
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF FEBRUARY 4, 2020**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, February 4, 2020 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, Vice-Chairperson Michael Deeds, and Commissioners: Maranda Auzenne, Theresa Brooks, Lisa Thierry, Timothy Hamilton, and Jay Patton

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 6:02 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 January 21, 2020 special session meeting.

A motion was made by Commissioner Hamilton and seconded by Vice-Chairperson Deeds to approve the minutes of the January 21, 2020 special session meeting. The vote was as follows:

Ayes: 5 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Thierry, Hamilton and Patton

Nays: None

Abstain: 2 – Commissioners Auzenne and Brooks (Abstained due to not being present at the January 21st meeting)

Chairperson Lewis declared the motion carried.

III. Approve the minutes of the January 7, 2020 regular meeting.

A motion was made by Vice-Chairperson Deeds and seconded by Commissioner Hamilton to approve the minutes of the January 7, 2020 regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Thierry, Hamilton and Patton

Nays: None

Abstain: 2 – Commissioners Auzenne and Brooks (Abstained due to not being present at the January 21st meeting)

Chairperson Lewis declared the motion carried.

IV. Citizens Forum.

No one spoke.

V. Public Hearing Items:

1. **Case No. PD-159-2019** – Conduct a public hearing and consider an application for a change in zoning from "NS" (Neighborhood Service District), "SF-E" (Single-Family Residential District with a minimum lot size of 1 acre) and "SF-7" (Single-Family Residential District with a minimum lot size of 7,000 square feet) to "PD" (Planned Development District) for single-family residential and nonresidential uses on approximately 25 acres generally located south of Mansfield Road, east and west of Anderson Road.

Applicant: Tom Gaubart and Chad Adams, Wildwood Development

Representative: Jay Childs, Dietz Engineering

Property Owner: Kenny Kok, Hardwood Funds, LLC; and Thomas M. Gaubart

Chairperson Lewis announced that on January 21, 2020 the Commission tabled consideration of this item and continued the public hearing to February 4th. He asked for a motion to remove this item from the table.

Commissioner Brooks made a motion to remove this item from the table.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

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

Nays: None

Chairperson Lewis declared the motion carried.

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

1. Gasoline and fuel sales shall be limited to six fuel pump islands.
 2. The hours of operation shall be consistent with the requirements of "NS" zoning.
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3. The minimum front yard for property along Fountain View Boulevard, east of Anderson Road shall be 30 feet.
 4. The minimum side street yard for corner lots contiguous to lots that have a single frontage shall be 20 feet.
 5. The minimum rear yard for lots fronting Fountain View Boulevard shall be 30 feet.

The Commission asked staff questions about the presentation. One of the questions included whether or not the city could require a certain amount of fresh produce in the general merchandise store.

Planner Katherine Linares indicated that cities that have enacted such ordinances have placed conditions that state 10% of the floor area must be for fresh produce.

Chairperson Lewis asked the applicant to come forward and address the Commission. Tom Gaubert addressed the Commission.

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

Five people spoke in opposition: Antoine LeBlanc, 2913 Sonterra Dr.; Ed Shaw, 2849 Singletree Cove; Patrick Dale, 1112 Prosperity Ct.; Elaine Cook, 2818 Sonterra Dr.; and Chris Bruggman, 2750 Fountain View.

Chairperson Lewis closed the public hearing.

The Commission's deliberation included clarification on when drainage issues would be addressed.

Planning Director LaShondra Stringfellow indicated that once the applicant submits a development plan for this area, drainage plans detailing how drainage would be addressed for this site would have to be submitted and approved by the Public Works Department.

Vice-Chairperson Deeds made a motion to recommend approval subject to staff's conditions with the additional condition:

6. At least 10% of the usable square footage be devoted to the sale of produce.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes: 5 – Chairperson Lewis, Vice-Chairperson Deeds, Commissioners Auzenne, Brooks and Patton

Nays: 2 – Commissioners Thierry and Hamilton

Chairperson Lewis declared the motion carried.

1. Other Business Items:

- a. Discuss potential amendments pertaining to the Old Town Districts in Chapter 23 entitled "Zoning" of the Code of Ordinances.**

Planning Director, LaShondra Stringfellow told the Commission this item and discussion would be moved to the February 18th meeting.

2. Staff Reports.

1. Update on applications in review.

- a. 2020**
b. 2019

Ms. 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.

3. Adjourn.

The meeting adjourned at 7:45 p.m.



Michael H. Lewis
Chairperson



Katie Cenicola
Planning Secretary
