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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF FEBRUARY 20, 2024**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, February 20, 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: Chairperson Lisa Thierry, Vice-Chairperson Jay Patton, and Commissioners Gerald White, Steven Hendon, and Gerald Malone

Absent: Commissioner Jami McCain and Dr. Allena Anderson

City Staff Members Present: Chasidy Benson, Planning Director; 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 January 16, 2024 regular meeting.**

A motion was made by Vice-Chairperson Patton and seconded by Commissioner Hendon to approve the minutes of the January 16, 2024, regular meeting. The vote was as follows:

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

Nays: None

Abstain: 1 - Chairperson Thierry due to absence

The motion carried.

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

There were none.

**4. Public Hearing Item**

a. **Case No. CUP-615-2024** – An application for a Conditional Use Permit for a "banquet facility" on property zoned "LR" (Local Retail District) within the Uptown Overlay, generally located on the northwest side of J. Elmer Weaver Freeway (Highway 67), south of Uptown Boulevard and west of Clancy Nolan Drive, with the approximate address being 329 N. Highway 67, Suite 100/105.

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Applicant: Reginald Simmons, Elite 360 Rentals, LLC  
Property Owner: Quang Le, CV Cedar Hill Holdings, LLC

Planning Director Benson briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. The CUP is limited to the operation of a banquet facility defined "as a facility where ceremonies and receptions are held as well as seminars, reunions and other similar gatherings. Recorded music or live bands may provide music for various occasions." The use shall operate in accordance with the site and floor plan, which delineates the areas to be utilized.
2. This Conditional Use Permit is only valid for the operator "Elite 360 Rentals, LLC".
3. The Conditional Use Permit does not permit the sale of alcoholic beverages for on-premise consumption.
4. There shall be no outdoor music permitted.
5. The use must comply with all provisions of the Zoning Ordinance, Section 5.5.3 Noise. Sound attenuation methods for the space to mitigate noise impacts to the adjacent tenant spaces should be considered.
6. Operating hours will be Monday - Thursday from 8:00 am to 10:00 pm and Friday - Sunday from 8:00 am to 12:00 am.
7. 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, or facsimiles thereof.

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

Staff responded to the Commission's question stating that the patio would not infringe on any existing parking, a caterer with a TABC license may serve alcohol at an event, an event could be B.Y.O.B, and the occupancy load would be determined by the Building Code.

Chairperson Thierry asked the applicant to come forward and address the Commission. Reginald Simmons at 1820 Big Spring Dr, Forney, TX, came forward, made a brief statement, and stated he was available to answer questions.

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

The applicant responded to the Commission's question stating that the Monday through Thursday events would be a meeting space for organizations and Friday through Saturday they would be open until midnight for birthday parties, retirement parties, etc.

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.

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Commissioner White made a motion to approve subject to the conditions in the staff report.

The motion was seconded by Commissioner Malone.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on February 27, 2024.

**b. Case No. CUP-617-2024** – An application for a Conditional Use Permit for “commercial amusement, indoor” in conjunction with a restaurant 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 316 [Hillside Village].

Applicant: Tony Vong, Crab N Bar

Representative: Vinh Le, Crab N Bar

Property Owner: Renee Tims, Prep Hillside Estate, LLC

Planning Director Benson briefed the Commission on the request. She indicated that 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 “Crab N Bar”.
3. Commercial amusement shall be limited to the interior of the suite consisting of live/recorded music and karaoke.
4. The karaoke area shall not have operational hours outside of the restaurant and shall operate as an accessory use to the overall business.
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, or facsimiles thereof.
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.

Staff responded to the Commission’s question stating that karaoke would not be limited to Tuesdays only.

Chairperson Thierry asked the applicant to come forward and address the Commission. Blain Bastow at 3032 Modella Avenue, Dallas, TX, came forward, made a brief statement, and stated he was available to answer questions.

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

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.

Staff responded to the Commission's question reiterating that karaoke would not be limited to Tuesday nights.

Commissioner Hendon made a motion to approve subject to the conditions in the staff report.

The motion was seconded by Vice-Chairperson Patton.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on February 27, 2024.

#### **4. Regular Items**

**a. Case No. FP-623-2024** – Consider an application for a final plat (replat) for the Pecan Grove Addition, Lots 1R-1 and 1R-2, Block 1] and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "SF-E" (Single Family Estate Residential – 1-acre lot minimum) District located on the southeast corner of East Little Creek Road and Wood Lane with the approximate address being 602 E Little Creek Road.

Applicants: Lisa Hyter and Bryan Connally, CBG Surveying Texas, LLC  
Property Owner: Donald and Beverly Sutton

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. Gary Staggs at 427 E Magnolia Lane, Duncanville, TX, came forward, made a brief statement, and stated he was available to answer questions.

Chairperson Thierry 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 Malone.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on February 27, 2024.

#### **6. Staff Reports.**

Planning Director Benson informed the Commission that there would be no meeting on March 5<sup>th</sup>. She also updated the Commission on the development cases coming soon.

#### **7. Adjourn.**

Commissioner White made a motion to adjourn and it was seconded by Vice-Chairperson Patton.

The meeting adjourned at 6:49p.m.

Lisa Y. Thierry, Chairperson  
Lisa Thierry  
Chairperson

Debra Kalsnes

Debra Kalsnes  
Planning Executive Assistant