
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2020

The Planning and Zoning Commission of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, July 21, 2020 at 6:00 p.m.

Planning & Zoning Commissioners Present: Chairperson Michael H. Lewis, Vice-Chairperson Michael Deeds, and Commissioners: Maranda Auzenne, *Theresa Brooks, Lisa Thierry, Timothy Hamilton, and Jay Patton.

*Commissioner Theresa Brooks had technical difficulties connecting to the call and was not audible the entire meeting.

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Katherine Linares; and Executive Secretary, Katie Cenicola

I. Call the Meeting to Order.

Chairperson Lewis called the meeting to order at 6:20 p.m. declaring it an open meeting in which a quorum was present, and the meeting notice was duly posted.

The meeting was called to order at 6:20 p.m. due to technical difficulties with getting all of the Commissioners connected to telephone conference.

II. Approve the minutes of the July 7, 2020 regular meeting.

A motion was made by Commissioner Auzenne and seconded by Vice-Chairperson Deeds to approve the minutes of the July 7, 2020 regular meeting. The vote was as follows:

Ayes: 6 – Chairperson, Lewis, Vice-Chairperson Deeds, Commissioners Auzenne, Thierry, Hamilton, and Patton

Nays: None

Commissioner Brooks was inaudible.

Chairperson Lewis declared the motion carried.

III. Public Comment.

No one submitted comments online.

IV. Public Hearing Items:

1. **Case No. CUP-262-2020** – Conduct a public hearing and consider an application for a Conditional Use Permit for a restaurant [Olé Pozole] in conjunction with the sale of alcoholic beverages for on-premise consumption and a variance to the

300-foot distance requirement from a church and residential zoning on property zoned Old Town Residential Sub-District, located on the northeast corner of Texas Street and Wilson Street with the approximate address being 207 Wilson Street.

Applicant: Olé Pozole

Representative: Braxton Werner, Wernerfield Architecture

Property Owner: VA Capital LLC & Victor E. Ballas, LLC

Planner Katherine Linares briefed the Commission on the request. She indicated that one letter of opposition had been received from a property owner who was within 200 feet of the site. She stated staff recommends approval subject to the following conditions:

1. The operation of the use is subject to the site plan and requirements in Section 4.1.4 of the Zoning Ordinance.
2. This Conditional Use Permit is only valid for the operator "Olé Pozole, LLC". A new CUP shall be required if the operator on the TABC license changes.
3. The on-premise consumption shall be limited to the approximately 3,090-square-foot indoor and outdoor areas as denoted on the floor plan and site plan.
4. Install an approved landscape screening device along the northern property line where the patio is to be located.
5. The outdoor patio area shall not be utilized after 10 pm.
6. A minimum of 11 additional parking spaces shall be provided off-site to accommodate the outdoor patio area. Prior to issuance of a certificate of occupancy, the applicant shall provide a signed document denoting how valet parking will occur for at least 11 vehicles when the number of patrons exceeds 40.
7. Commercial amusement uses are prohibited and shall require an amendment to the Conditional Use Permit.
8. The Conditional Use Permit expires in one year.
9. Submit an updated site plan and floor plan showing proposed and existing locations of sidewalk, parking, and location of dumpster, prior to issuance of building permit.
10. Submit civil engineering plans for water, sewer, streets, and drainage prior to issuance of building permit.

Chairperson Lewis asked the applicant to address the Commission. Applicant Amanda Moreno and representative Braxton Werner addressed the Commission.

Chairperson Lewis opened the public hearing. He asked if there was anyone wishing to speak in support or opposition of this request.

No one spoke in support or opposition.

Chairperson Lewis closed the public hearing.

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

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes: 5 – Vice-Chairperson Deeds, Commissioners Auzenne, Thierry, Hamilton, and Patton

Nays: 1 – Chairperson Lewis

Abstain: 1 – Commissioner Brooks

Commissioner Brooks was *inaudible*.

Chairperson Lewis declared the motion carried.

V. Staff Reports.

- 1. Update on applications in review.**
 - a. 2020
 - b. 2019

Planning Director LaShondra Stringfellow informed the Commission regarding ongoing applications.

2. Upcoming Meetings

Ms. Stringfellow informed the Commission regarding upcoming meetings.

VI. Adjourn.

The meeting adjourned at 6:52 p.m.



Michael Deeds
Vice-Chairperson



Katherine Cenicola
Planning Secretary