

**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF FEBRUARY 21, 2023**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, February 21, 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; 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 February 7, 2023 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the February 7, 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. Z-526-2023 and CUP-527-2023** - Conduct a public hearing and consider an application for a change in zoning from "SF-E" (Single-Family Residential Estate – minimum 1-acre lots) District to "RR" (Rural Residential) District and a Conditional Use

Permit for a "helistop" generally located at the northern terminus of Promontory Drive, west of Mobley Road with the approximate address being 1643 Promontory Drive.

Applicants/Property Owners: David and Nancy Hubler, Hubler Revocable Trust

Planner Linares briefed the Commission on the request. She indicated that if the Commission approves, the following conditions are recommended:

1. The helistop shall be for personal use only.
2. The proposed helistop site shall be submitted to the FAA for approval. FAA Approval shall be submitted to the city at the time of Site Plan submission.
3. Aviation traffic information shall be submitted to City staff at the time of Site Plan application. Required Information shall include, but not be limited to, frequency of flights, general flights times, updated helicopter noise level dependent on model to be utilized, etc.
4. All necessary and required city building permits shall be obtained prior to the construction and installation of the helistop.
5. No refueling, maintenance repairs or storage of the helicopters shall be permitted on the property.
6. The property shall not be utilized as a short-term rental.

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. Nancy Hubler at 1643 Promontory, Cedar Hill, TX, made a presentation.

The Commission had no questions at that time for the applicant.

Commissioners asked staff about the code requirements for livestock uses and which local, state and federal agencies would have purview to ensure safety and environmental protocol are met.

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 persons spoke in opposition: Chris Savoie at 1706 Hidden Canyon Loop; Ed Davila at 1708 Hidden Canyon Loop; and Felecia Davis at 1712 Knob Hill Court.

Chairperson Thierry closed the public hearing.

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

In response to questioning from Commissioner Patton, Director Stringfellow indicated that the Conditional Use Permit would be associated with the property unless the Commission stipulated otherwise.

The Commission deliberated. Commissioners Auzenne and White indicated that more information was needed with regards to Federal Aviation Administration regulations and safety and environmental protocol.

Commissioner Auzenne made a motion to deny without prejudice.

The motion was seconded by Commissioner Hendon.

Ayes: 4 – Chairperson Thierry, and Commissioners White, Auzenne and Hendon
Nays: 3 - Vice-Chairperson Patton and Commissioners Anderson and McCain
Abstain: None

Chairperson Thierry declared the motion carried.

2. Case No. FP-525-2023 – Conduct a public hearing and consider an application for a final plat for Lot 4-R2R of The Promontory Addition, being a replat of Lot 4-R2 of The Promontory Addition and a portion of Lot 2 of the Garza Addition on property zoned “SF-E” (Single-Family Estate Residential with minimum 1-acre lots) District, generally located at the northern terminus of Promontory Drive, west of Mobley Road with the approximate address being 1643 Promontory Drive.

Applicants/Property Owners: David and Nancy Hubler, Hubler Revocable Trust

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 a question from Commissioner McCain? regarding HOA approval.

Chairperson Thierry asked the applicant to come forward and address the Commission. Nancy Hubler at 1643 Promontory, Cedar Hill, TX, made a brief statement.

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.

The Commission deliberated.

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

The motion was seconded by Commissioner Anderson.

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 28, 2023.

3. Case No. FP-528-2023 – Conduct a public hearing and consider an application for a final plat for the Garza Addition, Lot 2R being a replat of Lot 2, on property zoned "SF-E" (Single-Family Residential – Estate with minimum 1-acre lots) District, located on the east side of West Belt Line Road and north of Shadyridge Drive, with the approximate address being 2020 West Belt Line Road.

Applicant/Property Owner: Tatiana Sala

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. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Tatiana Sala at 561 Dandelion Drive, Cedar Hill, TX, made a brief statement.

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.

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 28, 2023.

4. Case No. CUP-530-2023 – Conduct a public hearing and consider an application for a Conditional Use Permit for “outside storage” on property zoned “IP” (Industrial Park) District, generally located south of Edens Road, between Edgefield Way and High Meadows Way, with the approximate address being 1548 Edgefield Way.

Applicant/Property Owner: Matt Ibarguen, Delta Steel Inc.

Planner Linares briefed the Commission on the request. She indicated staff recommends approval subject to the following conditions:

1. Outdoor storage shall be limited to the areas denoted on the site plan and accompanying plans and shall be limited to the business associated steel beams.
2. The maximum height of the outdoor storage shall be no taller than 6 feet.
3. No vehicles of any kind shall be stored on the proposed northern portion of the property.

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

Commissioner McCain asked staff questions regarding the alternative pavement and screening requirements.

Chairperson Thierry asked the applicant to come forward and address the Commission. Matt Ibarguen at 501 W. Rosedale St., 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 of this request. Louis Castillo at 8640 Darrington Dr., Dallas, TX, came forward.

Chairperson Thierry asked if there was anyone wishing to speak in 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.

The Commission deliberated.

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

The motion was seconded by Vice-Chairperson 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 28, 2023.

5. Regular Items

1. **Case No. FP-529-2023** – Consider an application for a final 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.

Applicant: Patrick McIntyre, Starlight Homes Texas, LLC

Representative: Ryan Hartman, Spiars Engineering

Property Owner: 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. Cody Bailey with Starlight Homes at 1800 Valley View Lane, Farmers Branch, TX made a brief statement.

The Commission had no questions for the applicant.

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

The motion was seconded by Commissioner Hendon.

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 28, 2023.

2. Case No. FP-531-2023 – Consider an application for a final plat for the Addison Hills Addition on property zoned Planned Development District No. 2022-751, generally located on the east side of South Duncanville Road, south of Bear Creek Road with the approximate address being 1780 South Duncanville Road.

Applicant: Annie Hepner, Lennar

Representative: Rodney Velasquez, Barraza Consulting Group

Property Owner: John Hutchinson, TCL Land BK 4 (2022), LP

Senior Planner Peña briefed the Commission on the request. She indicated staff recommends denial based upon the items listed in the staff report that have not been complied.

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

Staff responded to Chairperson Thierry's question regarding the code items that have not been complied.

Commissioner Auzenne made a motion to deny based upon the items not in compliance stated in the staff report.

The motion was seconded by Commissioner White.

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 28, 2023.

6. Other Business Items.

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

Director Stringfellow tabled this item for discussion in March.

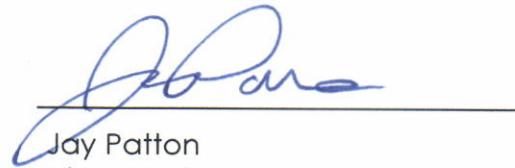
7. Staff Reports.

Director Stringfellow stated the next meeting would be on March 7th.

8. Adjourn.

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

The meeting adjourned at 7:49 p.m.



Jay Patton
Vice-Chairperson



Debra Kalsnes

Debra Kalsnes
Planning Executive Secretary