
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF MAY 20, 2025

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, May 20, 2025, 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, Jami McCain, and Lew Blackburn

Absent: None

City Staff Members Present: Angela Self, Planning Director; Maria Peña, Assistant Planning Director; and Debra Kalsnes, Planning Executive Assistant.

City Attorney: Julie Fort, Land Use Attorney with Messer & Fort

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 May 6, 2025, regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Blackburn to approve the minutes of the May 6, 2025, regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Anderson, and Blackburn

Nays: None

Abstain: 2 - Commissioner McCain due to absence and Commissioner Hendon due to lateness

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Item

- a. **Case No. CUP-707-2025** – Conduct a public hearing and consider an application for 1) a Conditional Use Permit (CUP) for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant and 2) a Site Plan, on property zoned Local Retail (LR) District and within the Uptown Overlay, generally located west of N. Clark Road, with the address being 311 N. Clark Road (former TGI Friday's).

Applicant: Jim Powell with Olive Garden Holdings, LLC

Property Owner: Patrick Luther with Paradise 123, LLC

Planning Director Self briefed the Commission on the request. She indicated that staff recommended approval of a site plan subject to staff conditions and a CUP 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. The Conditional Use Permit to sell and serve alcoholic beverages for on-premise consumption is only valid for the operator "Olive Garden Holdings, LLC". A new CUP shall be required if the operator on the TABC license changes.
3. There shall be no outdoor amplified sound/music.
4. 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.
5. Any commercial amusement uses/activities 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. Eric Pena with Consolidated Development Services at 16775 Addison Rd, Suite 550, Addison, TX, and Jim Powell at 760 Coyote Creek, Gordenville, 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 applicant responded to the Commission's question stating that they were able to respond to the transparency ordinance by placing three façade windows, estimated the completion date would be six months upon issuance of permits, and they feel with the appropriate signage, they will be more visible from the highway.

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. Staff confirmed to the Commission that in order to stay with Olive Garden's Tuscan architecture, they support the transparency requirement exception.

Commissioner Anderson made a motion to approve the CUP and the Site Plan 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 did carry and stated that this case would be considered by City Council on June 10, 2025.

6. Staff Reports.

Planning Director Self informed the Commission that there would be no meeting on June 3rd and invited the Commission to the West Midtown Open House on Thursday, May 29th, from 5:00 pm to 7:00 pm.

7. Closed Session

- a.** Closed Session called pursuant to consultation with attorney: Legal requirements for zoning regulations, subdivision regulations, comprehensive plans, conducting Commission meetings, duties, and responsibilities of Commission members.

The Planning and Zoning Commission entered into Closed Session at 6:35 p.m. Julie Fort with Messer Fort conducted a Planning and Zoning Commission Training.

8. Reconvene into Open Session.

The Planning and Zoning Commission reconvened into Open Session at 7:44 p.m. No action was taken as a result of the closed session.

9. Adjourn.

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

The meeting adjourned at 7:45 p.m.

Lisa Thierry, Chairperson

Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Assistant
