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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF MAY 21, 2024**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, May 21, 2024 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, Allena Anderson, and Jami McCain

Absent: Commissioner Steven Hendon

City Staff Members Present: Chasidy Benson, Planning Director; Maria Peña, Planning Manager; Josue De La Vega, Senior Planner; 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 April 16, 2024 regular meeting.**

A motion was made by Commissioner White and seconded by Commissioner McCain to approve the minutes of the April 16, 2024, regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Anderson, and McCain

Nays: None

Abstain: None

The motion carried.

**Approve the minutes of the April 30, 2024 special joint meeting with City Council.**

A motion was made by Commissioner Anderson and seconded by Commissioner White to approve the minutes of the April 16, 2024, regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Anderson, and McCain

Nays: None

Abstain: None

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The motion carried.

**3. Citizens Forum/Public Comments.**

There were none.

**4. Public Hearing Item**

**a. Case No. CUP-621-2024** – Conduct a public hearing and consider an application for a Conditional Use Permit for “outside storage” on property zoned “IP” (Industrial Park) District; and consider an application for a site plan, generally located south of Edens Road, on the west side of Edgefield Way, with the approximate address being 1518 Edgefield Way.

*Applicant: Gina McLean, Nationwide Construction*

*Property Owner: Rey Lafuente, Texas Truss*

Planning Manager Peña briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. The outside storage area shall be limited to the areas denoted on the site plan and accompanying plans and shall be limited to the main business operating on the premises as identified on the approved Certificate of Occupancy (CO).
2. The maximum height of the outside storage material shall be no taller than 8 feet or no taller than the required and provided screening.
3. No vehicles, trucks or trash dumpster units of any kind shall be stored within the outside storage area.
4. The outside storage surface area consisting of loose material shall be contained in a manner that does not create additional drainage runoff or sediment. It shall be maintained at all times which may include but not be limited to the clearing of debris and vegetation; and applying fresh layers of loose material as needed to avoid exposed dirt areas.

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

The Commission commented that they were pleased to see this development come to Cedar Hill.

Chairperson Thierry asked the applicant to come forward and address the Commission. Gina McLean at 721 S 5<sup>th</sup> Avenue, Mansfield, TX, came forward, made a brief statement, and stated she was available to answer questions.

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

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

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Chairperson Thierry closed the public hearing.

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

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

The motion was seconded by Commissioner McCain.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Anderson, and McCain

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on June 11, 2024.

**b. Case No. CUP-634-2024** – Conduct a public hearing and consider an application for a Conditional Use Permit for “Broadcast Towers/Antennas” on property zoned Single-Family Residential-Estate District (SF-E); and consider an application for a site plan, generally located on the south side of West Belt Line Road, east of Robin Road with the approximate address being 1570 West Belt Line Road.

Applicant: Doug Henderson

Representative: Doug Henderson

Property Owner: Keith Mandoske, Hill Tower Inc.

Senior Planner De La Vega the Commission on the request. He indicated that staff recommends approval subject to the following conditions:

1. This Conditional Use Permit is only applicable and valid for the site (lease area) and scope of work identified on the approved site plan with attachments.
2. All supplemental standards as required in Section 5.4.5.2. of the Zoning Ordinance shall apply.

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

Staff responded to the Commission's question confirming the tower which would be replaced and stated that the applicant would have to answer the questions regarding life expectancy of a tower and if this would increase its capacity. Staff responded to the Commission's questions regarding the placement of the tower and accessibility for maintenance.

Chairperson Thierry asked the applicant to come forward and address the Commission. Doug Henderson with Crafton Communications at 5600 Lovers Lane, Suite 116, Dallas, TX, and Keith

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Mandoske with Vertical Bridge at 228 Village Lane, Bartlett, IL, came forward, made a brief statement, and stated they were available to answer questions.

Chairperson Thierry asked the Commission if there were any questions of the applicant.

Mr. Mandoske responded to the Commission's questions confirming that the tower being replaced would be the Shenandoah Tower which is 70 years old and has reached its life span, the new tower would be built before taking down the existing tower and it would have increased capacity. He anticipates breaking ground in August of this year and for the tower to be ready in August of 2025, and include 2 broadbands for cellphones, and stated that the towers do not collapse beyond the distance of the guidewires.

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 to come forward. Hayden Bodill at 400 Robin Road, Cedar Hill, TX, came forward and asked questions regarding microwave radiofrequencies, the frequencies of the transmitters, what would be going into the extra building, and would this increase property taxes.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the applicant to come back forward to answer the citizen's questions. Mr. Mandoske stated that inside the building would house FM broadcasting equipment, the transmitters would be similar to the surrounding towers, that these would be licensed frequencies by the FCC, the microwave dishes would be the same as the current towers, and that this would be privately funded.

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

The applicant responded to the Commission's question stating that the stations are combined now with few small radio stations and there are no cellphone frequency proximity issues with this tower.

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

The motion was seconded by Vice-Chairperson Patton.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Anderson, and McCain

Nays: None

Abstain: None

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Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on June 11, 2024.

**6. Staff Reports.**

Planning Director Benson stated that there will be an appointment of a new Commissioner and that we would be presenting a Certificate to Councilman Malone at the June 4<sup>th</sup> meeting. At the June 4<sup>th</sup> meeting, there will also be a public hearing for Balcones Ranch and the amendment to the Thoroughfare Plan presented by Kimley-Horn.

**7. Adjourn.**

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

The meeting adjourned at 7:01 p.m.

  
Lisa Y. Thierry, Chairperson

Lisa Thierry  
Chairperson

  
Debra Kalsnes

Planning Executive Assistant