

---

**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF DECEMBER 17, 2019**

---

*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, December 17, 2019 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 Michael H. Lewis and Commissioners: Maranda Auzenne, Theresa Brooks, Lisa Thierry, Timothy Hamilton, and Jay Patton*

*Absent: Commissioner Michael Deeds*

*City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Katherine Linares; and Executive Secretary, Katie Cenicola*

**I. Call the Meeting to Order.**

Chairperson Lewis 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.

**II. Approve the minutes of the November 19, 2019 regular meeting.**

A motion was made by Commissioner Hamilton and seconded by Commissioner Auzenne to approve the minutes of the November 19, 2019 regular meeting. The vote was as follows:

Ayes:                   6 – Chairperson Lewis, Commissioners Auzenne, Brooks, Thierry, Hamilton, and Patton

Nays:                   None

Chairperson Lewis declared the motion carried.

**III. Citizens Forum.**

No one spoke.

**IV. Public Hearing Items:**

1. **Case No. CUP-128-2018** – Conduct a public hearing and consider an application for a Conditional Use Permit for a "church/place of worship" with alternative screening on property zoned "OT-Res" (Old Town Residential District), legally described as Tract 8 of the Joseph Munden Survey, Abstract No. 881, located on the west side of South Broad Street, south of Cedar Street with the approximate address being 300 South Broad Street.

*Applicant: Norman Patten*

*Property Owner: Downtown Church of Christ of Cedar Hill*

---

---

Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. The use is subject to the site plan and accompanying plans.
2. The parking agreement shall be filed with the County prior to issuance of a Certificate of Occupancy.

Chairperson Lewis asked the applicant to come forward and address the Commission. Norman Patten addressed the Commission.

Chairperson Lewis opened the public hearing. He asked if there was anyone wishing to speak in support or opposition of this request.

No one spoke.

Chairperson Lewis closed the public hearing.

Commissioner Patton made a motion to recommend approval subject to staff's conditions.

The motion was seconded by Commissioner Brooks.

The vote was as follows:

Ayes: 6 – Chairperson Lewis, Commissioners Auzenne, Brooks, Thierry, Hamilton, and Patton

Nays: None

Chairperson Lewis declared the motion carried.

#### **V. Regular Items:**

1. **Case No. FP-127-2018** – Consider an application for a final plat for the Downtown Church of Christ Addition, Lots 1, 2 and 3 of Block 1 on property zoned "OT-Res" (Old Town Residential District), located on the west side of South Broad Street, south of Cedar Street with the approximate address being 300 South Broad Street.  
*Applicant: Norman Patten*  
*Property Owners: Downtown Church of Christ of Cedar Hill and City of Cedar Hill*

Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. The plat shall be recorded prior to issuance of a building permit.
-

- 
2. The applicant shall pay \$15,000 for their contribution towards a regional detention pond prior to recordation of the plat.

Chairperson Lewis asked the applicant to come forward and address the Commission. Norman Patten addressed the Commission.

Commissioner Brooks made a motion to recommend approval subject to staff's conditions.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 6 – Chairperson Lewis, Commissioners Auzenne, Brooks, Thierry, Hamilton, and Patton

Nays: None

Chairperson Lewis declared the motion carried.

#### **VI. Staff Reports.**

1. **Update on applications in review.**
  - a. 2019
  - b. 2018

Planning Director LaShondra Stringfellow informed the Commission of the current development applications.

#### **2. Upcoming Meetings**

Ms. Stringfellow informed the Commission on items that could be on upcoming meeting dates.

#### **VII. Adjourn.**

The meeting adjourned at 7:07 p.m.



---

Michael H. Lewis  
Chairperson



---

Katie Cenicola  
Planning Secretary