
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF FEBRUARY 7, 2023**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, February 7, 2023 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, Maranda Auzenne, Dr. Allen Anderson, Steven Hendon, and Jami McCain

Absent: None

City Staff Members Present: Director of Planning, LaShondra Stringfellow; City Engineer, Robert Woodbury; 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 January 17, 2023 regular meeting.

A motion was made by Vice-Chairperson Patton and seconded by Commissioner White to approve the minutes of the January 17, 2023, regular meeting. The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Auzenne, Anderson, Hendon, and McCain

Nays: None

Abstain: None

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Items:

1. **Case No. PD-516-2022** – Conduct a public hearing and consider an application for a change in zoning from "LR" (Local Retail) District to "PD" (Planned Development) District for single-family residential, generally located west of North Cannady Drive at the

terminus of the Showcase Drive, with the approximate address being 400 Showcase Drive.

Applicant: Venkataramana (Reddy) Murari, RedM Infra & Punditz LLC

Representative: Christopher H. Blevins, HP Civil Engineering, LLC

Property Owner: James Lin, JDI Investors LP

Director Stringfellow briefed the Commission on the request because the project manager, Senior Planner Maria Pena, was not available for the meeting. She indicated if the Commission approves, then it should be subject to staff's recommended standards, which included a maximum garage width of 40 percent of the front building elevation.

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

The Commission asked staff questions regarding the 5-foot setbacks, staff's recommendation of the garage width, the emergency access gate, and the community mailboxes.

Chairperson Thierry asked the applicant to come forward and address the Commission. Reddy Murari at 10065 Atwood Dr., Frisco, TX, and Christopher Blevins at HP Civil Engineering at 5339 Alpha Rd, Dallas, TX, made a brief statement and indicated they were available to answer questions.

The applicant addressed the Commission's questions about the HOA fees and the anticipated housing costs.

City Engineer Woodbury addressed questions about maintenance of the infrastructure.

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

Chairperson Thierry asked if there was anyone wishing to speak in opposition of this request. The following spoke in opposition: Kelle Slaughter at 784 Lovern Ct.; Lisa Threatt at 796 Lovern Ct.; Latunya Smith at 773 Lovern Ct.; and Bruce Standerwick at 807 Lovern Ct.

Chairperson Thierry closed the public hearing.

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

The Commission deliberated.

Chairperson Thierry asked the Commission to make a motion.

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

The motion was seconded by Commissioner Hendon.

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

Nays: 1 – Commissioner Auzenne

Abstain: None

Chairperson Thierry declared the motion carried and stated this application would be considered by City Council on February 28, 2023.

2. Case No. FP-518-2023 – Conduct a public hearing and consider an application for a final plat for the Bent Creek Addition, Lot 8R of Block 4, being a replat of the Bent Creek Addition, Lot 8 of Block 4, to reduce the side building line from 30 feet to 5 feet on property zoned "SF-10" (Single-Family Residential with minimum 10,000-square-foot lots) District generally located at the southwest terminus of Canterbury Court, north of East Pleasant Run Road, with the approximate address being 901 Canterbury Court.

Applicant: Roger W. Hart, Barron-Stark Engineers, LP

Property Owners: Kevin Claros and Michelle Villela-Claros

Planner Linares briefed the Commission on the request. She indicated staff recommends approval subject to the conditions noted in the staff report.

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

Staff responded to the Commission's question about utilities in the easement.

Chairperson Thierry asked the applicant to come forward and address the Commission. Roger Hart with Barron-Stark Engineers at 6221 Southwest Blvd, Suite 100, Fort Worth, TX, made a brief statement 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.

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 Auzenne.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, 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 February 14, 2023.

5. Regular Items

1. **Case No. SP-522-2023** – Consider an application for a revised site plan on property zoned "LR" (Local Retail) District, generally located on the west side of North Joe Wilson Road, north of East Pleasant Run Road with the approximate address being 1021 North Joe Wilson Road.

Applicant: Shaneka Hogg, Olive's Lil Angels Learning Center

Property Owner: Sondai V. & Shaneka N Hogg, V&N Hogg Real Estate, 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. Shaneka Hogg at 1021 N. Joe Wilson Road, Cedar Hill, TX, made a brief statement and indicated she was available to answer questions.

The applicant answered the Commission's questions about the age range of the children and number of children the addition would accommodate.

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 Patton.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, 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 February 14, 2023.

2. Case No. PP-523-2023 – Consider an application for a preliminary plat for the Lyons Addition, Lots 5R1 and 5R2, Block A, being a replat of Lot 5 on property zoned "LR" (Local Retail) District, generally located on the east side of North Cannady Drive, north of East Belt Line Road with the approximate address being 517 East Belt Line Road.

Applicant: Bryan Connally, CBG Surveying Texas, LLC

Representative: Lori Top, CHHENMOMS Properties

Property Owner: Chris Lyons, Lyons Equities, Inc Trustee

Director Stringfellow briefed the Commission on the request because the project manager, Senior Planner Maria Pena, was unavailable. 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 questions asked by the Commission regarding the state law for the Commission's approval and sewer line access.

Chairperson Thierry asked the applicant to come forward and address the Commission. Lori Top with ChhenMom's Properties at 2404 Norwich Drive, Carrollton, TX made a brief statement and indicated she was available to answer questions.

The applicant answered the Commission's question about the ownership.

The Commission deliberated.

Chairperson Thierry asked the Commission to make a motion.

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

The motion was seconded by Commissioner Auzenne.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, 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 February 14, 2023.

6. Other Business Items.

1. Discuss and provide feedback on parking requirements for certain industrial uses.

Director Stringfellow briefed the Commission on the industrial parking requirements.

7. Staff Reports.

Director Stringfellow stated there would be a Bishop Arts walking tour with City Council on February 18th at 9:30 am and the next meeting would be on February 21st.

8. Adjourn.

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

The meeting adjourned at 7:36 p.m.

Lisa Y. Thierry, Chairperson
Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Secretary