
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF MARCH 21, 2023

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, March 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: Vice-Chairperson Jay Patton, and Commissioners Gerald White, Maranda Auzenne, Dr. Allena Anderson, Steven Hendon, and Jami McCain

Absent: Chairperson Lisa Thierry

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.

Vice-Chairperson Patton 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 February 21, 2023 regular meeting and the March 7, 2023 workshop.

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the February 7, 2023 regular meeting and March 7, 2023 workshop. The vote was as follows:

Ayes: 6 – 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. West Midtown Master Plan** - Conduct a public hearing and consider a recommendation to adopt the West Midtown Master Plan.

Director Stringfellow briefed the Commission on the request. Due to technical difficulty, the presentation could not be viewed.

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners.

Commissioner McCain stated that keeping the discussion on the connectivity between Midtown and Downtown in the forefront was important.

Commissioner Auzenne commented the parking situation should also be kept in the forefront.

Vice-Chairperson Patton opened the public hearing. He asked if there was anyone wishing to speak in support of this request. No one came forward.

Vice-Chairperson Patton asked if there was anyone wishing to speak in opposition of this request. Wes Pool at 615 E. Belt Line Road, Cedar Hill, TX, indicated his concerns for the plan were in limiting the height and allowing cluster homes. However, he did not have opposition to the other proposed concepts.

Vice-Chairperson Patton closed the public hearing.

Vice-Chairperson Patton asked the Commission if there were additional questions of staff.

The Commissioners indicated that the plan is to facilitate how development is to occur in the area. However, zoning and constructions plans are still to be determined.

Commissioner White made a motion to approve.

The motion was seconded by Commissioner Auzenne.

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

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated this application would be considered by City Council on March 28, 2023.

5. Regular Items

- 1. Case No. FP-533-2023** – Consider an application for a final plat for the Brook View Addition, Lot 1, Block 3 and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "SF-E" (Single-Family Residential Estate with minimum 1-acre lots) District located on the north side of High Drive, east of Tar Road with the approximate address being 320 Simmons Way.

Representative: Luke Keeton, Keeton Surveying

Applicants/Property Owners: James L. & Gayla Hicks, Jr.

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

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners. There were none.

Vice-Chairperson Patton asked if the applicant would like to come forward and address the Commission. The applicant was present but declined to come forward.

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 McCain.

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

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated this application would be considered by City Council on March 28, 2023.

6. Other Business Items

- 1. Case No. Z-539-2023** - Briefing on amendments to Chapter 23 entitled "Zoning" of the Code of Ordinances of the City of Cedar Hill, Texas pertaining to parking requirements for industrial, storage, warehouse and distribution uses.

Director Stringfellow briefed the Commission on the amendments to the parking requirements for industrial, storage, warehouse and distribution uses. She indicated that this will be on the Planning and Zoning Commission agenda on April 4th and on the City Council agenda on April 11th.

7. Staff Reports.

Director Stringfellow stated the next meeting would be on April 4th. She also reminded the Commissioners of the Board & Commission Appreciation Dinner on March 30th.

8. Adjourn.

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

The meeting adjourned at 6:52 p.m.



Jay Patton
Vice-Chairperson



Debra Kalsnes
Planning Executive Secretary