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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF FEBRUARY 18, 2020**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, February 18, 2020 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: Vice-Chairperson Michael Deeds, and Commissioners: Theresa Brooks, Lisa Thierry, and Jay Patton

Absent: Chairperson Michael H. Lewis, and Commissioners Maranda Auzenne and Timothy Hamilton

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.**

Vice-Chairperson Deeds 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 February 4, 2020 regular meeting.**

A motion was made by Commissioner Thierry and seconded by Commissioner Patton to approve the minutes of the February 4, 2020 regular meeting. The vote was as follows:

Ayes: 4 – Vice-Chairperson Deeds, Commissioners Brooks, Thierry and Patton

Nays: None

Vice-Chairperson Deeds declared the motion carried.

**III. Citizens Forum.**

No one spoke.

**IV. Public Hearing Items:**

1. **Case No. FP-218-2019** – Conduct a public hearing and consider an application for a final plat for the Ten Mile Creek Estates Addition, Lots 30R1 and 30R2, being a replat of Lot 30 with a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "SF-E" (Single-Family Estate Residential minimum 1-acre lots) Addition located on the west side of North Joe Wilson Road, west of the terminus of East Wintergreen Road with the approximate address being 1441 and 1445 North Joe Wilson Road.

Applicant: Grayson CeBallos, Windrose Land Surveying  
Property Owner: Joseph Pflanzer

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Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. The following notes shall be placed on the plat [Texas Local Government Code, Chapter 212, Subchapter A, Section 212.004(c)]:
  - a. "The minimum side yard along the northern property line of the original Lot 30 was previously nonconforming due to the encroachment of an existing residence when the property was zoned in 2001 and remains nonconforming on Lot 30R2, the replatted lot."
  - b. "The structure that existed on Lot 30R1 at the time this plat was recorded became nonconforming to the minimum living area requirement with recordation of this plat."
  - c. "The lots contained within this replat are subject to a variance to the requirement to provide public sanitary sewer. This variance shall not apply to any future subdivisions of these lots."
2. The property owner shall pay park fees in lieu of land dedication and park development fees in the amount of \$500 (Subdivision Regulations, Section 20-11).

Vice-Chairperson Deeds asked the applicant to come forward and address the Commission. Sean Li addressed the Commission.

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

No one spoke in support or opposition.

Vice-Chairperson Deeds closed the public hearing.

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

The motion was seconded by Commissioner Thierry.

The vote was as follows:

Ayes: 4 – Vice- Chairperson Deeds, Commissioners Brooks, Thierry and Patton

Nays: None

Vice-Chairperson Deeds declared the motion carried.

**1. Other Business Items:**

- a. **Discuss potential amendments pertaining to the Old Town Districts in Chapter 23 entitled "Zoning" of the Code of Ordinances.**

Planning Director, LaShondra Stringfellow told the Commission this item and discussion would be moved to a later meeting date.

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**2. Staff Reports.**

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

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.

**3. Adjourn.**

The meeting adjourned at 6:32 p.m.



Michael Deeds  
Vice-Chairperson



Katie Cenicola  
Planning Secretary