
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF DECEMBER 5, 2023**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, December 5, 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, Steven Hendon, Dr. Allena Anderson, Jami McCain, and Gerald Malone

Absent: None

City Staff Members Present: Chasidy Benson, Planning Director; Henry Florsheim, Director of Economic Development; Maria Peña, Planning Manager; and Debra Kalsnes, Planning Executive Assistant

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 November 7, 2023 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner McCain to approve the minutes of the November 7, 2023, regular meeting. The vote was as follows:

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

Nays: None

Abstain: None

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Item

- a. Case No. CUP-598-2023** – 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, generally located on the west side of Highway 67, south
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of East Pleasant Run Road with the approximate address being 735 N J Elmer Weaver Freeway.

Representative: Xe Shen, Licensing Agent

Applicant: Tianyu Wu, Crafty Crab Arlington, Inc.

Property Owner: Daniel Dautel, Inland Western Cedar Hill

Planning Manager Peña briefed the Commission on the request. She indicated that staff recommends approval of the sale of alcoholic beverages for on-premises consumption 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 "Crafty Crab Arlington, Inc.". A new CUP shall be required if the operator on the TABC license changes.
3. Entertainment uses including, but not limited to, dancing and live music shall require an amendment to the Conditional Use Permit.

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

Staff clarified the days of operation to be Monday through Sunday.

Chairperson Thierry asked the applicant to come forward and address the Commission. Xu Shen at 735 N J Elmer Weaver Fwy, Cedar Hill, TX, came forward, made a brief statement, and stated he was available to answer questions.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant.

The Commission thanked the applicant for coming to Cedar Hill.

The applicant responded to the Commission's question stating that they may extend their hours to 11:00 pm on the weekends.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of the requests. 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.

Commissioner Anderson made a motion to approve the sale of alcoholic beverages for on-premise consumption subject to the conditions in the staff report.

The motion was seconded by Vice-Chairperson Patton.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on December 12, 2023.

4. Regular Items

- a. Case No. FP-599-2023** – Consider an application for a final plat for the Callado Addition, Lot 1 and 2, Block 1 and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "SF-10" (Single-Family Residential – 10,000 square foot minimum lot size) District located on the east side of North Joe Wilson Road, south of East Wintergreen Road with the approximate address being 1404, 3 and 2 North Joe Wilson Road.

Applicants: Luke Keeton, Keeton Surveying Co.

Property Owner: Juan and Jenneth Callado

Planning Manager Peña briefed the Commission on the request. She indicated that staff recommended approval subject to the conditions listed in the staff report.

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. The applicant was not present.

Chairperson Thierry asked the Commission if there were questions of staff or the applicant.

Staff responded to the Commission's question stating that the structure behind the property was a church.

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

The motion was seconded by Commissioner Malone.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on December 12, 2023.

6. P&Z Commissioner Training

- a. Economic Development Strategic Plan presented by Henry Florsheim, Director of Economic Development.

Director of Economic Development, Henry Florsheim, presented to the Commission the Economic Development Strategic Plan.

6. Staff Reports.

Planning Director Benson thanked Director Florsheim for the presentation. She updated the Commission on the rewrite of the Development Codes and informed the Commission that there would be no meeting on December 19, 2023, and that the next meeting would be on January 16, 2024.

7. Adjourn.

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

The meeting adjourned at 7:43 p.m.



Jay Patton
Vice-Chairperson



Debra Kalsnes
Planning Executive Assistant
