
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 5, 2023**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, September 5, 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, Dr. Allen Anderson, Jami McCain, and Gerald Malone

Absent: Commissioner Steven Hendon

City Staff Members Present: Chasidy Benson, Planning Director 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 15, 2023 regular meeting.

A motion was made by Vice-Chairperson Patton and seconded by Commissioner Malone to approve the minutes of the August 15, 2023, regular meeting. The vote was as follows:

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

Nays: None

Abstain: 2 - Commissioners White and McCain due to absence

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Items

1. Case No. PD-569-2023 – Conduct a public hearing and consider an application to amend Planned Development District No. 95-210 [Lake Ridge], designated for "SF-E" (Single-Family Residential District with minimum 1- acre lots), to permit fencing from the front line of the house to the public right-of-way for Lot 169 of the Lake Ridge Addition,

Section 3, generally located on the north side of South Lakeview Drive, northwest of Sonterra Drive, with the approximate address being 2853 South Lakeview Drive.

Applicant/Property Owner: Peterick Fuller, The PF Family Trust

Planning Director Benson briefed the Commission on the requests. She indicated that staff recommended denial of the request based on the Zoning Change Factors for Consideration. If the Commission considers approval, it was recommended subject to the exhibits and the following conditions:

1. Fencing shall be limited to no more than eight feet (8') in height and limited to wrought iron or ornamental iron with masonry columns to match the primary structure.
2. Gates designed for vehicular access shall be set back from the property or right-of-way line a minimum of twenty feet (20') and shall have gates designed to swing inward and away from the property or right-of-way line. If gates are to be of the sliding type, they shall operate (i.e., slide) fully within the property into which the gates give access, and they shall not encroach (i.e., project or slide over) any neighboring property line or street/alley right-of-way line.

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

Staff responded to the Commission's questions regarding the fence ordinance revised in 2011 and city regulations.

Chairperson Thierry asked the applicant to come forward and address the Commission. Peterick Fuller at 2853 Lake View Dr, Cedar Hill, 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 question regarding another property which he stated had a fence around the front in his neighborhood.

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

Chairperson Thierry asked if there was anyone wishing to speak in opposition of the request.

The following residents came forward to speak in opposition to this request: Roger Welch at 2640 Wells Court; Sergejs Marjasovs at 2908 Fairway Drive; and Donald Metoyer at 2226 Becky Lane.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the applicant to come back to the podium to answer questions.

The applicant responded to the Commission's question stating that he would be willing to adhere to staff's conditions if the case were to be approved. He stated the wrought iron fence would increase the value of the home and that the fence was in the original architectural plans.

Staff answered the Commission's question stating that the Planned Development was approved in 1995, prior to the construction of this house.

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

Commissioner White made a motion to deny.

The motion was seconded by Commissioner McCain.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on September 26, 2023.

5. Staff Reports.

Planning Director Benson informed the Commission that the next meeting would be on September 19, 2023 and asked that the Commissioners attend the September 26th City Council meeting for the proclamation naming October as National Planning Month.

6. Adjourn.

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

The meeting adjourned at 6:39 p.m.


Lisa Y. Thierry, Chairperson
Lisa Thierry
Chairperson



Debra Kalsnes
Planning Executive Assistant