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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF JUNE 18, 2019**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, June 18, 2019 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 Brooks, and Commissioners: Maranda Auzenne, Bill Strother, and Michael Deeds*

*Absent: Commissioners: Timothy Hamilton and Michael Lewis*

*City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Dana Woods; and Executive Secretary, Katie Cenicola*

**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 June 4, 2019 regular meeting.**

A motion was made by Vice-Chairperson Brooks and seconded by Commissioner Strother to approve the minutes of the June 4, 2019 regular meeting. The vote was as follows:

Ayes:                   5 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, and Deeds

Nays:                   None

Chairperson Thierry declared the motion carried.

**III. Citizens Forum.**

No one spoke.

**IV. Public Hearing Items:**

1. **Case No. FP-96-2018** – Conduct a public hearing and consider an application for a final plat for Lot 1R, Block A of the Ten Mile Creek Estates Addition being a replat of Lot 1, Block A of the Ten Mile Creek Estates Addition on property zoned "SF-E" (Single-Family Residential Estate with minimum 1-acre lots) District, generally located on the north corner of East Wintergreen Road and North Cedar Hill Road with the approximate address being 327 East Wintergreen Road.  
*Applicant / Property Owner: Kevin Butler*
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Planner Dana Woods briefed the Commission on the request. She indicated that while a public hearing was previously held, written notification was not sent to property owners. Therefore, notification was provided and a second hearing before the Commission is being held. Staff recommended approval subject to the payment of park fees in the amount of \$500.

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 to this request.

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

Vice-Chairperson Brooks informed the Commission that she owns property to the south; however, it is outside of the 200-foot notification area.

Commissioner Deeds made a motion to recommend approval subject to staff's recommendation.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, and Deeds

Nays: None

Chairperson Thierry declared the motion carried.

2. **Case No. CUP-189-2019** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant on property zoned "LR" (Local Retail District) within the Uptown Overlay, generally located on the east side of Uptown Boulevard, south of FM 1382 with the approximate address being 638 Uptown Boulevard, Suite 120.  
*Applicant: Binh Nguyen*  
*Property Owner: Nguyen Long Inc., DBA LaLosa Uptown*

Ms. Woods briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. The operation of the use is subject to the site plan with attachments.
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2. The Conditional Use Permit does not permit alcoholic beverages for off-site consumption.

3. There shall be no gaming devices, dance floor, and electronic amusement machines.

Chairperson Thierry asked the applicant to come forward and address the Commission. Binh Nguyen addressed the Commission.

Commissioner Deeds asked if there was a bar service inside the restaurant.

The applicant indicated alcoholic beverages could be served at the tables or customers could sit at a bar area.

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 to this request.

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

Commissioner Strother made a motion to recommend approval subject to staff's recommendation.

The motion was seconded by Commissioner Deeds.

The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, and Deeds

Nays: None

Chairperson Thierry declared the motion carried.

3. **Case No. Z-194-2019** - 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 the Zoning Board of Adjustments, appeals, variances, special exceptions, and nonconforming uses.

Planning Director LaShondra Stringfellow briefed the Commission on the city-initiated code amendments. Ms. Stringfellow addressed questions from the Commission in regards to how these amendments would make the process more efficient; the difference between variances and special exceptions; and whether or not there were any other substantive changes that were not included in the presentation.

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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 to this request.

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

Commissioner Deeds made a motion to recommend approval.

The motion was seconded by Vice-Chairperson Brooks.

The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, and Deeds

Nays: None

Chairperson Thierry declared the motion carried.

**V. Regular Items:**

1. **Case No. FP-180-2019** – Consider an application for a final plat for the Dexter Estates Addition, Lot 1, Block 1 and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "RR" District (Rural Residential) located on the east side of South Joe Wilson Road, north of Bear Creek Road with the approximate address being 137 South Joe Wilson Road.  
*Applicant and Property Owner: Ernest Dexter*  
*Representative: Donnie Tucker, Texas Surveyors*

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

1. Approval by the Zoning Board of Adjustments for the variance request.
2. The property owner/developer shall pay park land and park development fees in the amount of \$500.

Chairperson Thierry asked the applicant to come forward and address the Commission. Ernest Dexter addressed the Commission.

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Commissioner Deeds made a motion to recommend approval subject to staff's recommendation.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, and Deeds

Nays: None

Chairperson Thierry declared the motion carried.

2. **Case No. FP-150-2019** – Consider an application for a final plat for the Hurt Mobley Road Addition, Lot 1, Block 1 and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "SF-E" District (Single-Family Residential - Estate with minimum 1-acre lots) located north of Mansfield Road/West Belt Line Road at the termination of Mobley Road with the approximate address being 1291 Mobley Road.  
*Applicant / Property Owner: David M. Hurt*

Ms. Peña briefed the Commission on the request. She indicated that staff recommends approval subject to the property owner/developer paying park land and park development fees in the amount of \$500 prior to recordation of the plat.

Chairperson Thierry asked the applicant to come forward and address the Commission. David Hurt addressed the Commission.

Commissioner Deeds made a motion to recommend approval subject to staffs recommendation.

The motion was seconded by Vice-Chairperson Brooks.

The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, and Deeds

Nays: None

Chairperson Thierry declared the motion carried.

## **VI. Staff Reports.**

1. **Update on applications in review.**
    - a. **2019**
    - b. **2018**
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Ms. Stringfellow informed the Commission of the current development applications.

**2. Upcoming Meetings**

Ms. Stringfellow informed the Commission on items that could be on upcoming meeting dates.

**VII. Adjourn.**

The meeting adjourned at 7:43 p.m.



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Lisa Thierry  
Chairperson



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Katie Cenicola  
Planning Secretary

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