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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF JUNE 1, 2021**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, June 1, 2021 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 Michael Deeds, Vice-Chairperson Maranda Auzenne, and Commissioners Andrea Flores and Gerald White.

Absent: Commissioners Lisa Thierry and Jay Patton.

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 6:34 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 May 18, 2021 regular meeting.**

A motion was made by Commissioner White and seconded by Vice-Chairperson Auzenne to approve the minutes of the May 18, 2021 regular meeting. The vote was as follows:

Ayes: 4 - Chairperson Deeds, Vice-Chairperson Auzenne, Commissioners White and Flores

Nays: None

The motion carried.

**III. Citizens Forum.**

No one spoke.

**IV. Public Hearing Items:**

1. **Case No. CUP-350-2021** – 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), generally located northwest of J. Elmer Weaver Freeway (Highway 67), south of East Wintergreen Road with the approximate address being 1435 North J. Elmer Weaver Freeway, Suite 220.

Applicant: Kenneth Frazier, Winner's Smokehouse BBQ, LLC

Property Owner: Anna Martinez & Tammie Ozuna, Property Managers LLC

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Planner Katherine Linares briefed the Commission on the request. She indicated that staff recommends approval of the Conditional Use Permit subject to the following conditions:

1. The operation of the use is subject to the site plan and floor plan with attachments and the requirements in Section 4.1.4 of the Zoning Ordinance.
2. This Conditional Use Permit is only valid for the operator "Winner's Smokehouse BBQ, LLC". 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.

Chairperson Deeds asked if there were any questions from the Commissioners. There were no questions.

Chairperson Deeds asked the applicant to come forward and address the Commission. Regina Frazier at 907 Hines Drive, Cedar Hill, TX, 75014, addressed the Commission and stated she was available to answer questions. Ms. Frazier stated that her husband, Ken Frazier, was out of town on military training and could not be present.

The Commission asked about the purpose of adding alcohol. Ms. Frazier indicated that alcohol was a minor part of the business. She indicated that beer sales are typical with restaurants that serve barbecue.

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 opposition.

Chairperson Deeds closed the public hearing.

Commissioner White commented that other restaurants at "The Ranch" have had alcohol sales since it opened and this restaurant serving alcohol would be a continuation.

Vice-Chairperson Auzenne made a motion to approve.

The motion was seconded by Commissioner White.

The vote was as follows:

Ayes: 4 – Chairperson Deeds, Vice-Chairperson Auzenne, Commissioners White and Flores

Nays: None

Chairperson Deeds declared the motion carried and noted that this item will be considered by City Council on Tuesday, June 22, 2021.

## **V. Staff Reports.**

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1. Senior Planner Maria Peña updated the Commission on the Downtown Complete Streets Plan.
2. Director Stringfellow briefed the Commission of upcoming applications. She also informed the Commission of the Comprehensive Plan and Think Tank on June 3, 2021. She stated that the new appointments would be on June 29, 2021.

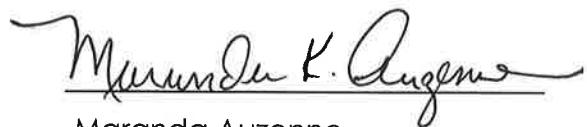
**VI. Adjourn.**

Vice-Chairperson Auzenne made a motion to adjourn, and it was seconded by Commissioner Flores.

The meeting adjourned at 7:32 p.m.



Debra Kalsnes  
Planning Secretary



Maranda Auzenne  
Vice-Chairperson

