
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of December 7, 2010

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, December 7, 2010 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: Commissioner 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 November 2, 2010 regular meeting

A motion was made by Commissioner Hamilton to approve the November 2, 2010 minutes, as presented. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

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

Nays: 0

Abstention: Commissioner Nany.

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 10-21 - Conduct a Public Hearing and consider a request for a **Conditional Use Permit (CUP) to serve Alcoholic Beverages** in conjunction with a restaurant. The restaurant is zoned Local Retail and is located at 638 Uptown Blvd., Suite 120. Requested by Gultida Pisensnakornkit on behalf of Suzushii Sushi & Grill Restaurant.

Gultida Pisensnakornkit, 311 Valley Spring Dr., Arlington, TX 76018, stepped forth to present this request and answer any questions from the Commission.

Ms. Pisensnakornkit stated that she would like to sell beer, wine, sake and mixed drinks in conjunction with Japanese style food at this restaurant. She stated that she also has an existing restaurant by the same name in Mansfield.

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 Vice-Chairman Strother to approve Case No. 10-21, as presented. The motion was seconded by Commissioner Narry. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

V. Case No. 10-24 - Conduct a Public Hearing and consider a request for a **change in zoning FROM "LR" – Local Retail TO "PD-MF" – Planned Development for Multi-Family** on 13.447-acres of land out of Abstract 1472, generally located at the northwest corner of Pioneer Trail and Uptown Blvd. Requested by Brad Walters of Forestar.

Brad Walters of Foerstar, 6300 Bee Cave Rd., Building 2, Suite 500, Austin, TX 78746, stepped forth to present this request and answer any questions from the Commission.

Mr. Walters stated that they have hired a local firm, Hensley, Lamkin, Rachel, Inc. to assist with the design of this project.

David Hensley, of Hensley, Lamkin, Rackel, Inc. 14881 Quorum Dr. Dallas, TX 75254 stepped forth to present a Power Point presentation to the Commission.

Mr. Hensley stated that they previously worked with Trammel Crow Residential on the original Alexan project proposed about 2 years ago and as a result was approached to assist with this project.

Mr. Hensley gave a brief history of the previous project which was put on hold due to the downtown in the economy. Trammel Crow Residential then backed away from the development and it was recently picked back up by Forestar.

Additionally, Mr. Hensley stated that they have tried to work very closely with the Main Street Board in particular on issues such as architectural standards and the proposed transition into

the older downtown area. The design of this project is based heavily on new urbanism ideals, creating pedestrian friendly streetscapes with green spaces located in the internal area. He also mentioned that they have met a number of times with the Planning Staff and took into consideration the standards and concepts contained within the recently adopted City Center Vision Plan, and although they may not meet the exact letter of the Vision Plan, they feel they have met the intent.

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

1. Frank Mihalopoulos , 4645 North Central Expressway, Dallas, TX 75205.

Mr. Mihalopoulos stated that Forestar is financially strong and will be able to make this project a reality. He stated that there is a real need for this type of project in Cedar Hill, a convenient place to live, work and play. However, he did express his surprise and disappointment to find out that staff's report stated that the project did not meet the City's plans, even though the Main Street Board recommended unanimous approval.

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.

Commissioner Hamilton complemented Mr. Hensley on his presentation but asked him if he understood that the plans that they were proposing did not comply with the recently adopted Comprehensive Plan.

Mr. Hensley stated that yes, he understood that there were some inconsistencies but he felt that they have met the intent of the plan. He further stated that 6 and 8 story condos would not be a viable option at this location. The plan that they are proposing would be more economically viable for this area.

Chairman Brooks stated that she agreed that the applicant's proposal was a good plan. She went on to state that some residents might find it a bit startling to see 8 stories buildings on Uptown Blvd.

Commissioner Thierry asked the applicant about the pricing of the units.

Mr. Hensley stated that the rentals would range from approximately \$900-\$2200 per month.

Commissioner Thierry asked the applicant if there were any units that would comply with the Fair Housing Act, meaning any plans for subsidized units.

Mr. Hensley stated that there is not currently an affordability component with this property and no future plans for subsidization.

Commissioner Thierry commented to the applicant that his presentation mentioned the "live/work" scenario but that the people who worked at the surrounding businesses, such as Wal-Mart and Cinemark may not have the means to pay rents starting at \$900 per month.

Chairman Brooks stated that in order for the community to accept another multi-family project, she feels that a higher price point is more palatable. She also stated that this project would support transit oriented development and would serve commuters into Dallas.

Vice-Chairman Strother stated that he felt this is a good plan, but cautioned the applicant by saying that they may face some challenges while working this project through the development process.

A motion was made by Commissioner Hamilton to approve Case No. 10-24, as presented. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

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

Nays: 1 – Commissioner Thierry.

Chairman Brooks declared the motion carried.

VI Staff Reports & Discussion Items

1. Recent Submittals

Don Gore, Planner, reviewed with the Commission pending and upcoming cases.

2. Review and update of City Center Vision Plan

Rod Tyler, Director of Planning, reviewed with the Commission a PowerPoint presentation that provided an update on the City Center Vision Plan.

VII. Adjourn

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

Theresa Brooks
Chairman

Belinda L. Huff
Development Services Coordinator
