
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF DECEMBER 7, 2021**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, December 7, 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; Senior Planner, Maria Peña; Planner, Katherine Linares; and Planning Executive Secretary, Debra Kalsnes

I. Call the Meeting to Order.

Chairperson Thierry called the meeting to order at 6:01 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 16, 2021 regular meeting.

A motion was made by Commissioner Auzenne and seconded by Commissioner White to approve the minutes of the November 16, 2021 regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Auzenne, White, and Anderson

Nays: None

Abstain: 2- Commissioners Deeds and Flores

The motion carried.

III. Citizens Forum/Public Comments.

There were no written comments submitted and no one spoke.

IV. Old Business Items:

- a. Case No. PD-387-2021** – Consider an application for a change in zoning from "RR" (Rural Residential – minimum 2-acre lots) District to "PD" (Planned Development) District for single-family residential on approximately 68.83 acres generally located on the east side of South Duncanville Road, south of Bear Creek Road with the approximate address being 1780 South Duncanville Road.
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*Applicant: David Hill, Allied Development
Representative: Jerry Sylo, JBI Partners
Property Owner: Donna Maston, Carel Stone and Daniel Stone with Stone Family Trust
& Stone CL Builders*

Chairperson Thierry indicated that at the November 16, 2021 meeting, the public hearing for this item was closed and consideration was postponed.

Senior Planner Peña updated the Commission on the applicant's changes to the request. She indicated staff's agreement with the changes.

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

The Commission asked about opposition to the request. Senior Planner Peña stated that out of the 10 written oppositions, 7 were withdrawn within the 200-foot buffer.

Chairperson Thierry asked the applicant to come forward and address the Commission. Jerry Sylo, JBI Partners, at 2121 Midway Road, Carrollton, TX, gave a presentation to the Commission. He described changes they made to the application in reference to meetings with the surrounding property owners. He asked the Commission to consider a different house size than recommended by staff.

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

Commissioner Patton asked about staff's recommendation for house size. Ms. Pena indicated staff's recommendation is that at least 90% of the homes have a floor area of 2,000 square feet with an allowance for 10% of the homes having a minimum floor area of 1,440 square feet.

Chairperson Thierry asked the Commission to deliberate. Commissioner Patton indicated that he could not support the request with house sizes less than 2,000 square feet.

Commissioner Auzenne made a motion to approve the request with staff's condition that at least 90% of the homes would have a minimum floor area of 2,000 square feet with an allowance for a maximum of 10% of the homes having a minimum floor area of 1,440 square feet.

The motion was seconded by Commissioner White.

Ayes: 6 – Chairperson Thierry, and Commissioners Deeds, Auzenne, White, Flores and Anderson

Nays: 1 - Vice-Chairperson Patton

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on December 14, 2021.

V. Public Hearing Items:

- a. **Case No. CUP-395-2021** – Conduct a public hearing and consider an application for a Conditional Use Permit for “general merchandise, other than listed” on property zoned “LR” (Local Retail) District, located on the north side of East Belt Line Road, west of North Joe Wilson Road with the approximate address being in the 600-700 Block of East Belt Line Road.

Applicant: Sam Moore, MMCG DBR DFW, LLC

Property Owner: Gordon Edwards, Belt Line/Joe Wilson 2, LTD.

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

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

Planner Linares responded to questions from the Commission about the drive-through lanes and dumpster location.

Chairperson Thierry asked the applicant to come forward and address the Commission. Sam Moore at 5750 Genesis Court, Frisco, TX, came forward and gave a short history of Dutch Bros. He stated was available to answer questions.

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

The Commission asked if there was going to be any food preparation. Mr. Moore stated there will be no food preparation, just preparation of beverages. There would be pre-packaged food available.

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.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant.

Chairperson Thierry asked the Commission to deliberate and make a motion.

Commissioner Deeds made a motion to approve subject to staff's conditions.

The motion was seconded by Vice-Chairperson Patton.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on December 14, 2021.

- b. Case No. PD-388-2021** – Conduct a public hearing and consider an application for a change in zoning from "LR" (Local Retail District) to "PD" (Planned Development District) for single-family attached dwelling units on approximately 14.23 acres generally located between South Joe Wilson Road and South Waterford Oaks Drive, south of East Belt Line Road with the approximate address being 2005 South Joe Wilson Road.

Applicant: Garrett Huffines, Huffines Communities

Property Owners: Shoelaces of Texas, LTD; New Life Fellowship of Las Colinas, Inc.; and New Life Covenant Church Las Colinas, Inc.

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

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

Planner Linares responded to the Commission's questions about the material of the siding, the firewall separation, and the 50-foot gas easement.

Chairperson Thierry asked the applicant to come forward and address the Commission. Garrett Huffines and Haley Gigliotti of Huffines Communities at 8200 Douglas Ave., Dallas, TX, came forward and gave a brief presentation. They stated they were available to answer questions.

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

The Commission asked the applicant about the type of fencing along Windsor Park and who chooses the garage doors. The applicant stated it is a 6-foot tall wood fence along Windsor Park and the builder would choose the fiberglass two-car garage doors so that the styles are spread out.

The applicant responded to the Commission's additional questions about parking, whether the development would be gated, the size of the back yard, and HOA maintenance responsibilities and dues.

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

Emelda Martin at 325 S. Waterford Oaks Drive, Cedar Hill, TX, indicated she was in support of a residential use on the property as opposed to what could be developed on the property with the current Local Retail zoning. However, she had concerns that there would be gates to the alley from the fence adjoining Windsor Park.

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant.

Josh Steiger, Civil Engineer, 600 Six Flags Dr., Arlington TX, joined the applicant to address the fencing questions.

Chairperson Thierry asked the Commission to deliberate and make a motion.

Commissioner Deeds made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Auzenne.

Ayes:	7 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Deeds, Auzenne, White, Flores and Anderson
Nays:	None
Abstain:	None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on December 14, 2021.

VI. Regular Items:

- a. **Case No. SP-398-2021** – Consider an application for a site plan on property zoned "I" (Industrial District), generally located on the northeast corner of Mt. Lebanon Road and J. Elmer Weaver Freeway, with the approximate address being 1356 J. Elmer Weaver Freeway.
Representative: J. Cannon Green, LIT SRP Lebanon Cedar Hill, LLC
Applicant: Dylan Adame, Kimley-Horn
Property Owners: 1535 North Cicero Avenue Corporation; Douglas Smith; Lyons Equities, Inc.; 443 018 Cedar Hill; and ARGOS USA, LLC

Senior Planner Peña briefed the Commission on the request. She indicated staff recommends approval subject to the conditions in the staff report.

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

Senior Planner Maria Pena responded to the Commission's questions about the type of protected trees to be removed and detention ponds.

Chairperson Thierry asked the applicant to come forward and address the Commission. Dylan Adame with Kimley-Horn at 13455 Noel Road, Suite 700, Dallas, TX, 75240, came forward and stated they were available to answer questions.

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

The Commission had no questions.

Chairperson Thierry asked the Commission to deliberate and make a motion.

Commissioner Auzenne made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Patton

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on December 14, 2021.

- b. Case No. SP-390-2021** – Consider an application for a site plan on property zoned "I" (Industrial District), generally located on the east side of J. Elmer Weaver Freeway, north of KCK Way with the approximate address being 800 South Highway 67 and 810 South J Elmer Weaver Freeway.

Applicant: Patrick Hogan, Kimley-Horn

Property Owner: Gregory B. Cox, Sonicycles, LLC and Mike Leberman, MODLO, Inc.

Planner Linares briefed the Commission on the request. She indicated 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 no questions.

Chairperson Thierry asked the applicant to come forward and address the Commission. Patrick Hogan with Kimley-Horn at 13455 Noel Road, Dallas, TX, 75240, came forward and indicated he was available to answer questions.

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

The applicant responded to the Commission's questions about the visibility of trailer storage on the property.

Chairperson Thierry asked the Commission to deliberate and make a motion.

Commissioner Deeds made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Anderson.

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

Nays: None

Abstain: None

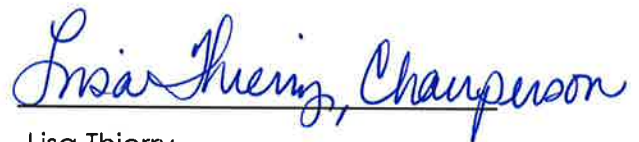
Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on December 14, 2021.

VII. Staff Reports.

Director Stringfellow that the Commission's next meeting is on December 21, 2021 and confirmed a quorum would be present.

VIII. Adjourn.

The meeting adjourned at 8:32 p.m.



Lisa Thierry
Chairperson



Debra Kalsnes
Planning Executive Secretary
