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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF JULY 16, 2019**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, July 16, 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: Maranda Auzenne, Michael Deeds, Timothy Hamilton, and Michael Lewis*

*Absent: Commissioner Bill Strother*

*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.**

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. Recognition of Service for Commissioner Theresa Brooks.**

The Commission recognized Commissioner Theresa Brooks for her 16 years of service to the Planning and Zoning Commission of the City of Cedar Hill.

*Commissioner Auzenne entered the meeting at 6:06 pm.*

**III. Approve the minutes of the June 18, 2019 regular meeting.**

A motion was made by Commissioner Deeds and seconded by Commissioner Lewis to approve the minutes of the June 18, 2019 regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Deeds, and Lewis

Nays: None

Abstain: 1 – Commissioner Hamilton

Chairperson Thierry declared the motion carried.

*Commissioner Hamilton abstained because he was absent from the June 18<sup>th</sup> meeting.*

**IV. Citizens Forum.**

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No one spoke.

**V. Public Hearing Items:**

1. **Case No. Z-184-2019** – Conduct a public hearing and consider an application for a change in zoning from “NS” (Neighborhood Service District) to “SF-10” (Single-Family Residential District – minimum 10,000-square-foot lots) on property legally described as Tract 33 of the William Coombs Survey, Abstract No. 304, generally located on the east side of South Clark Road, south of Weaver Street with the approximate address being 507 South Clark Road.  
*Representative: Candice Rogers*  
*Applicant / Property Owner: Above All Church*

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

Chairperson Thierry asked the applicant to come forward and address the Commission. Candice Rogers and Justice Ekejiuba addressed the Commission.

Commissioner Deeds asked the applicant about their plans for the property.

The applicant indicated that they plan to build single-family homes.

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

No one spoke in support.

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.

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 Auzenne, Deeds, Hamilton, and Lewis

Nays:                   None

Chairperson Thierry declared the motion carried.

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- 2. Case No. CUP-198-2019** – Conduct a public hearing and consider an application for a Conditional Use Permit for a liquor store [Total Wine, Spirits, Beer & More] on property zoned "LR" (Local Retail District), generally located northwest of the intersection of East Belt Line Road and FM 1382 with the approximate address being 428 East FM 1382.  
*Representative: Drew Campbell, Capitol-Insights*  
*Applicant: Thomas Haubenstricker, Fine Wines & Spirits of North Texas, LLC*  
*Property Owner: Mark S. Jenkins, KRG Cedar Hill Plaza, L.P.*

Ms. Woods 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 with attachments.
2. The Conditional Use Permit is only valid for the operator "Total Wine, Spirits, Beer & More." A new CUP shall be required if the operator on the TABC license changes.
3. There shall be no walk-up window access and no drive-through facility.

Chairperson Thierry asked the applicant to come forward and address the Commission. Drew Campbell addressed the Commission.

Commissioner Auzenne asked how many employees this location would have.

The applicant indicated they anticipate employing 100 full-time and 50 part-time employees.

Commissioner Deeds asked if they placed an emphasis on hiring members of the community.

The applicant indicated that hiring local employees is important to their company.

Commissioner Lewis asked about their community involvement.

The applicant indicated they find a local charity or foundation to donate to during the grand opening and then continue to work with this charity or foundation in the future.

Commissioner Lewis asked how they planned to extinguish the stigma of a liquor store.

The applicant indicated they achieve this through the presentation of the products, educational tasting events, and employees.

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

No one spoke in support.

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

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One person spoke in opposition: David Bradley with Central Heights Baptist Church, 201 E Belt Line Rd.

Chairperson Thierry closed the public hearing.

Commissioner Deeds asked if the City can prohibit operation on Sunday and hours of operation.

The applicant indicated that in accordance with the State, liquor stores are not allowed to operate on Sunday. Additionally, the State prohibits liquor stores to be open after 9 pm.

Commissioner Deeds asked the applicant their hours of operation.

The applicant indicated they are open Monday – Saturday, 10 am – 9 pm.

Commissioner Deeds asked the applicant if they sell anything other than alcoholic beverages and liquor.

The applicant indicated they also sell cigars and snacks.

Chairperson Thierry asked if they distribute windshield flyers.

The applicant indicated they do not use flyers as a form of advertisement.

Vice-Chairperson Brooks made a motion to recommend approval subject to staff's conditions.

The motion was seconded by Commissioner Deeds.

The vote was as follows:

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

Nays: None

Chairperson Thierry declared the motion carried.

- 3. Case No. CUP-170-2019** – Conduct a public hearing and consider an application for a site plan with a Conditional Use Permit for “outside storage” on property zoned “IP” (Industrial Park District) located south of Mt. Lebanon Road, between High Meadows Way to the west and Tar Road to the east, with the approximate address being 1500 Meadows Way.  
*Representative: Remington C. Wheat, Bannister Engineering*  
*Applicant/Owner: Merle (Butch) Abbott, Highway Intelligent Traffic Solutions Inc.*

Ms. Woods briefed the Commission on the request. She indicated that staff recommends approval subject to the outside storage being located and screened in accordance with the site plan and accompanying documents.

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Chairperson Thierry asked the applicant to come forward and address the Commission. Merle Abbott 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 support.

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.

Commissioner Deeds made a motion to recommend approval subject to staff's condition.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

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

Nays: None

Chairperson Thierry declared the motion carried.

- 4. Case No. PD-151-2019** – Conduct a public hearing and consider an application for a development plan (Stonehill) on property zoned Planned Development District No. 03-138 for "SF-10" (Single-Family Residential District with minimum 10,000-square-foot lots) uses, generally located on the northwest corner of Bear Creek Road and South Cockrell Hill Road.  
*Representative: Erik Hinklin, Peloton Land Solutions*  
*Applicant/Property Owner: Rob Romo, RR Mustang, LLC.*

Ms. Woods briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. A screening wall shall be placed along the southern property line if TxDOT does not obtain ownership of the property designated for future Loop 9.
2. The sidewalk easement and landscaping easement shall be reversed.

Chairperson Thierry asked the applicant to come forward and address the Commission. Nathan Thompson, on behalf of the applicant, addressed the Commission.

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

No one spoke in support.

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

One person spoke in opposition: Bobby Waddle, 1015 S. Cockrell Hill Rd. He indicated he was not in opposition of the project, he just wanted to state some concerns.

Chairperson Thierry closed the public hearing.

Commissioner Deeds asked about the drainage for the project.

Planning Director LaShondra Stringfellow, indicated that staff has received a preliminary drainage plan and a more extensive plan will be required with submittal of the final plat. She also indicated that Cedar Hill, Desoto and Glenn Heights have discussed coordinating to request the expansion and extension of S. Cockrell Hill Rd. during the next Dallas County call for projects.

Commissioner Hamilton made a motion to recommend approval subject to staff's conditions.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

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

Nays: None

Chairperson Thierry declared the motion carried.

## **VI. Regular Items:**

- 1. Case No. PP-149-2019** – Consider an application for a preliminary plat for the Stonehill Addition on property zoned by Planned Development District No. 03-138 for "SF-10" (Single-Family Residential District with minimum 10,000-square-foot lots) uses, generally located on the northwest corner of Bear Creek Road and South Cockrell Hill Road.  
*Representative: Erik Hinklin, Peloton Land Solutions*  
*Applicant/Property Owner: Rob Romo, RR Mustang, LLC.*

Ms. Woods briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions being complied prior to City Council consideration:

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1. The sidewalk easement and landscape easements shall be reversed.
2. Label a dedication of 28.5 feet in width along the north side of Bear Creek Road consistent with the PD.

Chairperson Thierry asked the applicant to come forward and address the Commission. Nathan Thompson, on behalf of the applicant, addressed the Commission.

Commissioner Deeds made a motion to recommend approval subject to staff's recommendation.

The motion was seconded by Commissioner Lewis.

The vote was as follows:

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

Nays: None

Chairperson Thierry declared the motion carried.

2. **Case No. PP-80-2018** – Consider an application for a preliminary plat for the Vineyards at Bear Creek Addition on property zoned "SF-8.5" (Single-Family Residential District – minimum 8,500-square-foot lots), generally located on the north side of Bear Creek Road, west of Cockrell Hill Road with the approximate address being 1807 Bear Creek Road.  
*Applicant/ Property Owners: Lincoln Golike (Bluestone Partners)*  
*Representative: William J. Winkelmann, P.E., R.P.L.S. (Winkelmann & Associates, Inc)*

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

Chairperson Thierry asked the applicant to come forward and address the Commission. Lincoln Golike addressed the Commission.

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 Auzenne, Deeds, Hamilton, and Lewis

Nays: None

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Chairperson Thierry declared the motion carried.

- 3. Case No. SP-160-2019** – Consider an application for a site plan on property zoned "IP" (Industrial Park) District, located on the west side of Edgefield Way, south of Mt. Lebanon Road with the approximate address being 1400 Edgefield Way.  
*Applicant/Property Owner: Karen Lynch, API Precision Machining, Inc.*

Ms. Woods briefed the Commission on the request. She indicated that staff recommends approval subject to the condition of creating a 20-foot water easement by a revised plat or by a separate instrument along the water service route for the new fire hydrant prior to the issuance of a building permit.

Chairperson Thierry asked the applicant to come forward and address the Commission. Karen Lynch addressed the Commission.

Commissioner Lewis made a motion to recommend approval subject to staff's condition.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

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

Nays: None

Chairperson Thierry declared the motion carried.

## **VII. Staff Reports.**

### **1. Update on Comprehensive Plan**

Ms. Stringfellow indicated that this update will occur on the August 6<sup>th</sup> meeting.

### **2. Update on applications in review.**

**a. 2019**

**b. 2018**

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

### **3. Upcoming Meetings**

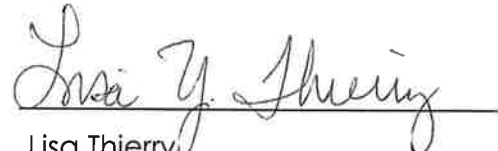
Ms. Stringfellow informed the Commission on items that could be on upcoming meeting dates.

## **VIII. Adjourn.**

The meeting adjourned at 7:52 p.m.

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Lisa Thierry  
Chairperson

Katherine Cenicola  
Katie Cenicola  
Planning Secretary