
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of July 5, 2011

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, July 5, 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 Nany, Lisa Thierry and Tim Hamilton.

Absent: Gehrig Saldaña.

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 21, 2011 regular meeting

A motion was made by Commissioner Hamilton to approve the minutes of the June 21, 2011, as presented. The motion was seconded by Commissioner Nany. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 11-15 – CONDUCT A PUBLIC HEARING and consider a request to revise Section 9 of Planned Development (PD) Ordinance No. 2008-358, which will extend the deadline to submit a **PD Development Plan** for **Stonehill Addition**. The subject property is approximately 156.81-acres of land out of Abstract 1122, generally located at the northwest corner of Cockrell Hill Road and Bear Creek Road. *Requested by William Parsons of Spyglass Hill GP, LLC.*

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 of this request.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor for discussion with the applicant and Commission.

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

Mr. Parsons stated that due to the continued problems with the housing market, there is an overabundance of residential lots in this area and as a result he is requesting to extend the deadline to submit a development plan for the Stonehill project.

Commissioner Nanry asked Mr. Parsons if he anticipated any changes in the next 2 years.

Mr. Parsons stated that he could not speculate as to how things may develop in the future. He did state that he feels the concept plan that was approved for Stonehill is still a very legitimate development plan for the property. The rigorous development standards imposed on this property by the approved plan will ensure a quality project.

Commissioner Hamilton commented that he has seen home prices fall more in this area of Dallas Co. as opposed to the northern areas.

Mr. Parsons stated that the price range for this type of "move up" housing is still very viable, as long as the City feels that the development standards currently in place are sound; then those standards should be allowed to continue.

Vice-Chairman Strother stated that he has had the opportunity to sit in on the consideration and approval of not only the initial plan but all of the extension requests and is still in favor of developing the property as Mr. Parsons proposes.

Chairman Brooks stated that she feels the current plan is a good one and because it includes fairly rigorous development standards, is in favor of continuing with the current plan.

Commissioner Nanry asked Mr. Parsons if there was any way to reduce costs and develop the property in the near future.

Mr. Parsons stated that there may be a way to reduce development costs by not providing the landscaping or eliminating the open space, but feels that would diminish the property and is not in favor of doing that.

A motion was made by Vice-Chairman Strother to approve Case No. 11-15, as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 4 – Chairman Brooks and Vice-Chairman Strother and Commissioners Nanry and Hamilton.

Nays: 1- Commissioner Thierry.

Chairman Brooks declared the motion carried.

V. Staff Reports & Discussion Items

1. Discussion on minimum masonry standards

Don Gore, Planner, presented the Commissioners with a little background on this issue. He stated that one of the primary catalysts for this discussion originated from representatives of James Hardie building products. He stated that representatives lobbied members of the P&Z Commission and the City Council to revise the City's masonry standards to allow cementitious products as an acceptable or alternative exterior construction material.

At a previous P&Z meeting, it was decided that a purpose statement would benefit the City in determining if a request is consistent with the standards and ideals the City desires, with respect to exterior materials and construction standards. Also noted was a need to re-organize some of the sections of the zoning code, the accessory buildings section for example, to clarify exterior construction standards.

Commissioner Hamilton commented that there have been some changes with the Commission since this topic was last discussed, referring to the 2 new members.

Chairman Brooks asked Mr. Gore how soon staff would have something for the Commission to review.

Mr. Gore stated that he would most likely present to the Commission a draft purpose statement, as well as recommendations on the zoning text amendments at their first meeting in August.

2. Discussion on in-home elderly care facilities

Belinda Huff, Development Services Coordinator, introduced the topic of in-home elderly care facilities. She stated that there has been a significant increase in the number of requests to either establish this use or expand existing uses in residential areas. Also mentioned was the fact that the City has received numerous complaints from citizens regarding these facilities in their neighborhood. She stated the purpose of this discussion was to find out from the Commission what kind of information they would like to receive in order to review this topic.

The Commission, after some discussion, requested the following information to begin their review and discussions on this topic.

- Survey of a few cities from the DFW area, as well from across the state of Texas, on their regulations of in-home elderly care facilities.
- Any Federal regulation that may impact the City's ability to regulate in-home elderly care facilities.
- Current City regulations that reference *any type* of in-home care facility.

Ms. Huff stated that staff would begin compiling this information and bring it before the Commission at an upcoming meeting.

3. Recent Submittals

Don Gore reviewed with the Commission recent submittals and upcoming agenda items.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:55 p.m.

Theresa Brooks
Chairman

Belinda L. Huff
Development Services Coordinator