
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF NOVEMBER 5, 2024**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, November 5, 2024 at 6:00 p.m. in the 3rd Floor ISD Training Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Planning & Zoning Commissioners Present: Vice-Chairperson Jay Patton, and Commissioners Gerald White, Steven Hendon, Allena Anderson, Jami McCain and Lew Blackburn

Absent: Chairperson Lisa Thierry

City Staff Members Present: Chasidy Benson, Assistant City Manager; Maria Peña, Assistant Planning Director; and Josue De La Vega, Senior Planner; Henry Florsheim, Economic Development Director

1. Call the Meeting to Order.

Vice-Chairperson Patton 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.

2. Approve the minutes of the October 3, 2024 workshop and October 15, 2024 briefing and regular meetings.

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the October 3, 2024, workshop and October 15, 2024, briefing and regular meetings. The vote was as follows:

Ayes: 5 – Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, and Blackburn

Nays: None

Abstain: Commissioner McCain due to absence

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Item

- a. Case No. CUP-681-2024** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for “commercial amusement other than listed (indoors)” on property zoned Planned Development District No. 05-226, generally located south of East
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Pleasant Run Road, northwest of Highway 67, with the approximate address being 305 West FM 1382, Suite 418 [Hillside Village].

Applicant: Rick Dopps with Kids Empire.

Property Owner: Prep Hillside Real Estate LLC/Prep Property Group LLC

Senior Planner De La Vega briefed the Commission on the request. He 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 with attachments.
2. This Conditional Use Permit is only valid for the operator "Kids Empire".
3. Commercial amusement is limited to the interior of the tenant space (Suite 418).
4. Any additional commercial amusement uses/activities shall require an amendment to the Conditional Use Permit.

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners.

Staff answered the Commission's question stating that the prior business was a furniture and décor store. The Commission commended Hillside Village for continuing to re-imagine the space.

Vice-Chairperson Patton asked the applicant to come forward and address the Commission. Branden Peterson, Director of Construction for Kid's Empire at 1112 E Oak St, Wylie, TX, came forward, made a brief statement, and stated he was available to answer questions.

Vice-Chairperson Patton asked the Commission if there were any questions of the applicant.

The applicant answered the Commission's questions by describing the inner workings of Kid's Empire which is designed for indoor fun for children.

Vice-Chairperson Patton opened the public hearing. He asked if there was anyone wishing to speak in support or opposition of the requests. No one came forward.

Vice-Chairperson Patton closed the public hearing.

Vice-Chairperson Patton asked the Commission if there were additional questions of staff or the applicant. There were none.

Commissioner Anderson made a motion to approve subject to the conditions in the staff report.

The motion was seconded by Commissioner McCain.

Ayes: 6 – Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on November 12, 2024.

- b. Case No. PD-676-2024** – Conduct a public hearing and consider an application for a change in zoning from “PD” (Planned Development No. 2005-226) District and “PD” (Planned Development No. 2018-659) District to “PD” (Planned Development) District for Local Retail Uses including restaurant with on-premise consumption, commercial amusement (indoor/outdoor) and multi-family, generally located south of East Pleasant Run Road, west of N J Elmer Weaver Freeway with the approximate address being 700 N J Elmer Weaver Freeway [Hillside Village].

Applicant: AJ Glass and Brian Alief, Town Companies; City of Cedar Hill

Property Owner: Prep Hillside Real Estate, LLC; City of Cedar Hill

Assistant Planning Director Pena briefed the Commission on the rezoning request to create a uniform mix-ed used district for “LR” uses including restaurant with on-premise consumption and commercial amusement (indoor/outdoor), by right on Lot 2 and multi-family on Lot 1 along with site plan review for Lot 1. She indicated that staff recommends approval subject to the attached standards and exhibits. The long-term stability of Hillside Village relies on the City's ability to shift the local retail industry towards “lifestyle centers” in mixed-use communities that feature experiential and destination retail options, as well as creative spaces and increased population on the site.

While the draft PD standards (attachment 4) are crafted to ensure a luxury development with enhanced aesthetics and amenities, Staff has the following additional considerations for improvement:

1. Modify the signage provisions to prohibit rooftop mounted signs. Visually, it is not in keeping with the aesthetic of Hillside Village and not highly visible. Prep Hillside has agreed to allow for the freestanding signs on Hwy 67 and Pleasant Run to be modified to include the multi-family and entertainment uses only, which should accomplish the goal of increased visibility. The sign area for each lot, added to the freestanding sign on Highway 67, shall not exceed the square footage of the existing reader board or increase the height of the existing sign.
2. The minimum ceiling height of the dwelling units shall be 9 feet, except for 4th floor units where exterior architectural elements may allow vaulted ceilings up to 12' in height, in addition to the luxury finishes and amenities proposed in the PD, this adds an element of elevated quality.
3. Compact spaces, if provided, can only be the spaces interior to the site. The on-street/drive parking cannot be compact.
4. Trees shall be a minimum of 3" caliper inches of a medium or large shade tree, single-trunk. Of the 50 caliper inches required only 25% may count towards ornamental trees.
5. The retaining walls shall match the materials used in the Hillside Village development.

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners.

Staff responded to the Commission's question regarding the bedroom percentages and building height maximum, stating that the correct numbers are listed in the staff report and attachments and it was a typo on the presentation.

Vice-Chairperson Patton asked the applicant to come forward and address the Commission. A.J. Glass, Vice President of Development with Town Companies at 6060 N Central Expressway, Suite 770, Dallas, TX, came forward, made a brief presentation, and stated he was available to answer questions.

Vice-Chairperson Patton asked the Commission if there were any questions of the applicant.

The applicant responded to the Commission's questions regarding the unit mix of studio, one and two bedrooms, and average rental rates.

Staff answered the Commission's question regarding future use of the City owned property. The applicant and Commission discussed the possibility of providing more living unit, which would require rezoning, as opposed to a restaurant with commercial amusement that is currently proposed. Staff restated that the City is pursuing other development opportunities at the site that would fulfill the original intent of bringing additional visitors that are important for the viability of the center.

Vice-Chairperson Patton opened the public hearing. He asked if there was anyone wishing to speak in support of the request.

Lloyd Sova with Prep Property Group at 5905 E Galbraith Rd, Suite 1000, Cincinnati, OH, came forward in support of this request.

Vice-Chairperson Patton asked if there was anyone wishing to speak in opposition of the request. No one came forward.

Vice-Chairperson Patton closed the public hearing.

Vice-Chairperson Patton asked the Commission if there were additional questions of staff or the applicant. Staff confirmed that a site plan for the entertainment use would come before the Commission and City Council.

The applicant stated that regarding the Staff recommendations, they would like to have rooftop signage facing Highway 67. The Commission deliberated this condition.

Commissioner White made a motion to approve subject to the conditions in the staff report with exhibits and standards to include one rooftop sign on the building closest to Highway 67 subject to staff's approval.

The motion was seconded by Commissioner Hendon.

Ayes: 6 – Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on November 12, 2024.

6. Staff Reports.

Assistant City Manager stated there would not be a November 19th meeting. She also stated that the new Planning Director, Angela Self, would begin on December 2nd.

7. Adjourn.

Commissioner McCain made a motion to adjourn and it was seconded by Commissioner Anderson.

The meeting adjourned at 7:24 p.m.



Debra Kalsnes
Planning Executive Assistant



Jay Patton
Vice-Chairperson

