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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF APRIL 16, 2019**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, April 16, 2019 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: Chairperson Lisa Thierry, and Commissioners: Bill Strother, Michael Deeds, and Michael Lewis*

*Absent: Vice-Chairperson Theresa Brooks, and Commissioners: Maranda Auzenne and Timothy Hamilton*

*City Staff Members Present: Director of Planning, LaShondra Stringfellow; Director of Experience, Russell Read; Senior Planner, Maria Peña; Planner, Dana Woods; and Executive Secretary, Katie Cenicola*

**I. Call the Meeting to Order.**

Chairperson Thierry called the meeting to order at 6:00 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 2, 2019 regular meeting.**

A motion was made by Commissioner Deeds and seconded by Commissioner Lewis to approve the minutes of the April 2, 2019 regular meeting. The vote was as follows:

Ayes: 4– Chairperson Thierry, Commissioners, Strother, Deeds, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

**III. Citizens Forum.**

No one spoke.

**IV. Public Hearing Items:**

1. **Case No. PD-165-2019** – Conduct a public hearing and consider an application for an amendment to Planned Development District No. 2005-226 [Hillside Village] to require a parking demand analysis to determine parking ratios, legally described as the Uptown Village at Cedar Hill Addition, generally located on the south side of West Pleasant Run Road, the northeast side of FM 1382, and northwest of Highway 67.

*Applicant: Jonathan D. Russell of Dunaway Associates, L.P.*

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*Property Owners: PR 3 TPC Land LP; Uptown Village at Cedar Hill LP; and Dillard's Properties Inc.*

Director of Planning LaShondra Stringfellow, briefed the Commission on this request. She indicated that staff recommends approval.

Chairperson Thierry asked the applicant to come forward and address the Commission. Barry Hudson addressed the Commission.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request.

One person spoke in support: Jonathan Vincent, 2323 Ross Ave., Dallas was present on behalf of the property owners.

Chairperson Thierry asked if there was anyone wishing to speak in opposition to this request.

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

The Commission deliberated.

Commissioner Deeds made a motion to recommend approval.

The motion was seconded by Commissioner Strother.

The vote was as follows:

Ayes: 4– Chairperson Thierry, Commissioners, Strother, Deeds, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

- 2. Case No. PD-SP-144-2019** – Conduct a public hearing and consider an application for a Planned Development-Site Plan [Hotel/Convention Center in Hillside Village] with alternative architectural design standards and an alternative building material on property zoned Planned Development District No. 05-226, Subdistrict 1, generally located northwest of Highway 67 and south of West Pleasant Run Road.

*Applicant: Russell Read for the City of Cedar Hill*

*Property Owner: City of Cedar Hill*

Senior Planner Maria Peña, briefed the Commission on the request. She indicated that staff recommends approval.

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Chairperson Thierry asked the applicant to come forward and address the Commission. Russell Read addressed the Commission.

Commissioner Strother asked if the alternative building materials were a cost savings.

Mr. Read indicated that it is not a cost savings.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request.

No one spoke in favor.

Chairperson Thierry asked if there was anyone wishing to speak in opposition to this request.

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

Commissioner Lewis made a motion to recommend approval.

The motion was seconded by Commissioner Strother.

The vote was as follows:

Ayes: 4– Chairperson Thierry, Commissioners, Strother, Deeds, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

- 3. Case No. CUP-157-2019** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for a “drive-through facility” limited to a restaurant [Lisa's Chicken & Seafood, formerly Dairy Queen] on property zoned Old Town Corridor Sub-District within the Uptown Overlay, and located on the north side of Cooper Street, west of Highway 67 with the approximate address being 303 Cooper Street.

*Applicant / Property Owner: Tom Nguyen*

Planner Dana Woods, briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. The operation of the use is subject to the site plan with attachments.
  2. The sale of alcoholic beverages for off-premise consumption is prohibited. The sale of alcoholic beverages for on-premise consumption requires a CUP. [Section 4.1.4, Chapter 23 – Zoning]
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Commissioner Deeds asked if the applicant would normally need to come into compliance with the landscaping requirements.

Ms. Woods indicated they would not since the site was built in 1985, prior to the existing landscaping regulations in the Zoning Ordinance. Additionally, the building was not being expanded.

Chairperson Thierry asked the applicant to come forward and address the Commission. The applicant addressed the Commission.

Commissioner Deeds asked about the hours of operations.

The applicant indicated the hours of operation would be Sunday through Thursday, 10 am – 10 pm, and Friday through Saturday, 10 am – 11 pm.

Commissioner Deeds asked if there would be any seating for eating outside of the building.

The applicant indicated there would only be seating for eating inside the building.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request.

No one spoke in favor.

Chairperson Thierry asked if there was anyone wishing to speak in opposition to this request.

One person, Mia Horton, 302 and 304 Hickerson, indicated she wanted to speak to ask questions about the speakers for ordering food, but she was not in opposition.

Chairperson Thierry closed the public hearing.

Commissioner Deeds made a motion to recommend approval subject to staff's conditions.

The motion was seconded by Commissioner Strother.

The vote was as follows:

Ayes: 4– Chairperson Thierry, Commissioners, Strother, Deeds, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

## **V. Staff Reports.**

### **1. Update on applications in review.**

#### **a. 2019**

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**b. 2018**

Ms. Stringfellow informed the Commission of the current development applications.

**2. Upcoming Meetings**

Ms. Stringfellow informed the Commission on upcoming meeting dates.

**VI. Adjourn.**

The meeting adjourned at 7:08 p.m.



Lisa Thierry  
Chairperson



Katie Cenicola  
Planning Secretary