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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF OCTOBER 16, 2018**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, October 16, 2018 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 Theresa Brooks, and Commissioners: Maranda Auzenne, Bill Strother, Timothy Hamilton, and Michael Lewis

Absent: Commissioner Michael Deeds

City Staff members present: Director of Planning, LaShondra Stringfellow; Director of Experience, Russell Read; Senior Planner, Maria Peña; Planner, Dana Woods; 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 September 4, 2018 regular meeting.**

A motion was made by Commissioner Hamilton and seconded by Commissioner Lewis to approve the minutes of the September 4, 2018 regular meeting. The vote was as follows:

Ayes: 6– Chairperson, Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

**III. Citizens Forum.**

No one spoke.

**IV. Presentations.**

1. Presentation on the future hotel/convention center.

Director of Experience, Russell Read gave a presentation to the Commission regarding the future hotel/convention center located in the Uptown Village planned development. Senior Planner, Maria Peña, gave a presentation to the Commission regarding the proposed PD Amendments.

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Chairperson Thierry asked the Commission if they had any questions for staff.

Commissioner Hamilton asked who had the idea for this project.

Mr. Read indicated that it was a City Council initiative.

Chairperson Thierry asked who the franchisee would be.

Mr. Read indicated that it would be TAJ Hospitality.

#### **V. Public Hearing Items:**

1. **Case No. FP-111-2018** – Conduct a public hearing and consider an application for a final plat for the Uptown Village at Cedar Hill Addition, Lots 2R, 3R1, and 3R2, Block A being a replat of Lots 2 and 3, Block A of the Uptown Village at Cedar Hill Addition and a subdivision variance to the requirement for each lot to face a street on property zoned Planned Development District No. 05-226, located northeast of FM 1382 and northwest of Highway 67 with the approximate address being 305 West FM 1382.

Applicant: Josh Galica, Trademark Property Co.

Property Owners: PR 3 TPC Land LP and Uptown Village at Cedar Hill LP

Commissioner Auzenne stated she would be abstaining due to a conflict of interest. She left the room and was absent during the discussion.

Ms. Peña, briefed the Commission on the Final Plat request. She indicated that staff recommends approval.

Chairperson Thierry asked the Commission if they had any questions for staff.

There were none.

Chairperson Thierry asked the applicant to address the commission. The applicant's representative, Johnathan Russell, addressed the commission regarding the request.

Chairperson Thierry asked the Commission if they had any questions for the applicant.

There were none.

Chairperson Thierry opened the public hearing for 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.

The Commission deliberated.

Vice-Chairperson Brooks made a motion to recommend approval.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Strother, Hamilton, and Lewis

Nays: None

Abstain: 1 – Commissioner Auzenne

Chairperson Thierry declared the motion carried.

Commissioner Auzenne *re-entered the meeting.*

**VI. Regular Items:**

1. **Case No. FP-97-2018** – Consider a final plat for Snapclean Carwash Addition, Lots 1 and 2, Block A on property zoned “LR” (Local Retail District), located on the north side of East Belt Line Road and on the west side of North Joe Wilson Road with the approximate address being 211 North Joe Wilson Road.  
*Applicant/Property Owner: Chad West, Snapclean Carwash*

Planner, Dana Woods, briefed the Commission on the Final Plat request. She indicated that staff recommends approval.

Chairperson Thierry asked the Commission if they had any questions for staff.

There were none.

Chairperson Thierry asked the applicant to address the commission. The applicant's representative, Chase Helm, addressed the commission regarding the request.

Chairperson Thierry asked the Commission if they had any questions for the applicant.

The Commission deliberated.

Commissioner Lewis made a motion to recommend approval.

The motion was seconded by Commissioner Brooks.

The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

**2. Case No. 108-2018** – Consider an application for an alternative exterior building material on property zoned "SF-7" (Single-family Residential – minimum 7,000-square-foot lots) District, legally described as Lot 29, Block O, of the South Hills Park 2nd Installment Survey, generally located on the west side of Mars Drive and south of Sagittarius Drive with the approximate address being 1226 Mars Street.  
Applicant / Property Owner: Jacee Vanderzwart

Senior Planner, Maria Peña, briefed the Commission on the request. She indicated that staff recommends denial for the following reasons:

- 1) The proposed plywood construction is not equivalent in maintenance and durability to the building materials required in the "SF-7" zoning district.
- 2) It is important to note that the applicant may utilize the plywood construction by reducing the size of the accessory building to 240 square feet.

Chairperson Thierry asked the Commission if they had any questions for staff.

Commissioner Auzenne asked for the current size of the structure.

Ms. Peña indicated that it was currently 400 sq. ft.

Commissioner Hamilton asked what would happen to the structure if the request is denied.

Director of Planning, LaShondra Stringfellow indicated that one of three things would happen: (1) amend exterior of structure to meet masonry requirements, (2) reduce the size of the structure to 240 sq. ft. or (3) tear down the structure.

Chairperson Thierry asked the applicant to address the commission. The applicant, Jacee Vanderzwart, addressed the commission regarding the request.

Chairperson Thierry asked the Commission if they had any questions for the applicant.

Vice-Chairperson Brooks asked the applicant when the structure was built.

The applicant indicated that the structure was built a few months ago.

Commissioner Auzenne asked if the regulations for masonry were for aesthetic or maintenance purposes.

Ms. Stringfellow indicated that it was for maintenance purposes. However, she did not know how 240 square feet was the size determined where masonry would be required.

Commissioner Strother asked how this was brought to the City's attention.

Ms. Stringfellow, indicated that it was through code compliance.

The Commission deliberated.

Commissioner Brooks made a motion to approve the alternative exterior building material.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 4 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Strother, and Hamilton

Nays: 2 – Commissioners Auzenne and Lewis

Chairperson Thierry declared the motion carried.

### **VII. Staff Reports.**

- 1. Update on applications in review.**
  - a. 2018
  - b. 2017

Ms. Stringfellow informed the Commission of the current development applications.

### **2. Upcoming Meetings**

Ms. Stringfellow informed the Commission on upcoming meeting dates.

### **VIII. Adjourn.**

The meeting adjourned at 7:36 p.m.

Lisa Y. Thierry  
Lisa Thierry  
Chairperson

Katherine Cenicola

Katie Cenicola  
Planning Secretary

