
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF APRIL 5, 2022**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, April 5, 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 6:00 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 March 15, 2022 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Auzenne to approve the minutes of the March 15, 2022 regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Commissioners Auzenne, White, Anderson, and Hendon

Nays: None

Abstain: Vice-Chairperson Patton due to absence.

The motion carried.

3. Citizens Forum/Public Comments.

There were no written comments submitted and no one spoke.

4. Public Hearing Items:

1. **Case No. Z-428-2022** - Conduct a public hearing and consider an application for a change in zoning from Old Town Corridor Sub-District to Old Town Residential Sub-District, legally described as Tract 1, Block 41 of the Original Town Cedar Hill Addition,
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generally located on the northwest corner of Cooper Street and South Main Street with the approximate address being 328 South Main Street.

Applicants/Property Owners: Scott James and Rob Franke, R&S Properties Partnership

Planner Linares briefed the Commission on the request. She indicated staff recommends approval.

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. Rob Franke at 1132 Stoney Creek Dr., Cedar Hill, TX, 75104, came forward, gave a brief statement and stated he was 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 opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of this request. No one came forward.

Commissioner Auzenne asked about the parking comment noted in the opposition letter from the adjoining property owner. Planner Linares indicated that parking spaces are required on site and the applicant would have to demonstrate that those requirements could be met when they apply for a building permit.

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 White made a motion to approve.

The motion was seconded by Commissioner Hendon.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and 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 April 26, 2022.

5. Regular Items:

1. **Case No. FP-412-2021** – Consider an application for a final plat for the Mary H. Lovern Addition, Lots 18R1 and Lot 18R2, being a replat of Lot 18 of the Mary H. Lovern Addition on property zoned "LR" (Local Retail District), generally located on the southeast corner of Hood Drive and Loftin Street, with the approximate address being 162 Hood Drive.
Applicant: Grayson CeBallos, Windrose Services
Property Owners: Christopher L. and Diane W. Rose

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 none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Chris Rose at 1109 Randy Rd, Cedar Hill, TX, 75104, came forward, gave a brief statement and stated he was available to answer questions.

Commissioner Thierry asked the applicant if he was in agreement with staff's conditions and the applicant confirmed.

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

Vice-Chairperson Patton made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner White.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and 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 April 12, 2022.

2. **Case No. PP-427-2022** – Consider an application for a preliminary plat for the Addison Hills Addition on property zoned Planned Development District No. 2022-751, generally located on the east side of South Duncanville Road, south of Bear Creek Road with the approximate address being 1780 South Duncanville Road.
Applicant: David Hill, Allied Development
Representative: Chris Wall, JBI Partners
Property Owner: Donna Maston, Carel Stone and Daniel Stone with Stone Family Trust & Stone CL Builders
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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. David Hill with Allied Development at 5005 LBJ Fwy, Dallas, TX, 75244, came forward, gave a brief statement and stated he was available to answer questions.

The Commission had no questions for the applicant.

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

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

The motion was seconded by Commissioner Hendon.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and 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 April 12, 2022.

6. Other Business Items

- 1.** Presentation by Norman Patten on the potential submission of an application for a Conditional Use Permit to increase the density and the building height for mini-warehouse/self-storage units on property located at 615 East Belt Line.
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 at 615 E. Belt Line, Cedar Hill, TX, made a presentation of a potential application to increase the density and building height for mini-warehouse/self-storage units and answered questions posed by the Commission.

- 2.** Presentation by Brian Umberger with Winkelmann and Associates, Inc. on the potential submission of an application to reduce the lot width for a proposed single-family subdivision on approximately 37.72 acres zoned "SF-10" (Single-Family
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Residential – minimum 10,000 square-foot lots) generally located east of the terminus of Wooded Creek Drive and west of the terminus of Berkshire Lane.

A formal application has not been submitted for staff review. The Planning and Zoning Commission will take no action. The Presentation is for the purpose of receiving early feedback from the Commission.

Michael Clark with Winkelmann and Associates at 6750 Hillcrest Plaza, Suite 215, Dallas, TX, 75230, made a presentation of a potential submission to reduce the lot width for a proposed single-family subdivision and answered questions posed by the Commission.

7. Staff Reports.

Director Stringfellow updated the Commission on upcoming applications. Also, in preparation for the single-family developments coming up, there will be a tour on May 21st with City Council and the Planning and Zoning Commission of single-family developments in the metroplex. The next meeting would be on April 19th. She also reminded the Commission of the reappointment applications due by May 13, 2022.

8. Adjourn.

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

The meeting adjourned at 7:21 p.m.

 Vice Chair

Lisa Thierry
Chairperson



Debra Kalsnes
Planning Executive Secretary
