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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF AUGUST 17, 2021**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, August 17, 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: Vice-Chairperson Maranda Auzenne, and Commissioners Lisa Thierry, Jay Patton, Andrea Flores, and Allena Anderson.

Absent: Chairperson Michael Deeds and Commissioner Gerald White.

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

**I. Call the Meeting to Order.**

Vice-Chairperson Auzenne called the meeting to order at 6:03 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 August 3, 2021 regular meeting.**

A motion was made by Commissioner Patton and seconded by Commissioner Thierry to approve the minutes of the August 3, 2021 regular meeting. The vote was as follows:

Ayes: 4 – Vice-Chairperson Auzenne, and Commissioners Thierry, Patton, and Flores

Nays: None

Abstain: Commissioner Anderson

The motion carried.

**III. Citizens Forum.**

No one spoke.

**IV. Public Hearing Items:**

- 1. Case No. CUP-366-2021** – 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) within the Uptown Overlay, generally located southeast of Pioneer Trail, southeast of Uptown Boulevard with the approximate address being 329 North J. Elmer Weaver Freeway, Suites 100 & 150.

Applicant: JerTerria Dawson, Beaucoup Connection

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Property Owner: Quang Le, CV Cedar Hill Holdings, LLC

Planner Katherine Linares 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 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 "Beaucoup Connection". A new CUP shall be required if the operator on the TABC license changes.
3. Food purchase shall be required with the purchase of alcoholic beverages.
4. There shall be no walk-up window or drive-through access.
5. Commercial amusement uses are prohibited.

Vice-Chairperson Auzenne asked if there were any questions from the Commissioners. There were none.

Vice-Chairperson Auzenne opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of this request.

No one spoke in support or opposition.

Vice-Chairperson Auzenne closed the public hearing.

The Commission asked if this is a restaurant. Staff stated it would be a restaurant serving Cajun food and subject to a maximum 40% alcohol gross annual sales.

Vice-Chairperson Auzenne asked the applicant to come forward to answer questions from the Commission. JerTerria Dawson at 2921 Margeaux Drive, Lancaster, TX, 75134, came forward.

The Commission asked if they would only serve alcohol to a customer. Ms. Dawson stated that food would be purchased with every alcoholic beverage. Ms. Dawson also stated that she hopes to be open in January.

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

The motion was seconded by Commissioner Flores.

The vote was as follows:

Ayes: 5 – Vice-Chairperson Auzenne, Commissioners Thierry, Patton, Flores, and Anderson

Nays: None

Vice-Chairperson Auzenne declared the motion carried and stated this would be considered by City Council on August 24, 2021.

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2. **Case No. CUP-370-2021** – Conduct a public hearing and consider an application for a Conditional Use Permit for "indoor and outdoor commercial amusement" on property zoned "LR" (Local Retail District), generally located northwest of J. Elmer Weaver Freeway (Highway 67), south of Wintergreen Road with the approximate address being 1435 North J. Elmer Weaver Freeway, Suite 100.  
Applicant: Roslyn Stafford-Grady, Smoking Jacket Cigar Lounge  
Property Owner: DFW Oracle Ventures Two

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

1. The use shall operate in accordance with the site and floor plan, which delineates the area where tables, seating and entertainment may be utilized.
2. The Conditional Use Permit does not permit the sale of alcoholic beverages for on-premises consumption.
3. Commercial amusement shall be limited to interior of the suite and the approximate 840-square-foot outdoor seating area, consisting of outdoor smoking and music.
4. There shall be no outdoor music after 9 pm and no amplified music.
5. This Conditional Use Permit excludes the use of games of chance; gambling-like device versions of bingo, keno, blackjack, lottery, roulette, video poker, eight-liners or similar electronic, electromechanical, or mechanical games, or facsimiles thereof.

Vice-Chairperson Auzenne asked if there were any questions from the Commissioners.

The Commission asked staff about the conditions regarding outdoor music and the outdoor seating. Ms. Linares, planner, indicated that per the city ordinance, the daytime decibel limit is 63 dBA, which the site could not exceed. Additionally, there can be no outdoor music after 9:00 p.m. Staff also pointed out the outside seating in the photos of the site.

Vice-Chairperson Auzenne asked the applicant to come forward and address the Commission. Roslyn Stafford-Grady at 1111 Millington Court, Desoto, TX, was available to answer any questions.

The Commission asked what prompted the use of outdoor seating. Ms. Grady stated that during COVID, the customers utilized the outdoor seating and they would like to continue it.

The Commission asked if other businesses were informed of the outdoor entertainment and if they had any issues. Ms. Grady stated the surrounding businesses had no problem with this and that they would not have any speakers outside.

The Commission asked about maintenance protocols. Ms. Grady pointed out on the site plan the location of trash cans.

Vice-Chairperson Auzenne opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of this request.

No one spoke in support or opposition.

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Vice-Chairperson Auzenne closed the public hearing.

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

The motion was seconded by Commissioner Patton.

The vote was as follows:

Ayes: 5 – Vice-Chairperson Auzenne, Commissioners Thierry, Patton, Flores, and Anderson

Nays: None

Vice-Chairperson Auzenne declared the motion carried and stated this would be considered by City Council on August 24, 2021.

## **V. Regular Items**

- 1. Case No. FP-375-2021** – Consider an application for a final plat for the Village Crossing Addition, being a replat of Original Town Cedar Hill Addition on property zoned Old Town Square Sub-District within the Uptown Overlay, located on the northwest corner of Cedar Street and South Broad Street with the approximate address being 110 South Broad Street.

Applicant: David Farrell, David Farrell Architects

Representative: Theo Hamilton, Urban Structures

Property Owner: Kyle Ward, Lake-Moreno Partners, LLC

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

Vice-Chairperson Auzenne asked if there were any questions for staff. There were none.

Vice-Chairperson Auzenne asked the applicant to come forward and address the Commission. David Farrell, architect, at 9444 Sherwood Glen, Dallas, TX, was available to answer any questions.

The Commission asked what businesses were anticipated. Mr. Farrell stated that they have a broad range of businesses including restaurants and a microbrewery. They also anticipate live/work units.

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

The motion was seconded by Commissioner Patton.

The vote was as follows:

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Ayes: 5 – Vice-Chairperson Auzenne, Commissioners Thierry, Patton, Flores, and Anderson

Nays: None

Vice-Chairperson Auzenne declared the motion carried and stated this would be considered by City Council on August 24, 2021.

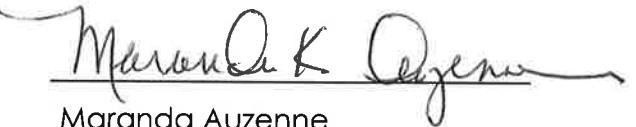
**VI. Staff Reports.**

Director Stringfellow welcomed Commissioner Allena Anderson and briefed the Commission of the upcoming applications. The next meeting will be on August 31, 2021.

**VII. Adjourn.**

Commissioner Thierry made a motion to adjourn and it was seconded.

The meeting adjourned at 6:58 p.m.



Maranda Auzenne

Vice-Chairperson



Debra Kalsnes

Planning Executive Secretary

