
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF OCTOBER 6, 2020

The Planning and Zoning Commission of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, October 6, 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, and Commissioners Flores, Thierry and Patton had technical difficulties connecting to the conference call but were able to join the meeting later in the agenda.

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Katherine Linares, and Assistant City Secretary, Katie Cenicola

I. Call the Meeting to Order.

Chairperson Deeds called the meeting to order at 6:07 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 15, 2020 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Thierry to approve the minutes of the September 15, 2020 regular meeting. The vote was as follows:

Ayes: 4 – Chairperson Deeds, Commissioners Thierry, Hamilton, and White

Nays: None

Chairperson Deeds declared the motion carried.

III. Public Comment.

There were no public comments.

IV. Regular Items:

1. **Case No. FP-284-2020** – Consider an application for a final plat for the High Meadows Industrial Park, Lots 4R-A1 & 4R-A2 being a replat of Lot 4RA on property zoned "IP" (Industrial Park) District located on the east side of High Meadows Way, north of Independence Way, with the approximate address being 1500 High Meadows Way.

Applicant/Property Owner: Merle Abbott, Highway Intelligent Traffic Solutions, Inc.
Representative: Mike Davis, Bannister Engineering

Planner Katherine Linares briefed the Commission on the request. She stated that staff recommends approval subject to the following conditions:

1. Include a note – “Building setbacks shall comply with the Zoning Ordinance at the time of the building permit.” [Chapter 20, Section 20-11(b)]
2. Include a note – “This plat does not attempt to amend or remove any covenants or restrictions.” [Chapter 20, Section 20-11(b)]
3. Modify the Title Block to include “AN ADDITION TO THE CITY...”as shown in comments. [Chapter 20, Section 20-11(b)]
4. Add a City Approval Statement as shown in comments. [Chapter 20, Section 20-11(b)]
5. Add the expiration of commission line to all Notary Signature Blocks shown in comments. [Chapter 20, Section 20-11(b)]
6. Identify or establish a water easement on the plat around the existing 8-inch water line in the southern part of proposed Lot 4R-A1. Construction plans of the water line will need to be submitted to the City Engineer to verify that the proposed easement location aligns with the plans. [Chapter 20, Section 20-11(b)]

Chairperson Deeds asked the applicant to address the Commission. Representative Cody Brooks addressed the Commission.

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

The motion was seconded by Commissioner White.

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. Other Business Items:

1. Consider approval of meeting dates for 2021.

Commissioner Auzenne made a motion to approve the meeting dates for 2021.

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. Staff Reports.

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

Ms. Stringfellow informed the Commission regarding ongoing applications.

2. Upcoming Meetings

- a. Monday, October 19th at 6 pm** – Presentation via Zoom by Lake-Moreno Group to the Planning and Zoning Commission and Historic Downtown Advisory Board on future plans for redevelopment of property located at the southwest corner of West Belt Line Road and South Broad Street.

Ms. Stringfellow informed the Commission regarding upcoming meetings.

VII. Adjourn.

The meeting adjourned at 6:27 p.m.



Michael Deeds
Chairperson

Katherine Cenicola

Katherine Cenicola
Assistant City Secretary