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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF SEPTEMBER 17, 2019**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, September 17, 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 Michael H. Lewis, Vice-Chairperson Michael Deeds, and Commissioners: Maranda Auzenne, Lisa Thierry, Timothy Hamilton, and Jay Patton

Absent: Commissioner Bill Strother

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 6:00 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 3, 2019 regular meeting.**

A motion was made by Vice-Chairperson Deeds and seconded by Commissioner Patton to approve the minutes of the September 3, 2019 regular meeting. The vote was as follows:

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

Nays: None

Abstain: 1 – Commissioner Hamilton (Abstained due to absence at September 3<sup>rd</sup> meeting)

Chairperson Lewis declared the motion carried.

**III. Citizens Forum.**

No one spoke.

**IV. Public Hearing Items:**

1. **Case No. CUP-217-2019** – Conduct a public hearing and consider an application for a Conditional Use Permit for a liquor store [Spec's Wines, Spirits and Finer Foods] on property zoned "LR" (Local Retail District), generally located on the southwest corner of Antoine Street and Highway 67 with the approximate address being 971 North J Elmer Freeway.

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*Applicant: Stephanie Drews, Weitzman  
Property Owner: Pleasant Run and 67, LTD. [c/o Herbert D. Weitzman]*

Senior Planner Maria Peña 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.
2. This Conditional Use Permit (CUP) is only valid for the operator "Spec's Wines, Spirits and Finer Foods." A new CUP shall be required if the operator on the TABC license changes.
3. There shall be no walk-up window access and no drive-through facility.
4. There shall be no tasting room or a room for special events without a request to amend the Conditional Use Permit.

Chairperson Lewis asked the applicant to come forward and address the Commission. Stephanie Drews and Jacob Luke addressed the Commission.

Commissioner Deeds asked the applicant if the store would sell cigars, cigarettes, or vaping products.

The applicant indicated they would only sell cigars and cigarettes.

Chairperson Lewis opened the public hearing. He asked if there was anyone wishing to speak in support or opposition of this request.

No one spoke.

Chairperson Lewis closed the public hearing.

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

The motion was seconded by Commissioner Thierry.

The vote was as follows:

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

Nays: 1 – Commissioner Auzenne

Chairperson Lewis declared the motion carried.

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**V. Regular Items:**

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1. **Case No. SP-196-2019** – Consider an application for a revised site plan on property zoned "LR" (Local Retail) District, located on the east side of South Clark Road, south of Kenya Street with the approximate address being 330 South Clark Road.  
Applicant: Levi Hall, Innovative Construction Services, LLC  
Property Owner: Omni Fellowship Church (Pastor Devinion Valentine)

Planning Director LaShondra Stringfellow briefed the Commission on the request. She indicated the applicant had complied with the conditions that were noted in the staff report and recommended approval.

Chairperson Lewis asked the applicant to come forward and address the Commission. Pastor Devinion Valentine addressed the Commission.

Vice-Chairperson Deeds made a motion to recommend approval.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes:	6 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Auzenne, Thierry, Hamilton, and Patton
Nays:	None

Chairperson Lewis declared the motion carried.

2. **Case No. SP-206-2019** – Consider an application for a revised site plan on property zoned "SF-10" (Single Family Residential District - minimum 10,000-square-foot lots), located northeast of the intersection of Old Straus Road and FM 1382 with the approximate address being 265 West Pleasant Run Road.  
Applicant: Rupert Robbins  
Property Owner: Hillcrest Baptist Church

Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends approval subject to the following condition: Tree protection fencing and tree tagging shall be placed on all the existing trees shown to be protected per the Landscape and Tree Removal Plan prior to issuance of a permit.

Chairperson Lewis asked the applicant to come forward and address the Commission. Jay Childs and Rupert Robbins addressed the Commission.

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

The motion was seconded by Commissioner Patton.

The vote was as follows:

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Ayes: 6 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Auzenne, Thierry, Hamilton, and Patton

Nays: None

Chairperson Lewis declared the motion carried.

3. **Case No. SP-209-2019** – Consider an application for a revised site plan on property zoned "IP" (Industrial Park District), located on the west side of Edgefield Way, south of Mt. Lebanon Road with an approximate address being 1585 Edgefield Way.

Applicant: Richard Holloway, HRO Architects LLC  
Property Owner: Beverlea Bons, Delta Steel, Inc.

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. Richard Holloway addressed the Commission.

Commissioner Auzenne made a motion to recommend approval.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 6 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Auzenne, Thierry, Hamilton, and Patton

Nays: None

Chairperson Lewis declared the motion carried.

4. **Case No. SP-215-2019** – Consider an application for a revised site plan on property zoned "LR" (Local Retail District), located on the east side of Clark Road, south of the intersection of FM 1382 and Clark Road with the approximate address being 389 North J. Elmer Weaver Freeway.

Applicant: David Williams, Bransom and Bransom  
Property Owner: Mathew Ryan Moore, Moore Ryan, LLC

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. David William and Ryan Moore addressed the Commission.

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Vice-Chairperson Deeds made a motion to recommend approval.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes: 6 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Auzenne, Thierry, Hamilton, 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 7:16 p.m.



Michael H. Lewis  
Chairperson



Katie Cenicola  
Planning Secretary