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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF FEBRUARY 2, 2021**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, February 2, 2021, at 6:00 p.m.*

*Planning & Zoning Commissioners Present: Chairperson Michael Deeds, Vice-Chairperson Maranda Auzenne, and Commissioners: Andrea Flores, Lisa Thierry, Timothy Hamilton, Jay Patton, and Jerry White.*

*City Staff Members present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Katherine Linares, and Executive Secretary, Debra Kalsnes.*

**I. Call the Meeting to Order.**

Chairperson Deeds called the meeting to order at 6:01 p.m. declaring it an open meeting in which a quorum was present, and the meeting notice was duly posted.

**II. Approve the amended minutes of the January 5, 2021, regular meeting.**

A motion was made by Commissioner Hamilton and seconded by Commissioner White to approve the amended minutes of the January 5, 2021, regular meeting. The vote was as follows:

Ayes:               6 – Chairperson Deeds, Vice-Chairperson Auzenne, and Commissioners Flores, Hamilton, Patton, and White

Nays:               None

Chairperson Deeds declared the motion carried.

*\* Commissioner Thierry was inaudible.*

**III. Public Comment.**

There were no public comments.

**IV. Public Hearing Items:**

1. **Case No. CUP-254-2020R** – Conduct a public hearing and consider an application to revise the Conditional Use Permit for a winery with the sale of alcoholic beverages for on-premise consumption and to add "indoor and outdoor commercial amusement" [Saviana Winery] on property zoned Old Town Corridor within the Uptown Overlay, and located on the south side of Cooper Street, west of Highway 67 with the approximate address being 316 Cooper Street.

*Applicant/Property Owner: Julie Denton, Saviana Winery*

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Senior Planner Maria Peña briefed the Commission on the request. She stated that the staff recommends approval subject to the following conditions:

1. The operation of the use is subject to the site plan and requirements in Section 4.1.4 of the Zoning Code.
2. This Conditional Use Permit is only valid for the operator "Saviana Winery, LLC". A new CUP shall be required if the operator on the TABC license changes.
3. The on-premise consumption is limited to the approximately 2,826-square-foot indoor and outdoor tasting rooms and approximately 600 square feet of the lawn area as denoted on the floor plan.
4. The commercial amusement events shall be limited to the indoor tasting room areas, the outdoor covered and uncovered patio area as denoted on the floor plan.
5. Based on the parking spaces currently on-site and the proposed seating quantities by the applicant, the maximum occupants will be 82.
6. On-premise consumption shall be limited to the wine produced by the operator and owner of the property – "Saviana Winery".
7. The proposed hours of operation for the indoor tasting room are Sunday, Wednesday and Thursday from 12 pm to 8 pm, and Friday and Saturday from 11 am to 10 pm.
8. Outdoor consumption of wine and indoor or outdoor commercial amusement events shall be limited between the hours of 12 pm to 9 pm.
9. There shall be no walk-up window access and no drive-through facility.
10. Musical performances in the outdoor patio areas, shall be limited to one acoustic instrument at a time.
11. There shall be no amplified sound.
12. Indoor and outdoor commercial amusement shall be limited to activities and events that are directly associated with the promotion of wine production on the site.
13. This Conditional Use Permit does not permit the use of the property as a "banquet facility".
14. All vehicular parking shall be accommodated on site. There shall be no on-street parking.
15. The Conditional Use Permit expires in two (2) years.

Senior Planner Maria Peña stated that the Historic Downtown Advisory Board (HDAB) met on February 1, 2021 and recommended removing items #10 and #11 from the conditions due to the fact that the zoning ordinance already establishes a maximum noise level allowed in this zoning district.

Chairperson Deeds asked staff if Saviana Winery had any noise complaints and questioned about the sound abatement wall. Senior Planner Peña addressed these questions. Chairperson Deeds asked if staff agreed with HDAB and the removal of items #10 and #11. Director Stringfellow stated that staff had no problem with the removal of items #10 and #11. The Commission had no other questions.

Chairperson Deeds asked the applicant to address the Commission. Julie Denton and husband, Jeff Brown, at 314 Shady Brook Lane, Cedar Hill, TX 75104, addressed the Commission and stated they strived to be a good neighbor and agreed with HDAB to remove items #10 and #11. They indicated they were available to answer questions.

The Commission had no questions for the applicant.

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Chairperson Deeds opened the public hearing to anyone wishing to speak in support of this request.

1. Jim Klipp - 228 Cedar Street, Cedar Hill, TX 75104
2. Teresa Brooks - 802 Green Pastures Drive, Cedar Hill, TX 75104
3. Randall Chase - 1700 Stewart Street, Cedar Hill, TX 75104
4. Ashley Derrick - 1036 Crestview Drive, Cedar Hill, TX 75104
5. Patricia Bushart - 1307 Rocky Creek Drive, Cedar Hill, TX 75104

Chairperson Deeds asked if there was anyone wishing to speak in opposition of this request.

1. Randy Moon - 313 Cooper Street, Cedar Hill, TX 75104
2. Gary Moon - 320 S. Main Street, Cedar Hill, TX 75104

Chairperson Deeds closed the public hearing.

Chairperson Deeds asked if any staff or the applicant would like to make statements based upon the public hearing.

The applicant, Julie Denton, addressed the statements made in opposition.

Commissioners White and Auzenne, and Chairperson Deeds made statements in favor of the request.

Commissioner White made a motion to approve subject to staff's conditions and removal of items #10 and #11.

The motion was seconded by Vice-Chairperson Auzenne.

The vote was as follows:

Ayes: 7 - Chairperson Deeds, Vice-Chairperson Auzenne, and Commissioners Flores, Thierry, Hamilton, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

Director Stringfellow noted that this item will be considered by City Council on Tuesday, February 23, 2021.

**V. Regular Items:**

1. **Case No. FP-323-2021** - Consider an application for a final plat for the Hames Addition, Lots 1 and 2, Block 1 on property zoned "SF-7" District (Single-Family Residential District - minimum 7,000-square-foot lots) being a replat of the E.D.
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Balcom's Addition, Lot 5B, Block 3 located on the north corner of Lee Street and Jefferson Street with the approximate address being 430 Lee Street.

*Applicant: Bryan Connally, CBG Surveying Texas, LLC*

*Property Owner: Kevin Hames, Servants of the Lord Ministries, LLC*

Senior Planner Maria Peña briefed the Commission on the request. She stated that staff recommends approval subject to the conditions noted in the staff report. It was noted that House Bill 3167 allows for notifications to be sent after approval of a residential replat. While City Council has instructed staff to send notices prior to the meeting, the submittal date did not allow staff enough time to send out notices. Therefore, staff will send out notices to property owners within 200 feet of the subject property after City Council approval.

The Commission had no questions for staff.

Chairperson Deeds asked the applicant to address the Commission. Kevin Hames at 2923 Southridge Drive, Grapevine, TX 76051, indicated he was available to answer questions.

The Commission had no questions for the applicant.

Commissioner Hamilton made a motion to recommend approval subject to the conditions noted in the staff report.

The motion was seconded by Vice-Chairperson Auzenne.

The vote was as follows:

Ayes: 7 – Chairperson Deeds, Vice-Chairperson Auzenne, and Commissioners Flores, Thierry, Hamilton, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

Chairperson Deeds indicated this item will be considered by City Council on Tuesday, February 23, 2021.

## **VI. Staff Reports.**

### **1. Update on applications in review.**

**a. 2020-2021**

**b. 2019-2020**

Planning Director LaShondra Stringfellow informed the Commission regarding ongoing applications.

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## 2. Upcoming Meetings

Planning Director LaShondra Stringfellow informed the Commission on upcoming meetings.

### VII. Adjourn.

Vice-Chairperson Auzenne made a motion to adjourn and it was seconded by Commissioner Hamilton.

The meeting adjourned at 7:34 p.m.



Michael Deeds  
Chairperson



Debra Kalsnes  
Planning Executive Secretary

