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

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

Absent: Commissioner Jami McCain

City Staff Members Present: Chasidy Benson, Planning Director; Maria Peña, Planning Manager; Josue De La Vega, Senior Planner; and Debra Kalsnes, Planning Executive Assistant

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 April 2, 2024 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Malone to approve the minutes of the April 2, 2024, regular meeting. The vote was as follows:

Ayes: 6 – Chairperson Thierry, 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-629-2024** – An application for a Conditional Use Permit for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant and "commercial amusement other than listed (indoor)" on property zoned Planned Development District No. 05-226, generally located south of West Pleasant Run Road,
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northwest of Highway 67 with the approximate address being 305 West FM 1382, Suite 314 [Hillside Village].

Applicant: Andre Palmer, Aristo Concepts, LLC

Representative: Warren Cohen, C&C Consulting and Licensing

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

Planning Manager Peña 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 "Aristo Concepts, LLC". A new CUP shall be required if the operator on the TABC license changes.
3. Commercial amusement shall be limited to the interior of the suite consisting of live/recorded music (includes karaoke).
4. The commercial amusement shall not have operational hours outside of the restaurant and shall operate and is only valid as an accessory use to this restaurant.
5. There shall be no outdoor music permitted.
6. This Conditional Use Permit excludes the use of games of chance; gambling-like devices, 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 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 the restaurant's name is Hillside Social, that they would stay open until 1:00 am on Thursday through Saturday, and that any change in hours would be at the discretion of Hillside Village.

Chairperson Thierry asked the applicant to come forward and address the Commission. Warren Cohen at 948 Valley View Drive, Lewisville, 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 confirming that they only plan on being open until 1:00 am on Thursday through Saturday. He also stated that the food consists of steaks, Cajun food, and hamburgers with a casual atmosphere. The main use would be a restaurant with entertainment.

Planning Director clarified that Warren Cohen is a representative for Hillside Social and his role is providing assistance in obtaining alcohol licensing.

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.

Vice-Chairperson Patton made a motion to approve subject to the conditions in the staff report.

The motion was seconded by Commissioner Hendon.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on May 14, 2024.

6. Other Business

a. Food Truck Pilot Program

Planning Director Benson made a presentation to the Commission regarding the Food Truck Pilot Program and answered the Commission's questions.

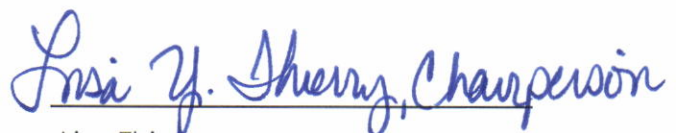
7. Staff Reports.

Planning Director Benson reminded the Commission of the joint meeting with City Council on April 30th regarding Balcones Ranch with the developer. She stated that at this time, there would be no May 7th meeting. She also reminded the Commission to submit their applications for reappointment to the Board.

8. Adjourn.

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

The meeting adjourned at 6:54 p.m.


Lisa Thierry
Chairperson



Debra Kalsnes
Planning Executive Assistant