
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 15, 2020

The Planning and Zoning Commission of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, September 15, 2020 at 6:00 p.m.

Planning & Zoning Commissioners Present: Chairperson Michael Deeds, *Vice-Chairperson Maranda Auzenne, and Commissioners: Andrea Flores, Lisa Thierry, Timothy Hamilton, Jay Patton, and Jerry White.

*Vice-Chairperson Auzenne had technical difficulties connecting to the conference call but was able to join the meeting later in the agenda.

City Staff Members Present: Director of Planning, LaShondra Stringfellow; City Engineer, Robert Woodbury; Senior Planner, Maria Peña; and Executive Secretary, Katie Cenicola

I. Call the Meeting to Order.

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 September 1, 2020 regular meeting.

A motion was made by Commissioner Hamilton and seconded by Commissioner White to approve the minutes of the September 1, 2020 regular meeting. The vote was as follows:

Ayes: 6 – Chairperson Deeds, Commissioners Flores, Thierry, Hamilton, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

III. Public Comment.

There were no public comments.

IV. Public Hearing Items:

1. **Case No. PD-267-2020** – Conduct a public hearing and consider an application for an amendment to Planned Development District No. 2020-696 to change the Commercial Subdistrict to single-family residential lots, generally located south of Mansfield Road, east and west of Anderson Road.

Applicant: Chad Adams, Wildwood Development Company I, LTD

Property Owners: Kenny Kok, Hardwood Funds, LLC; and Thomas M. Gaubert

Senior Planner Maria Peña briefed the Commission on the request. She stated that staff recommends approval.

The Commission asked staff questions about the proposal.

Chairperson Deeds asked the applicant to address the Commission. Chad Adams addressed the Commission.

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

Chairperson Deeds closed the public hearing.

Commissioner White made a motion to recommend approval.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 7 – Chairperson Deeds, Vice-Chairperson Auzenne, Commissioners Flores, Thierry, Hamilton, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

V. Regular Items:

1. **Case No. PP-282-2020** – Consider an application for a preliminary plat for the Anderson Hill Addition on property zoned by Planned Development District No. 2020-696 for "SF-7" (Single-Family Residential District with minimum 7,000-square-foot lots) uses, generally located south of Mansfield Road, east and west of Anderson Road.

Applicant: Chad Adams, Wildwood Development Company I, LTD

Property Owner: Kenny Kok, Hardwood Funds, LLC; and Thomas M. Gaubert

Senior Planner Maria Peña briefed the Commission on the request. She stated that staff recommends approval subject to the conditions listed in the staff report.

Responding to questions from the Commission, City Engineer Robert Woodbury addressed the Commission stating that he had discussed the erosion and drainage concerns with a member of the community neighboring this development.

Chairperson Deeds asked the applicant to address the Commission. Chad Adams addressed the Commission.

Ms. Stringfellow informed the Commission that this preliminary plat was not the last step in development of the property before construction commences. After the developer submits construction plans for review, a final plat would have to be considered by the Commission and City Council.

Vice-Chairperson Auzenne made a motion to recommend approval subject to staff's conditions listed in the staff report.

The motion was seconded by Commissioner Flores.

The vote was as follows:

Ayes: 7 – Chairperson Deeds, Vice-Chairperson Auzenne, Commissioners Flores, Thierry, Hamilton, Patton, and White

Nays: None

Chairperson Deeds declared the motion carried.

VI. Other Business Items:

1. Review potential meeting dates for 2021 (no action to be taken)

Planning Director LaShondra Stringfellow indicated to the Commission that they review the potential meeting dates for 2021 and be ready at the next meeting to vote to approve the dates.

VII. Staff Reports.

1. Update on applications in review.

- a. 2020**
- b. 2019**

Ms. Stringfellow informed the Commission regarding ongoing applications.

2. Upcoming Meetings

Ms. Stringfellow informed the Commission regarding upcoming meetings.

VIII. Adjourn.

The meeting adjourned at 6:50 p.m.



Michael Deeds
Chairperson

Katherine Cenicola

Katherine Cenicola
Planning Secretary