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

The Planning and Zoning Commission of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, August 4, 2020 at 6:00 p.m.

Planning & Zoning Commissioners Present: Vice-Chairperson Michael Deeds, and Commissioners: Maranda Auzenne, Andrea Flores, Lisa Thierry, Timothy Hamilton, and Jay Patton.

Absent: Chairperson Michael H. Lewis

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.

Vice-Chairperson Deeds called the meeting to order at 6:04 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 July 21, 2020 regular meeting.

A motion was made by Commissioner Auzenne and seconded by Commissioner Hamilton to approve the minutes of the July 21, 2020 regular meeting. The vote was as follows:

Ayes: 6 – Vice-Chairperson Deeds, Commissioners Auzenne, Flores, Thierry, Hamilton, and Patton

Nays: None

Vice-Chairperson Deeds declared the motion carried.

III. Public Comment.

No one submitted comments online.

IV. Public Hearing Items:

1. **Case No. PD-264-2020** – Conduct a public hearing and consider an application to amend Planned Development District No. 03-138 [Stonehill] designated for "SF-10" (Single-Family Residential District with minimum 10,000-square-foot lots) uses by reducing the rear yard setback or reducing the front yard setback for the main living area, generally located on the northwest corner of Bear Creek Road and South Cockrell Hill Road.

Representative: Erik Hinklin, Peloton Land Solutions

Applicant/Property Owner: Rob Romo, RR Mustang, LLC

Planning Director LaShondra Stringfellow briefed the Commission on the request. She stated that staff recommends approval.

Vice-Chairperson Deeds asked the applicant to address the Commission. Representative Nathan Thompson addressed the Commission.

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

No one spoke in support or opposition.

Vice-Chairperson Deeds closed the public hearing.

Commissioner Hamilton made a motion to recommend approval.

The motion was seconded by Commissioner Patton.

The vote was as follows:

Ayes: 6 – Vice-Chairperson Deeds, Commissioners Auzenne, Flores, Thierry, Hamilton, and Patton

Nays: None

Vice-Chairperson Deeds declared the motion carried.

V. Regular Items:

1. **Case No. FP-268-2020** – Consider an application for a final plat for the Galilean Baptist Church Addition, Lots 1 and 2, Block A on property zoned “LR” (Local Retail) District located on the northwest side of J. Elmer Weaver Freeway, east of North Joe Wilson Road, with the approximate address being 1113 and 1155 North J. Elmer Weaver Freeway.
Applicant: James Stowell, McAdams
Property Owner: Matthew Wilkerson Sr. and Kenneth and Helen Lundberg

Planner Katherine Linares briefed the Commission on the request. She stated that staff recommends denial based upon the following items being in noncompliance:

1. Submit an application for and obtain a Conditional Use Permit (CUP) to legally establish the maximum allowed outdoor storage on proposed Lot 2. [Chapter 20, Section 20-8]
 2. Include a note – “Building setbacks shall comply with the Zoning Ordinance at the time of the building permit.” [Chapter 20, Section 20-11]
 3. Include a note – “This plat does not attempt to amend or remove any covenants or restrictions.” [Chapter 20, Section 20-11]
 4. The word “tracts” as identified within this plat needs to be changed to “Lots” when referencing the subdivision. [Chapter 20, Section 20-11(b)]
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5. Change the title to a FINAL PLAT (and fill in the blanks) as shown comments [Chapter 20, Section 20-11(b)]
6. Add "Owner's Dedication"; "NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT" and after each owner's name, "OWNER". [Chapter 20, Section 20-11(b)]
7. Add an additional date of signature block. (see mark-up). [Chapter 20, Section 20-11]
8. Provide an additional Notary Statement for the additional property owner signature block that is to be added. (see mark-up). [Chapter 20, Section 20-11]
9. Provide an exhibit showing the sewer line(s) (pipe size and locations included) that service the lot(s). Any existing easements should be shown on the plat. [Chapter 20, Section 20-10b (7), b (11) & 20-22(b)]

Vice-Chairperson Deeds asked the applicant to address the Commission. Applicant James Stowell addressed the Commission.

Based upon the items stated by staff that were in noncompliance, Commissioner Auzenne made a motion to recommend denial.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 6 – Vice-Chairperson Deeds, Commissioners Auzenne, Flores, Thierry, Hamilton, and Patton

Nays: None

Vice-Chairperson Deeds declared the motion carried.

VI. Staff Reports.

1. **Update on applications in review.**
 - a. **2020**
 - b. **2019**

Ms. Stringfellow informed the Commission regarding ongoing applications.

2. Upcoming Meetings

Ms. Stringfellow informed the Commission regarding upcoming meetings.

VII. Adjourn.

The meeting adjourned at 6:43 p.m.



Michael Deeds
Vice-Chairperson

Katherine Cenicola

Katherine Cenicola
Planning Secretary