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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of March 6, 2018**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, March 6, 2018 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: Chairman Chad McCurdy, Vice-Chairman Theresa Brooks, and Commissioners: Michael Deeds, Michael Lewis, Bill Strother, and Lisa Thierry*

*Absent: Commissioner Timothy Hamilton*

*City Staff members present: Dana Woods, Planner; Sharon Davis, Executive Secretary of Planning; and LaShondra Stringfellow, Director of Planning*

**I. Call the Meeting to Order**

Chairman McCurdy called the meeting to order at 6:00 pm declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

**II. Approve the minutes of the February 6, 2018 regular meeting**

A motion was made by Vice-Chairman Brooks and seconded by Commissioner Thierry to approve the minutes of the February 6, 2018 regular meeting. The vote was as follows:

Ayes: 4 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry and Lewis

Nays: 0

Abstain: 1 – Commissioner Strother [*Abstained because he was absent from the meeting.*]

Chairman McCurdy declared the motion carried.

*Commissioner Deeds arrived at 6:01 pm.*

**III. Citizens Forum**

No one spoke.

**IV. Public Hearing Items:**

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1. **Case No. ZC-40-2018** – Conduct a public hearing and consider an application for a change in zoning from "SF-E" (Single-Family Residential Estate District - minimum 1-acre lots) to "RR" (Rural Residential District - minimum 2-acre lots) on property legally described as Tract 2 of the Frances Jones Survey, Abstract 676, generally located on the north side of Texas Plume Road, west of Mt. Lebanon Road with the approximate address being 2221 Texas Plume. *Applicants/Property Owners: Anthony Arlotta and Leigh Farrington*

Planner Dana Woods briefed the Commission on the request. She indicated that staff recommends approval.

Chairman McCurdy asked the applicant to address the Commission.

The applicant/property owner, Leigh Farrington, addressed the Commission regarding her application. She indicated the plan to initially have cattle on the property and to eventually construct her family's residence.

Chairman McCurdy opened the public hearing for anyone wishing to speak in support of this request.

No one spoke in support.

Chairman McCurdy asked if there was anyone wishing to speak in opposition of this request.

No one spoke in opposition.

Chairman McCurdy closed the public hearing and opened the floor for discussion amongst the Commission. There was no additional discussion.

Commissioner Deeds made a motion to approve.

The motion was seconded by Commissioner Strother.

The vote was as follows:

Ayes: 6 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, Strother, Deeds, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

#### **V. Regular Agenda Item:**

1. **Case No. FP-15-2017** – Consider an application for a final plat for the Joe Property Addition, Lot 1 of Block 1 on property zoned "SF-E" (Single-Family Residential Estate
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District – minimum 1-acre lots), located on the west side of Lakeview Drive, south of Mystic Shore Drive. *Applicant/Owner: Jose G. Lara [Joe Property and Construction Systems, LLC]*

Planner Dana Woods briefed the Commission on the request. She indicated that staff recommends approval subject to conditions.

Chairman McCurdy asked the applicant to address the Commission.

The applicant/property owner, Jose Lara, addressed the Commission regarding his application. Commissioner Deeds asked if he would be residing in the home. Mr. Lara indicated he is a contractor constructing the home in which he and his family will reside. Vice-Chairman Brooks asked Mr. Lara if he was informed of the park fees. Mr. Lara stated yes.

Commissioner Deeds made a motion to approve subject to the following conditions being complied prior to recordation of the plat:

- 1) Place the following note on the plat: Building setbacks shall comply with the zoning ordinance and applicable variances at the time that a building permit is obtained.
- 2) The owner/developer shall pay park fees in the amount of \$500.

The motion was seconded by Commissioner Lewis.

The vote was as follows:

Ayes: 6 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, Strother, Deeds, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

2. **Case No. FP-44-2018** – Consider an application for a final plat and variance to Chapter 20, Section 20-22(b), for the Milotte Margaret Estates Addition, Lots 1, 2, and 3, Block 1, on property zoned "SF-10" (Single-Family Residential – minimum 10,000 square-foot lots), located on the west side of South Joe Wilson Road, north of East Little Creek Road with the approximate address being 1000 South Joe Wilson Road. *Applicants/Property Owners: Gerald and Hortance Stevenson and Artie Thomas*

Planner Dana Woods briefed the Commission on the request. She indicated that staff recommends approval subject to one condition.

Chairman McCurdy asked the applicant to address the Commission.

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The applicants/property owners, Gerald and Hortance Stevenson, addressed the Commission regarding their application. They indicated they had purchased one of the three lots to construct their home.

Vice-Chairman Brooks inquired about addressing and whether or not access on Little Creek would be permitted due to the narrow width of the lot along this street. Commissioner Strother asked if there was an existing residence on the property.

Ms. Woods indicated that the Building Inspections Department would assign addresses after recordation of the plat and prior to permitting. She said there is a residence on one of the lots. Director LaShondra Stringfellow stated that access would not be permitted onto Little Creek due to the narrow width of that frontage. Access would only be allowed onto Joe Wilson.

Vice-Chairman Brooks made a motion to approve subject to the condition that the property owner pay park fees in the amount of \$1,500 prior to recordation of the plat.

The motion was seconded by Commissioner Lewis.

The vote was as follows:

Ayes: 6 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, Strother, Deeds, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

## **VI. Staff Reports**

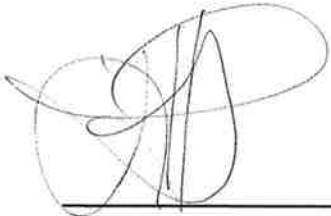
1. Ms. Stringfellow informed the Commission of the current development applications.
  2. Ms. Stringfellow informed the Commission on upcoming meeting dates.
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**VII. Adjourn**

A motion to adjourn was made by Commissioner Deeds.

The motion was seconded by Commissioner Lewis.

The meeting adjourned at 6:32 pm.



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LaShondra Stringfellow  
Planning Director



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Chad McCurdy  
Chairman

