
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF AUGUST 31, 2021

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, August 31, 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 Allena Anderson.

Absent: Commissioner Gerald White.

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; 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.

II. Approve the minutes of the August 17, 2021 regular meeting.

A motion was made by Vice-Chairperson Auzenne and seconded by Commissioner Patton to approve the minutes of the August 17, 2021 regular meeting. The vote was as follows:

Ayes:	5 –Vice-Chairperson Auzenne, and Commissioners Thierry, Patton, Flores, and Anderson
Nays:	None
Abstain:	Chairperson Deeds

The motion carried.

III. Citizens Forum.

No one spoke.

IV. Regular Items

- 1. Case No. FP-374-2021** – Consider an application for a final plat for the USICV High Point 67 Addition, Lots 1 and 2, Block A and Lots 1 and 2, Block B being a replat of the Heitman Property Addition, Lots 2R, 3R, and 4R of Block A on property zoned "I" (Industrial) District located on the east side of J. Elmer Weaver Freeway, at the south terminus of American Way with the approximate address being 1649 South Highway 67.

Applicant: Alex J. Camunez, Pacheco Koch Consulting Engineering
Representative: Kayla Welsch, Hillwood
Property Owner: Toby Rodgers, USICV High Point 67

Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommended approval subject to the conditions in the staff report.

Chairperson Deeds asked if there were any questions for staff.

Commissioner Thierry asked about the extraterritorial jurisdiction (ETJ). Staff indicated that the Cedar Hill has no ETJ boundaries.

Chairperson Deeds asked if American Way would be a two-way street, if there was sufficient depth to the access road for an 18-wheeler to navigate in either direction, and would it be paved in concrete or asphalt. Staff informed the Commission that American Way would be a two-way street, the curb cuts would be 37 feet, and the street would be paved with concrete.

Chairperson Deeds asked the applicant to come forward and address the Commission. Alex Camunez at 7557 Rambler Road, Dallas, TX, was available to answer any questions.

The Commission asked about the progress of construction and who would occupy the space. Mr. Camunez stated that construction was going well, and they estimate completion in 11 months. He also stated that the search for potential tenants was ongoing.

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

The motion was seconded by Commissioner Thierry.

The vote was as follows:

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

Nays: None

V. Other Business Items.

Director Stringfellow informed the Commission that the refresher on the "Role of the Planning and Zoning Commission" would be postponed due to the absence of Commissioner White.

Director Stringfellow also reviewed the potential meeting dates for 2022.

VI. Staff Reports.

Director Stringfellow briefed the Commission of the upcoming cases on the September 21, 2021 agenda.

VII. Adjourn.

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

The meeting adjourned at 6:34 p.m.



Michael Deeds
Chairperson



Debra Kalsnes
Planning Executive Secretary