

**NOTICE OF MEETING  
PLANNING & ZONING COMMISSION  
AGENDA  
TUESDAY, JUNE 5, 2018  
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 May 15, 2018 regular meeting.**
- III. **Citizens Forum.**  
*Please see the Planning Secretary to complete the Citizens Forum Information Form.*
- IV. **Public Hearing Items:**
  1. **[Case No. PD-64-2018](#)** – Conduct a public hearing and consider an application for an amendment to Planned Development District No. 03-137 to reduce the minimum rear yard setback from 25 feet to 20 feet for the Bear Creek Ranch, Phase II Addition, generally located on the east side of South Duncanville Road, south of Bear Creek Road. *Applicant: Jeff Klement, JBI Partners; Property Owner: Keith Hardesty, First Texas Homes*
  2. **[Case No. PD-SP-62-2018](#)** – Conduct a public hearing and consider an application for a Planned Development Site Plan on property zoned Planned Development District No. 03-137, legally described as the Bear Creek Ranch, Phase II Addition, generally located on the east side of South Duncanville Road, south of Bear Creek Road. *Applicant: Ruben Graciano, JBI Partners; Property Owner: Keith Hardesty, First Texas Homes*

3. [Case No. CUP-56-2018](#) – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for a car wash on property zoned “LR” (Local Retail District), legally described as a portion of the Zachariah Jackson Survey, Abstract No. 711, located on the north side of East Belt Line Road, west of North Joe Wilson Road with the approximate address being 211 North Joe Wilson Road. *Applicant: Chad West, Snap Clean Car Wash; Representative: Chase Helm, Winkelmann & Assoc., Inc; Property Owner: Gordon Edwards, Beltline/Joe Wilson 2 LTD*
  
4. [Case No. CUP-59-2018](#) – 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 on property zoned “LR” (Local Retail District) within the Uptown Overlay, legally described as a portion of Lot 1RB, Block B of the Cedar Hill Village Addition, generally located on the northwest corner of J. Elmer Weaver Freeway and Towne Square Boulevard with the approximate address being 213 North J. Elmer Weaver Freeway. *Applicant: Lap Van Duong, Louisiana Crab Shack; Representative: Tom Heraty; Property Owner: BRE DDR BR Cedar Hill Texas LLC.*
  
5. [Case No. CUP-60-2018](#) – 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 a variance to the minimum 300-foot distance from a public school on property zoned “LR” (Local Retail District), legally described as a portion of Lot 6, Block A of the Lyons Addition, generally located on the north side of East Belt Line Road, east of North Cannady Drive with the approximate address being 531 East Belt Line Road. *Applicant: Victor Bahena, Cancun’s; Property Owner: Jung Soon Lee*

**V. Regular Items:**

1. Discuss architectural standards for non-residential development.

**VI. Staff Reports.**

1. Update on applications in review
  - a. [2018](#)
  - b. [2017](#)
2. Board of Adjustments & Appeals Application for American Tower Expansion
3. Upcoming Meetings

**VII. Adjourn.**

I certify that copies of the above notice of meeting were posted in accordance with the Texas Open Meetings Act on Thursday, May 31, 2018.



Katie Cenicola  
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"**

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*