
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JUNE 7, 2022**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, June 7, 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: Chairperson Lisa Thierry, Vice-Chairperson Jay Patton, and Commissioners Gerald White, Maranda Auzenne, Allena Anderson, and Steven Hendon

Absent: None

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.

Chairperson Thierry 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 May 17, 2022 regular meeting.

A motion was made by Commissioner Auzenne and seconded by Commissioner Hendon to approve the minutes of the May 17, 2022 regular meeting. The vote was as follows:

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

Nays: None

Abstain: Commissioner White abstained due to absence.

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Items:

1. **Case No. Z-453-2022** – Conduct a public hearing and consider amendments to Chapter 23 entitled "Zoning" of the Code of Ordinances of the City of Cedar Hill, Texas pertaining to tattoo and body piercing studios and permanent cosmetics.

Director Stringfellow briefed the Commission on the city-initiated code amendment.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. Director Stringfellow responded to Commissioner Auzenne's question about the alleviation of restrictions for salons that perform permanent cosmetics.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request. Christie Joiner, a local business owner at 617 Uptown Blvd., Cedar Hill, TX, 75104, spoke in support.

Chairperson Thierry asked if there was anyone wishing to speak in opposition of this request. No one spoke.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff. There were none.

Chairperson Thierry asked the Commission to deliberate and make a motion.

Commissioner Anderson made a motion to approve.

The motion was seconded by Commissioner Auzenne.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Auzenne, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on June 14, 2022.

2. **Case No. CUP-449-2022** – 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 “indoor commercial amusement” limited to live music and karaoke on property zoned “LR” (Local Retail District), generally located north of West Pleasant Run Road, northwest of Highway 67 within the 900 Block of North Highway 67 [Cedar Hill Pointe].
Applicant: Yessica A. Reyes, La Antojeria Jalisco, LLC.
Property Owner: Ryan Batrard, Pleasant Run & 67, LTD.

Planner Linares briefed the Commission on the request. She indicated staff recommended 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 "La Antojeria Jalisco, 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 shall be limited to interior of the suite consisting of live musical groups and karaoke.
5. There shall be no outdoor music permitted.
6. 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.
7. Any additional commercial amusement uses/activities including, but not limited to a dance floor shall require an amendment to the Conditional Use Permit.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Yessica Reyes at 949 N. Highway 67, Cedar Hill, TX, 75104, came forward, gave a statement and indicated she was available to answer questions.

Chairperson Thierry asked if there were any questions for the applicant from the Commissioners.

The applicant answered the Commission's question regarding the restaurant's menu.

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

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant. Planner Linares responded to Commissioner Auzenne's question regarding alcohol sales.

Chairperson Thierry asked the Commission to deliberate and make a motion.

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

The motion was seconded by Vice-Chairperson Patton.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Auzenne, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on June 14, 2022.

5. Other Items

1. Presentation by Huffines Communities on the future submission of a rezoning application for a single-family residential development on approximately 100 acres located on the northwest corner of Bear Creek Road and South Duncanville Road.

A formal application has not been submitted for staff review. The Planning and Zoning Commission will take no action. The presentation is for the purpose of receiving early feedback from the Commission.

Garrett Huffines and Haley Gigliotti with Huffines Communities, 8200 Douglas Ave., Suite 300, Dallas, TX, 75225, presented and answered questions posed by the Commission.

6. Staff Reports.

Director Stringfellow updated the Commission on the upcoming meeting on June 21, 2022.

7. Adjourn.

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

The meeting adjourned at 7:17 p.m.

Lisa Thierry, Chairperson
Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Secretary