
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF MAY 18, 2021

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, May 18, 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.

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 May 4, 2021 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Patton to approve the minutes of the May 4, 2021 regular meeting. The vote was as follows:

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

Nays: None

The motion carried.

III. Citizens Forum.

No one spoke.

IV. Public Hearing Items:

1. **Case No. Z-319-2021 and CUP-320-2021** – Conduct a public hearing and consider an application for a change in zoning from "LR" (Local Retail District) to "NS" (Neighborhood Service District) and a Conditional Use Permit for an "orphanage" on approximately 1.5 acres generally located at the northwest corner of Texas Plume Road and Mt. Lebanon Road with the approximate address being 1595 Mt. Lebanon Road.

Applicant: David Hargrove

Property Owner: Trinity Church of the Assemblies of God

Planner Katherine Linares briefed the Commission on the request. She indicated that staff recommends approval of the zoning request and the Conditional Use Permit subject to the following conditions:

1. The orphanage shall be subject to the attached site plan and floor plan.
2. The maximum number of children served shall not exceed 30.
3. This Conditional Use Permit shall only be valid for David Hargrove and Jason Allen.
4. Prior to operating and the issuance of a Certificate of Occupancy, the operators shall provide proof of state licensure.
5. This CUP shall expire in one year.

Chairperson Deeds asked why the applicant briefly withdrew this application and about the status of the opposition to the request. Staff indicated that the applicant wanted more time to meet with the adjoining property owners who were previously in opposition. However, both of those property owners have withdrawn their opposition, which included the email that was in the Commission's agenda packet.

Chairperson Deeds asked the applicant to come forward and address the Commission. David Hargrove at 1450 Harrington Road, Waxahachie, TX, 75165, addressed the Commission. Mr. Hargrove indicated that his business partner would run the day-to-day operations, however, he was unable to attend the meeting.

The Commission asked the applicant questions about their operation plans for the facility, safety measures, the ages and mental/emotional stability of the children that would be served, and how the children would be engaged in education and activities.

In response, Mr. Hargrove indicated that they would be licensed by the Texas Department of Family Protective Services, who would place children in the facility. The age ranges would be from 12 to 17 years of age. While the state calls the facility a "residential treatment center", not all children in these facilities need specialized treatment. They have no relatives or friends to provide guardianship and because of their age, many foster homes would not take them. The facility would employ a licensed staff. They are collaborating with Mt. Lebanon Encampment for recreational activities. Mr. Hargrove indicated that the building is already set-up for how they would like to utilize it. It has fire protection and an alarm system with motion detectors and door sensors. There would be 24/7 staff and the staff ratio in the daytime would be 1:4 students and in the evening would be 1:8 students with a maximum of 30 students. The staff members would include a director, medical director, program coordinator, general supervisor, and social worker. All staff come from a background in social work.

Mr. Hargrove stated that the students would not be allowed out alone without a qualified individual who signed them out of the facility. There would be a 10 p.m. curfew. The children would be grouped in their rooms by their age groups. The children would be attending school either within CHISD or Trinity Christian Academy. They would utilize the "wraparound concept" to care for the needs of each child. He stated the facility would be properly funded.

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: 3 – Vice-Chairperson Auzenne, Commissioners White and Patton

Nays: 3 - Chairperson Deeds, Commissioners Flores and Thierry

The motion failed.

Director Stringfellow stated that this item would move forward to City Council with no recommendation from the Planning and Zoning Commission.

V. Staff Reports.

Director Stringfellow briefed the Commission of upcoming applications. She also informed the Commission of Commissioner Hamilton's resignation.

The Planning and Zoning Commission will be meeting on June 1st and June 15th of 2021. In addition, on June 3, 2021, there will be a Comprehensive Plan and a Think Tank meeting which includes the Planning and Zoning commissioners. The Commission also agreed to meet on July 6, 2021.

VI. Adjourn.

Commissioner Patton made a motion to adjourn, and it was seconded by Commissioner Thierry.

The meeting adjourned at 7:20 p.m.



Michael Deeds
Chairperson



Debra Kalsnes
Planning Secretary