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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF APRIL 19, 2022**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, April 19, 2022 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 Jay Patton and Commissioners Maranda Auzenne, Gerald White, Allena Anderson, and Steven Hendon*

*Absent: Chairperson Lisa Thierry*

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

**1. Call the Meeting to Order.**

Vice-Chairperson Patton 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.

**2. Approve the minutes of the April 5, 2022 regular meeting.**

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the April 5, 2022 regular meeting. The vote was as follows:

Ayes: 4 – Vice-Chairperson Patton, Commissioners Auzenne, White, and Hendon

Nays: None

Abstain: None

The motion carried.

**3. Citizens Forum/Public Comments.**

There were no written comments submitted and no one spoke.

*At this point, Commissioner Anderson entered the meeting.*

**4. Public Hearing Items:**

1. **Case No. CUP-433-2022** – 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 and “commercial amusement (indoor) limited to live music and karaoke” 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 114 [Hillside Village].

Representative: Elizabeth Guillen, The Influencer Network

Applicant: Maria Ester Barragan, Frida's Tacos, LLC

Property Owner: Renee Times, Prep Hillside Real Estate, LLC

Planner Linares briefed the Commission on the request. She indicated staff recommends approval subject to staff's conditions.

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners. There were none.

Vice-Chairperson Patton asked the applicant to come forward and address the Commission. Elizabeth Guillen at 1338 Newton Dr, Cedar Hill, TX, 75104, came forward, gave a brief statement, and stated she was available to answer questions.

Vice-Chairperson Patton asked if there were any questions for the applicant from the Commissioners.

Commissioner Auzenne asked the applicant if they would monitor and adjust to complaints related to music. The applicant agreed indicating they want to be a good community partner.

Vice-Chairperson Patton opened the public hearing. He asked if there was anyone wishing to speak in support or opposition of this request. No one came forward.

Vice-Chairperson Patton closed the public hearing.

Vice-Chairperson Patton asked the Commission if there were additional questions of staff or the applicant.

Commissioner Auzenne asked if there were any incidences or issues at this site. Director Stringfellow stated that this location had been vacant for a long time and that we do not have any current data on this location.

Commissioner Auzenne asked if the hours of operation were the same as surrounding food establishments and it was confirmed that they were.

Vice-Chairperson Patton asked the Commission to deliberate and make a motion.

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

The motion was seconded by Commissioner Auzenne.

Ayes:	5 – Vice-Chairperson Patton and Commissioners Auzenne, White, Anderson, and Hendon
Nays:	None
Abstain:	None

Vice-Chairperson Patton declared the motion carried and stated this application would be considered by City Council on April 26, 2022.

## **5. Other Business Items**

1. Presentation by Dallas Cothrum with Masterplan on a pending rezoning application to allow for senior housing, mini-warehouse/self-storage units, and restaurant/retail buildings on 13.7 acres located at the northwest corner of East Wintergreen Road and Highway 67.

*The applicant submitted a rezoning application on March 29, 2022. Prior to the application proceeding, staff advised the applicant to provide a presentation to the Commission for the purpose of receiving early feedback. The Planning and Zoning Commission will take no action.*

Trenton Robertson and Karl Crawley with Masterplan, and Nic Balsamo with Kalterra, presented and answered questions posed by the Commission.

## **6. Staff Reports.**

Director Stringfellow gave a briefing to the Commission on the West Midtown Development Plan and answered the Commission's questions.

Also, Director Stringfellow reminded the Commission of the upcoming single-family development metroplex tour on May 21<sup>st</sup> with City Council and the Planning and Zoning Commission. The next meeting will be on May 3rd.

## **7. Adjourn.**

Commissioner Auzenne made a motion to adjourn and it was seconded by Commissioner White.

The meeting adjourned at 7:21 p.m.



Jay Patton  
Vice-Chairperson



Debra Kalsnes.

Debra Kalsnes  
Planning Executive Secretary