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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF MAY 17, 2022**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, May 17, 2022 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 Maranda Auzenne, Allena Anderson, and Steven Hendon*

*Absent: Commissioner Gerald White*

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

**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 3, 2022 regular meeting.**

A motion was made by Vice-Chairperson Patton and seconded by Commissioner Hendon to approve the minutes of the May 3, 2022 regular meeting. The vote was as follows:

Ayes: 4 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Anderson, and Hendon

Nays: None

Abstain: Commissioner Auzenne due to absence.

The motion carried.

**3. Citizens Forum/Public Comments.**

There were none.

**4. Public Hearing Items:**

1. **Case No. PD-SP-436-2022** – Conduct a public hearing and consider an application for a Planned Development-Site Plan on property zoned Planned Development District No. 2022-749 [Broadmoor Village] on approximately 14.232 acres generally located between South Joe Wilson Road and South Waterford Oaks Drive, south of East Belt Line Road with the approximate address being 2005 South Joe Wilson Road.
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*Representative: Ryan Hartman, Spiars Engineering*  
*Applicant: Cody Bailey, Starlight Texas Homes, LLC*  
*Property Owner: Starlight Texas Homes, LLC*

Planner Linares briefed the Commission on the request. She indicated staff recommends approval subject to the conditions in the staff report.

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. Cody Bailey with Starlight Homes Texas at 1800 Valley View Lane, Suite 100, Farmers Branch, TX, 75234, came forward, gave a statement and stated they were available to answer questions.

Chairperson Thierry asked if there were any questions for the applicant from the Commissioners.

The applicant responded to the Commission's questions regarding the starting price and the floor area.

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

Planner Linares responded to Commissioner Patton's regarding the gates along the alley.

The applicant responded to Commissioner Auzenne's question regarding the anticipated start date.

Chairperson Thierry asked the Commission to deliberate and make a motion.

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

The motion was seconded by Commissioner Auzenne.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners Auzenne, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on May 24, 2022.

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2. **Case No. CUP-439-2022** – 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; and indoor commercial amusement limited to live music and dancing on property zoned "LR" (Local Retail District) within the Uptown Overlay, generally located on the east side of Uptown Boulevard, south of West FM 1382 with the approximate address being 642 Uptown Boulevard, Suite 202.

*Applicant: Cheryl DeHart, Lena Mae's Country Café, LLC*

*Property Owner: Cedar Hill Shops, LLC*

Senior Planner Peña briefed the Commission on the request. She indicated 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. This Conditional Use Permit is only valid for the operator "Lena Mae's Country Café". 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 shall only occur within the interior of the suite and be limited to the following: bands, karaoke, a DJ, and a jazz pianist with a dancing area during the hours of Thursday to Saturday from 8 pm to 12 am and on Sunday's from 2 pm to 5 pm. No outdoor music permitted outdoors.
6. 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.
7. Any additional commercial amusement uses/activities shall require an amendment to the Conditional Use Permit.

Chairperson Thierry asked if there were any questions for staff from the Commissioners.

Staff responded to Commissioner Auzenne's question regarding applicable code standards for noise levels.

Chairperson Thierry asked the applicant to come forward and address the Commission. Cheryl DeHart with Lena Maes County Café at 1033 Essex Drive, Cedar Hill, TX, 75104, came forward, gave a statement and stated they were available to answer questions.

Chairperson Thierry asked if there were any questions for the applicant from the Commissioners.

The applicant answered the Commission's question about hours of operation.

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Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of this 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. There were none.

Chairperson Thierry asked the Commission to deliberate and make a motion.

Vice-Chairperson Patton made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Anderson.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners Auzenne, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on May 24, 2022.

## 5. Regular Items:

1. **Case No. PP-447-2022** – Consider an application for a preliminary plat for the Old Town Estates Addition on property zoned Old Town Residential Sub-District, generally located on the northwest corner of Cedarview Drive and Houston Street, with the approximate address being 900 Cedarview Drive.  
*Applicant: Felicia Richardson, Richardson Development Group Corporation*  
*Property Owner: Eric Richardson, Richardson Development Group Corporation*

Senior Planner Peña briefed the Commission on the request. She indicated staff recommends approval subject to the conditions in the staff report.

Chairperson Thierry asked if there were any questions for staff from the Commissioners.

Director Stringfellow responded to Vice-Chairperson Patton's question about reviewing the architectural style of the homes.

Chairperson Thierry asked the applicant to come forward and address the Commission. Felicia Richardson Development Group Corp. at 2952 Pinehurst Lane, Cedar Hill, TX, 75104, came forward, gave a brief statement and stated she was available to answer questions.

The applicant answered the Commission's questions about the house size, starting price and HOA.

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Director Stringfellow responded to the question regarding the future Road A.

Chairperson Thierry asked the Commission to deliberate and to make a motion.

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

The motion was seconded by Commissioner Hendon.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners Auzenne, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on June 14, 2022.

2. **Case No. FP-448-2022** – Consider an application for a final plat for the Original Town Cedar Hill Addition, Lots 1A and 1B, Block 41 being a replat of Original Town Cedar Hill, Lot 1, Block 41 on property zoned Old Town Residential Sub-District generally located on the northwest corner of Cooper Street and South Main Street with the approximate address being 328 South Main Street.  
*Applicant: Luke Keeton, Windrose Land Services*  
*Property Owner: Rob Franke, R&S Properties Partnership*

Planner Linares briefed the Commission on the request. She indicated staff recommends approval subject to the conditions in the staff report.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. There were none.

The applicant could not be present.

The Commission had no other questions.

Chairperson Thierry asked the Commission to deliberate and to make a motion.

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

The motion was seconded by Vice-Chairperson Patton.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners Auzenne, Anderson, and Hendon

Nays: None

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Abstain:            None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on June 14, 2022.

**6. Other Items**

1. Discuss creating a separate land use for cosmetic makeup separate from tattoo shops.

Director Stringfellow made a presentation and opened a discussion with the Commission regarding a code amendment for creation of a land use for cosmetic makeup and answered questions posed by the Commission.

**7. Staff Reports.**

Director Stringfellow updated the Commission on upcoming applications and meetings. Also, she informed the Commissioners that the tour on May 21<sup>st</sup> with City Council and the Planning and Zoning Commission had been cancelled. There would still be a joint workshop on May 31<sup>st</sup>. The next meeting would be on June 7, 2022 and a meeting on June 21, 2022, with a break on July 5, 2022.

**8. Adjourn.**

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

The meeting adjourned at 7:27 p.m.

  
Lisa Thierry  
Chairperson

  
Debra Kalsnes  
Planning Executive Secretary

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