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

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, November 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 Gerald White, Steven Hendon, and Jami McCain

Absent: Commissioners Maranda Auzenne and Dr. Allena Anderson

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 6:00 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 October 18, 2022 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the October 18, 2022 regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Hendon, and McCain

Nays: None

Abstain: None.

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Items:

- 1. Case No. PD-464-2022** – 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 residential, generally located west of North Cannady Drive at the terminus of the Showcase Drive, with the approximate address being 400 Showcase Drive.
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Applicant: Venkataramana (Reddy) Murari, RedM Infra &PunditZ LLC
Representative: Christopher H. Blevins, HP Civil Engineering LLC
Property Owner: James Lin, JDI Investors LP

Senior Planner Peña briefed the Commission on the request. She indicated there were recommended conditions if the Commission was to approve.

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

Staff responded to the Commission's questions regarding the size of the homes, traffic, ingress and egress, landscaping, and fencing.

Chairperson Thierry asked the applicant to come forward and address the Commission. Christopher Blevins with HP Civil Engineering at 5339 Alpha Rd, #300, Dallas, TX, and Venkataramana (Reddy) Murari at 10065 Atwood Dr., Frisco, TX, came forward, gave a brief statement, and indicated they were 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 regarding the anticipated price ranges, house sizes, sidewalks and trails.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request. No one came forward.

Chairperson Thierry asked if there was anyone wishing to speak in opposition to this request. The following persons spoke in opposition: Ibrahim Karriem at 780 Lovern Ct, Kelle Slaughter at 784 Lovern Ct, Lisa Threatt at 796 Lovern Ct, Johnny Parkman at 700 Lovern Ct, Deborah Parkman at 700 Lovern Ct, Tina Ynostrosa at 788 Lovern Ct, and Beverly Smith at 808 Lovern Ct.

Chairperson Thierry closed the public hearing.

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

Staff addressed questions posed during the public hearing regarding fencing, drainage and grading, HOA management, the time frame to commence construction, and traffic assessment.

The applicant addressed questions regarding drainage, the privacy fencing, and the change of the street name.

Chairperson Thierry asked the Commission to deliberate. There were comments that the applicant needed to address:

1. Provide neighborhood themed decorative streetlights and street signage and monument signs with submittal.
2. Provide more 2-story concept building elevations.
3. Provide percentage breakdown of house sizes for development.
4. Talk to the neighborhood.
5. Provide information of what impacts additional traffic generated by proposed development would cause to the existing streets in the vicinity.
6. What street improvements if any would be required to mitigate the impacts from the additional traffic?
7. Developer/Builder to provide a 6' wood fence along the north side connecting to 6-ft masonry wall on both the west and east sides.

After deliberation, Chairperson Thierry asked the Commission to make a motion.

Vice-Chairperson Patton made a motion to deny the application without prejudice.

The motion was seconded by Commissioner Hendon.

Ayes: 3 – Vice-Chairperson Patton, and Commissioners Hendon and McCain

Nays: 2 - Chairperson Thierry and Commissioner White

Abstain: None

Chairperson Thierry declared the motion carried.

6. Other Business

1. Discuss potential code amendments for food trucks.

Director Stringfellow updated the Commission on the potential code amendment to allow food trucks and answered questions posed by the Commission.

7. Staff Reports.

Director Stringfellow reported the next meeting would be on December 6th. Additionally, she updated the Commission on upcoming code amendments.

8. Adjourn.

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

The meeting adjourned at 7:50 p.m.

Lisa Y. Thierry, Chairperson

Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Secretary