
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF MARCH 19, 2019

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, March 19, 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, Vice-Chairperson Theresa Brooks, and Commissioners: Maranda Auzenne, Bill Strother, Michael Deeds, Timothy Hamilton, and Michael Lewis

City Staff Members Present: Director of Planning, LaShondra Stringfellow; 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 March 5, 2019 regular meeting.

A motion was made by Commissioner Hamilton and seconded by Commissioner Deeds to approve the minutes of the March 5, 2019 regular meeting. The vote was as follows:

Ayes: 5– Chairperson Thierry, Vice-Chairperson Brooks, Commissioners, Deeds, Hamilton, and Lewis

Nays: None

Abstain: 2- Commissioners Auzenne and Strother

Chairperson Thierry declared the motion carried.

III. Citizens Forum.

No one spoke.

IV. Public Hearing Items:

1. **Case No. Z-156-2019** – Conduct a public hearing and consider amendments to Chapter 23 entitled "Zoning", Articles 3, 4 and 5 of the Code of Ordinances of the City of Cedar Hill, Texas; providing amended regulations pertaining to alcoholic beverages, conditional use permits, drive-through facilities, retail uses, restaurant uses, amusement and recreation uses, and definitions.

Planning Director, LaShondra Stringfellow, briefed the Commission on this request.

Commissioner Deeds asked how long a conditional use permit is valid.

Ms. Stringfellow indicated that if either the Planning and Zoning Commission or City Council may place a time limit on the conditional use permit. She also indicated that the Zoning Ordinance requires a new CUP when the operator changes on a Texas Alcoholic Beverage Commission license for a restaurant.

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 Deeds made a motion to recommend approval.

The motion was seconded by Vice-Chairperson Brooks.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

2. **Case No. CUP-140-2019** – Conduct a public hearing and consider an application for a Conditional Use Permit for a restaurant [Boiling King Crab] with attendant accessory use of the sale of alcoholic beverages for on-premise consumption on property zoned Planned Development District No. 05-226, generally located on the south side of West Pleasant Run Road, northwest of Highway 67 with the approximate address being 305 West FM 1382, Suite 316 [Hillside Village].

Applicant: Tony Vong, Boiling King Crab

Representative: Martin L. Muizers

Property Owner: Maranda Auzenne, Hillside Village

Commissioner Auzenne stated that she would be abstaining on this item.

Senior Planner, Maria Peña 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 alcoholic beverage site plan with attachments and the requirements in Section 4.1.4 of the Zoning Ordinance.
2. There shall be no dance floor, gaming devices, or electronic amusement machines.
3. The sale of alcoholic beverages for off-premise consumption shall be prohibited.

Chairperson Thierry asked the applicant to come forward and address the Commission. Martin Muizers addressed the Commission on the plans for the restaurant.

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.

Vice-Chairperson Brooks made a motion to recommend approval subject to staff's conditions.

The motion was seconded by Commissioner Strother.

The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Strother, Deeds, Hamilton, and Lewis

Nays: None

Abstain: 1- Commissioner Auzenne

Chairperson Thierry declared the motion carried.

V. Staff Reports.

1. **Update on applications in review.**
 - a. 2019
 - 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 6:33 p.m.

Lisa Y. Thierry
Lisa Thierry
Chairperson

Katherine Cenicola

Katie Cenicola
Planning Secretary