
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF MARCH 5, 2019**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, March 5, 2019 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 Theresa Brooks, and Commissioners: Bill Strother, Michael Deeds, Timothy Hamilton, and Michael Lewis

Absent: Commissioner Maranda Auzenne

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Dana Woods; and Executive Secretary, Katie Cenicola

I. Call the Meeting to Order.

Vice-Chairperson Brooks called the meeting to order at 6:04 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 February 5, 2019 regular meeting.

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the February 5, 2019 regular meeting. The vote was as follows:

Ayes: 5– Vice-Chairperson Brooks, Commissioners, Strother, Deeds, Hamilton, and Lewis

Nays: None

Vice-Chairperson Brooks declared the motion carried.

Chairperson Lisa Thierry entered the meeting.

III. Briefing on proposed amendments to regulations pertaining to alcoholic beverages, conditional use permits, drive-through facilities, retail uses, restaurant uses, amusement and recreation uses, and definitions.

Planning Director, LaShondra Stringfellow briefed the Commission on the proposed amendments of regulations regarding alcoholic beverages for on and off premise consumption, conditional use permits, drive-through facilities, retail uses, restaurant uses, and amusement and recreation uses, and definitions.

IV. Citizens Forum.

No one spoke.

V. Public Hearing Items:

1. **Case No. FP-142-2019** – Conduct a public hearing and consider an application for a final plat for the Shadybrook, First Installment Addition, Lot 33R of Block 5, being a replat of the Shadybrook, First Installment Addition, Lot 33 of Block 5 to reduce the front building line from 30 feet to 23 feet on property zoned "SF-7" (Single-Family Residential with minimum 7,000-square-foot lots) District, generally located on the south side of Brookside Drive and west of North Joe Wilson Road with the approximate address being 611 North Brookside Drive.
Applicant and Property Owner: Milton Rodriguez, MR INV Homes, LLC.

Senior Planner, Maria Peña briefed the Commission on the request. She indicated that staff recommends approval.

Vice-Chairperson Brooks asked for clarification if the site plan that was submitted with the building permit application was incorrect.

Ms. Peña indicated that the site plan that was submitted, before the house was built, was correct, but the error occurred while the house was built.

Commissioner Strother asked if it was the fault of the builder.

Ms. Peña indicated this was correct.

Chairperson Thierry asked the applicant to come forward and address the Commission. Milton Rodriguez addressed the Commission.

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

No one spoke in favor.

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

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

Vice-Chairperson Brooks made a motion to recommend approval.

The motion was seconded by Commissioner Lewis.

The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

VI. Regular Items:

1. **Case No. FP-133-2018** – Consider an application for a final plat for Lot 1, Block A of the Nguyen Family Addition on property zoned "SF-10" (Single-Family Residential with minimum 10,000-square-foot lots) District; generally located on the east side of South Clark Road, north of East Parkerville Road with the approximate address being 707 South Clark Road.
Applicant / Property Owner: Khoa Nguyen

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

Chairperson Thierry asked the applicant to come forward and address the Commission. Khoa Nguyen addressed the Commission.

Chairperson Thierry asked the Commissioner if they had any questions for the applicant.

There were none.

Commissioner Deeds made a motion to recommend approval,

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

2. **Case No. SP-146-2019** – Consider an application for a site plan with alternative architectural design standards on property zoned "LR" (Local Retail) District, located northeast of the intersection of East Belt line Road and North Clark Road, with the approximate address being 103 East Belt Line Road.
Applicant: Mark Sellers, Frontier States Development Services (FSDS)
Property Owner: Landmark Ventures LLC

Ms. Peña briefed the Commission of the request. She indicated that staff recommends approval.

Chairperson Thierry asked the Commission if they had any questions for staff.

Commissioner Deeds asked if there were any other ice kiosks in Cedar Hill.

The applicant indicated there were none.

Commissioner Lewis asked what about the masonry percentages triggered the request for alternative materials.

Chairperson Thierry asked the applicant to come forward and address the Commission. Mark Sellers addressed the Commission.

Vice-Chairperson Brooks made a motion to recommend approval.

The motion was seconded by Commissioner Lewis.

The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

VII. Staff Reports.

1. **Update on applications in review.**
 - a. 2019
 - b. 2018
 - c. 2017

Ms. Stringfellow informed the Commission of the current development applications.

2. Upcoming Meetings

Ms. Stringfellow informed the Commission on upcoming meeting dates.

VIII. Adjourn.

The meeting adjourned at 7:29 p.m.

Katherine Cenicola

Katie Cenicola
Planning Secretary



Lisa Thierry
Chairperson