
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JUNE 4, 2024**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, June 4, 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, Steven Hendon, Dr. Allena Anderson, and Jami McCain

Absent: None

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. Presentation to former Planning and Zoning Commissioner: Councilman Gerald Malone.

Director Benson presented Councilman Gerald Malone a Certificate of Appreciation for his time served on the Planning and Zoning Commission.

3. Approve the minutes of the May 21, 2024 regular meeting.

A motion was made by Commissioner White and seconded by Vice-Chairperson Patton to approve the minutes of the May 21, 2024, regular meeting. The vote was as follows:

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

Nays: None

Abstain: 1 – Commissioner Hendon due to absence

The motion carried.

4. Citizens Forum/Public Comments.

There were none.

At the discretion of the Chair and in consideration to the applicant the agenda was reordered to consider the regular item at this time.

5. Regular Items

a. **Case No. FP-642-2024** – Consider an application for a final plat for the Reese Addition, Lot 1, Block 1, on property zoned "OT-C" (Old Town Corridor) Sub-District, within the Uptown Overlay, and located on the north side of West Belt Line Road, west of Meadow Ridge Drive with the approximate address being 1111 West Belt Line Road.

Applicant: Stephanie Reese

Property Owners: Alan & Stephanie Reese

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommended approval subject to the 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. Stephanie Reese at 1120 Hampel Road, Palmer, TX, came forward, made a brief statement, and stated she was available to answer questions.

Chairperson Thierry asked the Commission if there were questions of staff or the applicant. Commissioner McCain complimented the applicant on the improvements to the lot.

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

The motion was seconded by Commissioner Anderson.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, 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 25, 2024.

4. Public Hearing Item

a. **Case No. Z-644-2024** – Conduct a public hearing and consider an amendment to the Thoroughfare Plan and the Supporting Infrastructure section of the 2022 Comprehensive Plan – Cedar Hill Next: Preserving the Past, Cultivating the Future.

Planning Director Benson briefed the Commission on the request. She then turned it over to Brandon Forsythe with Kimley-Horn at 8244 Mark Lane, Watauga, TX, who made a presentation on the proposed changes to the throughfare plan.

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

Mr. Forsythe responded to the Commission's question stating that the downgrades would be re-evaluated in 2045 and that traffic calming options were not included in the amendments.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of the 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 consultant. There were none.

Commissioner White made a motion to approve.

The motion was seconded by Commissioner Anderson.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, 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 July 9, 2024.

b. Case No. PD-620-2024 – An application for a change in zoning from "SF-E" (Single Family-Estate) to "PD" (Planned Development District) for detached single-family residential on approximately 299.00 acres, generally located south of Lake Ridge Parkway and west of South Highway 67, with the approximate address being in the 1900-2000 Block of Lake Ridge Parkway.

Applicant: Frank Su, Meritage Homes of Texas

Representative: Reece Bierhalter, Manhard Consulting; Tal Jackson, Talson Design

Property Owner: Doug Donald, Walton Texas, LP

Planning Director Benson briefed the Commission on the request. She indicated that staff recommended 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 stating that a drainage plan and traffic impact would be subject to Public Works' requirements, and that the developer would be exceeding the City's building design and open space requirements and would be in alignment with the Comprehensive Plan designated place type of Master Planned Neighborhood.

Chairperson Thierry asked the applicant to come forward and address the Commission. Frank Su with Meritage Homes of Texas at 152 Whispering Trails, Argyle, TX, and Tal Jackson with Talson Design at 14017 White Elm Lane, Aledo, TX, came forward, made a presentation, and stated they were available to answer questions.

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

The applicants responded to the Commission's questions stating that the escarpment area would be a buffer from existing residences, traffic impact had been evaluated, drainage would be into a detention pond and further assessed with subsequent construction plans, the proposed Development PID would be an additional \$3,000 in property taxes assessed to each lot, consideration would be given to adding Cedar Hill designation to signage, single family homes would be owned with an approximate cost in the high \$300,000 to \$600,000, and that this would be the nicest masterplan development this developer has built.

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 citizens came forward:

Chris Maracchini at 2306 Summer Brook Court
Carlos Agosti at 2425 Sweeping Meadows Lane
Steven Michaels at 2302 Autumn Run Court
Jonathan O'Hara at 2309 Autumn Run Court
Bobbie Crayton at 1708 and 1704 Magic Valley Lane
Eric Rausch at 2303 Autumn Run Court
Rajesh Balarama Gupta at 7205 Los Padre Place, McKinney (owner of 34 acres to the east)
Richard Cerovsky at 2830 Singletree Cove
Carol Wadsworth at 1003 Royal Lytham Court
Kristy Ledesma at 1011 Line Drive
Stephen Cabrero at 2107 Mountain Lakes
Sarita Cabrero at 2107 Mountain Lakes

General comments from the public consisted of concerns regarding drainage and traffic impacts, proposed lot and dwelling unit sizes, pricing of housing and overall product type.

Chairperson Thierry closed the public hearing.

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

Staff responded to the Commission's questions stating that notices were sent to property owners 200 feet of subject property, public hearing signs were posted on the property, it was posted on the City website, and a courtesy notice was sent to the Lake Ridge Property Owner Association.

Commissioner White made a motion to approve subject to the Planned Development standards in the staff report.

The motion was seconded by Chairperson Thierry.

Ayes: 3 – Chairperson Thierry and Commissioners White and Anderson

Nays: 3 - Vice-Chairperson Patton and Commissioners Hendon and McCain

Abstain: None

Chairperson Thierry declared the motion failed and stated that this case would be considered by City Council on July 9, 2024.

6. Staff Reports.

Planning Director Benson had no updates.

7. Adjourn.

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

The meeting adjourned at 8:02 p.m.

Lisa Y. Thierry, Chairperson
Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Assistant