
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JANUARY 18, 2022

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, January 18, 2022 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 Andrea Flores

Absent: Commissioners Michael Deeds and Allena Anderson

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

1. Call the Meeting to Order.

Chairperson Thierry called the meeting to order at 6:06 p.m. declaring it an open meeting in which a quorum was present, and the meeting notice was duly posted.

2. Approve the minutes of the December 21, 2021 regular meeting.

A motion was made by Commissioner White and seconded by Vice-Chairperson Patton to approve the minutes of the December 21, 2021 regular meeting. The vote was as follows:

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

Nays: None

Abstain: None

The motion carried.

3. Citizens Forum/Public Comments.

There were no written comments submitted and no one spoke.

4. Regular Items:

a. **Case No. FP-411-2021** – Consider an application for a final plat for the High Meadows Industrial Park, Lots 15R-1A, 15R-1B, and 16R-1 being a replat of Lots 15R-1 and 16 on property zoned "IP" (Industrial Park) District, located on the west side of Edgefield Way, south of Mount Lebanon Road, with the approximate address being 1410 Edgefield Way.

Representative: Stephen Dial, CP&Y

Applicant: Andy Buffington, Cedar Hill Economic Development Corporation
Property Owner: Shawn Quildon, Cedar Hill Economic Development Corporation

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

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

Planner Linares and Interim Director of the Cedar Hill Economic Development Corporation responded to the Commission's questions about future development potential on the site.

Chairperson Thierry asked the Commission to deliberate and to make a motion.

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

The motion was seconded by Commissioner White.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on January 25, 2022.

5. Other Business Items.

- a. Presentation by Chet Leugers of Pacheco Koch on the potential submission of an application to rezone approximately 25.5 acres for the development of 182 townhouses, generally located south of the southeast corner of Highway 67 and West Wintergreen Road with the approximate address being 914 East Pleasant Run Road.
A formal application has not been submitted for staff review. The Planning and Zoning Commission will take no action. The presentation is for the purposes of receiving early feedback from the Commission.

Josh Jezek and Christy Jordan of Pacheco Koch made a presentation on behalf of Chet Leugers of a potential townhouse development and answered questions posed by the Commission.

6. Staff Reports.

Director Stringfellow updated the Commission on the Comp Plan Open Houses and the possible next meeting date. She answered questions from the Commission regarding the Comp Plan.

7. Adjourn.

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

The meeting adjourned at 6:50 p.m.

Lisa Thierry, Chairperson
Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Secretary

