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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of October 5, 2010**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, October 5, 2010 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.*

*Present: Vice-Chairman Theresa Brooks and Commissioners, Bill Nanry Gehrig Saldaña, Lisa Thierry, Bill Strother and Tim Hamilton.*

*Absent: Chairman Todd Hinton.*

**I. Call the meeting to order**

Vice-Chairman Brooks 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. Approval the minutes of the September 7, 2010 regular meeting**

A motion was made by Commissioner Hamilton to approve the September 7, 2010 minutes, as presented. The motion was seconded by Commissioner Nanry. The vote was as follows:

Ayes: 6 – Vice-Chairman Brooks and Commissioners Strother, Saldana, Hamilton, Nanry, Thierry.

Nays: 0

Vice-Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Case No. 10-13 - CONDUCT A PUBLIC HEARING** and consider a request for a Conditional Use Permit (CUP) to serve alcoholic beverages in conjunction with a restaurant. The restaurant is zoned Local Retail and is located at 531 East Belt Line Rd., Cedar Hill, Texas. *Requested by Maria C. Macias on behalf of Don Chano Mexican Restaurant.*

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*Maria C. Macias, 435 Justice Dr., Cedar Hill, TX 75104* stepped forth to present this request and answer any questions from the Commission. Ms. Macias stated that she would like to sell alcoholic beverages in conjunction with her Mexican restaurant, Don Chano.

Vice-Chairman Brooks opened the floor for anyone wishing to speak in favor of this request.

No one spoke.

Vice-Chairman Brooks opened the floor for anyone wishing to speak in opposition of this request.

No one spoke.

Vice-Chairman Brooks closed the public hearing for this item and opened the floor to the Commission for discussion.

Commissioner Hamilton asked the applicant if a liquor license was previously issued for another restaurant at this same location.

Ms. Macias stated yes.

Vice-Chairman Brooks asked the applicant if she was aware of staff's comment regarding landscaping.

Ms. Macias stated that she wasn't aware of staff's comment.

Vice-Chairman Brooks instructed the applicant to contact the planning department for further information regarding this matter.

A motion was made by Commissioner Hamilton to approve Case No. 10-13, as presented. The motion was seconded by Commissioner Strother. The vote was as follows:

Ayes: 6 – Vice-Chairman Brooks and Commissioners Strother, Saldana, Hamilton, Nanry, Thierry.

Nays: 0

Vice-Chairman Brooks declared the motion carried

Commissioner Strother posed a question to city staff regarding the landscaping issue. He asked whose responsibility is it to bring the property into compliance with current standards, the property owner or the tenant.

Rod W. Tyler, Director of Planning, stated that the City isn't concerned with who brings the property into compliance. The trigger that creates the need to comply with the City's current landscaping standards is the new development application, in this case a CUP. However,

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Mr. Tyler also stated that typically with enforcement matters, it is the record property owner that is notified and not the tenant.

## **V. Staff Reports & Discussion Items**

### 1. Recent Submittals

Don Gore, City Planner, reviewed with the Commission recently submitted cases and upcoming agenda items.

As a reminder, Mr. Tyler stated that will have election of officers at the beginning of our next meeting. Additionally, Mr. Tyler asked the Commission if there was a particular topic they would like to review as part of the P&Z Commission training series.

Vice-Chairman Brooks asked the Commission if they would like a tutorial on reviewing and reading site plans or plats.

Commissioner Thierry asked for a reference sheet on the various acronyms used in the case load and other planning documents.

Mr. Tyler stated that city staff would put something together for the Commission's next meeting regarding site plan analysis, as well as a breakdown of the commonly used acronyms.

## **VI. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:18 p.m.

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Theresa Brooks  
Vice-Chairman

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Belinda L. Huff  
Planning Secretary

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