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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF DECEMBER 21, 2021**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, December 21, 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: Chairperson Lisa Thierry, Vice-Chairperson Jay Patton, and Commissioners Michael Deeds, Maranda Auzenne, Gerald White, and Andrea Flores*

*Absent: Commissioner Allena Anderson*

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

**I. 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.

**II. Approve the minutes of the December 7, 2021 workshop and regular meetings.**

A motion was made by Commissioner Deeds and seconded by Commissioner White to approve the minutes of the December 7, 2021 workshop and regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Deeds, Auzenne, and White

Nays: None

Abstain: None

The motion carried.

**III. Citizens Forum/Public Comments.**

There were no written comments submitted and no one spoke.

At 6:02 p.m., Commissioner Flores entered the meeting.

**IV. Public Hearing Items:**

- a. Case No. CUP-402-2021** – 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 the Border] on property zoned "LR"
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(Local Retail District), generally located on the west side of FM 1382, south of Highway 67 with the approximate address being 350 East FM 1382.

*Applicant: Keith Wheaton, OTB Acquisition LLC*

*Representative: Tracy Borrell, Martin Frost and Hill*

*Property Owner: Michelle Woodward, TA FM 1382, LLC % Tekin & Associates*

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.

Senior Planner Peña responded to questions from the Commission regarding the tree mitigation fee.

Staff responded to a question with regards to staff's recommendation #3, i.e. food purchase required with the purchase of alcoholic beverages. Staff indicated this could be removed at the Commission's request.

Chairperson Thierry asked the applicant to come forward and address the Commission. Keith Wheaton, Vice President of Facilities and Construction for On the Border based in Irving, came forward and stated he was 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 question regarding the tree mitigation fee.

Chairperson Thierry 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.

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.

Commissioner Deeds made a motion to approve subject to staff's conditions striking item #3, requiring food to be purchased with alcohol.

The motion was seconded by Vice-Chairperson Patton.

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

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 January 11, 2022.

**V. Regular Items:**

- a. **Case No. FP-409-2021** – Consider an application for a final plat for the McCurdy Addition, Lots 1 and 2, Block 1 on property zoned Old Town Residential Sub-District generally located on the south side of Texas Street, west of Hardy Street, with the approximate address being 314 Texas Street.  
*Representative: Luke Keeton, Keeton Surveying*  
*Applicant/Property Owner: Chad McCurdy, CCAA Investment I LP*

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.

Planner Linares responded to the Commission's question regarding sidewalks and that this would be part of the improvements to Texas Street.

Chairperson Thierry asked the applicant to come forward and address the Commission. Planner Linares stated that the applicant was not able to be present.

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

Staff responded the Commission's question regarding the division of the property and that the other lot would be developed as a single-family residential dwelling.

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 White.

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

Nays:               None

Abstain:           None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on January 11, 2022.

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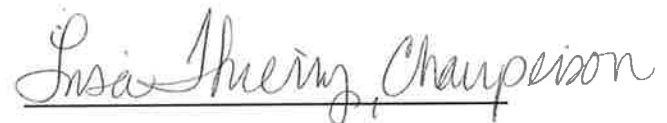
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**VI. Staff Reports.**

Director Stringfellow briefed the Commission on the Public Draft of the Comprehensive Plan and indicated that the Commission's next meeting would be on January 18, 2022, and a Joint Meeting with Think Tank and City Council would be on February 1, 2022. The Commission was also briefed on the West Midtown Master Plan.

**VII. Adjourn.**

Commissioner Deeds made a motion to adjourn, and it was seconded by Vice-Chairperson Patton. The meeting adjourned at 6:35 p.m.



Lisa Thierry  
Chairperson



Debra Kalsnes  
Planning Executive Secretary

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