



September 3, 2021

**NOTICE OF PUBLIC HEARINGS**

**Dear Property Owner:**

The City of Cedar Hill has received the application (on file in the Planning Department) described below. Public hearings will be conducted on the dates and times stated in this notice.

**Case No. CUP-376-2021** – An application for a Conditional Use Permit for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant on property zoned “LR” (Local Retail District), generally located on the southeast side of North J. Elmer Weaver Freeway (Highway 67), south of Springtime with the approximate address being 420 North J. Elmer Weaver Freeway.

*Applicant: Mei Rong Xiao, Juicy Seafood and Bar*

*Property Owner: Todd Techananalert, Baruch Cedar Hill, LLC*

The applicant requests to sell and serve alcoholic beverages for on-premise consumption in a new restaurant “Juicy Seafood and Bar”, in the 5,000-square-foot interior of their building and on the 1,081-square-foot outdoor patio seating area.

	<b>PLANNING AND ZONING COMMISSION (P&amp;Z)</b>	<b>CITY COUNCIL</b> (If P&Z recommends approval)
<b>DATE:</b>	Tuesday, September 21, 2021	Tuesday, September 28, 2021
<b>TIME:</b>	6:00 P.M.	7:00 P.M.
<b>LOCATION:</b>	T.W. “Turk” Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104	T.W. “Turk” Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104  <i>A live broadcast of the meeting can be viewed on the city’s web page at <a href="http://cedarhilltx.com/">http://cedarhilltx.com/</a>. Click on the “Government” tab at the top of the page, then “Agendas &amp; Minutes”. Under the “City Council” heading, click on the link for “View Recent &amp; Upcoming Agendas &amp; Minutes”, then “Watch City Council Meetings Live”.</i>



## Planning Department

285 Uptown Blvd.  
Cedar Hill, TX 75104  
O. 972.291.5100 X 1080  
F. 972 .291.7250

You are receiving this notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, the Planning and Zoning Commission and City Council are seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearings, written comments may also be submitted. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the Planning Department prior to the close of the City Council Public Hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the Planning Department at 972-291-5100, ext. 1076 or via e-mail at [katherine.linares@cedarhilltx.com](mailto:katherine.linares@cedarhilltx.com).