
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of June 7, 2011

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, June 7, 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 Gehrig Saldaña, Lisa Thierry and Tim Hamilton.

Absent: Commissioner Bill Nanny.

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 May 17, 2011 regular meeting

A motion was made by Commissioner Hamilton to approve the minutes of the May 17, 2011, with one change. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 4 – Chairman Brooks and Commissioners Saldaña, Thierry and Hamilton.

Nays: 0

Abstention: 1- Vice-Chairman Strother

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Conduct a Public Hearing and consider the following proposed amendments to the Comprehensive Zoning Ordinance (Ordinance No. 2001-64, as amended): the addition of Wind Power Generators (Personal) as an authorized land use as specified in Article IV - entitled "USE CHART", providing certain conditions on Wind Power Generators (Personal) and providing an associated definition.

Chairman Brooks opened the floor for anyone wishing to speak in favor 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 to this request.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor discussion by the Commission.

A motion was made by Commissioner Hamilton to approve the proposed amendments to the zoning ordinance. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

V. Case No. 11-12 – Review and consider the Final Plat and Construction Plans for Lot 1, Block A, Uptown Addition, creating 1 residential lot on 13.447 acres out of Abstract 1472, located at the northwest corner of Uptown Blvd and Pioneer Trail. Requested by Brad Walters of Forestar Group.

Daniel Dewey of JBI Partners, 16301 Quorum Drive, Suite 200 B, Addison, TX 75001, stepped forth to present this request and answer any questions from the Commission.

Commissioner Thierry asked the applicant if he was aware of the fees owed to the City and when did they anticipate paying those fees.

Mr. Dewey stated that the regional detention basin and the tree mitigation fees would be paid prior to the issuance of a building permit. Additionally, he stated that the owner is working on the site survey for the tree mitigation plan and that would most likely be the first fee paid, followed by the regional detention and park land dedication fees.

Rod Tyler, Director of Planning, reminded the applicant that a building permit would not be issued until the final plat is recorded. Additionally, Mr. Tyler stated that the detention basin and park land fees must be paid prior to the plat being signed by the City and released for recording at the County. Finally Mr. Tyler asked the applicant to remind his client that the payment of tree mitigation fees must be made prior to the removal of any trees on the site.

Chairman Brooks asked the applicant if they are still working with the City on the hike and bike trail connection.

Mr. Dewey replied yes, they are still working closely with the Park's Department on the trail connection. He stated that the only outstanding issue that he was aware of is whether or not the trail will be 8 ft. wide, to match the public trail, or 5 ft. wide for the private development.

A motion was made by Commissioner Thierry to approve Case No 11-12, subject to all fees being paid prior to the final plat being recorded at the County and that the filing information for the offsite easements being added to plat. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

VI. Staff Reports & Discussion Items

1. Discussion of staff activities

Mr. Tyler briefed the Commission on the latest phase of the City Center Vision Plan, the Old Town Vision Plan. He stated that the City Council has appointed a steering committee (Main St. Board) and that their first meeting will be June 20, 2011. More information will follow.

Mr. Tyler also informed the Commission that staff is working on a series of training topics for the Commission and asked them to please contact staff if they had any specific topics they would like to receive training on. Staff anticipates conducting training sessions with the Commission 3 or 4 times per calendar year.

2. Recent Submittals

This item was covered in the briefing session.

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
