
**REGULAR MEETING MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 17, 2024**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, September 17, 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, Assistant City Manager; 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 6:32 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 August 6, 2024 regular meeting.

A motion was made by Commissioner McCain and seconded by Commissioner Hendon to approve the minutes of the August 6, 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. Consent Agenda

a. **Case No. SP-627-2024** – Consider an application for a site plan on property zoned "LR" (Local Retail) District, generally located on the north side of East Belt Line Road, about 385 feet west of North Joe Wilson Road.

Applicant: Pann Sribhen, PSA Engineering

Property Owners: Sajib Singha, Singha Group

b. Case No. FP-665-2024 – Consider an application for a final plat for the Carranza Addition, Lot 1, Block 1 and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "RR" (Rural Residential – two acre lot minimum) and described as being 15.01 acres of land out of the William Masters Survey, Abstract No. 925, generally located to the west of the intersection of South Joe Wilson Road and Bear Creek Road with the approximate address being 1329 South Joe Wilson Road.

Applicant: Roberto Carranza

Property Owner: Roberto Carranza

c. Case No. PP-669-2024 – Consider an application for a preliminary plat for the Balcones Ranch Addition on property zoned Planned Development District No. 2024-813, generally located south of Lake Ridge Parkway and west of South Highway 67, with the approximate address being the 1900-2000 Block of Lake Ridge Parkway.

Applicant: Phillip Fisher and Frank Su, Meritage Homes of Texas

Representative: Reece Bierhalter, Manhard Consulting

Property Owner: Rob Nixon, Walter Texas GP – Walton International Group

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

The motion was seconded by Commissioner Hendon.

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 Case Nos. FP-665-3035 and PP-669-2024 would be considered by City Council on September 24, 2024 and Case No. SP-627-2024 would be considered by City Council on October 8, 2024.

5. Public Hearing Item

a. Case No. CUP-666-2024 – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant, on property zoned Planned Development District No. 05-226, generally located south of East Pleasant Run Road, northwest of Highway 67, with the approximate address being 305 West FM 1382, Suites 401 and 402 [Hillside Village].

Applicant: Craig Bayless with Razzoo's Inc.

Property Owner: Prep Hillside Real Estate LLC/Prep Property Group LLC

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 the uses is subject to the site plan and floor plan with attachments and the requirements in Section 4.1.4 of the Zoning Ordinance.
2. The Conditional Use Permit to sell and serve alcoholic beverages for on-premise consumption is only valid for the operator "Razzoo's Cajun Cafe". 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.

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. Monica Swannie at 16775 Addison Rd, Addison, TX, came forward, made a brief statement, and stated she was available to answer questions.

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

The Commission congratulated Razzoo's for being successful in Cedar Hill.

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 White made a motion to approve 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 Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on September 24, 2024.

b. Case No. CUP-670-2024 – 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 and "commercial amusement other than listed

(indoors)", on property zoned Planned Development District No. 05-226, generally located south of West Pleasant Run Road, northwest of Highway 67 with the approximate address being 305 West FM 1382, Suite 502 [Hillside Village].

Applicant: Ronald Edwards, Soul Shack

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

Planning Manager Pena 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 "Soul Shack Cedar Hill, 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.
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 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 shall require an amendment to the Conditional Use Permit.

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

Staff answered the Commission's question regarding the hours of operation and confirmed that they were as listed.

Chairperson Thierry asked the applicant to come forward and address the Commission. Ronald Edwards at 7900 Churchill Way, Dallas, 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 questions stating that the hours of operation were due to the owner/operator's observance of the Sabbath.

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.

At this time, Commissioner Blackburn left the meeting.

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

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

The motion was seconded by Commissioner Anderson.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on September 24, 2024.

Commissioner Blackburn returned to the meeting.

c. Case No. CUP-672-2024 – 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 and “commercial amusement other than listed (indoors/outdoors)” as an accessory use to the restaurant, on property zoned Planned Development District No. 05-226, generally located south of West Pleasant Run Road, northwest of Highway 67 with the approximate address being 305 West FM 1382, Suite 410 [Hillside Village].

Applicant: Bryan Kaeser, Mudhook Bar and Kitchen

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

Planning Manager Pena 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 “Mudhook Bar and Kitchen”. A new CUP shall be required if the operator on the TABC license changes.
3. Commercial amusement may be located within the interior of the suite and within the outdoor patio area.
4. In the event the operation of the use exceeds the maximum noise levels stipulated by the Zoning Ordinance, the operator shall take all necessary noise attenuation measures to reduce the noise levels in accordance with the Zoning Ordinance.
5. 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.
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 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. Bryan Kaeser at 2518 W Jefferson Blvd, Dallas, TX, came forward, made a brief presentation, and stated he was available to answer questions.

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

The Commission welcomed the applicant to Cedar Hill.

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 White made a motion to approve 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 Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on September 24, 2024.

d. Case No. PD-622-2024 – Conduct a public hearing and consider an application for a change in zoning from “LR” (Local Retail) District and “SF-10” (Single-Family Residential - 10,000 square-foot lots minimum) District to “PD” (Planned Development) District for an “auto, truck and trailer dealer (primarily new/used)”, generally located on the southeast corner of North Joe Wilson Road and North J. Elmer Weaver Freeway with the approximate address being 1098 N J Elmer Weaver Freeway.

Applicant: Randy Hoffman, Ed Morse Automotive

Group Representative: Suzan Kedron, Jackson Walker

LLP Property Owner: Joseph Bickham, Benda Ranch LLC

Planning Manager Pena briefed the Commission on the request. She indicated that consideration should be given to the appropriateness of the proposed use among the existing development pattern and alignment with the vision established for future developments within the general area.

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

Staff responded to the Commission's questions stating that the Comprehensive Plan designated this property as a regional center and that tilt wall is defined as masonry construction in the zoning ordinance.

Chairperson Thierry asked the applicant to come forward and address the Commission. The following applicants came forward, made presentations and brief statements, and stated they were available to answer questions:

Suzan Kedron at 2323 Ross Ave, Dallas, TX
Teddy Morse at 2850 S Federal Hwy, Delray Beach, FL
Bill Pye at 5065 Westheimer Rd, Suite 1100, Houston, TX
Amanda Barclay at 2129 Carlotta Dr, Fort Worth, TX
Lee Craig at 115 Silverwood Dr, Mansfield, TX
Victoria Morris at 2323 Ross Ave, Dallas, TX

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

The Commission thanked the applicant for meeting, communicating and being respectful of the adjacent neighborhood.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of the request. The following came forward and made a comment in support:

Wataski Franklin at 2951 American Sparrow Dr, Midlothian, TX
Rosalind Holmes at 1088 Magnolia Ln, Cedar Hill, TX
Julian Gutierrez at 1517 Tuley St, Cedar Hill, TX
Parker Benda at 801 S Riverfront Blvd, Dallas, TX
Cesar Quintero at 1014 Wooded Creek Dr, Cedar Hill, TX

Chairperson Thierry asked if there was anyone wishing to speak in opposition of the request. The following came forward and made a comment in opposition:

Caroline Nwaekwe at 1019 Parkwood Dr, Cedar Hill, TX
Sean Creque at 982 Wooded Creek Dr, Cedar Hill, TX

Chairperson Thierry closed the public hearing.

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

In deliberation, Vice-Chairperson Patton stated he would like the tilt wall to stay in character with Cedar Hill and be clad with more natural materials. The Commission made recommendations of increasing the height of the screening wall to 8 feet. The Commission

requested the applicant consider modifying the elevations to include more natural materials as opposed to the tilt wall.

Commissioner White made a motion to approve subject to the conditions in the staff report including the additional staff recommendations and increasing the height of the screening wall to 8 feet.

The motion was seconded by Commissioner Anderson.

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 October 8, 2024.

6. Staff Reports.

Assistant City Manager Benson updated the Commissioners on the upcoming events including the Proclamation at the City Council meeting, National Night Out, PZ Workshop, Country Day on the Hill, Storytime with Planning, and Scare on the Square. The Commission congratulated Assistant City Manager Benson on her new position.

7. Adjourn.

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

The meeting adjourned at 8:55 p.m.



Lisa Thierry, Chairperson
Lisa Thierry
Chairperson



Debra Kalsnes
Planning Executive Assistant