
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of June 21, 2011

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, June 21, 2011 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners Bill Nanry, Gehrig Saldaña, Lisa Thierry and Tim Hamilton.

Absent: None.

I. Call the meeting to order

Chairman Brooks 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 June 7, 2011 regular meeting

A motion was made by Commissioner Hamilton to approve the minutes of the June 7, 2011, as presented. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldaña, Thierry and Hamilton.

Nays: 0

Abstention: 1- Commissioner Nanry.

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 11-13 – Review and consider the Amended Site Plan for 106 North Hwy 67 (Burger King Restaurant). Requested by Steve Putman of Sunco Builders.

The applicant was not present.

Commissioner Hamilton made a comment that he recalled conversations the Commission had in the past about possibly tabling items if the applicant was not present to answer questions or discuss the item with the Commission.

Chairman Brooks stated yes, Commissioner Hamilton was correct; they have had such conversations in the past. However, since the restaurant was already built and since there

didn't seem to be an issue with traffic during the opening week, she did not see a reason why the Commission shouldn't act on this request.

A motion was made by Vice-Chairman Strother to approve Case No. 11-13, as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Chairman Brooks and Vice-Chairman Strother and Commissioners Nanry, Saldaña, Thierry, and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

V. Case No. 11-14- Review and consider the Preliminary Plat and Plans of Lots 1 & 2, Block A, Belt Line/Joe Wilson Addition, creating 2 non-residential lots on 19.7720-acres of land out of Abstract 435, generally located on the northeast corner of East Belt Line Rd. and Joe Wilson Rd. Requested by Bryan Burger of Burger Engineering, LLC.

Bryan Burger of Burger Engineering, LLC, 17103 Preston Road, Suite 180N, Dallas, TX 75248, stepped forth to present this request and answer any questions from the Commission.

Mr. Burger stated that he was the engineer representing Aldi; they plan to construct an 18,000 sq. ft. grocery store at this location.

Chairman Brooks asked the applicant about the drive approach, would it be located off Joe Wilson Rd. and will the two lots have shared access.

Mr. Burger stated yes. At this time lot 2 will remain undeveloped, except for a detention pond, but even as such there is adequate room for cross access.

Vice-Chairman Strother commented that he found it strange that Aldi would choose to build a new building, given that there are several available lease spaces throughout the City.

Mr. Burger stated that he wasn't privy to Aldi's specific rationale for constructing a new building. He did give an example of one possible reason; some developments have restrictions and/or agreements in place that would limit or prohibit a grocery store from locating at a particular site. Case in point, the old Circuit City lease space isn't available for a grocery store because of an agreement with Super Target.

A motion was made by Commissioner Hamilton to approve Case No. 11-14, as presented. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

Ayes: 6 – Chairman Brooks and Vice-Chairman Strother and Commissioners Nanry, Saldaña, Thierry, and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

VI. Staff Reports & Discussion Items

i. Discussion of staff activities

Rod W. Tyler, Director of Planning, briefed the Commission on the first Old Town Vision Advisory Committee meeting.

ii. Recent Submittals

Don Gore, Planner, reviewed with the Commission upcoming cases.

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:25 p.m.

Theresa Brooks
Chairman

Belinda L. Huff
Development Services Coordinator