



ZONING AND CUP's

APPLICATION TYPE

Zoning: Application to rezone property to a base zoning district, to remove a zoning overlay, and/or to add a zoning overlay.

Current Zoning:	
Existing Use(s):	
Requested Zoning:	
Proposed Use(s):	

Planned Development District (PD) Zoning: Application to rezone property to a Planned Unit Development.

Current Zoning:	NS, SF-E & SF-7
Existing Use(s):	RAW LAND AND SMALL HORSE BOARDING
Proposed Use(s):	NS TO LR FOR CONVENIENCE-GROCERY & ALL SF TO SF-7.

Conditional Use Permit (CUP): Application to permit a conditional use in a zoning district as allowed by the Zoning Ordinance (Chapter 23 of the Code of Ordinances).

Current Zoning:	
Existing Use(s):	
Proposed Conditional Use(s):	

Conditional Use Permit (CUP) for a Restaurant with alcoholic beverage sales and consumption: Application to permit a conditional use permit to serve alcoholic beverages for on-premise consumption at a restaurant permitted by the Zoning Ordinance.

Current Zoning:	
Existing Use(s):	

DESCRIPTION OF PROPOSAL

A PLANNED DEVELOPMENT TO PROVIDE LOCAL RETAIL USE AND CHANGE ALL SINGLE FAMILY ZONING TO SF-7 ZONING.

All applications shall be submitted to:

Planning Department • 285 Uptown Blvd., Cedar Hill, TX 75104 • 972.291.5100, ext. 1081 •

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SUBMITTAL REQUIREMENTS

"x" indicates item required to be submitted with that application type

Office Use	Zoning	PUD Zoning	CUP	CUP-Alcohol
Application Fee: \$500 + \$5 per acre rounded up to the next whole acre	x		x	
<input checked="" type="checkbox"/> Application Fee: \$1,000 + \$5 per acre rounded up to the next whole acre		<input checked="" type="checkbox"/>		
Application Fee: \$500				x
<input checked="" type="checkbox"/> Sign Fee: \$50 per sign per street frontage (refundable upon return of sign)	x	<input checked="" type="checkbox"/>	x	x
<input checked="" type="checkbox"/> If unplatted, provide metes and bounds description of the property in hard copy and an electronic copy in .pdf format	x	<input checked="" type="checkbox"/>	x	x
<input checked="" type="checkbox"/> Description of the request including proposed uses and existing buildings on the property	x	<input checked="" type="checkbox"/>	x	x
<input checked="" type="checkbox"/> Proposed standards including uses, density, lot dimensions, setbacks, heights, floor area, architectural design, building materials, amenities, landscaping, and development phasing in hard copy and an electronic copy in .pdf format		x		
<input checked="" type="checkbox"/> Conceptual Plan showing boundary dimensions, building footprints, streets, and open space - 7, 24" x 36" copies and an electronic copy in .pdf format		<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/> Traffic circulation plan for vehicles and pedestrians in hard copy and an electronic copy in .pdf format		<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/> Traffic impact analysis (TIA) or waiver from the Public Works Department in hard copy and an electronic copy in .pdf format <i>(HAVE ENGAGE DAVID BOSKI FOR TIA)</i>		<input checked="" type="checkbox"/>	x	x
Site Plan, Landscape Plan, Tree Protection/Tree Mitigation Plan (if not previously submitted), Building Elevations - 7, 24" x 36" copies and an electronic copy in .pdf format			x	x
Copy of TABC Mixed Beverage License Application in .pdf format				x
Interior Design Plan denoting location of alcoholic beverage serving and storage areas - 7, 24" x 36" copies and an electronic copy in .pdf format				x
Layout of all signs on the property and on the building in hard copy and an electronic copy in .pdf format				x
<input checked="" type="checkbox"/> Receipt for taxes paid to Dallas County and/or Ellis County	x	<input checked="" type="checkbox"/>	x	x
<input checked="" type="checkbox"/> Provide evidence of notification regarding this request to applicable school district(s)	x	<input checked="" type="checkbox"/>	x	x
Submittal Deadline Date:				

Office Use

Application Fee:	\$ <u>1,130.00</u>	Sign Fee: (# of signs x \$50)	\$ <u>100.00 (2)</u>	Total Due:	\$ <u>1,230.00</u>
Case #:	<u>PD 159-2019</u>	Received By:	<u>K. Cenicola</u>	Payment Method:	<u>CK #s 2820 & 2821</u>

PROPERTY INFORMATION

Address or General Location: 1313 ANDERSON ROAD (300' +/- SOUTH OF MANFIELD RD)
 Acreage: 25.65 ACRES
 Tract, Survey, Abstract: JOHN N. GAINER SURVEY, ABSTRACT NO. 492, PG. 15
 Lot, Block, Subdivision: N/A (TRACTS 11.5, 14.4, 11.4)

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APPLICANT

Name: TOM Gauthart and Chad Adams
Company: WILDWOOD DEVELOPMENT
E-mail (Required): [REDACTED]
Telephone: [REDACTED]
Mailing Address: 1130 N Westmoreland Rd
City, State, Zip: Desoto TX 75115

REPRESENTATIVE (if different from applicant)

Name: Jay Childs
Company: DIETZ Engineering
E-mail (Required): [REDACTED]
Telephone: [REDACTED]
Mailing Address: 209 E Main Street
City, State, Zip: Waxahatchie TX. 75165

PROPERTY OWNER

Name: Kenny Kok
Company: Harwood Funds LLC
E-mail (Required): [REDACTED]
Telephone: [REDACTED]
Mailing Address: 1112 Serenade Lane
City, State, Zip: Richardson TX. 75081

SIGNATURES

With my signature, I certify that I am the applicant, representative and/or property owner submitting this application for the herein described real property. I acknowledge that the official filing date shall be the date that the application was determined to be complete [not submitted] pursuant to Chapter 20, Section 20-6 and Chapter 23, Section 1.8 of the Cedar Hill Code of Ordinances.

[Signature] 1/14/2019
Signature of Applicant Date

[Signature] 2/25/2019
Signature of Representative Date

[Signature] 1/14/2019
Signature of Property Owner Date

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