
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF OCTOBER 18, 2022

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, October 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 Gerald White, Dr. Allen Anderson, Steven Hendon, and Jami McCain

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 6:01 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 September 20, 2022 regular meeting.

A motion was made by Vice-Chairperson Patton and seconded by Commissioner Hendon to approve the minutes of the September 20, 2022 regular meeting. The vote was as follows:

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

Nays: None

Abstain: Commissioner White, absent.

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Items:

1. **Case No. PD-SP-494-2022** – Conduct a public hearing and consider an application for a Planned Development-Site Plan on property zoned Planned Development District No. 2022-752 [Cedar Hill Townhomes], generally located on the southwest corner of West

Parkerville Road and South Clark Road with the approximate address being 935 South Clark Road.

Applicant and Property Owner: Yagnesh Jayswal, Nostra Homes CH LLC
Representative: Reece Flanagan, Flanagan Land Solutions, LLC

Senior Planner Peña 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. Yagnesh Jayswal with Nostra Homes at 1509 Whitney Dr., Garland, TX, came forward and indicated he was available to answer questions.

The Commission had no questions for the applicant.

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.

Commissioner Anderson stated she is a property owner within the 200-foot notification boundary. Ms. Stringfellow stated that Commissioner Anderson was not required to abstain because the application was a site plan request.

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

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

The motion was seconded by Commissioner White.

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

Nays: None

Abstain: None

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

5. Regular Items:

1. **Case No. PP-493-2022** – Consider an application for a preliminary plat for the Cedar Hill Townhomes Addition on property zoned Planned Development District No. 2022-752, generally located on the southwest corner of West Parkerville Road and South Clark Road with the approximate address being 935 South Clark Road.

Applicant and Property Owner: Yagnesh Jayswal, Nostra Homes CH LLC
Representative: Reece Flanagan, Flanagan Land Solutions, LLC

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. Reece Flanagan, Civil Engineer with Flanagan Land Solutions at 1800 N. Field St., Dallas, TX, and Yagnesh Jayswal with Nostra Homes at 1509 Whitney Dr., Garland, TX, came forward, gave a brief statement and stated they were available to answer questions.

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

— Mr. Jayswal responded to the Commission's question regarding the cost of the townhomes, which will be approximately \$300,000 along with an HOA fee.

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 Anderson.

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

Nays: None

Abstain: None

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

2. **Case No. SP-495-2022** – Consider an application for a site plan on property zoned "IP" (Industrial Park District), generally located south of Mount Lebanon Road, on the west side of Edgefield Street, with the approximate address being 1410 Edgefield Street.

— Applicant: Gina McLean, Nationwide Construction
Property Owners: Sherry Reynolds, Stanley Restoration

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.

Commissioner White questioned the type and quantity of chemicals to be stored at this facility. Planner Linares stated this was a question for the applicant.

Chairperson Thierry asked the applicant to come forward and address the Commission. Gina McLean with Nationwide Construction at 721 S. 5th Ave., Mansfield, TX, came forward, gave a brief statement and stated she 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 question stating that no chemicals would be stored at this location, only an ozone machine. She stated that this site would be mainly for storage of customers' boxed valuables during the restoration process.

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 Vice-Chairperson Patton.

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

Nays: None

Abstain: None

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

6. Other Business

1. Discuss potential code amendments for food trucks.

Director Stringfellow made a presentation of a potential code amendment to allow food trucks and answered questions posed by the Commission.

7. Staff Reports.

Director Stringfellow discussed the 2023 calendar and updated the Commission on the upcoming meetings.

8. Adjourn.

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

The meeting adjourned at 7:13 p.m.

Lisa Y. Thierry

Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Secretary
