
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF AUGUST 3, 2021

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, August 3, 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 Lisa Thierry, Jay Patton, Andrea Flores and Gerald White

Absent: None

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Planner, Katherine Linares; Katherine Cenicola, Assistant City Secretary, and Planning 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. Commissioners Gerald White, Jay Patton, Michael Deeds, and Lisa Thierry were sworn in by Katherine Cenicola for reappointment to the Planning and Zoning Commission.

II. Approve the minutes of the July 6, 2021 regular meeting.

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

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

Nays: None

Abstain: Vice-Chairperson Auzenne

The motion carried.

III. Citizens Forum/Public Comments.

There were no written comments submitted and no one spoke.

IV. Public Hearing Items:

- 1. Case No. CUP-358-2021** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for "used merchandise" on property zoned "LR" (Local Retail District), generally located south of West Belt Line Road, west of South Clark Road with the approximate address being 108 West Belt Line Road, Suite #3.
Representative: Erica Coleman, EXP Realty

Applicant: Arla Coleman, BluOpulence, LLC
Property Owner: Coy Quine, TSCA 2020 LP dba Quine and Associates, Inc.

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

1. The use shall operate in accordance with the site plan and floor plan.
2. No outdoor sales shall be permitted.
3. There shall be no outdoor donations bins or drop boxes.

At this point, Commissioner Andrea Flores entered the meeting.

Chairperson Deeds asked if there were any questions from the Commissioners. There were none.

Chairperson Deeds asked the applicant to come forward and address the Commission. Arla Coleman at 1101 Beechwood Lane, Cedar Hill, TX, was available to answer any questions.

The Commission asked about the concept of the store. Ms. Coleman stated that this would be more of an upscale thrift store selling items that would be new to gently used. She stated that one of her sources would be Amazon returns. Donations would be accepted by appointment.

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 Auzenne made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner White.

The vote was as follows:

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

Nays: None

Chairperson Deeds declared the motion carried and stated this would be considered by City Council on August 10, 2021.

2. **Case No. CUP-363-2021** – Conduct a public hearing and consider an application for a revised site plan and for a Conditional Use Permit to exceed the maximum allowed “outdoor sales/storage/display” with alternative screening on property zoned “LR” (Local Retail District), generally located northeast of FM 1382, southeast of North J.

Elmer Weaver Freeway (Highway 67) with the approximate address being 373 East FM 1382.

Applicant/Representative: Janay Mommer, Lars Andersen & Associates, Inc.

Property Owner: Suzanne Russo, HD Development Properties, L.P [Home Depot]

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

1. Approval of the Conditional Use Permit subject to the following conditions:
 - a. Outdoor storage and outdoor sales shall be limited to the areas denoted on the site plan excluding the parking lot located west of the building.
 - b. Outdoor display shall be limited to the areas denoted on the site plan with the exception that only potted plants and trees shall be displayed from March 1st – July 4th in the parking lot area denoted on the plan that is west of the building.
2. Approval of the site plan with the following conditions:
 - a. The building elevation of the rear expansion consisting of the proposed alternative screening.
 - b. Revise the site plan subject to the approved CUP conditions.
 - c. Screening of the outdoor storage located on the west side of the existing garden center and the outdoor storage enclosed along the perimeter of the garden center shall be screened with an opaque material subject to approval by staff.

Chairperson Deeds asked if there were any questions from the Commissioners.

The Commission asked if Albertson's would be impacted in receiving their deliveries and if the seasonal outdoor display would be disruptive to the parking lot.

Director Stringfellow stated that a mutual access easement is located on all lots within the shopping center. Those driveways and fire lanes would not change nor be impacted. Planner Linares indicated that storage buildings would be removed from the parking lot. Seasonal products would be displayed during the planting season only.

Chairperson Deeds asked the applicant to come forward to address the Commission. Tyler Bushong representing Lars Andersen & Associates at 4214 Swiss Ave., Dallas, TX, addressed the Commission and stated that the tool rental addition would make Home Depot more successful and confirmed that the fire lane would be maintained. Mr. Bushong also stated that Home Depot would comply with staff's conditions.

The Commission asked if this was the standard design for a Home Depot tool rental center. Mr. Bushong commented that it is standard, and they have had success with traffic flow and safety.

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 Patton made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Andrea Flores.

The vote was as follows:

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

Nays: None

Chairperson Deeds declared the motion carried.

3. Case No. PP-364-2021 – Consider an application for a preliminary plat for The Terraces Addition, Lots 12R-A – 12R-F, Block A, being a replat of The Terraces Addition, Lot 12, Block A, with a variance to Section 20-20(b), Chapter 20 – Subdivision Regulations on property zoned "SF-E" District (Single-Family Residential – Estate with minimum 1-acre lots) located southwest of Terrace Lane, and northwest of North Cedar Hill Road, with the approximate address being 12 Terrace Lane.

Representative: Jim Riley, Brockette David Drake, Inc.

Applicant/Property Owner: Napoleon Lewis, SH Texas GP, LLC

Planner Katherine Linares briefed the Commission on the request. She indicated that staff recommends approval subject to the conditions noted in the staff report.

Chairperson Deeds asked if there were any questions from the Commissioners. There were no questions.

Chairperson Deeds asked the applicant to come forward to address the Commission. Jim Riley with Brockette Davis Drake, Inc, at 4144 N. Central Expressway, Dallas, TX, and Napoleon Lewis, applicant, were available to answer questions.

The Commission had no questions.

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.

The Commission asked the size of the homes to be built on each lot. Staff stated that the minimum requirement is 2,500 square feet. The applicant stated that the size of the homes would be from 3,500 to 5,000 square feet.

Commissioner White made a motion to approve subject to staff's conditions.

The motion was seconded by Vice-Chairperson Auzenne.

The vote was as follows:

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

Nays: None

Chairperson Deeds declared the motion carried.

V. Regular Items.

Pre-Application Presentation – Presentation by Huffines Communities on a proposed townhouse development on a 14-acre tract located between South Joe Wilson Road and South Waterford Oaks Drive (behind Neighborhood Walmart). An application for this development has not been submitted to the city. This presentation is for the purposes of obtaining feedback.

Garrett Huffines and Sean Stackenwalt presented a slideshow of a proposed townhouse development and answered questions posed by the Commission.

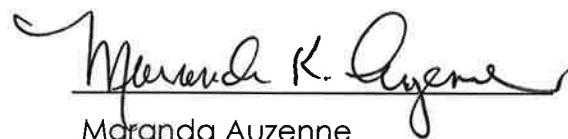
VI. Staff Reports.

Director Stringfellow briefed the Commission of the next meeting and of the upcoming applications. The Commission agreed to meet on August 31, 2021 as opposed to September 7, 2021.

VII. Adjourn.

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

The meeting adjourned at 8:04 p.m.



Maranda Auzenne
Vice-Chairperson



Debra Kalsnes
Planning Executive Secretary

