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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF JULY 19, 2022**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, July 19, 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 Dr. Allena Anderson, Steven Hendon, and Jami McCain

Absent: Commissioners Gerald White and 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 June 21, 2022 regular meeting.**

A motion was made by Vice-Chairperson Patton and seconded by Commissioner Anderson to approve the minutes of the June 21, 2022 regular meeting. The vote was as follows:

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

Nays: None

Abstain: Commissioner McCain was not yet appointed.

The motion carried.

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

There were none.

**4. Public Hearing Items:**

1. **Case No. PD-435-2022** - Conduct a public hearing and consider an application for a change in zoning from "LR" (Local Retail District) to "PD" (Planned Development District) including retirement housing, retail, restaurant, and mini-warehouse/self-storage uses on approximately 14.38 acres, generally located on the northwest corner

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of East Wintergreen Road and Highway 67, with the approximate address being in the 1400 Block of North J. Elmer Weaver Freeway.

Representative: Dallas Cothrum and Trenton Robertson, Masterplan

Applicant: Nicholas Balsamo, Kalterra

Property Owners: Winter Cedar 6, LLC and E&D Investments

On June 21, 2022, the Planning and Zoning Commission continued the public hearing for this application to July 19, 2022.

Planner Linares briefed the Commission on the request. She indicated staff recommended 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. Dallas Cothrum with Masterplan at 2201 Main St., Dallas, TX, 75201, and Clint Nolen with Kalterra at 1701 N. Market St., Dallas, TX, 75202 came forward, gave a presentation and indicated they were available to answer questions.

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

The applicant responded to questions from the Commission regarding potential tenants, discussions with surrounding property owners, and their other sites.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request. Charlene Edwards at 1013 Winding Creek Dr., Cedar Hill, TX, came forward and addressed the Board.

Chairperson Thierry asked if there was anyone wishing to speak in opposition of this request. John Deans at 1046 Sherman Dr., Cedar Hill, TX; Rod Tyler at 1040 Sherman Dr., Cedar Hill, TX; and Kenneth Horton, 1202 S. Duncanville Rd., Cedar Hill, TX, came forward and addressed the Board. Mr. Deans and Mr. Tyler live within the 200-foot notification area. Mr. Tyler indicated his major opposition was the senior housing being too close to his property. Mr. Horton's property is not within the vicinity. He indicated his opposition was that the developer was not required to dedicate right-of-way on Wintergreen.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant. The applicant was allowed an opportunity to address concerns raised during the public hearing. Director Stringfellow also stated the applicant would be required to dedicate right-of-way on Wintergreen with the plat, which is the appropriate method; furthermore, the applicant has been informed and accommodated for the future right-of-way dedication with the concept plan.

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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 Hendon.

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

Nays: 1 – Commissioner McCain

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on July 26, 2022.

**5. Regular Items:**

1. **Case No. PP-458-2022** – Consider an application for a preliminary plat for the Broadmoor Village Addition on property zoned Planned Development District No. 2022-749, generally located between South Joe Wilson Road and South Waterford Oaks Drive, south of East Belt Line Road with the approximate address being 2005 South Joe Wilson Road.  
Representative: Ryan Hartman, Spiars Engineering  
Applicant/Property Owner: Cody Bailey, Starlight Texas Homes, 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. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Daniel Satsky, Vice-President of Ashton Woods Homes at 1800 Valley View Lane, Farmers Branch, TX, 75234, came forward, gave a brief statement and stated he was available to answer questions.

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

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 McCain.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners Anderson, Hendon, and McCain

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on July 26, 2022.

2. **Case No. SP-463-2022** – Consider an application for a revised site plan on property zoned "I" (Industrial District), generally located on the southwest corner of Hall Street and Jealouse Way, with the approximate address being 545 Jealouse Way.  
Representative: Greg Wallis, Carroll Architects  
Applicant and Property Owner: Ryan Wallace, Texas Solar Panel Pro's

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 Commissioner McCain's question regarding truck traffic.

Chairperson Thierry asked the applicant to come forward and address the Commission. Greg Wallis at 132 Berkshire Lane, Waxahachie, TX, 75165, came forward, gave a brief statement and stated he was available to answer questions.

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

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

Commissioner Hendon 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 Anderson, Hendon, and McCain

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on July 26, 2022.

## **6. Staff Reports.**

Director Stringfellow stated there would be a group picture taken at the August meeting. She also welcomed Jami McCain as the new commissioner.

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**7. Adjourn.**

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

The meeting adjourned at 7:40 p.m.



Lisa Thierry  
Chairperson



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Debra Kalsnes  
Planning Executive Secretary

