
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of June 18, 2013

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, June 18, 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, Michael Deeds and Lisa Thierry.

Planning & Zoning Commission absent: Commissioners Stephanie Freeman and Tim Hamilton

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

Three applicants present.

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 4, 2013 regular meeting

A motion was made by Commissioner Deeds to approve the June 4, 2013 regular meeting minutes. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Deeds and Saldana.

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 13-11 – CONDUCT A PUBLIC HEARING and consider a request to amend Section 9 of Planned Development (PD) Ordinance No. 2011-458, extending the deadline to submit a Development Plan on approximately 156.81-acres of land, generally located at the northwest corner of Cockrell Hill Road and Bear Creek Road, requested by William Parsons.

Bill Parsons, 5624 Shurbert Court, Dallas, TX 75252 stepped forth to present this request and answer any questions from the Commission.

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.

No one spoke.

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

Commissioner Deeds commented to the applicant that this appears to be his 7th extension request. He asked Ms. Parson, if this extension request is granted, is it possible to move forward with his development within 2 years.

Mr. Parsons stated that he is hopeful he can move forward in 2 years.

Commissioner Deeds asked the applicant if there are any specific conditions that would indicate development may occur soon.

Mr. Parsons replied that he wants to ensure the city gets a quality development and would only consider certain home builders for this development.

Commissioner Deeds asked the applicant what is the anticipated price range of the homes in this development.

Mr. Parsons replied a minimum of \$175,000.

Vice-Chairman Strother stated that he is optimistic the applicant will be able to develop the property in the near future.

Commissioner Saldana stated that he is hopeful this development will spur growth of the surrounding areas.

A motion was made by Commissioner Deeds to approve Case No. 13-11, as presented. The motion was seconded by Commissioner Saldana. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Deeds and Saldana.

Nays: 0

Chairman Brooks declared the motion carried.

V. Case No. 13-13 - Review and consider the site plan of a 5,250 sq. ft. building addition located at 265 W. Pleasant Run Rd., requested by Bobby Fletcher on behalf of Hillcrest Baptist Church.

Bobby Fletcher, 265 W. Pleasant Run Rd, Cedar Hill, TX 75104, stepped forth to present this request and answer any questions from the Commission.

Mr. Fletcher stated there are two buildings on the site, not shown on the plans, that they intent to remove.

Chairman Brooks asked the applicant if he was aware of the City's comment, requiring the construction of a sidewalk on Strauss Rd and Pleasant Run Rd.

Mr. Fletcher stated that they will construct the sidewalks, when they obtain from TxDot a portion of land along 1382. He stated that he is unaware of why a sidewalk wasn't built when the City reconfigured this intersection.

Ms. Tyler, Director of Planning, stated that when the City reconfigured this intersection, less ROW was required, resulting in a segment of land along 1382 remaining under the state's control.

Mr. Fletcher stated they have agreed to build the sidewalk, when they build the chapel, but

Chairman Brooks also commented that an existing house is not shown on the site plan.

Mr. Fletcher stated he will submit a corrected drawing to the Planning Department.

A motion was made by Commissioner Deeds to approve Case No. 13-13, subject to the submission of a corrected site plan and a letter of commitment to the construction of a sidewalk along Old Strauss Rd, prior to City Council consideration. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Deeds and Saldana.

Nays: 0

Chairman Brooks declared the motion carried.

VI. Case No. 13-18 – Review and consider an Amended Site Plan showing the addition of a new 960 sq. ft. building on Lot 1, Block A, Nancy McIlveen Jackson Addition, more commonly known as 432 S. Clark Rd. requested by Nancy Jackson of Na' Kayshions Wedding Chapel and Special Event Facility.

Nancy Jackson, owner of Na'Kayshions Wedding Chapel and Special Event Facility, 432 S. Clark Rd, Cedar Hill, TX 75104, stepped forth to present this request and answer any questions from the Commission.

Ms. Jackson stated that she would like to locate two 12x40 portable buildings to store decorations and other equipment used in association with her business. She stated the buildings are white with pink trim, to match the main building, and will be located to the rear of the property, not visible from the street. Additionally, she requests the City grant a variance to the masonry requirement because the buildings are metal.

Commissioner Deeds asked the applicant to confirm the storage buildings are to be used solely for her business. He also asked if the buildings would be secured to confirm their location to the rear of the property.

Ms. Jackson replied yes; the buildings will be used only for her business, locked and secured to protect their content and located to the rear of the property, behind a gate.

A motion was made by Commissioner Thierry to approve Case No. 13-18, subject to the following: (1) the building is at least 5 to 20 ft. from the south property line and 10 to 20 ft. from the main building; and, (2) City Council's approval of the alternative exterior construction material. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Deeds and Saldana.

Nays: 0

Chairman Brooks declared the motion carried.

VII. Staff Reports & Discussion Items

1. Review and discuss Chapter 4 of The Comprehensive Plan

Don Gore, Planner, reviewed with the P&Z Commission Chapter 4 entitled Future Land Use Plan. Among the items he discussed were the difference between zoning districts and land use designations, land use intensity and land use patterns. Additionally, Mr. Gore placed particular attention to the goals and objectives outlined in Chapter 4.

2. Recent Submittals

Don Gore reviewed with the Commission current and upcoming development cases.

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

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:52 p.m.

Theresa Brooks
Chairman

Belinda L Huff
Development Services Coordinator
