

**MINUTES  
PLANNING AND ZONING COMMISSION  
Meeting of May 5, 2008**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, May 5, 2008 at 6:00 p.m. in the Council Chambers of City Hall, 502 Cedar Street, Cedar Hill, Texas.*

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

*Absent: none*

**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 April 7, 2008 and April 21, 2008 meetings**

A motion was made by Vice-Chairman Rush to approve the minutes of the April 7, 2008 and the April 21, 2008 meetings, with the changes noted during the briefing session. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 7 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Mason, Hamilton, Saldaña and Hinton

Nays: 0

Chairman Strother declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Case Number 08-05 – CONDUCT A PUBLIC HEARING** and consider a request for a **Conditional Use Permit to serve Alcoholic Beverages** in conjunction with a restaurant. The restaurant is zoned (LR) Local Retail, and located at 949 North Highway 67, Suite 389, Cedar Hill, TX. *Requested by Shan Yun Lin (with The Bamboo Palace).*

*Mr. Chow, a business partner of the applicant Mr. Lin, 949 North Highway 67, Suite 389, Cedar Hill, TX 75104, stepped forth to present this request and answer any questions from the Commission.*

Chairman Strother opened the floor for anyone wishing to speak in favor of this request.

No one spoke.

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Chairman Strother closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition to this request.

No one spoke.

Chairman Strother closed the public hearing for this item and opened the floor to the Commission for discussion.

Commissioner Brooks asked the applicant if smoking would be allowed in the proposed bar area.

Mr. Chow stated no, there would be no smoking allowed in the restaurant.

A motion was made by Vice-Chairman Rush to approve Case number 08-05, as submitted, which includes a recommendation to City Council to waive the residential distance separation requirement. The motion was seconded by Commissioner Hinton. The vote was as follows:

Ayes: 7 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Mason, Hamilton, Saldana and Hinton

Nays: 0

Chairman Strother declared the motion carried.

- V. Case Number 08-12 – CONDUCT A PUBLIC HEARING** and consider a request for a **Conditional Use Permit to serve Alcoholic Beverages** in conjunction with a restaurant. The restaurant is zoned (LR) Local Retail, and is generally located southeast of F.M. 1382 and Uptown Blvd, Cedar Hill, TX. *Requested by Leslie Brown (with Peter Piper Pizza).*

*Chris Rohan, 5824 Sugar Maple Ct., Southlake, TX 76248, stepped forth to present this request and answer any questions from the Commission.*

Mr. Rohan stated that currently there are 136 Peter Piper Pizza restaurants located in the southwestern portion of the U.S. and in the Republic of Mexico. They consider themselves as primarily a restaurant, with entertainment options.

Chairman Strother opened the floor for anyone wishing to speak in favor of this request.

No one spoke.

Chairman Strother closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition to this request.

No one spoke.

Chairman Strother closed the public hearing for this item and opened the floor to the Commission for discussion.

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Vice Chairman Rush asked the applicant if smoking would be allowed in any part of the restaurant.

Mr. Rohan stated no, all of their restaurants are non-smoking.

Commissioner Hinton asked about how they proposed to separate children from the areas that serve alcoholic beverages and would patrons be allowed to walk around the restaurant with their alcoholic beverages.

Mr. Rohan stated that their restaurants are typically staffed with about 40-60 employees, primarily part-timers and with all staff being fully trained by the appropriate state mandated alcoholic beverage management program. He stated their policy is that any server handling alcoholic beverages must be at least 18 years of age or the minimum age specified by local ordinances, whichever is more restrictive. He further stated that patrons are able to walk freely around the restaurant with their alcoholic beverages.

A motion was made by Commissioner Brooks to approve Case number 08-12, as presented. The motion was seconded by Commissioner Saldana. The vote was as follows:

Ayes: 7 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Mason, Hamilton, Saldana and Hinton

Nays: 0

Chairman Strother declared the motion carried.

## **XI. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:25 p.m.

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Bill Strother  
Chairman

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Belinda L. Huff  
Planning Secretary

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