
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JANUARY 16, 2024**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, January 16, 2024 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 Gerald White, Steven Hendon, Dr. Allena Anderson, and Gerald Malone

Absent: Chairperson Lisa Thierry and Commissioner Jami McCain

City Staff Members Present: Chasidy Benson, Planning Director; Maria Peña, Planning Manager; and Debra Kalsnes, Planning Executive Assistant

1. Call the Meeting to Order.

Vice-Chairperson Patton 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 5, 2023 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the December 5, 2023, regular meeting. The vote was as follows:

Ayes: 5 – Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, 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-602-2023** – 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 on property zoned "LR" (Local Retail District), generally located on the south side of East Belt Line Road, east of Highway 67 with the approximate address being 104 W Belt Line Road.
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Representative: Rhonda Reed, Royal Fried Seafood and Grill
Applicant: Jerry K. Reed, Royal Fried Seafood and Grill
Property Owner: Coy Quine, TSCA 202 Limited Partnership

Planning Manager Peña briefed the Commission on the request. She indicated that staff recommends approval of the sale of alcoholic beverages for on-premise 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 "Royal Fried Seafood Cedar Hill LLC". A new CUP shall be required if the operator on the TABC license changes.
3. Commercial amusement uses including, but not limited to, dancing, karaoke and live music, shall require an amendment to the Conditional Use Permit.

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

Staff responded to the Commission's question stating that this CUP is not limited to beer and wine.

Vice-Chairperson Patton asked the applicant to come forward and address the Commission. Jerry Reed at 703 Bee Creek Drive, Cedar Hill, TX, came forward, made a brief statement, and stated he was available to answer questions.

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

The applicant responded to the Commission's question stating that he is affiliated with Royal Burgers.

Vice-Chairperson Patton opened the public hearing. He asked if there was anyone wishing to speak in support or opposition of the requests. 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. 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 Commissioner White.

Ayes: 5 – Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, and Malone

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on January 23, 2024.

- b. Case No. Z-610-2023** – Conduct a public hearing and consider an ordinance for amendments to Chapter 23, Article 2, Section 2.3.4 entitled "Zoning Ordinance", of the Code of Ordinances pertaining to processing fees for zoning applications and site plans, and an amendment to Chapter 20, Section 20-5 entitled "Subdivision Regulations", of the Code of Ordinances of the City of Cedar Hill, Texas pertaining to application fees for plats.

Director Benson briefed the Commission on the ordinance for amendments.

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners. Commissioner Anderson thanked staff for being proactive in amending the Zoning Ordinance.

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

Vice-Chairperson Patton closed the public hearing.

Vice-Chairperson Patton asked the Commission if there were additional questions of staff. There were none.

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

Ayes: 5 – Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, and Malone

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on January 23, 2024.

4. Regular Items

- a. Case No. FP-611-2024** – Consider an application for a final plat (replat) for the Ten Mile Creek Estates on property zoned "SF-E" (Single-Family Residential – 1-acre minimum lot size) District located on the east side of North Cedar Hill Road, south of North Joe Wilson Road with the approximate address being 1556 and 1560 North Cedar Hill Road.
Applicant and Property Owner: Kaye Whitmore
Representative: Bryan Connally and Lisa Hyster, CBG Surveying Texas LLC

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

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. Kaye Whitmore at 1556 N Cedar Hill Rd, Cedar Hill, TX, came forward, made a brief statement, and stated she was available to answer questions.

Vice-Chairperson Patton asked the Commission if there were questions of staff or the applicant. There were none.

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

The motion was seconded by Commissioner Anderson.

Ayes: 5 – Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, and Malone

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on January 23, 2024.

6. P&Z Commissioner Training

a. Legislative Updates

Planning Director Benson presented to the Commission the legislative updates and answered the Commission's questions.

6. Staff Reports.

Planning Director Benson informed the Commission of the MLK Celebration on January 18th.

7. Adjourn.

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

The meeting adjourned at 7:01 p.m.



Jay Patton
Vice-Chairperson



Debra Kalsnes
Planning Executive Assistant
