

**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of January 20, 2009**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, January 20, 2009 at 6:00 p.m. in the Turk Cannady/Cedar Hill Room, 285 Uptown Blvd. Building 100, Cedar Hill, Texas.

Present: Chairman Bill Strother, Vice-Chairman David Rush and Commissioners Theresa Brooks, Todd Hinton, Tim Hamilton and Gehrig Saldaña.

Absent: Stephen Mason.

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:02 p.m. declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

II. Approve the minutes of the January 6, 2009 regular meeting

A motion was made by Vice-Chairman Rush to approve the minutes December 16, 2008 regular meeting, as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Hinton, Saldana and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 08-63 – Review and consider the Site Plan of Babe’s Chicken Dinner House proposed in the Old City Hall building, generally located at the southwest corner of Main St. and Cedar St. *Requested by Jerry Watts of Babe’s Chicken Dinner House.*

Paul Vinyard, 20125 Fiddler’s Green, Frisco, TX 75034, stepped forth to present this request and answer any questions.

Commissioner Brooks, referring to the enclosed waiting area, stated that the design of the walls and windows do not allow visitors the opportunity to view the downtown area [while they are waiting].

Mr. Vinyard stated that they want their customers to forget their real world experiences and relax. Creating this relaxing atmosphere is one of the reasons why their restaurants are so successful. After patrons leave, they will be able to see what is in the downtown area. For many of their customers, this will be the first time they've visited Cedar Hill and more than likely they will return.

Vice-Chairman Rush asked Mr. Vinyard how many people could fit into the waiting area.

Mr. Vinyard stated about 200 people, with an average wait time for a table of about 45 minutes to an hour.

Commissioner Hinton asked the applicant if he was aware of Staff's comment regarding any proposed exterior lighting must be Dark Sky compliant.

Mr. Vinyard stated he was aware of this comment and they would comply accordingly.

Commissioner Hinton made a motion to approve Case Number 08-63, subject to new exterior lighting being Dark Sky compliant and the proposed window treatment. The motion was seconded by Vice-Chairman Rush.

The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Hinton, Saldana and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

V. Staff Reports and Discussion

Don Gore, City Planner, reviewed the reasoning behind tonight's discussion of the Comprehensive Plan Implementation Priorities, to help gather ideas and input from the Commission on the steps and/or direction the City needs to take in order to accomplish the pending priorities.

Next, Mr. Gore reviewed the headings developed thus far. At that time, the Commission discussed and sorted through each of the priorities as a way to help answer broader policy questions regarding development.

In summary, Mr. Gore stated that he would produce a document that reflects the hard work the Commission accomplished thus far and present that document at the next meeting.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:58 p.m.

Bill Strother
Chairman

Don Gore
City Planner
