
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JULY 16, 2024

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, July 16, 2024 at 6:30 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 Dr. Lew Blackburn

Absent: None

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 6:30 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 June 4, 2024 regular meeting.

A motion was made by Vice-Chairperson Patton and seconded by Commissioner McCain to approve the minutes of the June 4, 2024, regular meeting. The vote was as follows:

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

Nays: None

Abstain: None

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Item

- a. **Case No. CUP-647-2024** – An application for a Conditional Use Permit for “Commercial Amusement, Indoor” in conjunction with a restaurant on property zoned “LR” (Local Retail) District, generally located on the northwest side of Highway 67, east of FM 1382,

with the approximate address of 510 North J. Elmer Weaver Freeway, Suite 317 [Harold's Chicken].

Applicant: Jacqueline Hicks, Harold's Chicken Dallas, LLC

Property Owner: Kay Mead, RPI Cedar Hill, LTD

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommends approval subject to the following conditions:

1. The operation of "Commercial Amusement, Indoor" is subject to the 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 "Harold's Chicken".
3. "Commercial Amusement, Indoor" shall be limited to the interior of the suite.
4. There shall be no outdoor amplified sound/music or outdoor live music permitted.
5. "Commercial Amusement, Indoor" shall not have operational hours outside of the restaurant's operating hours and shall operate as an accessory use to the overall business.
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. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Jacqueline Hicks and her young daughter at 17727 Addison Road, Dallas, TX, came forward, made a brief statement, and stated they were available to answer questions.

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

The Commission and staff informed the applicant to stay in compliance with the City's Zoning Ordinance regarding type of commercial amusement allowed and hours of operation.

The applicant responded to the Commission's questions stating that they have implemented online ordering.

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

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

The motion was seconded by Commissioner White.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on August 13, 2024.

6. Staff Reports.

Planning Director Benson had no updates.

7. Adjourn.

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

The meeting adjourned at 7:03 p.m.

Lisa Y. Thierry, Chairperson
Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Assistant

