
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF OCTOBER 19, 2021**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, October 19, 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, Andrea Flores, and Allena Anderson

Absent: None

City Staff Members Present: Director of Planning, LaShondra Stringfellow; 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 September 21, 2021 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Deeds to approve the minutes of the September 21, 2021 regular meeting. The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Deeds, Auzenne, White, Flores, and Anderson

Nays: None

Abstain: None

The motion carried.

III. Citizens Forum/Public Comments.

There were no written comments submitted and no one spoke.

IV. Public Hearing Items:

- a. **Case No. Z-393-2021** – Conduct a public hearing and consider amendments to Chapter 23 entitled "Zoning", Article 2 of the Code of Ordinances of the City of Cedar Hill, Texas; providing amended regulations pertaining to variances considered by the Zoning Board of Adjustments.

Director Stringfellow briefed the Commission on the proposed code amendment.

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

Commissioner Deeds asked whether the financial cost being less than 50% would allow the ZBA to deny a variance. Director Stringfellow confirmed.

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.

Commissioner Deeds made a motion to approve.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Deeds, Auzenne, White, Flores, and Anderson

Nays: None

Chairperson Thierry declared the motion carried and stated this would be considered by City Council on October 26, 2021.

V. Regular Items.

- a. Case No. FP-391-2021** – Consider an application for a final plat for the Watkins Addition, Lot 1, Block 1, and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned “RR” District (Rural Residential with a minimum lot size of 2 acres) located on the west side of South Joe Wilson Road, south of East Little Creek Road with the approximate address being 1167 South Joe Wilson Road.
Applicant: Luke Keeton, Keeton Surveying
Property Owners: Jerome Elsy & Tracy A. Watkins

Planner Katherine Linares briefed the Commission on the request. She indicated that staff recommends approval subject to the conditions in the staff report.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Tracy and Elsy Watkins at 1704 Wind Haven Court, Cedar Hill, TX, came forward and asked what triggered the \$1,200 Park and Land Dedication Fee. Planner Linares stated that the fee is required for each dwelling unit constructed.

Commissioner White asked where the closest fire hydrant was located. Planner Linares showed the location of the nearest fire hydrant and indicated that the lot was in compliance.

Commissioner Deeds made a motion to approve subject to conditions in the staff report.

The motion was seconded by Vice-Chairperson Patton.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Deeds, Auzenne, White, Flores, and Anderson

Nays: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on October 26, 2021.

- b. Case No. FP-392-2021** – Consider an application for a final plat for the Brook View Addition, Lot 9, Block 5, and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned “SF-E” District (Single-Family Residential District – minimum 1-acre lots) located on the north side of Evergreen Trail, east of Tar Road with the approximate address being 405 Evergreen Trail.

Applicant: Joyce Stanton, DiSciullo-Terry, Stanton & Associates, Inc.

Property Owner: Maurilia Gamez

Planner Katherine Linares briefed the Commission on the request. She indicated that staff recommends approval subject to the conditions in the staff report.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Property Owner Maurilla Gamez at 335 Windy Lane, Cedar Hill, and Applicant Joyce Stanton with DiSciullo-Terry, Stanton and Associates at 908 W. Main Street, Arlington, TX addressed the commission.

Commissioner White made a motion to approve subject to conditions in the staff report.

The motion was seconded by Commissioner Flores.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Deeds, Auzenne, White, Flores, and Anderson

Nays: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on October 26, 2021.

VI. Staff Reports.

Director Stringfellow stated that the Commission's next meeting on November 2, 2021 would be a joint workshop with City Council and the Think Tank. The next regular Planning and Zoning Meetings would be on November 16, 2021 and December 7, 2021.

Director Stringfellow also updated the Commission on the applications per the 2021 Development Cases.

VII. Adjourn.

Commissioner Deeds made a motion to adjourn, and it was seconded by Commissioner Auzenne.

The meeting adjourned at 6:34 p.m.



Debra Kalsnes
Planning Executive Secretary



Lisa Thierry
Chairperson
