
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF NOVEMBER 16, 2021

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, November 16, 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 Lisa Thierry, Vice-Chairperson Jay Patton, and Commissioners Maranda Auzenne, Gerald White, and Allena Anderson

Absent: Commissioners Michael Deeds and Andrea Flores

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

I. Call the Meeting to Order.

Chairperson Thierry called the meeting to order at 6:02 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 October 19, 2021 regular meeting.

A motion was made by Commissioner White and seconded by Vice-Chairperson Patton to approve the minutes of the October 19, 2021 regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Auzenne, White, and Anderson

Nays: None

Abstain: None

The motion carried.

III. Citizens Forum/Public Comments.

There were no written comments submitted and no one spoke.

IV. Public Hearing Items:

a. **Case No. PD-387-2021** – Conduct a public hearing and consider an application for a change in zoning from "RR" (Rural Residential – minimum 2-acre lots) District to "PD" (Planned Development) District for single-family residential on approximately 68.83 acres generally located on the east side of South Duncanville Road, south of Bear Creek Road with the approximate address being 1780 South Duncanville Road.
Applicant: David Hill, Allied Development

Representative: Jerry Sylo, JBI Partners

Property Owner: Donna Maston, Carel Stone and Daniel Stone with Stone Family
Trust & Stone CL Builders

Senior Planner, Maria Peña and Director Stringfellow briefed the Commission on the request. Senior Planner Peña indicated staff recommends approval subject to the standards and exhibits in the agenda packet.

Commissioner White asked what a salt finish consisted of on the driveways. Senior Planner Peña stated it was a textured finish.

Chairperson Thierry asked the applicant to come forward to present his request. Jerry Sylo, JBI Partners, at 2121 Midway Road, Carrollton, TX, gave a presentation to the Commission.

Chairperson Thierry asked if there were any questions for the applicant from the Commissioners.

Commissioner White asked the applicant if the residence that would remain would have access to the new street through the development. The applicant confirmed.

The Commission asked the applicant if the open spaces would be maintained by the Homeowner's Association (HOA). The applicant stated that it would all be maintained by the HOA with no responsibility to the City. The HOA would be mandatory for each homeowner and the ballpark amount would be \$400-\$500 a year per lot.

At 7:18 p.m., Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request.

No one spoke in support.

Chairperson Thierry asked if there was anyone wishing to speak in opposition to this request. The following Cedar Hill residents spoke in opposition to the request: Shannon Miles, 1554 Regal Bluff Drive, Bear Creek Ranch; Tena Traughber, 1642 Midlake Drive; Samuel Allen, 1653 S. Duncanville Road; Deborah Kilzer, 1860 S. Duncanville Road; Gerald Malone, 1801 S. Duncanville Road; Christian Anyadike, 1731 S. Duncanville Road; Arthur Ray Martin, 1638 Midlake Drive; Jeremy Washington, 1630 Midlake Drive; Cynthia Jones, 1622 Midlake Drive; Abha Cole, 1602 Midlake Drive; James Cruthird, 1614 Midlake Drive; Lijoyna Butler, 1606 Midlake Drive; Donna McShan, 1837 S. Duncanville Road; Laura Hernandez, 1817 S. Duncanville Road; Marcella Allen, 1653 S. Duncanville Road; Rene and Anita Naranjo, 1700 S. Duncanville Road.

The following persons spoke who are not Cedar Hill residents: Deborah Walker, 1941 S. Duncanville Road, Ovilla and Ernest Walker, 1941 S. Duncanville Road, Ovilla.

At 8:02 p.m., Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant.

The Commission asked the applicant: to explain proposed screening along Duncanville Road and along the northern boundary line; about the total acreage of the development; and to describe the proposed build-out of the development.

The Commission asked staff about the traffic impact analysis and future roadway improvements. City Engineer, Robert Woodbury, addressed the Commission's questions.

Commissioner Anderson asked about the minimum floor area recommended by staff and the applicant's proposed floor area. Director Stringfellow explained that staff's recommendation was different from the applicant's request for this standard.

Chairperson Thierry asked the Commission to deliberate. Director Stringfellow indicated that four votes would be needed for a positive recommendation to City Council although only five commissioners were present.

Commissioner Auzenne made a motion to postpone consideration until December 7, 2021.

The motion was seconded by Commissioner White.

The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, Commissioners Auzenne, White, and Anderson

Nays: None

Chairperson Thierry declared the motion carried and stated this would be reconsidered on December 7, 2021.

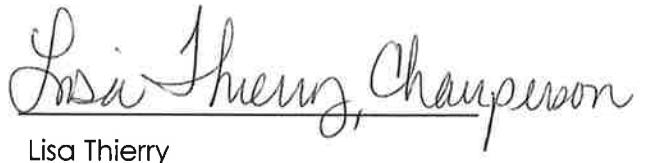
V. Staff Reports.

Director Stringfellow stated that the Commission's next meeting is on December 7, 2021.

VI. Adjourn.

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

The meeting adjourned at 8:31 p.m.


Lisa Thierry, Chairperson
Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Secretary