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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF SEPTEMBER 3, 2019**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, September 3, 2019 at 6:10 p.m. in the T. W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.*

*Planning & Zoning Commissioners Present: Chairperson Micheal H. Lewis, Vice-Chairperson Michael Deeds, and Commissioners: Maranda Auzenne, Lisa Thierry and Jay Patton*

*Absent: Commissioners Bill Strother and Timothy Hamilton*

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

**I. Call the Meeting to Order.**

Chairperson Lewis called the meeting to order at 6:13 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 August 20, 2019 regular meeting.**

A motion was made by Commissioner Auzenne and seconded by Vice-Chairperson Deeds to approve the minutes of the August 20, 2019 regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Auzenne, Thierry and Patton

Nays: None

Chairperson Lewis declared the motion carried.

**III. Citizens Forum.**

No one spoke.

**IV. Regular Items:**

1. **Case No. 16-50** - Consider an application for a site plan with alternative screening on property zoned "I" (Industrial District), located on the east side of Highway 67 and on the south side of Mount Lebanon Road with an approximate address being 1100 Mount Lebanon Road.

*Applicant: Norman Patten*

*Property Owner: Darren Heitman*

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

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1. The applicant shall provide Burford Holly or another evergreen shrub similar in height and fast in growth rate along the property line that adjoins Mt. Lebanon Road as an alternative screening method for the outdoor storage.
  2. The parking spaces that are located towards the rear of the property and along the front of Lot 1A1-R1 shall be 18 feet without a wheel stop and 20 feet with a wheel stop.

Chairperson Lewis asked the applicant to come forward and address the Commission. Norman Patten addressed the Commission.

Commissioner Thierry asked for clarification on the screening material.

Ms. Peña indicated the City would like the applicant to provide Burford Holly shrub because of its height and growth rate.

Vice-Chairperson Deeds made a motion to recommend approval subject to staff's conditions.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes: 4 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Auzenne and Thierry

Nays: 1 – Commissioner Patton

Chairperson Lewis declared the motion carried.

2. **Case No. FP-186-2019** – Consider an application for a final plat for the American Industrial Park Addition, Lots 1A1-R1 and 1A1-R2, Block 3 being a replat of Lot 1A1 on property zoned "I" (Industrial District) located on the south side of Mount Lebanon Road, east of American Way with the approximate address being 1100 Mount Lebanon Road.  
*Applicant and Property Owner: Darren Heitman*  
*Representative: Norman Patten*

Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends approval.

Chairperson Lewis asked the applicant to come forward and address the Commission. Norman Patten addressed the Commission.

Vice-Chairperson Deeds made a motion to recommend approval.

The motion was seconded by Commissioner Patton.

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The vote was as follows:

Ayes: 5 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Auzenne, Thierry and Patton

Nays: None

Chairperson Lewis declared the motion carried.

- 3. Case No. CUP-204-2019** – Consider the applicant's request for the Planning and Zoning Commission to reconsider its motion and action that occurred on August 20, 2019 to approve, subject to conditions, an application for a Conditional Use Permit (CUP) for a "general merchandise and food store 10,000 square feet or less" on property zoned "LR" (Local Retail District), located on the west side of South Clark Road, south of West Belt Line Road, with the approximate address being 108 West Belt Line Road.

*Applicant: Majd Alchweki, Madar Corp. dba Q. Mart*

*Property Owner: Michelle Le, Quine and Associates, Inc. / TSCA 202 LTD Partnership*

Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends denial based upon the size of the tenant space and the number of similar stores in larger spaces that sell the same products. The concern is that these machines would lend the business to a land use other than a general merchandise and food store.

Vice-Chairperson Deeds asked how many businesses in Cedar Hill have 8-liners.

Planning Director LaShondra Stringfellow indicated that after a conversation with the Police Department, she believed there were three businesses in Cedar Hill that have 8-liners. She indicated the Police Department indicates difficulty with ensuring that the 8-lines are operating in compliance with state law.

Chairperson Lewis asked the applicant to come forward and address the Commission. Majd Alchweki addressed the Commission.

Vice-Chairperson Deeds made a motion to deny the request.

The motion was seconded by Commissioner Thierry.

The vote was as follows:

Ayes: 4 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Auzenne and Thierry

Nays: None

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Abstain: 1 – Commissioner Patton

*When asked by Ms. Stringfellow if he had a conflict of interest, Commissioner Patton indicated that he abstained because he didn't feel like he had sufficient information.*

Chairperson Lewis declared the motion carried.

**V. Other Items:**

**1. Consider approval of meeting dates for 2020.**

Ms. Stringfellow reviewed the calendar with the Commission.

Vice-Chairperson Deeds made a motion to approve the meeting dates for 2020.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes: 5 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Auzenne, Thierry and Patton

Nays: None

Chairperson Lewis declared the motion carried.

**VI. Staff Reports.**

**1. Update on applications in review.**

**a. 2019**

**b. 2018**

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 7:28 p.m.

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Michael H. Lewis  
Chairperson

Katherine Cenicola

Katie Cenicola  
Planning Secretary