
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF MARCH 15, 2022

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, March 15, 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 and Commissioners Maranda Auzenne, Gerald White, Allena Anderson, and Steven Hendon

Absent: Vice-Chairperson Jay Patton and Commissioner Andrea Flores

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 6:01 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 February 15, 2022 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Auzenne to approve the minutes of the February 15, 2022 regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Commissioners Auzenne, White, Anderson, and Hendon

Nays: None

Abstain: None

The motion carried.

3. Citizens Forum/Public Comments.

There were no written comments submitted and no one spoke.

4. Public Hearing Items:

- 1. Case No. Z-425-2022** – Conduct a public hearing and consider a recommendation to City Council on adoption of the 2022 Comprehensive Plan – Cedar Hill Next: Preserving the Past, Cultivating the Future.

Director LaShondra Stringfellow briefed the Commission on the process for developing the plan. She requests the Commission recommend to City Council to adopt the plan.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. There were none.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of this request.

No one spoke in support or opposition.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff. The Commission commented that it is the best city plan seen and they are proud of the Cedar Hill Next Plan.

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

Commissioner Auzenne made a motion to approve the recommendation to City Council to adopt the plan.

The motion was seconded by Commissioner Anderson.

Ayes: 5 – Chairperson Thierry, Commissioners Auzenne, White, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this would be considered by City Council on March 22, 2022.

2. Case No. PD-407-2021 – Conduct a public hearing and consider an application for a change in zoning from "LR" (Local Retail) District to "PD" (Planned Development District) for attached single-family residential (townhouses) generally located south of the southeast corner of West Wintergreen Road and Highway 67 with the approximate address being 1400 North J. Elmer Weaver Freeway.

Applicants: Kyle Joyce, Jabez Development, LP

Representative: Jason Frey, BGE, Inc.

Property Owner: P.T. Swamy, Ganapathy LTD

Senior Planner Peña briefed the Commission on the request. She indicated staff recommends approval subject to the development standards.

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

Staff responded to questions from the Commission regarding delineation of the creek and the public trail alignment.

Chairperson Thierry asked the applicant to come forward and address the Commission. Bruce Prine, Director of Acquisitions, 1038 Texan Trail, Grapevine, TX, came forward, gave a brief presentation and stated he was available to answer questions.

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

The Commission asked what the range of square footage of the homes and the cost. The applicant stated that the townhomes would range from 1,350 square feet to 1,800 square feet and have a minimum of 3 bedrooms, 2 bathrooms. Each townhome would have 4 parking spaces. The starting cost would be in the low \$300,000 range and the HOA is anticipated to be \$300 a month, which includes insurance and maintenance of the exterior lawns and commons areas.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request.

No one spoke.

Chairperson Thierry asked if there was anyone wishing to speak in opposition of this request. The following citizens spoke during the opposition time but noted that they mainly had questions and needed clarification on the following: how the buffer area adjoining the existing neighborhood to the east would be enclosed; if it would remain as one buffer area or be divided amongst the adjoining residential lots; and how the public trail would be lit and secured for safety.

Tyrone Hunter at 1402 Delta Drive, Cedar Hill, TX
Dr. Jocelyn Harmon at 1407 Oxbow Drive, Cedar Hill, TX
Angela Roberson at 1427 Delta Drive, Cedar Hill, TX
Sharon Jackson at 1415 Delta Drive, Cedar Hill, TX

Chairperson Thierry closed the public hearing.

The applicant indicated that they would be enclosing the buffer area with a fence and adding a wrought iron fence with masonry columns along the roadway.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant. There were none.

Chairperson Thierry asked the Commission to deliberate and 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, Commissioners Auzenne, White, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on March 22, 2022.

5. Regular Items:

1. **Case No. SP-403-2021** – Consider an application for a site plan on property zoned "LR" (Local Retail District) within the Uptown Overlay, generally located on the south side of Pioneer Trail, west of Uptown Boulevard with the approximate address being 600 North Cedar Hill Road.

Representative: *Melissa Valdez-Cummings, Deputy City Manager*
Applicant and Property Owner: *City of Cedar Hill*

Senior Planner Peña 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. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Deputy City Manager Melissa Valadez-Cummings at 285 Uptown Blvd, Cedar Hill, TX, came forward, gave a brief statement and stated she was available to answer questions.

The Commission asked about the anticipated completion date of the project. The applicant responded that they plan to break ground on July 9, 2022 with an anticipated completion date the first quarter of 2024 of the library, park, and trail.

The applicant stated that there will be an event center and a plan would be in place to have shared parking with surrounding property owners for events. There would be a large drop off area for buses at the front of the library with off-site parking.

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

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

The motion was seconded by Commissioner Hendon.

Ayes: 5 – Chairperson Thierry, Commissioners Auzenne, White, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on March 22, 2022.

2. Case No. SP-426-2022 – Consider an application for a site plan amendment on property zoned "I" (Industrial District), generally 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.

Representative: Kayla Welsch, Hillwood

Applicant: Alex Camunez, Pacheco Koch Consulting Engineers

Property Owners: Toby Rogers, USICV High Point 67 Lot 3, Inc (Hillwood)

Senior Planner Peña 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. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Kayla Welsch with Hillwood at 3000 Turtle Creek Blvd, Dallas, TX, came forward, gave a brief statement and stated she was available to answer questions.

The Commission asked if there was sufficient trailer parking. The applicant stated that based on the TIA, 40 trailer parking spaces was sufficient.

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 Anderson.

Ayes: 5 – Chairperson Thierry, Commissioners Auzenne, White, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on April 12, 2022.

3. Case No. SP-421-2022 – Consider an application for a site plan on property zoned "I" (Industrial District), generally located on the southeast corner of Mt. Lebanon

Road and J. Elmer Weaver Freeway (Highway 67), with the approximate address being 1220 J. Elmer Weaver Freeway.

Representative: Steve Riordan, Stream Realty

Applicant: Dylan Adame, Kimley-Ho

Property Owners: J. Cannon Green, LIT SRP Lebanon Cedar Hill, LLC

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.

The Commission was concerned that with the additional two warehouse developments to the north and south of Mt. Lebanon Road, the frontage road would not be able to handle the impact. City Engineer Robert Woodbury stated this would need to be addressed by TxDOT.

Chairperson Thierry asked the applicant to come forward and address the Commission. Dylan Adame with Kimley-Horn at 1345 Noel Rd, Suite 700, Dallas, TX, came forward, gave a brief statement and stated he was available to answer questions.

Staff confirmed that a new TIA would need to be obtained should any tenant space in this building become a distribution center.

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, Commissioners Auzenne, White, Anderson, and Hendon

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on April 12, 2022.

2. Staff Reports.

Director Stringfellow updated the Commission on upcoming applications and that the next meeting would be on April 5th. She also reminded the Commission of the Boards and Commissions Dinner on March 24, 2022 at 6:00 pm at the Alan E. Sims Recreation Center.

3. Adjourn.

Commissioner Anderson made a motion to adjourn and it was seconded by Commissioner Hendon.

The meeting adjourned at 8:21 p.m.

Lisa Y. Thierry, Chairperson
Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Secretary

