
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JUNE 4, 2019**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, June 4, 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 Lisa Thierry, Vice-Chairperson Brooks, and Commissioners: Maranda Auzenne, Bill Strother, Michael Deeds, Timothy Hamilton, and Michael Lewis

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

I. 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.

II. Approve the minutes of the May 7, 2019 regular meeting.

A motion was made by Commissioner Auzenne and seconded by Commissioner Lewis to approve the minutes of the May 7, 2019 regular meeting. The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, Hamilton, and Lewis

Nays: None

Abstain: 1 – Commissioner Deeds

Chairperson Thierry declared the motion carried.

III. Citizens Forum.

No one spoke.

IV. Public Hearing Items:

1. **Case No. FP-117-2018** – Conduct a public hearing and consider an application for a final plat for the Rainwater Addition, Lot 1, Block 1 being a replat of Tract 4 of the KCK Industrial Center Addition on property zoned "I" (Industrial District), located on the east side of Highway 67 and on the north side of KCK Way.
Applicant/Property Owner: Jeff Rainwater, Rainwater Properties, LLC

Planner Dana Woods briefed the Commission on the request. She indicated that staff recommends approval.

The applicant was not present at the meeting.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request.

No one spoke in support.

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

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

Commissioner Deeds made a motion to recommend approval.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

2. **Case No. CUP-178-2019** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant on property zoned “LR” (Local Retail District) within the Uptown Overlay, generally located on the northwest corner of North Clark Road and Highway 67 Frontage Road with the approximate address being 311 North Clark Road.
Applicant: Jennifer Rote, TGI Friday's of Texas, LLC
Representative: Marcus Schwartz; Foley Gardere
Property Owner: Arizona Holdings BC LLC.

Ms. Woods briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. The operation of the use is subject to the site plan with attachments.
2. The Conditional Use Permit does not permit alcoholic beverages for off-site consumption.
3. There shall be no gaming devices, dance floor and electronic amusement machines.

Commissioner Deeds asked if the police had any alcohol related incidences at the location.

Planning Director LaShondra Stringfellow, indicated there were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Foley Gardere addressed the Commission.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request.

No one spoke in support.

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

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

Vice-Chairperson Brooks asked the applicant if they had any plans to repair the hole in the screening wall.

The applicant indicated they could have it repaired prior to City Council consideration.

The Commission deliberated.

Commissioner Lewis made a motion to recommend approval subject to staff's recommendation with the additional condition that the applicant repair the hole in the screening wall prior to City Council consideration.

The motion was seconded by Commissioner Deeds.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

V. Regular Items:

1. **Case No. FP-138-2019** – Consider an application for a final plat for the Carranza Addition, Lot 1, Block 1 and a subdivision variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "SF-E" (Single-Family Residential Estate District – minimum 1-acre lots), generally located on the east side of West Belt Line Road, south of Mobley Road with the approximate address being 1776 West Belt Line Road.
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*Representatives: Cody Skoda and Don Merchant, DC Texas Construction, LLC
Applicants / Property Owners: Tayde Carranza and Norma Garcia*

Ms. Woods briefed the Commission on the request. She indicated that staff recommends approval subject to the following conditions:

1. ZBA's approval of variances to the minimum lot area and minimum lot width requirements.
2. The property owner/developer shall pay park fees in the amount of \$500 in Section 20-42 & 20-43 of Chapter 20 of the Code of Ordinances [Subdivision Ordinance] prior to recordation of the plat.

Chairperson Thierry asked the applicant to come forward and address the Commission. Don Merchant addressed the Commission.

Commissioner Deeds asked the applicant if the drive-way would be on Belt Line Rd.

The applicant indicated that was correct.

Commissioner Hamilton made a motion to recommend approval subject to staffs recommendation.

The motion was seconded by Commissioner Deeds.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

- 2. Case No. 171-2019** – Consider an application for alternative exterior building materials on property zoned "SF-10" (Single-Family Residential District with a minimum lot size of 10,000 square feet), generally located on the north side of Rocky Creek Drive, east of New Clark Road with the approximate address being 1536 Rocky Creek Circle.

Applicant / Property Owners: Stephen and Sharon Fultz

Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends denial.

Commissioner Hamilton asked how long the building had been constructed.

The applicant indicated early April when the City issued a stop work order.

Commissioner Lewis asked what happens if the Commission recommends denial.

Maria indicated that the applicant would need to comply with the requirements in the ordinance.

Chairperson Thierry asked the applicant to come forward and address the Commission. Stephen Fultz addressed the Commission.

The Commission deliberated.

Commissioner Deeds made a motion to deny. He also noted that the applicant should continue to work with staff on a solution and that the Commission would entertain a revised proposal.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

VI. Staff Reports.

1. Briefing on Zoning Board of Adjustments Code Amendments

Ms. Stringfellow briefed the Commission on the proposed code amendments for the Zoning Board of Adjustments.

Vice-Chairperson Brooks left the meeting.

2. Update on applications in review.

a. 2019

b. 2018

Ms. Stringfellow informed the Commission of the current development applications.

3. Upcoming Meetings

Ms. Stringfellow informed the Commission on upcoming meeting dates.

VII. Adjourn.

The meeting adjourned at 7:30 p.m.

Lisa Y. Thierry

Lisa Thierry
Chairperson

Katherine Cenicola

Katie Cenicola
Planning Secretary
