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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of May 19, 2009**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, May 19, 2009 at 6:00 p.m. in the Court Multi-Purpose Room, 285 Uptown Blvd. Building 100, Cedar Hill, Texas.*

*Present: Chairman Bill Strother and Commissioners Theresa Brooks, Tim Hamilton and Gehrig Saldaña.*

*Absent: Todd Hinton and Steve Mason.*

**I. Call the meeting to order**

Chairman Strother called the meeting to order at 6:02 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 April 21 and May 11 2009 special called meetings**

A motion was made by Commissioner Brooks to approve the minutes of the April 21, 2009 regular meeting and the May 11, 2009 special called meeting, as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 4 – Chairman Strother and Commissioners Brooks, Hamilton and Saldana.

Nays: 0

Chairman Strother declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Case No. 09-05 – Review and consider the Preliminary Plat and Plans of Lake Ridge Section 22, Phase B, showing 36 residential lots and 2 common area parcels on 53.964-acres of land out of Abstracts 734 and 93, generally located at the terminus of Big Horn Drive. Requested by Craig Malan of Engineering Concepts & Design, L.P.**

Although the applicant for this item was not present, the Commission, after brief discussion and review of Staff's report, decided to take action on this item.

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A motion was made by Commissioner Saldana to approve Case No. 09-05, subject to Staff's recommendations. The motion was seconded by Commissioner Brooks. The vote was as follows:

Ayes: 4 – Chairman Strother and Commissioners Brooks, Hamilton and Saldana.

Nays: 0

Chairman Strother declared the motion carried.

**V. Case No. 09-06 – Review and consider the Preliminary Plat and Plans of Lake Ridge Section 23, Phase B, showing 35 residential lots on 44.648-acres of land out of Abstract 529 and 93, generally located southeast of Alyssum Drive and Gannon Way. Requested by Craig Malan of Engineering Concepts & Design, L.P.**

Although the applicant for this item was not present, the Commission, after brief discussion and review of Staff's report, decided to take action on this item.

A motion was made by Commissioner Hamilton to approve Case No. 09-06, subject to Staff's recommendations. The motion was seconded by Commissioner Brooks. The vote was as follows:

Ayes: 4 – Chairman Strother and Commissioners Brooks, Hamilton and Saldana.

Nays: 0

Chairman Strother declared the motion carried.

**VI. Reports**

**1. Discussion on 2008 Comprehensive Plan Implementation**

Don Gore, City Planner, reviewed with the Commission the last section of priorities, entitled *Ordinance Review*.

The Commission commented that they would like to see standards that would allow for a variety of housing options, including community cluster-type housing and more vertical mixed use. There was also some discussion on incentives to builders if they incorporate varying architectural elements.

On the issue of establishing standards for entryway signage for subdivisions, the Commission stated this is something that appealed to them, but there were questions as to who would be responsible for the maintenance of these features.

**2. Discussion on use of alternative masonry materials**

Rod Tyler, Director of Planning, stated that he recently made a presentation to City Council on the use of alternative masonry materials. He stated that this was a topic the Commission reviewed in

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great detail a few years ago and the City Council has asked them to revisit the issue. City staff would update the surveys and other information that they previously provided to the Commission and present that in a forthcoming meeting.

### **3. Gas Well Update**

Mr. Tyler stated that the Gas Well Committee has concluded their detailed review of issues and concerns that they have identified throughout this process. They asked Staff to compile this information and present it to them at their June 11, 2009 meeting. This information would then be forwarded to City Council for their review.

### **4. Recent Submittals**

Mr. Tyler reviewed with the Commission recent submittals.

## **VII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:16 p.m.

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Bill Strother  
Chairman

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Belinda L. Huff  
Planning Secretary

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