
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF MAY 7, 2019

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, May 7, 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, Timothy Hamilton, and Michael Lewis

Absent: Commissioner Michael Deeds

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 April 16, 2019 regular meeting.

A motion was made by Commissioner Lewis and seconded by Commissioner Strother to approve the minutes of the April 2, 2019 regular meeting. 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.

III. Citizens Forum.

No one spoke.

IV. Public Hearing Items:

1. **Case No. PD-SP-158-2019** – Conduct a public hearing and consider an application for a Planned Development-Site Plan [Preston Trails gateway element] on property zoned Planned Development District No. 17-612, generally located on the south corner of Straus Road and FM 1382.

**Applicant: Ryan Johnson, Aspire at Preston Trails, LLC
Property Owner: Preston Trail Partners, LLC**

Before briefing the Commission on this request, Director of Planning LaShondra Stringfellow informed the Commission that the applicant was not present due to another engagement. She indicated that staff recommends approval.

Vice-Chairperson Brooks asked what the process would be if the applicant came back to alter the gateway element.

Ms. Stringfellow indicated that any revisions would come back to the Commission for approval.

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.

Before closing the public hearing, Chairperson Thierry asked the Commission if they would like to close the public hearing and consider the request in the absence of the applicant. In response to questions posed as to whether or not the applicant was required to be present, Ms. Stringfellow indicated the applicant is not required to be present. Due to the limited scope of the site plan and no one to speak in opposition, Chairperson Thierry closed the public hearing.

Vice-Chairperson Brooks made a motion to recommend approval.

The motion was seconded by Commissioner Auzenne.

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. 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

Planner Dana Woods briefed the Commission on the request. She indicated that staff recommends approval of the plat subject to the payment of park fees in the amount of \$500 per

Sections 20-42 and 20-43 of Chapter 20 of the Code of Ordinances [Subdivision Ordinance].

Chairperson Thierry asked the applicant to come forward and address the Commission. Kevin Butler addressed the Commission.

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 Lewis indicated that his property might be within 200 feet of the subject site. Ms. Stringfellow asked the commission to table this item so that staff could verify.

Vice-Chairperson Brooks made a motion to table this item.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

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

Nays: None

Abstain: 1 – Commissioner Lewis

Chairperson Thierry declared the motion carried.

3. Case No. FP-117-2018 – Conduct a public hearing and consider an application for a final plat for the Rainwater Addition, Lot 1, Block 1 being a replat of Tract 4 of the KCK Industrial Center Addition on property zoned "I" (Industrial District), located on the east side of Highway 67 and on the north side of KCK Way.

Applicant/Property Owner: Jeff Rainwater, Rainwater Properties, LLC

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

Chairperson Thierry asked the applicant to come forward and address the Commission. Jeff Rainwater addressed the Commission. He indicated questions regarding the plat that his engineer/surveyor prepared. As a result, he withdrew his application in order to get the issues resolved.

Chairperson Thierry asked if staff had identified whether or not Commissioner Lewis's property was within 200 feet of the subject site for Case No. FP-96-2018. Ms. Stringfellow indicated it was not.

2. 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

Vice-Chairperson Brooks made a motion to take Case No. FP-96-2018 off the table for the Commission's consideration.

The motion was seconded by Commissioner Strother.

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.

Vice-Chairperson Brooks made a motion to recommend approval subject to staff's recommendations.

The motion was seconded by Commissioner Lewis.

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.

4. Case No. CUP-95-2018R – Conduct a public hearing and consider an application for a site plan revision that is associated with approved Conditional Use Permit CUP-95-2018 for "mini-warehouse/self-storage" on property zoned "LR" (Local Retail District) located on the south side of East Belt Line Road and east of South Joe Wilson Road with the approximate address being 802 East Belt Line Road.

Applicant: Rick Jones, Advantage Storage

**Representative: Paul Cragun, Cumulus Design
Property Owner: John C. Wells, Texas Capital Dev Co Inc.**

Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends approval subject to the property being platted prior to issuance of a building permit.

Chairperson Thierry asked the applicant to come forward and address the Commission. Brian Baca addressed the Commission.

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 Hamilton made a motion to recommend approval subject to staff's recommendations.

The motion was seconded by Commissioner Auzenne.

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.

V. Regular Items:

1. **Case No. FP-172-2019** – Consider an application for a final plat for the Advantage Storage Addition, Lots 1 and 2, Block A on property zoned "LR" (Local Retail District), generally located on the south side of East Belt Line Road, east of South Joe Wilson Road with the approximate address being 802 East Belt Line Road.
**Applicant: Rick Jones, Advantage Storage
Representative: Paul Cragun, Cumulus Design
Property Owner: John C. Wells, Texas Capital Dev Co Inc.**

Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends approval subject to the plat being recorded prior to issuance of a building permit (Section 20-18 of Chapter 20 of the Code of Ordinances).

Chairperson Thierry asked the applicant to come forward and address the Commission. Brian Baca addressed the Commission.

Commissioner Lewis made a motion to recommend approval subject to staff's recommendations.

The motion was seconded by Commissioner Auzenne.

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.

VI. Staff Reports.

1. Zoning Board of Adjustment Ordinance Update

Ms. Stringfellow informed the Commission of an upcoming update to the Zoning Board of Adjustments Ordinance.

2. Update on applications in review.

- a. 2019
- b. 2018

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

3. Upcoming Meetings

Ms. Stringfellow informed the Commission on upcoming meeting dates.

4. Reapplication Deadline: Friday, May 10, 2019

Ms. Stringfellow reminded the Board of the reapplication deadline.

VII. Adjourn.

The meeting adjourned at 7:28 p.m.



Lisa Thierry
Chairperson



Katie Cenicola
Planning Secretary