

---

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF MAY 4, 2021**

---

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, May 4, 2021 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 Deeds, Vice-Chairperson Maranda Auzenne, and Commissioners: Andrea Flores, Lisa Thierry, Jay Patton, and Gerald White.

Absent: Commissioner Timothy Hamilton

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Katherine Linares; and Executive Secretary, Debra Kalsnes

**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 April 6, 2021 regular meeting.**

A motion was made by Commissioner White and seconded by Chairperson Deeds to approve the minutes of the April 6, 2021 regular meeting. The vote was as follows:

Ayes: 3 - Chairperson Deeds, Commissioners White and Patton

Nays: None

Abstain: 3 - Vice-Chairperson Auzenne, Commissioners Thierry and Flores

The motion carried.

**III. Citizens Forum.**

No one spoke.

**IV. Public Hearing Items:**

1. **Case No. Z-344-2021** - Conduct a public hearing and consider an application for a change in zoning from "LR" (Local Retail District) and "SF-8.5" (Single-Family Residential District – minimum 8,500 square-foot lots) to "CC" (Campus Commercial District), generally located on the east corner of South J. Elmer Weaver Freeway (Highway 67) and Tidwell Street with the approximate address being 560 South J. Elmer Weaver Freeway.

Representative: Philip Graham, Wier & Associates, Inc.

---

Applicant: Jon Sullivan, Texas Health Resources  
Property Owner: Mike Byer, J A Bray, LLC

Planner Katherine Linares briefed the Commission on the request. She indicated that staff recommends approval of the zoning request.

Chairperson Deeds asked if there was a traffic apparatus at the corner of Tidwell and Hwy 67. Planner Linares stated there was not, only stop signs. Chairperson Deeds asked if there it was a pre-condition that a traffic study be completed prior to installation of traffic signals. Director Stringfellow stated that THR is working on a Traffic Impact Analysis in coordination with TxDOT to determine what is needed. This will accompany the preliminary plat.

Chairperson Deeds asked the applicant to come forward and address the Commission. Jon Sullivan, 6820 Riverpark Circle, Fort Worth, TX, and Carlo Silvestri, Wier & Associates, 2201 E. Lamar Blvd, Arlington, TX, were available to answer any questions.

Commissioner White asked the size of the hospital. Mr. Sullivan replied it is a 40-acre site to house a full-service hospital and medical office buildings with room to expand.

Vice-Chairperson Auzenne asked how this size compares to other hospitals. Mr. Sullivan compared it to the THR hospital in Mansfield.

Chairperson Deeds asked what made Cedar Hill attractive for this hospital site. Mr. Sullivan stated there was a need for the service. He also stated that it will probably be a Level 3 hospital and the timeline to open would be in 3 to 3-1/2 years.

Commissioner Patton commented on the removal of the tower.

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.

Vice-Chairperson Auzenne made a motion to approve.

The motion was seconded by Commissioner White.

The vote was as follows:

Ayes: 6 – Chairperson Deeds, Vice-Chairperson Auzenne, Commissioners Flores, White, Thierry and Patton

Nays: None

Chairperson Deeds declared the motion carried.

---

Chairperson Deeds noted that this item will be considered by City Council on May 11, 2021.

**V. Regular Items:**

1. **Case No. SP-269-2020** - Consider an application for a site plan on property zoned "SF-8.5" (Single-Family Residential District – minimum 8,500 square-foot lots), generally located on the west side of Sommerset Drive, north of West Parkerville Road, with the approximate address being 631 Sommerset Drive.

Applicant: *Elizabeth Holser, Brandstetter Carroll Inc. Architects, Engineers and Planners*

Property Owner: *City of Cedar Hill*

Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends approval subject to the following condition being complied prior to issuance of a building permit:

1. Obtain recordation of the shared parking lot agreement between the City and Cedar Hill Independent School District.

Chairperson Deeds asked the applicant to come forward and address the Commission. Shonda Johnson and John Jackson of the Parks and Recreation Department addressed the Commission.

The Commission asked questions regarding the accommodations for small children, i.e. swim lessons, how many lifeguards, if the lifeguards were to be certified, lighted security, hours of operation, and timeline. The Parks Department answered that there will be swim lessons, they will employ approximately 27 certified lifeguards, and there will be lighted security in the parking lot for after hours. This will be a seasonal pool, open the weekend of Memorial Day through August with the hours of 8 am to 8 pm. Cabanas will be available for rental. Construction is anticipated to be 18 months with opening in 2023. There will be a concession area with walk-up windows.

Commissioner Flores asked what was to become of Crawford Park Pool. Parks Department indicated that they were constructing a Crawford Master Plan to determine the use of the existing pool. Commissioner Flores expressed her excitement for this project.

Commissioner Thierry made a motion to recommend approval subject to staff's condition.

The motion was seconded by Vice-Chairperson Auzenne.

The vote was as follows:

Ayes: 6 - Chairperson Deeds, Vice-Chairperson Auzenne, Commissioners Flores, Thierry, White and Patton

Nays: None

---

Chairperson Deeds declared the motion carried.

Chairperson Deeds noted that this item will be considered by City Council on May 11, 2021.

2. **Case No. SP-292-2020** – Consider an application for a revised site plan on property zoned "I" (Industrial District) District, located on the east side of Freedom Way, south of Mt. Lebanon Road with the approximate address being 1517 Freedom Way.

Representative: Jose Zavala, Zavalas Remodeling

Applicant/Property Owner: Gerardo Terron, Olin Commercial Investments, LLC

Planner Katherine Linares briefed the Commission on the request. She indicated that staff recommends approval.

The Commission asked staff a question about the current use of the property. Planner Linares stated that it is auto repair (major repair) with accessory use for a body and paint shop in the expansion. The Commission also asked if this was an open or interior walled expansion. Planner Linares stated the interior is open. The Commission asked if there is a need for a fire mediation system. Planner Linares indicated that the Fire Marshal will determine what they need and for the paint shop, they will need fire suppression system.

Chairperson Deeds asked the applicant to come forward and address the Commission. Gerardo Terron at 1155 Cedar Run Dr, Duncanville, TX, indicated he was available to answer questions.

The Commission asked why they were expanding. Mr. Terron stated that they started the business in 2018 and the business has grown to the point that they need to expand. They have three employees.

Commissioner Patton made a motion to recommend approval.

The motion was seconded by Commissioner White.

The vote was as follows:

Ayes: 6 – Chairperson Deeds, Vice-Chairperson Auzenne, Commissioners Flores, White, Thierry and Patton

Nays: None

Chairperson Deeds declared the motion carried.

## **VI. Staff Reports.**

Senior Planner Maria Peña informed the Commission of next meeting on May 18, 2021 and tentatively planning the June 1, 2021 to be focused on the Comp Plan. Senior Planner Peña reminded the Commissioners up for reappointment to submit their applications by Friday.

---

---

**VII. Adjourn.**

Commissioner Patton made a motion to adjourn, and it was seconded by Vice-Chairperson Auzenne.

The meeting adjourned at 7:08 p.m.



Michael Deeds  
Chairperson



Debra Kalsnes  
Planning Secretary

