
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF NOVEMBER 17, 2020**

The Planning and Zoning Commission of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, November 17, 2020 at 6:00 p.m.

Planning & Zoning Commissioners Present: Chairperson Michael Deeds and Vice Chairperson Maranda Auzenne and Commissioners: Andrea Flores, Lisa Thierry, Timothy Hamilton, Jay Patton, and Jerry White.*

** Due to technical difficulties, Vice Chairperson Maranda Auzenne was inaudible during the meeting.*

City Staff Members present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Katherine Linares, Executive Secretary, Debbie Kalsnes, and Assistant City Secretary, Katie Cenicola.

I. Call the Meeting to Order.

Chairperson Deeds 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 November 2, 2020 regular meeting.

A motion was made by Commissioner Hamilton and seconded by Commissioner Thierry to approve the minutes of the November 2, 2020 regular meeting. The vote was as follows:

Ayes: 6 – Chairperson Deeds, Commissioners Flores, Thierry, Hamilton, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

III. Public Comment.

There was a public comment received via from the public comment web page from Shenikwa Medlock regarding the Wintergreen Road Expansion who is upset about not having a sound wall in the plans. This comment was forwarded to the Commissioners.

I. Public Hearing Items:

1. **Case No. CUP-280-2020** – Conduct a public hearing and consider an application for a Conditional Use Permit for an "adult day care" on property zoned "OT-Corr" (Old Town Corridor) Sub-District within the Uptown Overlay, and located on the south side
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of Cooper Street, east of Houston Street with the approximate address being 412 Cooper Street.

Applicant: Kevin DeStefano, DeStefano Remodeling

Property Owner: Sarah Moor, CH Old Town LLC

Planner Maria Peña briefed the Commission on the request. She stated that staff recommends approval subject to the following conditions:

1. This Conditional Use Permit (CUP) shall only be valid for the Zion's Hope Adult Day Care at this location. A new operator shall require a new CUP.
2. All patrons shall be picked-up and dropped off by the facility vehicle or service to reduce the number of vehicles entering/exiting the circulation drive.
3. On-street parking will not be allowed.
4. If an expansion and or replacement of the asphalt circulation drive and parking space is proposed in the future, it shall be replaced with reinforced concrete per City Standards.

The Commission asked staff questions regarding safety protocol and how the facility would be monitored on an ongoing basis.

Staff indicated that there were standard building and fire code requirements for this type of facility that are reviewed as part of the building permit application. Furthermore, the applicant would be able to address these items in addition to the state requirements for monitoring the facility.

Chairperson Deeds asked the applicant to address the Commission. Kevin DeStefano addressed the Commission.

Kevin DeStefano, contractor for Zion's Hope – 1845 County Road 604, Farmersville, Texas 75442.

Mr. DeStefano addressed the Commission and indicated that because he was the contractor, he did not have answers to some of the Commission's questions and that the operator would be better able to address those questions.

Chairperson Deeds stated that assuming that the Commission approves this, he would strongly recommend that the owner of the facility be present at City Council to address similar questions that may arise.

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

No one spoke in support or opposition to this request.

Chairperson Deeds closed the public hearing.

Chairperson Deeds asked the Commission if there was any desire to table consideration of the request in order to obtain answers to their questions. Commissioners Flores and White indicated they would be open to tabling the item.

Chairperson Deeds made a motion to table consideration of the item until December 3, 2020.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 6 – Chairperson Deeds, Commissioners Flores, Thierry, Hamilton, Patton, and White.

Nays: None

Chairperson Deeds declared the motion carried.

II. Regular Items:

1. **Case No. FP-301-2020** – Consider an application for a final plat for the Faith Temple Addition on property zoned "LR" (Local Retail) District located on the northeast corner of East Pleasant Run Road and North Joe Wilson Road, with the approximate address being 803 East Pleasant Run Road.
Applicant/Representative: James Wallace Cox Sr., Faith Temple SOA Church
Property Owner: Stephen Brooks, Southwest Region Conference Association of Seventh-Day

Planner Katherine Linares briefed the Commission on the request. She stated that staff recommends approval subject to the following conditions:

1. Include a note – "Building setbacks shall comply with the Zoning Ordinance at the time of the building permit." [Chapter 20, Section 20-11(b)]
2. Add the note "per this plat" on all the proposed easements. [Chapter 20, Section 20-11(b)]
3. Provide the filing information for all existing easements as shown in the provided comments. [Chapter 20, Section 20-11(b)]
4. Modify the Title Block to read as shown in the provided staff comments. [Chapter 20, Section 20-11(b)]
5. Expand the proposed drainage easement to include the proposed detention. Additionally, denote the new proposed width and add a detention lot maintenance note to the plat. [Chapter 20, Section 20-11(b)]

The Commission asked staff questions about its presentation.

Chairperson Deeds asked the applicant to address the Commission. James Cox addressed the Commission.

James Cox, senior pastor – 324 Rolling Oaks Ridge, Cedar Hill, TX 75104.

Mr. Cox stated that they are excited to move to the new location and do ministry in this brand-new area.

Commissioner Hamilton asked if this is a Seventh Day Adventist Church. Mr. Cox answered yes.

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

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 6 – Chairperson Deeds, Commissioners Flores, Thierry, Hamilton, Patton,
and White

Nays: None

Chairperson Deeds declared the motion carried.

III. Other Business Items

1. Discuss code amendments to the parking requirements for the Old Town District.

Planning Director Lashonda Stringfellow briefed the Commission on the proposed parking amendments to be considered at the next meeting on 12/03/2020. This was an opportunity to discuss any concerns or any suggestions that the Commission would like incorporated.

IV. Staff Reports.

1. **Update on applications in review.**
 - a. 2020
 - b. 2019

Planning Director LaShondra Stringfellow informed the Commission regarding ongoing applications.

2. Upcoming Meetings

Planning Director LaShondra Stringfellow informed the Commission that due to the newspaper's failure to publish the public notes, the upcoming meeting has been changed to Thursday, 12/03/2020.

V. Adjourn.

Commissioner Hamilton made a motion to adjourn the meeting.

The motion was seconded by Commissioner White.

The meeting adjourned at 7:30 p.m.



Michael Deeds
Chairperson



Debbie Kalsnes
Executive Secretary
