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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of June 4, 2013**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, June 4, 2013 at 6:00 p.m. in Conference Room "D" of the Government Center 285 Uptown Boulevard Building 100, Cedar Hill, Texas.*

*Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Gehrig Saldana, Tim Hamilton, Michael Deeds and Lisa Thierry.*

*Planning & Zoning Commission absent: Commissioner Stephanie Freeman*

*City Staff members present: Rod Tyler, Director of Planning, Don Gore, Planner and Belinda Huff, Development Services Coordinator.*

*Three applicants and three audience members present.*

**I. Call the meeting to order**

Chairman Brooks called the meeting to order at 6:01 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 21, 2013 regular meeting**

A motion was made by Commissioner Deeds to approve the May 21, 2013 regular meeting minutes. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Deeds, Saldana and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Case No. 13-10 – CONDUCT A PUBLIC HEARING and consider a request for a change in zoning FROM "NS" – Neighborhood Services TO "LR"-Local Retail on Lot 1, Block 2, Wildflower Addition, generally located southeast of U.S. Highway 67 and Pleasant Run Rd. Requested by Chad Suitonu of PM Realty Group, on behalf Carol Irrevocable Trust.**

*Chad Suitonu of PM Realty Group, 2828 Routh St. Suite, 700, Dallas, TX 75201 stepped forth to present this request and answer any questions from the Commission.*

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Mr. Suitonu stated that his client is requesting this change in zoning to construct a 24-hr. stand-alone emergency room facility.

Chairman Brooks opened the public hearing for anyone wishing to speak in support of this request.

No one spoke.

Chairman Brooks closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition.

1. Michael Connley, 831 Twilight Dr., Cedar Hill, TX 75104.

Mr. Connley stated that he has concerns about increased traffic in and around the area.

Chairman Brooks closed the public hearing and opened the floor for discussion among the commissioners.

Commissioner Deeds asked the applicant if he had a response Mr. Connley's concerns regarding increased traffic.

Mr. Suitonu stated that this use would produce very little traffic, on average perhaps only 10-15 cars per day.

Todd Bradbury, Development Manager for 1<sup>st</sup> Choice Emergency Room, passed out some marketing material to the P&Z Commission. He stated that it better explains the nature of their business.

Commissioner Deeds asked the applicant how they intended to address noise concerns, when located adjacent to residential areas, especially from incoming ambulances.

Mr. Bradbury stated that they do not have incoming ambulance traffic.

Commissioner Deeds, seeking clarification, asked the applicant to confirm that neighbors would not hear ambulance sirens.

Mr. Bradbury stated there is a possibility of neighbors hearing ambulance sirens but only in the event that an ambulance is called to pick up and transport a patient to another facility.

Commissioner Thierry asked the applicant if they would receive ambulances at their facility.

Mr. Bradbury stated no, they do not accept incoming ambulances.

Commissioner Hamilton stated that it is difficult to determine just how much of an impact this use would have on the surrounding neighborhood.

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Mr. Bradbury stated this use would have very little *additional* impact on the surrounding neighborhood. He stated, on average, their typical patient turnaround is about one hour.

Commissioner Deeds asked the applicant if any of their existing locations were located as close to a neighborhood as this one.

Mr. Bradbury said yes, virtually every one of their existing locations is near a residential neighborhood. They actually prefer to be located in close proximity of a neighborhood, to better serve the needs of the community.

Commissioner Hamilton asked the applicant how long have they been in business.

Mr. Bradbury stated they have been in business for about 10 years and their first facility was in Flower Mound.

Kerry Burden of PM Realty Group stepped forth to address the P&Z Commission. He stated that the reason they are requesting a zoning change is because they don't comply with the current zoning district standards.

Commissioner Deeds asked the applicant why they choose this particular location and if they were considering any other sites.

Mr. Burden stated they currently have this under contract and as previously stated ideally, the facility needs to be as close as possible to a neighborhood.

A motion was made by Vice-Chairman Strother to approve Case No. 13-10, as presented. The motion was seconded by Commissioner Saldana. The vote was as follows:

Ayes: 2 – Vice-Chairman Strother and Commissioners Saldana.

Nays: 4 – Chairman Brooks and Commissioners Thierry, Deeds and Hamilton.

Chairman Brooks stated the motion to recommend approval failed.

Mr. Tyler informed the applicant that this item would not be forwarded to the City Council for their consideration, unless the applicant filed a written appeal of the P&Z's action within 10 days.

*Secretary's note: Vice-Chairman Strother left the meeting at 6:33 pm*

#### **V. Staff Reports & Discussion Items**

1. Review and discuss Chapter 3 of *The Comprehensive Plan*

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Rod Tyler, Director of Planning, instructed the P&Z Commission to navigate on their computers at the dais to the City's website and then to the Planning Dept's webpage where they could find the Comprehensive Plan.

Don Gore, Planner, reviewed page by page with the P&Z Commission Chapter 3 entitled Thoroughfare Plan.

## **2. Recent Submittals**

This item was covered in the briefing session.

*Secretary's note – Commissioner Deeds left at 7:08 pm*

## **VI. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:45 p.m.

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Theresa Brooks  
Chairman

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Belinda L Huff  
Development Services Coordinator

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