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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF SEPTEMBER 20, 2022**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, September 20, 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, Dr. Allena Anderson, Steven Hendon, and Jami McCain

Absent: Commissioner Gerald White

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 August 16, 2022 regular meeting.**

A motion was made by Commissioner Hendon and seconded by Commissioner Anderson to approve the minutes of the August 16, 2022 regular meeting. The vote was as follows:

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

Nays: None

Abstain: 2 – Commissioners Auzenne and McCain chose to abstain because they were absent.

The motion carried.

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

There were none.

**4. Public Hearing Items:**

1. **Case No. PD-488-2022** – 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, and restaurant uses on the northwest corner of East

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

Applicant: Nicholas Balsamo, Kalterra

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

Planner Linares briefed the Commission on the request. She indicated staff recommended approval subject to the development standards.

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

Staff responded to the Commission's questions regarding the recommendation and zoning needed to allow for senior housing.

Chairperson Thierry asked the applicant to come forward and address the Commission. Clint Nolen and Nicholas Balsamo with Kalterra Capital Partners at 1845 Woodall Rodgers Fwy, Suite 1160, Dallas, TX, 75201, came forward, gave a presentation and indicated they were available to answer questions.

The applicant responded to the Commission's questions regarding the tree canopy and tree removal, proximity to the existing residences, the setbacks, and proposed parking.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request. Preston Whisenant with Whisenant Properties at 8117 Preston Road, Dallas, TX, came forward and stated this was in alignment with the Comprehensive Plan and would be a development the city could be proud of.

Chairperson Thierry asked if there was anyone wishing to speak in opposition of this request. John Deans at 1046 Sherman Dr., Cedar Hill, TX; and Rod Tyler at 1040 Sherman Dr., Cedar Hill, TX; came forward and addressed the Board. Mr. Deans and Mr. Tyler live within the 200-foot notification area.

Chairperson Thierry closed the public hearing.

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

Staff responded to the Commission's questions about the proposal's alignment with the Comprehensive Plan and potential development that could occur with the current zoning.

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

Commissioner Auzenne made a motion to approve subject to the development standards.

The motion was seconded by Commissioner Anderson.

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

Nays: 1 - Vice-Chairperson Patton

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on September 27, 2022.

**5. Regular Items:**

1. Case No. SP-474-2022 – Consider an application for a revised site plan on property zoned "LR" (Local Retail) District, located south of Springtime Drive, southeast of North J. Elmer Weaver Freeway with the approximate address being 450 North J. Elmer Weaver Freeway.

Applicant: Norman Patten, Norman Patten and Associates

Property Owner: Bob Cao and Sam Lin, Cedar Crossing Plaza, LLC

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. Norman Patten at 413 Cedar Street, Cedar Hill, TX, 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.

The applicant responded to the Commission's questions stating that the use and the building materials would be similar to Phase I and they would be receptive to adding windows to the east side of building B.

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 McCain.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners Auzenne, 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 September 27, 2022.

2. **Case No. FP-490-2022** – Consider an application for a final plat for the Adrian Pena Addition, Lot 1, Block 1, and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "SF-E" District (Single-Family Residential- Estate, minimum 1 acre lots), generally located on the south side of Rocky Acres Drive, east of Tar Road with the approximate address being 412 Rocky Acres Drive.

Representative: Luke Keeton, Keeton Surveying

Applicant/Property Owner: Adrian Joe Peña

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.

Staff answered the Commission's question regarding the plan to provide sewer to this area.

Chairperson Thierry asked if the applicant was present. He was not.

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.

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

The motion was seconded by Commissioner McCain.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners Auzenne, 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 September 27, 2022.

## **6. Other Business Items**

### **1. Consider approval of meeting dates for 2023.**

Vice-Chairperson Patton made a motion to approve the meeting dates for 2023. The motion was seconded by Commissioner McCain.

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The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners Auzenne, Anderson, Hendon, and McCain

Nays: None

Chairperson Deeds declared the motion carried.

**2. Conduct an election for Chairperson for the Planning and Zoning Commission.**

Commissioner Anderson made a motion to nominate Commissioner Thierry. The motion was seconded by Commissioner McCain.

The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners Auzenne, Anderson, Hendon, and McCain

Nays: None

Chairperson Thierry declared the motion carried.

**3. Conduct an election for Vice-Chairperson for the Planning and Zoning Commission.**

Commissioner Auzenne made a motion to nominate Commissioner Patton for Vice-Chairperson. The motion was seconded by Commissioner Anderson.

The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners Auzenne, Anderson, Hendon, and McCain

Nays: None

Chairperson Thierry declared the motion carried.

**6. Staff Reports.**

Director Stringfellow reminded the Commission of the September 22<sup>nd</sup> Joint Meeting, National Night Out on October 4<sup>th</sup>, and the reception on October 20<sup>th</sup> honoring Congresswoman Johnson. She also stated that the next meeting would be on October 18<sup>th</sup>.

**7. Adjourn.**

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

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The meeting adjourned at 7:39 p.m.



Lisa Thierry  
Chairperson



Debra Kalsnes  
Planning Executive Secretary