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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF JANUARY 17, 2023**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, January 17, 2023 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, Dr. Allena Anderson, Steven Hendon, and Jami McCain

**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 6:01 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 December 6, 2022 regular meeting.**

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the December 6, 2022, regular meeting. The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Auzenne, Anderson, Hendon, and McCain

Nays: None

Abstain: None

The motion carried.

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

There were none.

**4. Public Hearing Items:**

- 1. Case No. Z-502-2022** – 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 industrial, storage, warehouse and distribution uses.

Director Stringfellow presented the proposed zoning amendments to the Commission on the. She noted that it was the second presentation to the Commission.

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

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

Chairperson Thierry asked if there was anyone wishing to speak in opposition of this request. The following speakers came forward: Ruby Nutting Murray, 909 Red Oak Creek Road, Ovilla, TX, a Trustee for Angela Putty; Frankie Lee, 726 Monique Court, Cedar Hill, TX, owner of 1335 S Cedar Hill Road; Louise Cardwell, 1730 Tar Road, Cedar Hill, TX; Ismelda Sarmiento, 1448 S. Tar Road, Cedar Hill, TX, and expressed their concerns and posed questions. During the public hearing, Director Stringfellow explained that no property owner's zoning district classification was being changed.

Chairperson Thierry closed the public hearing.

Commissioners indicated that the proposed changes would give the city more control over distribution centers with the public having an opportunity for input. Director Stringfellow addressed additional questions and concerns raised at the public hearing.

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

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

Commissioner White made a motion to approve.

The motion was seconded by Commissioner Auzenne.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Auzenne, Anderson, Hendon, and McCain

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on January 24, 2023.

**2. Case No. CUP-514-2022** – 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 [Hillside Prime] 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 314 [Hillside Village].

Applicant: Cedric Brown, Kingdom Concepts LLC, dba Hillside Prime

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

Senior Planner Peña briefed the Commission on the request. She indicated 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 "Kingdom Concepts LLC". A new CUP shall be required if the operator on the TABC license changes.
3. Any commercial amusement uses/activities 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. Cedric Brown with Kingdom Concepts LLC at 2192 Hildago Lane, Frisco, TX, made a brief statement and indicated he was available to answer questions.

The Commission had no questions for the applicant.

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. There were none.

Chairperson Thierry 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 Vice-Chairperson Patton.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Auzenne, Anderson, Hendon, and McCain

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on January 24, 2023.

3. **Case No. CUP-515-2022** – 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 [Turkey Leg King] 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 502 [Hillside Village].

Applicant: Cedric Brown, Kingdom Concepts LLC, dba The Turkey Leg King

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

Senior Planner Peña briefed the Commission on the request. She indicated 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 "Kingdom Concepts LLC". A new CUP shall be required if the operator on the TABC license changes.
3. Any commercial amusement uses/activities 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. Cedric Brown with Kingdom Concepts LLC at 2192 Hildago Lane, Frisco, TX, made a brief statement and indicated they were available to answer questions.

The applicant addressed 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. There were none.

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

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

The motion was seconded by Commissioner Hendon.

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Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Auzenne, Anderson, Hendon, and McCain

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on January 24, 2023.

## 5. Regular Items

1. **Case No. SP-509-2022** – Consider an application for a revised site plan on property zoned "I" (Industrial District) District, located on the east side of Freedom Way, south of Mt. Lebanon Road with the approximate address being 1490 Freedom Way.

Representative: Josh Gleason, Foshea Construction Company

Applicant: Bill Foshea, Foshea Construction Company

Property Owner: Pam Verner, Diamond P Land Company, LLC

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

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

Staff cited the conditions in the staff report per the Commission's request. Staff clarified that shipping containers for the purpose of storage were not permitted.

Chairperson Thierry asked the applicant to come forward and address the Commission. Josh Gleason at 104 Meadowood Lane, Ovilla, TX, 75154, made a brief statement and indicated he was available to answer questions.

The Commission had no questions.

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

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

The motion was seconded by Commissioner Anderson.

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Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Auzenne, Anderson, Hendon, and McCain

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on January 24, 2023.

**6. Staff Reports.**

Director Stringfellow stated the next meeting would be on February 7<sup>th</sup> and that there would be a potential workshop with City Council, the date TBA, regarding the Midtown Plan.

**7. Adjourn.**

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

The meeting adjourned at 7:40 p.m.

Lisa Y. Thierry, Chairperson  
Lisa Thierry  
Chairperson

Debra Kalsnes

Debra Kalsnes  
Planning Executive Secretary