditional Use Permit for a “kennel with outdoor activity area” [Camp Bow Wow] on property zoned “I” (Industrial District), located on the east side of Highway 67, south of KCK Way, within the approximate address being 1104 Highway 67.

Applicant: Stacey Copeland, Camp Bow Wow  
Property Owner: Melissa Sibley

Planner Katherine Linares briefed the Commission on the request. She indicated that staff recommends approval subject to the following condition:

1. The use shall operate in accordance with the site plan.

Chairperson Lewis asked the applicant to come forward and address the Commission. Stacey Copeland addressed the Commission.

Vice-Chairperson Deeds asked the applicant if this would be their second location.

The applicant indicated they would merge the two locations within a year.

Chairperson Lewis opened the public hearing. He asked if there was anyone wishing to speak in support or opposition of this request.

No one spoke.

Chairperson Lewis closed the public hearing.

Vice-Chairperson Deeds made a motion to recommend approval.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

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

Nays: None

Chairperson Lewis declared the motion carried.

2. **Case No. CUP-230-2019** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for a “microbrewery” with the sale of alcoholic beverages for on-premise consumption on property zoned “LR” (Local Retail) District, within the Uptown Overlay, located on the south side of Texas Street, west of Highway 67 with the approximate address being 226 Texas Street.

Applicant: Brian Krajcirovic, Ember Brewing Company  
Property Owner: Amanda Moreno-Lake, VA Capital, LLC

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Planner Katherine Linares briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. The operation of the use is subject to the site plan and floor plan.
2. This Conditional Use Permit is only valid for the operator "Ember Brewing Company". A new CUP shall be required if the operator on the TABC license changes.
3. The on-premise consumption is limited to the 824-square-foot tasting room denoted on the floor plan.
4. On-premise consumption shall be limited to the beer that is produced on the premises.
5. The proposed hours of operation for the tasting room shall be Friday, 5 p.m. to 12 a.m. and Saturday, 12:00 p.m. to 12:00 a.m.
6. There shall be no walk-up window access and no-drive-through facility.
7. Off-site parking on private property that has not been allowed by property owners and parking in undesignated areas along the streets shall be terms for revocation of the Conditional Use Permit or denial of future applications.
8. Commercial amusement uses shall require an amendment to the Conditional Use Permit.
9. This Conditional Use Permit expires in one year.

Commissioner Auzenne asked for confirmation that all on-premise consumption must happen within the 825-square-foot tasting room.

Ms. Linares indicated that is correct.

Chairperson Lewis asked the applicant to come forward and address the Commission. Tim Martin and Brian Krajcirovic addressed the Commission.

Vice-Chairperson Deeds asked the applicant about the type of delivery trucks that would come to the location.

The applicant indicated they anticipate utilizing pick-up trucks and vans.

Vice-Chairperson Deeds asked the applicant about the signage.

The applicant indicated they would just have lettering over the façade of the building.

Vice-Chairperson Deeds asked the applicant how many days they would be open to the public.

The applicant indicated they would be open two days a week to the public with the other five days being used for production and distribution.

Commissioner Thierry asked the applicant if tours would be given.

The applicant indicated tours would be given during the days and times open to the public.

Chairperson Lewis opened the public hearing. He asked if there was anyone wishing to speak in support or opposition of this request.

Three people spoke in favor: Jim Klipp, 228 Cedar St., Ryan King, 712 Bee Creek Dr. and Johnathan Herrera, 331 Houston.

Chairperson Lewis closed the public hearing.

Vice-Chairperson Deeds made a motion to recommend approval subject to staff's conditions with the additional condition:

10. There shall be no vaping or smoking on the premises.

The motion was seconded by Commissioner Brooks.

The vote was as follows:

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

Nays: None

Chairperson Lewis declared the motion carried.

**VI. Regular Items:**

1. **Case No. FP-214-2019** – Consider an application for a final plat for the Vineyards at Bear Creek Addition on property zoned "SF-8.5" (Single-Family Residential District – minimum 8,500-square-foot lots), generally located on the north side of Bear Creek Road, west of Cockrell Hill Road with the approximate address being 1807 Bear Creek Road.

Applicant/ Property Owner: Lincoln Golike (Bluestone Partners)  
Representative: Dean Plunk (Winkelmann & Associates, Inc.)

Planning Director LaShondra Stringfellow briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. Shift the lot line between Lots 1 and 2 of Block A so that Lot 2 meets the minimum lot area requirement of 8,500 square feet.
2. Prior to the recordation of the plat, park fees in the amount of \$30,500 shall be rendered.

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3. Prior to recordation of the plat, provide the off-site water line easement on the property to the east and denote the recording information on the plat. In lieu of an off-site water line easement, provide a stub-out for a future connection.
4. Prior to recordation of the plat, provide the off-site sanitary sewer line easement on the property to the south and denote the recording information on the plat.

Chairperson Lewis asked the applicant to come forward and address the Commission. Brian Blagg addressed the Commission.

Vice-Chairperson Deeds made a motion to recommend approval subject to staff's conditions.

The motion was seconded by Commissioner Thierry.

The vote was as follows:

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

Nays: None

Chairperson Lewis declared the motion carried.

Vice-Chairperson Deeds made a motion to reconsider Case. No. CUP-228-2019. The motion was seconded by Commissioner Auzenne.

The vote was as follows:

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

Nays: None

Chairperson Lewis declared the motion carried.

Vice-Chairperson Deeds indicated he did not include staff's condition in his motion on the first reconsideration. He made a motion to recommend approval subject to staff's conditions.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

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

Nays: None

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Chairperson Lewis declared the motion carried.

**VII. Staff Reports.**

1. **Update on applications in review.**
  - a. 2019
  - b. 2018

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

**2. Upcoming Meetings**

Ms. Stringfellow informed the Commission on items that could be on upcoming meeting dates.

**VIII. Adjourn.**

The meeting adjourned at 7:30 p.m.



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Michael H. Lewis  
Chairperson

Katherine Cenicola

Katie Cenicola  
Planning Secretary