
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF NOVEMBER 4, 2025

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, November 4, 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: Vice-Chairperson Jay Patton, and Commissioners Gerald White, Steven Hendon, Jami McCain and Lew Blackburn

Absent: Chairperson Lisa Thierry and Commissioner Allena Anderson

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

1. Call the Meeting to Order.

Vice-Chairperson Patton 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 October 21, 2025 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the October 21, 2025, regular meeting. The vote was as follows:

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

Nays: None

Abstain: None

The motion carried.

At 6:01 pm, Commissioner Blackburn entered the meeting.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Item

a. **Case No. CUP-731-2025** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for Banquet Facility on property zoned Local Retail (LR) District, within the Uptown Overlay, generally located on the northeast corner of the

intersection of Hickerson Street and Hardy Street, with the address being 271 Hickerson Street [a suite at 275 Hickerson Street].

Applicant: Lorenzo Dupree, Sassy and Classy Events Center

Property Owner: Abdul G. Wafsyee

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommended 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 "Sassy and Classy Events Center".
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. 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.
6. Operating hours will be Monday - Sunday from 10:00 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.

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners.

Staff responded to the Commissions questions stating that the suite was east of the convenience store.

Vice-Chairperson Patton asked the applicant to come forward and address the Commission. Kameisha Williams and Lorenzo Dupree at 201 W Little Creek Rd, Cedar Hill, TX, came forward, made a brief statement, and stated they were available to answer any questions.

Vice-Chairperson Patton asked the Commission if there were any questions of the applicant.

The Commission stated that it would be nice to have a small event center in Cedar Hill.

Vice-Chairperson Patton opened the public hearing. He asked if there was anyone wishing to speak in support of the request. No one came forward.

Vice-Chairperson Patton asked if there was anyone wishing to speak in opposition of the request. Chandra Johnson, Executive Director of Bridges Safehouse, at 306 Hardy St, Cedar Hill, TX, came forward in opposition.

The applicant responded to the opposition stating there would be indoor speakers and that their hours of operation would be 10:00 am to 12:00 am and security would be provided at evening events.

Vice-Chairperson Patton closed the public hearing.

Vice-Chairperson Patton asked the Commission if there were additional questions of staff or the applicant.

Staff responded to the Commission's stating that the fire marshal decides the occupancy load and that, per the zoning ordinance, there were adequate parking spaces.

The Commission commented that they trust the applicant to be a good neighbor and considerate of the neighborhood.

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

The motion was seconded by Commissioner White.

Ayes: 5 – Vice-Chairperson Patton and Commissioners White, Hendon, McCain, and Blackburn

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on December 9, 2025.

b. Case No. CUP-747-2025 – 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 (Red Robin), on property zoned Local Retail (LR) District and within the Uptown Overlay, generally located on the northwest side of N. J. Elmer Weaver Fwy., immediately to the south of the intersection of Copper Chase and Clancy Nolan Drive, with the address being 229 N. J. Elmer Weaver Fwy.

Applicant: LVRB Texas, LLC

Property Owner: Robin Operations #1, L.P.

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommended 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. The Conditional Use Permit to sell and serve alcoholic beverages for on-premise consumption is only valid for the operator "**LVRB Texas, 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.

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners.

Staff responded to the Commission's questions stating that a new state license would be required and that the City's requirement would be for a Conditional Use Permit to sell alcohol.

Vice-Chairperson Patton asked the applicant to come forward and address the Commission. Steve Kinder a representative for Red Robin at 1308 Cayenne Dr, Flower Mound, TX, and Justin Rahm, general manager of Red Robin, at 2918 Antares Circle, Garland, TX, came forward, made a brief statement, and stated they were available to answer questions.

The applicants responded to the Commission's questions stating that they have been selling alcohol during this time after consulting liquor attorneys and the TABC. The Commission thanked Red Robin for staying in Cedar Hill and for sponsoring the Head for the Hills Bike Rally.

Vice-Chairperson Patton opened the public hearing. He asked if there was anyone wishing to speak in support or opposition of the request. No one came forward.

Vice-Chairperson Patton closed the public hearing.

Vice-Chairperson Patton 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 Commissioner Hendon.

Ayes: 5 – Vice-Chairperson Patton and Commissioners White, Hendon, McCain, and Blackburn

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on December 9, 2025.

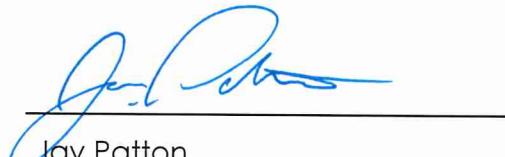
6. Staff Reports.

Planning Director Self stated that there would be a meeting on November 18th and meetings throughout December.

7. Adjourn.

Commissioner Hendon made a motion to adjourn and it was seconded by Commissioner White.

The meeting adjourned at 6:42 p.m.



Jay Patton
Vice-Chairperson



Debra Kalsnes
Planning Executive Assistant

