
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of August 4, 2009

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, August 4, 2009 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd. Building 100, Cedar Hill, Texas.

Present: Chairman Bill Strother and Commissioners, Todd Hinton, Steve Mason, Tim Hamilton and Gehrig Saldaña.

Absent: Theresa Brooks.

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:01 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 July 7, 2009 meeting

A motion was made by Commissioner Hinton to approve the minutes of the July 7, 2009 meeting, with two punctuation corrections. The motion was seconded by Commission Hamilton. The vote was as follows:

Ayes: 5-- Chairman Strother and Commissioners Hamilton, Hinton, Mason and Saldana.

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 09-15 – Review and consider the Site Plan of a 10,000 sq. ft. non-residential building on Lot 1, Block A, New Beginnings Community Fellowship Addition generally located on the southwest corner of Kingswood Dr. and U.S. Highway 67. Requested by Marion Johnson of Design & Development Consultants

Marion Johnson of Design & Development Consultants, 1802 Creek Crossing, Garland, TX, 75040, stepped forth to present this request and answer any questions from the Commission

Mr. Johnson stated that this site plan shows phase one of this project, a 10,000 sq. ft church building. The church he stated has an approximate membership of about 300 people.

Commissioner Mason expressed concerns regarding parking. He asked the applicant to clarify whether or not the parking shown on the site plan was for just phase one or for both [phases].

Mr. Johnson stated that they are providing enough parking for phase one and when they do develop phase two, they will construct the additional required parking [at that time].

In reviewing the site plan and associated landscape plans, Commissioner Hinton asked the applicant if it would be possible to reevaluate the [landscape] plans and save any additional trees. He also asked the applicant if it were possible to plant trees along the property's western border that would reach a mature height tall enough provide some level of sight and sound barrier to the adjacent residential development. Additionally, Commissioner Hinton wanted to ensure the applicant was aware of staff's comment regarding the height of trees along Kingswoods Dr. being *less than* 25 ft. in height so as not to interfere with overhead utility lines. And finally, Commissioner Hinton specified that all lighting should be Dark Sky compliant and shown away from the adjacent residential development.

Mr. Johnson stated that he is working diligently with his client to find ways to save as many existing trees as possible. He stated that one option they were exploring is the addition of landscaped islands throughout the parking lot. In reference to Commissioner Hinton's other comments, Mr. Johnson stated that either they are aware of them and will address them accordingly or that they will take them under advisement.

A motion was made by Commissioner Hamilton to approve Case No. 09-15. Commissioner Hinton stated he would second the motion but wanted to clarify that it included staff's comments and the additional comments noted during the meeting, which are as follows: 1) City Council granting a variance for the payment of tree mitigation fees; 2) The removal of trees from the 30 ft. permanent water easement; 3) Ensuring that the trees along Kingswood Dr. have a mature height of 25 ft. or less; 4) Re-evaluating the landscape plan and attempt to conserve as many large trees as possible; 5) Planting taller trees along the western border to provide maximum sound and sight barrier for the adjacent residences; and 6) All lighting be Dark Sky compliant and directed away from adjacent residences. Commissioner Hamilton accepted the amended motion and the vote was as follows:

Ayes: 5 – Chairman Strother and Commissioners Mason, Hinton, Hamilton and Saldana.

Nays: 0

Chairman Strother declared the motion carried.

V. Reports

i. Recent Submittals

Don Gore, City Planner, reviewed with the Commission new and upcoming agenda items.

Rod Tyler advised the Commission of the Mayor's appointment of a Transit Oriented Development (TOD) committee, which will be working with a consultant on a TOD plan for the City.

VI. Adjourn

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

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary