
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF FEBRUARY 15, 2022**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, February 15, 2022 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 Maranda Auzenne, Gerald White, Allena Anderson, and Steven Hendon

Absent: Commissioner Andrea Flores

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Katherine Linares; and Planning Executive Secretary, Debra Kalsnes

1. 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.

2. Approve the minutes of the January 15, 2022 regular meeting.

A motion was made by Commissioner White and seconded by Vice-Chairperson Patton to approve the minutes of the January 15, 2022 regular meeting. The vote was as follows:

Ayes:	5 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Auzenne, White, and Anderson
Nays:	None
Abstain:	Commissioner Hendon

The motion carried.

3. Citizens Forum/Public Comments.

There were no written comments submitted and no one spoke.

4. Public Hearing Items:

- a. Case No. PD-380-2021** – An application for a change in zoning from "LR" (Local Retail) District to "PD" (Planned Development District) for attached single-family residential on approximately 7.06 acres, generally located on the southwest corner of West
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Parkerville Road and South Clark Road with the approximate address being 935 South Clark Road.

Applicants: Keith DeVoe, DeVoe Land Consultants
Property Owner: Allan D. Gersten

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.

Staff responded to questions from the Commission regarding the number of parking spaces for each townhome, the required number of trees, and whether there would be an HOA.

Chairperson Thierry asked the applicant to come forward and address the Commission. Keith DeVoe, DeVoe Land Consultants, 5954 Broadway Blvd, Suite 101, Garland, TX, came forward, gave a brief statement regarding the townhomes, and stated 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 question regarding the fencing. He indicated fencing would consist of tubular steel and a masonry. Additionally, 5-foot-wide sidewalks would be constructed within the development.

The applicant stated the townhomes would be pier and beam and cost approximately \$320,000.

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 of this request.

Joey Allen at 935 S. Clark Rd, Cedar Hill, TX indicated he wanted to know about the drainage plans for the property. Otherwise, he had no opposition. Staff collected his contact information so that he could be provided the information when a plat and construction plans were submitted.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant. There were none.

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 White.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Deeds, Auzenne, White, and Flores

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on March 8, 2022.

5. Regular Items:

- α. Case No. PP-414-2022** – Consider an application for a preliminary plat for the Stream Realty Addition, a portion being a replat of the Ellen's Fairway Addition, Lot 1, Block A on property zoned "I" (Industrial District), generally located on the northeast corner of US Highway 67 and Mt. Lebanon Road.
Applicant: Dylan Adame, Kimley-Horn
Property Owners: J. Cannon Green, LIT SRP Lebanon Cedar Hill, 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. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Dylan Adame at 1345 Noel Rd, Suite 700, Dallas, TX, came forward, gave a brief statement and stated he was available to answer questions.

The Commission asked what the plans for this property were. The applicant stated that this would be developed with industrial uses.

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

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

The motion was seconded by Commissioner Anderson.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Auzenne, White, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on March 8, 2022.

6. Other Business Items.

- a. Presentation by Norman Patten on the potential submission of an application to amend Planned Development District #2000-24 to increase the number of lots by reducing the lot area and lot width, generally located on the west side of Straus Road, north and south of Wes Drive.
A formal application has not been submitted for staff review. The Planning and Zoning Commission will take no action. The presentation is for the purposes of receiving early feedback from the Commission.

Norman Patten at 413 Cedar Street, Cedar Hill, and Wes Pool made a presentation of a potential amendment to the existing Planned Development District and answered questions posed by the Commission.

7. Staff Reports.

Director Stringfellow updated the Commission on upcoming applications. The next meeting would be on March 1st for the Comp Plan Joint Workshop with City Council and Think Tank. There would be a P&Z meeting on March 15th to take action and a public hearing for the Comp Plan and for City Council adoption on March 22nd. She also welcomed Commissioner Steven Hendon.

8. Adjourn.

Vice-Chairperson Patton made a motion to adjourn and it was seconded by Commissioner Auzenne.

The meeting adjourned at 7:43 p.m.


Lisa Thierry
Chairperson


Debra Kalsnes
Planning Executive Secretary
