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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF MAY 19, 2020**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, May 19, 2020 at 6:00 p.m.

Planning & Zoning Commissioners Present: Chairperson Michael H. Lewis, Vice-Chairperson Michael Deeds, and Commissioners: Maranda Auzenne, Theresa Brooks, Timothy Hamilton, and Jay Patton

Commissioner Lisa Thierry indicated she had problems connecting to the call.

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Katherine Linares; 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 May 5, 2020 regular meeting.**

A motion was made by Commissioner Hamilton and seconded by Commissioner Auzenne to approve the minutes of the May 5, 2020 regular meeting. The vote was as follows:

Ayes: 5 – Chairperson, Lewis, Commissioners Auzenne, Brooks, Hamilton and Patton

Nays: None

Abstain: 1 – Vice-Chairperson Deeds (Due to being absent for the May 5, 2020 meeting)

Chairperson Lewis declared the motion carried.

**III. Public Comment.**

No one submitted comments online.

**IV. Regular Items:**

1. **Case No. FP-258-2020** – Consider an application for a final plat for the Legaspy Addition, Lot 1, Block 1 on property zoned "SF-10" (Single Family Residential District – 10,000-square-foot-lots) District located on the east side of South Clark Road, south of Weaver Street with the approximate address being 507 South Clark Road.  
Applicant: Luke Keeton, Keeton Surveying  
Property Owner: America Legaspy

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Chairperson Lewis noted that a full presentation was included with the agenda. Planner Katherine Linares provided a brief summary to the Commission on the request stating that staff recommends approval subject to the conditions noted in the staff report. Those conditions are:

1. Per the City's Thoroughfare Plan, South Clark Road has a 112' buildout ROW. The existing ROW for South Clark Road is labeled as 100feet. Label the correct ROW dedication. (Chapter 20, Section 20-19(a)5)
2. Pay park development fee of \$700 and fee in lieu of land dedication of \$500) prior to the recordation of the plat with the county (Chapter 20, Section 20-42(a) & (c) and Section 20-43(a))

Chairperson Lewis asked the applicant to address the Commission. America Legaspy addressed the Commission.

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

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

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

Nays: None

Chairperson Lewis declared the motion carried.

## **V. Convene in Closed Session**

**1. Closed Session called pursuant to Section 551.071 of the Texas Government Code: Consultation with the City's attorneys on the following matters in which the duty of the attorneys under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with the requirements of the Texas Open Meetings Act.**

- Zoning ordinance amendments relating to General Merchandise and Food Stores**

**Closed Session called pursuant to Section 551.071 of the Texas Government Code: Consultation with the City's attorneys on the following matters in which the duty of the attorneys under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with the requirements of the Texas Open Meetings Act.**

- Pending plat and site plan applications for Dollar General**

The Commission convened into closed session at 6:14 p.m.

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**VI. Reconvene in Open Session and consider any action(s) to be taken as a result of the closed session.**

The Commissioner reconvened in open session at 7:19 p.m. No action was taken as a result of the closed session.

**VII. Other Items:**

- 1. Discuss potential amendments to land uses related to general merchandise and food stores.**

Planning Director LaShondra Stringfellow briefed the Commission and discussed some of the potential amendments to land uses relating to general merchandise and food stores.

**VIII. Staff Reports.**

- 1. Update on applications in review.**
  - 2020**
  - 2019**

As a result of another scheduled public meeting, no discussion was had on this item.

**2. Upcoming Meetings**

As a result of another scheduled public meeting, no discussion was had on this item.

**IX. Adjourn.**

The meeting adjourned at 7:39 p.m.



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Michael Lewis  
Chairperson

Katherine Cenicola

Katherine Cenicola  
Planning Secretary