
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of December 3, 2013

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, December 3, 2013 at 6:00 p.m. in T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

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

Planning & Zoning Commissioner absent: Commissioner Tim Hamilton

City Staff members present: Rod Tyler, Director of Planning, Don Gore, Planner and Sharon Davis, Executive Secretary.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:05 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 November 5, 2013 regular meeting

A motion was made by Vice-Chairman Strother to approve the November 5, 2013 regular meeting. The motion was seconded by Commissioner Saldana. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 13-26; review and consider a proposed amendment to Section 4.1.7.C – entitled “Definition” of the Comprehensive Zoning Ordinance (Ordinance No. 2001-64), as amended, by revising the definitions of “business, sexually oriented,” “nudity or state of nudity,” and “semi-nude or in a state of semi-nudity.”

Chairman Brooks noted that this item would need a public hearing before consideration and therefore no discussion or action took place on this item.

V. Case No. 13-27; review and consider a request for approval of a PD Site Plan within Planned Development District No. 2003-137, as amended by Ordinance No. 2004-204, consisting of Blocks A, B, D, E, and part of Block G, Bear Creek Ranch PH 1; requested by Kelly Pollard of Endeavor Wall Homes.

Kelly Pollard, 2005 NE Green Oaks Blvd., Arlington, TX presented request to build new Type 1 homes in the Bear Creek Ranch area. Mr. Pollard explained the differences between a Type 1 and Type 2 home with Type 1 being a higher quality home.

Mr. Pollard stated that he understood that a minimum of 75% masonry was required on each wall elevation and that the remainder of the wall elevation was required to be of a cementious material.

Chairman Brooks asked why there needs to be a change to the ordinance if Type 1 homes are being built. Is the Commission being asked to approve the elevation and floor plans. What determines if a home is a Type 1 or Type 2.

Mr. Pollard explained that amenities drive what is a Type 1, not square footage.

Mr. Tyler explained that the previous builder had a site plan that included specific floor plans and building elevations divided between Type 1 and Type 2 homes. Wall Homes is a new builder in the subdivision and, by ordinances, needs to have their floor plans and building elevations approved.

Commissioner Deed wanted to verify that the Commission is being asked to approve the plans and elevations for the Type 1 homes and there is no variation in this.

Mr. Pollard said there is one new plan (the Vienna) that reflects only one (1) elevation and that additional elevations have to be approved by Planning & Zoning.

A motion was made by Commissioner Deeds with the condition of submission of the additional elevation plans for the Vienna for staff approval. The motion was seconded by Commissioner Saldana.

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

Nay: 1 – Chairman Brooks

Chairman Brooks declared the motion carried.

VII. Staff Reports & Discussion Items

1. Recent Submittals

Don Gore, Planner, reviewed with the Commission outstanding development cases. Review and Discussion of Chapter 8 of The Comprehensive Plan entitled "Implementation" will be discuss at the next P& Z Meeting.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:31 p.m.

Theresa Brooks
Chairman

Sharon Davis
Executive Secretary