
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JANUARY 5, 2021

The Planning and Zoning Commission of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, January 5, 2021, at 6:00 p.m.

Planning & Zoning Commissioners Present: Chairperson Michael Deeds and Commissioners: Andrea Flores, Lisa Thierry, Timothy Hamilton, Jay Patton, and Jerry White.

Planning & Zoning Commissione Absent: Vice-Chairperson Maranda Auzenne

*Due to technical difficulties, Commissioners Hamilton and Thierry were not audible the entire meeting.

City Staff Members present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Katherine Linares, and Executive Secretary, Debra Kalsnes.

I. Call the Meeting to Order.

Chairperson Deeds called the meeting to order at 6:08 p.m. declaring it an open meeting in which a quorum was present, and the meeting notice was duly posted.

II. Approve the amended minutes of the December 3, 2020, regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Patton to approve the amended minutes of the December 3, 2020, regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Deeds and Commissioners Flores, Thierry, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

* Commissioner Hamilton was inaudible.

III. Public Comment.

There were no public comments.

IV. Public Hearing Items:

1. **Case No. CUP-309-2020** – Conduct a public hearing and consider an application for a Conditional Use Permit for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant 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, 888888 Investment, Inc [Crab N Bar]
Representative: Warren Cohen
Property Owner: D. Renee Tims, Prep Hillside Estate, LLC

Senior Planner Maria Peña briefed the Commission on the request. She stated that the staff recommends approval subject to the following conditions:

1. This Conditional Use Permit (CUP) shall only be valid for the Crab N Bar at this location. A new operator shall be required with a new CUP.
2. 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.
3. There shall be no dance floor, gaming devices or electronic amusement machines and commercial amusement uses shall require a CUP.
4. The sale of alcoholic beverages for off-premise consumption shall be prohibited.

The Commission asked staff a question about the location within Hillside Village. Senior Planner Peña addressed the question.

Chairperson Deeds asked the applicant to address the Commission. Cody Easterling at 305 W. FM 1382, Suite 316, Cedar Hill, TX 75104, and Renee Tims, Prep Hillside Real Estate, indicated they were available to answer questions.

The Commission had no questions for the applicant.

Chairperson Deeds 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 in opposition.

Chairperson Deeds closed the public hearing.

Chairperson Deeds made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Patton.

The vote was as follows:

Ayes: 4 – Chairperson Deeds, Commissioners Flores, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

* Commissioners Hamilton and Thierry were inaudible.

Chairperson Deeds noted that this item will be considered by City Council on Tuesday, January 26, 2021.

2. **Case No. CUP-314-2020** - Conduct a public hearing and consider an application for a Conditional Use Permit for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant on property zoned "LR" (Local Retail District) within the Uptown Overlay, generally located east of Uptown Boulevard, south of West Farm-to-Market Road 1382 with the approximate address being 638 Uptown Boulevard, Suite 120. Applicant: Ngoc Chinh Ly, Elegant Construction, LLC Representative: Binh Nguyen, BN Sushi & Grill Property Owner: Nguyen Cuc, Nguyen Long Inc. dba Lalosa Uptown

Planner Katherine Linares briefed the Commission on the request. She stated that the staff recommends approval subject to the following conditions:

1. The operation of the use is subject to the site plan and floor plan.
2. This Conditional Use Permit is only valid for the operator "BN Sushi & Grill". A new CUP shall be required if the operator on the TABC license changes.
3. There shall be no walk-up window access and no-drive-through facility.
4. Commercial amusement uses shall require an amendment to the Conditional Use Permit.

The Commission asked staff questions about its presentation.

Chairperson Deeds asked if the applicant was available to address the Commission. No one spoke.

Chairperson Deeds 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 in opposition.

Chairperson Deeds closed the public hearing.

Commissioner White made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Thierry.

The vote was as follows:

Ayes: 5 – Chairperson Deeds, Commissioners Flores, Thierry, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

* Commissioner Hamilton was *inaudible*.

Chairperson Deeds indicated this item will be considered by City Council on Tuesday, January 26, 2021.

V. Regular Items:

1. **Case No. FP-316-2020** – Consider an application for a final plat (replat) for the Lyons Addition, Lots 2R and 5, Block A, being a replat of Lot 2, Block A on property zoned "LR" (Local Retail) District located on the north side of East Belt Line Road, east of North Cannady Drive with the approximate address being 509 East Belt Line Road.

Applicant: Tyler Alley, RCM Chenal Pointe, LLC

Property Owner: Craig Burrows, Bullion Investment, LLC and Chris Lyons, Lyons Equities, INC Trustee

Senior Planner Maria Peña briefed the Commission on the request. She stated that staff recommends approval subject to the conditions noted in the staff report.

Chairperson Deeds asked the applicant to address the Commission. Tyler Alley at 952 Bassett Place, Dallas 75208, indicated he was available to answer questions.

The Commission had no questions for the applicant.

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

The motion was seconded by Commissioner White.

The vote was as follows:

Ayes: 5 – Chairperson Deeds, Commissioners Flores, Thierry, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

* Commissioner Hamilton was inaudible.

Chairperson Deeds indicated this item will be considered by City Council on Tuesday, January 26, 2021.

2. **Case No. SP-313-2020** - Consider an application for a revised site plan on property zoned "LR" (Local Retail District), located on the north side of East Belt Line Road, east of North Cannady Drive with the approximate address being 509 East Belt Line Road.

Applicant: Tyler Alley, RCM Chenal Pointe, LLC

Property Owner: Craig Burrows, Bullion Investment, LLC and Chris Lyons, Lyons Equities, INC Trustee

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

Chairperson Deeds asked the applicant to address the Commission. Tyler Alley at 952 Bassett Place, Dallas 75208, indicated he was available to answer questions.

The Commission had no questions for the applicant.

Commissioner White made a motion to recommend approval.

The motion was seconded by Commissioner Patton.

The vote was as follows:

Ayes: 5 – Chairperson Deeds, Commissioners Flores, Thierry, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

* Commissioner Hamilton was *inaudible*.

Chairperson Deeds indicated this item will be considered by City Council on Tuesday, January 26, 2021.

VI. Staff Reports.

- 1. Update on applications in review.**
 - a. 2020-2021
 - b. 2019-2020

Planning Director LaShondra Stringfellow informed the Commission regarding ongoing applications.

2. Upcoming Meetings

Planning Director LaShondra Stringfellow informed the Commission on upcoming meetings.

VII. Adjourn.

The meeting adjourned at 7:15 p.m.



Michael Deeds
Chairperson



Debra Kalsnes

Planning Executive Secretary