
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of January 16, 2018

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, January 16, 2018 at 6:00 p.m. in the T. W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Planning & Zoning Commissioners present: Chairman Chad McCurdy, Vice-Chairman Theresa Brooks, and Commissioners: Bill Strother, Michael Lewis, Lisa Thierry, and Michael Deeds

Absent: Commissioner Timothy Hamilton

City Staff members present: Dana Woods, Planner; Sharon Davis, Executive Secretary of Planning

I. Call the Meeting to Order

Chairman McCurdy called the meeting to order at 6:01 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 December 5, 2017 regular meeting

A motion was made by Commissioner Deeds and seconded by Commissioner Lewis to approve the minutes of the December 5, 2017 regular meeting. The vote was as follows:

Ayes: 6 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Strother, Deeds, Thierry and Lewis

Nays: 0

Chairman McCurdy declared the motion carried.

III. Citizens Forum

No one spoke

IV. Regular Agenda:

1. **Case No. SP-38-2017** – Consider an application for a revised site plan for a drive-thru restaurant on property zoned "LR" Local Retail District, located on the northeast side of FM 1382, southeast of Highway 67 with the approximate address being 387 East FM 1382. *Applicant: Bryan Burger; Property Owner: Todd Williams [Chick-fil-A.]*

Dana Woods, Planner presented the staff report which stated the site plan complies with all applicable ordinances and design standards with staff's recommendation of approval.

Vice-Chairman Brooks asked if there is a breakout lane from the drive thru. Also, can the fire truck get to the back of the building.

Chairman McCurdy asked the applicant to address the Commission. Mr. Bryan Burger, 17103, Preston Road, Dallas indicated that once an order is placed and the customer goes around the back of the building they could get out of line, if needed. The existing fire lanes will not change. Since the building will need sprinkling and the addition of the kitchen, Chick-fil-A will be closed for approximately 1 to 2 months.

Commissioner Lewis asked what the coldest and warmest temperatures for the employees to stand outside taking orders.

Mr. Burger indicated that would be up to the operator of the business.

Commissioner Deeds asked if the employees taking the orders under the canopy would have some type of protection from the traffic. Also, he asked what the purpose of the yellow steel bar under the canopy was for.

Mr. Burger indicated there is a crosshatched area that is striped for employees to walk back and forth when taking orders. The bollard is for the protection of employees as well as protecting the support for the canopy from collapsing.

Commissioner McCurdy asked if the parking was changing. He was concerned with the difficulty of cars getting out of the parking spaces closest to the building and the handicap spaces.

Mr. Burger indicated there is no change in the parking. With the new addition of the kitchen, there should be an increase in the drive thru of 20% so the congestion should be decreased.

Commissioner Deeds made a motion to recommend approval of Case No. SP-38-2017. The motion was seconded by Commissioner Lewis. The vote was as follows:

Ayes: 6– Chairman McCurdy, Vice-Chairman Brooks, Commissioners Strother, Deeds, Thierry, and Lewis

Nays: None

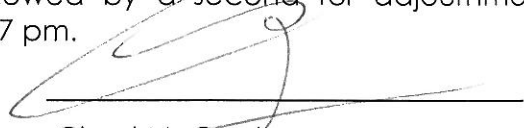
Chairman McCurdy declared the motion carried.

V. Staff Reports

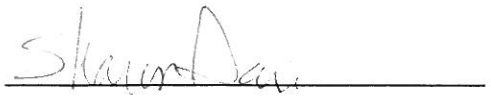
Ms. Woods informed the Commission of the current development.

VI. Adjourn

A motion was made by Commissioner Lewis, followed by a second for adjournment by Commissioner Deeds. The meeting adjourned at 6:37 pm.



Chad McCurdy
Chairman



Sharon Davis
Executive Secretary

