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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF MAY 3, 2022**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, May 3, 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 Gerald White, Allena Anderson, and Steven Hendon

Absent: Commissioner Maranda Auzenne

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 6:00 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 April 19, 2022 regular meeting.**

A motion was made by Commissioner White and seconded by Commissioner Anderson to approve the minutes of the April 19, 2022 regular meeting. The vote was as follows:

Ayes: 4 – Vice-Chairperson Patton, Commissioners White, Anderson, and Hendon

Nays: None

Abstain: Chairperson Thierry due to absence.

The motion carried.

**3. Citizens Forum/Public Comments.**

Kenneth Horton at 1202 S Duncanville Road, Cedar Hill, came forward and made a statement to the Commission. He was dissatisfied with the possibility of having to dedicate right-of-way when he plats his property.

**4. Public Hearing Items:**

1. **Case No. CUP-431-2022** – Conduct a public hearing and consider an application for a Conditional Use Permit for a "banquet facility" on property zoned "LR" (Local Retail District), generally located on the northwest side of Highway 67 (J. Elmer Weaver

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Freeway), south of Wintergreen Road with the approximate address being 1427 North J. Elmer Weaver Freeway, Suite 200.

Applicant: Sonja Texada and Kesha Jemerson, Blocque 6

Property Owner: DFW Oracle Ventures Two, 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.

Staff answered the Commission's question regarding alcohol service and parking.

Chairperson Thierry asked the applicant to come forward and address the Commission. Sonja Texada at 1703 Carriage Creek Dr., Desoto, TX, 75115 and Kesha Jemerson at 1113 Rising Ridge Dr, Desoto, TX, 75115, came forward, gave a statement and stated they were available to answer questions. They also provided a proposal packet to the Commission.

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

The Commission asked if they were a floral shop. The applicants stated that they only sell pre-ordered flower arrangements and special occasion flowers.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of this request. No one came forward.

Chairperson Thierry closed the public hearing.

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.

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

The motion was seconded by Commissioner Anderson.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners 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 May 24, 2022.

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**5. Regular Items:**

1. **Case No. FP-442-2022** – Consider an application for a final plat for the Snapclean Carwash Addition, Lots 2R2-A and 2R2-B, being a replat of Lot 2R2, on property zoned "LR" (Local Retail District), generally located on the north side of East Belt Line Road, west of North Joe Wilson Road with the approximate address being in the 600-700 Block of East Belt Line Road.

*Applicant: Sam Moore, MMCG DBR DFW, LLC*

*Property Owner: Gordon Edwards, Belt Line/Joe Wilson 2, LTD.*

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. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Sam Moore, 2505 Penshurst Court, Celina, TX, 75244, came forward, gave a brief statement and stated he was available to answer questions.

Commissioner White asked if the applicant had any proposed use for Lot 2R2-A. The applicant stated the ownership of that lot would stay with the current property and they were not aware of any development plans for it.

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, Vice-Chairperson Patton, and Commissioners 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 May 24, 2022.

2. **Case No. FP-444-2022** – Consider an application for a final plat for the Ellen's Industrial Addition, a portion being a replat of the Ellen's Fairway Addition, Lot 1, Block 1 on property zoned "I" (Industrial District), generally located on the northeast corner of US Highway 67 and Mt. Lebanon Road.

*Applicant: Dylan Adame, Kimley-Horn*

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

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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. Patrick Hogan with Kimley-Horn at 13455 Noel Rd., Two Galleria Office Tower, Suite 700, Dallas, TX, 75240, came forward, gave a brief statement and stated he was available to answer questions.

The Commission had no questions for the applicant.

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

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

The motion was seconded by Commissioner White.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners 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 May 24, 2022.

3. **Case No. FP-438-2022** – Consider an application for a final plat for the Cedar67 Logistics Park, Lots 1, 2, and 3 on property zoned "I" (Industrial District), partially being a replat of the Williams Addition, generally located on the east side of Highway 67, north of KCK Way with the approximate address being in the 800 Block of South Highway 67 (South J. Elmer Weaver Freeway).

Applicant: Patrick Hogan, Kimley-Horn

Property Owners: Gregory B. Cox, Sonicycles, LLC and Mike Leberman, MODLO, Inc.

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. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Patrick Hogan with Kimley-Horn at 13455 Noel Rd., Two Galleria Office Tower, Suite 700, Dallas, TX, 75240, came forward, gave a brief statement and stated he was available to answer questions.

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Director Stringfellow responded to Commissioner White's question regarding a Traffic Impact Analysis for the site.

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

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

The motion was seconded by Commissioner Hendon.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners 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 May 24, 2022.

4. **Case No. FP-445-2022** – Consider an application for a final plat for El Cielito Addition, Lot 1, Block 1 and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "SF-E" (Single-Family Residential District Estates with 1-acre minimum lots) located on the east side of Mobley Road, south of the east terminus of Promontory Drive with the approximate address being 830 Mobley Road.

*Applicant: Nicholas D. Lonigro, Hanna Surveying and Engineering LLC*

*Property Owners: Javier Contreras & Natalia Sdobnyakova*

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.

Staff responded to the Commission's question regarding the hook up to City sewer versus a septic system.

Chairperson Thierry asked the applicant to come forward and address the Commission. Nicholas Lonigro with Hanna Surveying and Engineering at 11729 E FM 917, Alvarado, TX, 76009, came forward, gave a brief statement and stated he was available to answer questions.

The Commission had no questions of the applicant.

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

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

The motion was seconded by Commissioner Hendon.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners 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 May 24, 2022.

**6. Staff Reports.**

Director Stringfellow updated the Commission on upcoming applications and meetings. Also, she reminded the Commissioners of the upcoming tour on May 21<sup>st</sup> with City Council and the Planning and Zoning Commission of single-family developments in the metroplex and a follow-up workshop on May 31st. The next meeting would be on May 17th.

**7. Adjourn.**

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

The meeting adjourned at 7:02 p.m.

Lisa Y. Thierry, Chairperson  
Lisa Thierry  
Chairperson

Debra Kalsnes

Debra Kalsnes  
Planning Executive Secretary