



January 17, 2023

NOTICE OF PUBLIC HEARINGS

Dear Property Owner:

The City of Cedar Hill has received the application (on file in the Planning Department) described below. Public hearings will be conducted on the dates and times stated in this notice.

Case No. PD-516-2022 – An application for a change in zoning from “LR” (Local Retail) District to “PD” (Planned Development) District for single-family residential, generally located west of North Cannady Drive at the terminus of the Showcase Drive, with the approximate address being 400 Showcase Drive.

Applicant: Venkataramana (Reddy) Murari, RedM Infra & PunditZ, LLC

Representative: Christopher H. Blevins, HP Civil Engineering, LLC

Property Owner: James Lin, JDI Investors LP

The applicant requests to develop 11.996 acres with 66 single-family lots and approximately 2.17 acres of open space. See the enclosed concept plan. On November 15, 2022, the Planning and Zoning Commission considered a similar application. The Commission denied the application without prejudice so that the applicant could meet with surrounding property owners and make amendments to the proposal. The following amendments have been made:

1. Changed a street name.
2. Added a wood fence adjacent to the existing Highlands North Phase 2 subdivision.
3. Provided illustrations for the proposed subdivision signage.
4. Provided illustrations for the proposed street signs and lighting standards for the development.
5. Provided percentage breakdown of the house sizes for the development.
6. Added not to allow 2-story homes adjacent to the existing Highlands North Phase 2 subdivision.

	PLANNING AND ZONING COMMISSION (P&Z)	CITY COUNCIL
DATE:	Tuesday, February 7, 2023	Tuesday, February 28, 2023
TIME:	6:00 P.M.	7:00 P.M.
LOCATION:	T.W. “Turk” Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104	T.W. “Turk” Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104 <i>A live broadcast of the meeting can</i>



Planning Department

285 Uptown Blvd.
Cedar Hill, TX 75104
O. 972.291.5100 X 1080

	<p><i>be viewed on the city's web page at http://cedarhilltx.com/. Click on the "Government" tab at the top of the page, then "Agendas & Minutes". Under the "City Council" heading, click on the link for "View Recent & Upcoming Agendas & Minutes", then "Watch City Council Meetings Live".</i></p>
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You are receiving this notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, the Planning and Zoning Commission and City Council are seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearings, written comments may also be submitted. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the Planning Department prior to the close of the City Council Public Hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the Planning Department at 972-291-5100, ext. 1083 or via e-mail at maria.pena@cedarhilltx.com.