
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF AUGUST 15, 2023**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, August 15, 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 Dr. Allena Anderson, Steven Hendon, and Gerald Malone

Absent: Commissioners Gerald White, Jami McCain

City Staff Members Present: Melissa Valdez-Cummings, Deputy City Manager; Chasidy Benson, Planning Director; Robert Woodbury, City Engineer; Maria Peña, Planning Manager; Brittainie Cason, Engineer in Training; and Debra Kalsnes, Planning Executive Assistant

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 1, 2023 regular meeting.

A motion was made by Commissioner Anderson and seconded by Vice-Chairperson Patton to approve the minutes of the August 1, 2023, regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Jay Patton, and Commissioners Anderson, Hendon, and Malone

Nays: None

Abstain: None

The motion carried.

3. Citizens Forum/Public Comments.

The following citizens came forward to express concern of the site plan for warehouses proposed on 1335 S. Cedar Hill Road (SP-570-2023): Shirley Daniels at 1360 Fox Glenn; Dale Riddle at 1354 S Cedar Hill Rd; Bertha Middlebrooks at 1221 Nutting St; Rodger Barton at 320 Windy Lane; Larry Birdwell at 435 Windy Lane; Sandra Tremont at 1338 S Cedar Hill Rd; Joshua Stanton at 529 Capricorn St; Terrence Nobles at 641 Gibson St; A D Phillips at 729 King St; Michael Collier at 1421 Linda Lane; Veronica Martinez at 1224 Forbus St; Kenny King at 1236 McCary; Aurora Dubuque at 2741 Wood Lake Dr; Carmeshia Byrd at 434 Welcome St; Janel McCurtis at 1448 Atkins St.

The following were Citizen Forums submitted online and read into the minutes: Susan Birdwell at 435 Windy Lane; Shelly Keeling at 361 Evergreen Trail; Gary Keeling at 361 Evergreen Trail.

4. Regular Items

1. **Case No. SP-570-2023** – Consider an application for a site plan on property zoned "I" (Industrial District), generally located on the northwest corner of Mount Lebanon Road and South Cedar Hill Road with the approximate address being 1335 South Cedar Hill Road.

Representative: *Josh T. Edge, Dynamic Engineering Consultants*
Applicant: *Daniel Marsicano, Leon Capital Group*
Property Owners: *Frankie Marie Lee*

Planning Manager Peña briefed the Commission on the request. She indicated that staff recommends approval subject to the conditions listed in the staff report.

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

Staff responded to the Commission's questions regarding the ingress and egress being on Cedar Hill Road and Mt Lebanon and explained the 30-day approval/comment process.

Chairperson Thierry asked the applicant to come forward and address the Commission. Josh T Edge with Dynamic Engineering Consultants at 714 S Greenville Ave., Suite 100, Allen, TX, came forward, made a brief statement, and stated he was available to answer questions.

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

The applicant responded to the Commission's questions about the occupancy which will be geared towards warehouses with 30-day storage, that they would like to utilize ingress and egress from Mt Lebanon and Cedar Hill Road and confirmed that Cedar Hill Road is narrow and he questions the infrastructure plan to widened the road.

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

The Commission deliberated and thanked the citizens who came out and expressed their concern regarding truck traffic on Cedar Hill Road.

Commissioner Hendon made a motion to deny without prejudice subject to public safety concerns, based on the truck traffic on Cedar Hill Road.

The motion was seconded by Vice-Chairperson Patton.

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

Nays: 1 - Chairperson Thierry

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on August 22, 2023.

2. Case No. FP-571-2023 –Consider an application for a final plat for the Phillips Properties Addition No. 2, Lots 1-R1 and 1-R2, on property zoned “OT-Sq” (Old Town Square) District located on the southeast corner of West Belt Line Road and South Main Street with the approximate address being 408 West Belt Line Road.

Applicant: Luke Keeton, Keeton Surveying

Property Owner: Ari Levy, YAL Properties LLC

Planning Manager Peña briefed the Commission on the request. She indicated that staff recommends approval subject to conditions listed 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. Ari Levy at 2304 Lonsdale Drive, Mansfield, TX, came forward, made a brief statement, and stated he was available to answer questions.

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

Commissioner Anderson made a motion to approve subject to the conditions in the staff report.

The motion was seconded by Commissioner Malone.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Jay Patton, and Commissioners Anderson, Hendon, and Malone

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on August 22, 2023.

5. Staff Reports.

Planning Director Benson informed the Commission that the next meeting would be on September 5, 2023, with three items on the agenda.

6. Adjourn.

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

The meeting adjourned at 7:24 p.m.

Lisa Y. Thierry, Chairperson
Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Assistant