

**NOTICE OF MEETING  
PLANNING & ZONING COMMISSION  
AGENDA  
TUESDAY, AUGUST 21, 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 July 17, 2018 regular meeting.**
- III. **Citizens Forum.**  
*Please see the Planning Secretary to complete the Citizens Forum Information Form.*
- IV. **Public Hearing Items:**
  1. **Case Nos. [CUP-77-2018](#), [CUP-87-2018](#), and [CUP-88-2018](#)** – Conduct a public hearing on applications for Conditional Use Permits (CUP) for “gas and fuel sales”, a “zoo (private)”, and a “car wash” with alternative exterior building materials and alternative equivalent screening on property zoned “LR” (Local Retail District), legally described as a portion of the Joseph Coombs Survey, Abstract No. 292, located on the northwest side of North J. Elmer Weaver Freeway, west of North Joe Wilson Road with the approximate address being in the 1100 block of North J. Elmer Weaver Freeway.  
*Applicant: Mark W. Dietz, Fuel City Dream Maker, LLC*  
*Property Owner: Dan Vedral, Vedral Donald 2011 Irrevocable Trust*
  2. **[Case No. CUP-77-2018](#)** – Consider an application for a Conditional Use Permit (CUP) for “gas and fuel sales” with alternative exterior building materials and alternative equivalent screening on property zoned “LR” (Local Retail District), legally described as a portion of the Joseph Coombs Survey, Abstract No. 292, located on the northwest side of North J. Elmer Weaver Freeway, west of North Joe Wilson Road with the approximate address being in the 1100 block of North J. Elmer Weaver Freeway.

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

*Applicant: Mark W. Dietz, Fuel City Dream Maker, LLC*

*Property Owner: Dan Vedral, Vedral Donald 2011 Irrevocable Trust*

3. [Case No. CUP-87-2018](#) – Consider an application for a Conditional Use Permit (CUP) for a “zoo (private)” with alternative exterior building materials and alternative equivalent screening on property zoned “LR” (Local Retail District), legally described as a portion of the Joseph Coombs Survey, Abstract No. 292, located on the northwest side of North J. Elmer Weaver Freeway, west of North Joe Wilson Road with the approximate address being in the 1100 block of North J. Elmer Weaver Freeway.

*Applicant: Mark W. Dietz, Fuel City Dream Maker, LLC*

*Property Owner: Dan Vedral, Vedral Donald 2011 Irrevocable Trust*

4. [Case No. CUP-88-2018](#) – Consider an application for a Conditional Use Permit (CUP) for a “car wash” with alternative exterior building materials on property zoned “LR” (Local Retail District), legally described as a portion of the Joseph Coombs Survey, Abstract No. 292, located on the northwest side of North J. Elmer Weaver Freeway, west of North Joe Wilson Road with the approximate address being in the 1100 block of North J. Elmer Weaver Freeway.

*Applicant: Mark W. Dietz, Fuel City Dream Maker, LLC*

*Property Owner: Dan Vedral, Vedral Donald 2011 Irrevocable Trust*

5. [Case No. PD-71-2018](#) – Conduct a public hearing and consider an application for a change in zoning from “NS” (Neighborhood Service District) and “SF-10” (Single-Family Residential District with a minimum lot size of 10,000 square feet) to “PD” (Planned Development District) for retirement housing on property legally described as Tracts 13 and 16 of the James Evans Survey, Abstract No. 435, and located on the south side of East Pleasant Run Road, west of North Duncanville Road with the approximate address being in the 1200-1300 Block of East Pleasant Run Road.

*Applicant: Josh Spoerl, Arrive Architecture Group*

*Property Owner: Vinodbhai T. Patel, East Pleasant Run LTD*

6. [Case No. Z86-2018](#) – Conduct a public hearing and consider an amendment to the development and exterior construction standards in Chapter 23, entitled “Zoning Ordinance”, of the City of Cedar Hill Code of Ordinances.

## V. Regular Items.

1. [Case No. FP-78-2018](#) – Consider an application for a final plat for the Fuel City Cedar Hill Addition, Lots 1 – 3 on property zoned “LR” (Local Retail District), located on the northwest side of North J. Elmer Weaver Freeway, west of North Joe Wilson Road with the approximate address being in the 1100 block of North J. Elmer Weaver Freeway.

*Applicant: Mark W. Dietz, Fuel City Dream Maker, LLC*

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

*Property Owner: Dan Vedral, Vedral Donald 2011 Irrevocable Trust*

**VI. Other Business Items.**

1. Conduct an election for chairperson for the Planning and Zoning Commission.
2. Conduct an election for vice-chairperson for the Planning and Zoning Commission.
3. Review potential [meeting dates](#) for 2019 (no action to be taken).

**VII. Staff Reports.**

1. Update on applications in review
  - a. [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, August 16, 2018.



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"**

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