
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JUNE 15, 2021**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, June 15, 2021 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 Maranda Auzenne, and Commissioners Lisa Thierry, Jay Patton, Andrea Flores and Gerald White

Absent: Chairperson Michael Deeds

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.

Vice-Chairperson Auzenne 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.

II. Approve the minutes of the June 1, 2021 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Flores to approve the minutes of the June 1, 2021 regular meeting. The vote was as follows:

Ayes: 4 - Vice-Chairperson Auzenne, Commissioners Patton, White and Flores

Nays: None

Abstain: Commissioner Thierry

The motion carried.

III. Citizens Forum.

No one spoke.

IV. Public Hearing Items:

- 1. Case No. CUP-354-2021** – 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 on property zoned "LR" (Local Retail District) within the Uptown Overlay, generally located east of Uptown Boulevard, south of West FM 1382 with the approximate address being 642 Uptown Boulevard, Suite 202.

Representative: Gena Cannon, All Tex Permits

Applicant: Thayla Williams, Sista Bayb's

Property Owner: Katrina Parsley, Cedar Hill Shops, LLC

Planner Katherine Linares 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 "Sista Bayb's". A new CUP shall be required if the operator on the TABC license changes.
3. There shall be no walk-up window access.
4. The drive-through facility shall not be utilized without reconsideration of the Conditional Use Permit.
5. Commercial amusement uses shall require an amendment to the Conditional Use Permit.

Vice-Chairperson Auzenne asked if there were any questions from the Commissioners. There were no questions.

Vice-Chairperson Auzenne asked the applicant to come forward and address the Commission. Thayla Williams, business owner, at 8135 Tierra Del Sol Road, Arlington, TX, 76002, addressed the Commission and stated she was available to answer questions.

The Commission asked Ms. Williams about her business operations. Ms. Williams indicated that this is her only restaurant, which serves seafood for lunch and dinner. Ms. Williams asked about patio seating, which she was told could be added at a later time.

The Commission asked staff about the history of the property and the different restaurants which have occupied the suite.

Vice-Chairperson Auzenne opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of this request.

No one spoke in support or opposition.

Vice-Chairperson Auzenne closed the public hearing.

Commissioner Thierry made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Flores.

The vote was as follows:

Ayes:	5 – Vice-Chairperson Auzenne, Commissioners Thierry, Patton, White and Flores
Nays:	None

Vice-Chairperson Auzenne declared the motion carried and noted that this item will be considered by City Council on Tuesday, June 22, 2021.

V. Staff Reports.

Director Stringfellow briefed the Commission of the next meeting on July 6, 2021 and the upcoming applications. She also informed the Commission of the upcoming City Council Workshop for the Comprehensive Plan on June 30, 2021.

VI. Adjourn.

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

The meeting adjourned at 6:28 p.m.



Debra Kalsnes
Planning Secretary



Michael Deeds
Chairperson
