
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of April 2, 2007

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, April 2, 2007 at 6:00 p.m. in the Council Chambers of City Hall, Cedar Hill, Texas.

Present: Vice-Chairman Bill Strother and Commissioners David Rush, Theresa Brooks, Stephen Mason and Gehrig Saldaña.

Absent: Chairman Detrick Deburr

One position vacant.

I. Call the meeting to order

Vice-Chairman Strother 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 March 19, 2007 meeting

A motion was made by Commissioner Rush to approve the minutes of the March 19, 2007 meeting, with one correction. The motion was seconded by Commissioner Brooks. The vote was as follows:

Ayes: 5- Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case Number 07-17 – Review and consider the Preliminary Plat and Plans of Bear Creek Ranch Phase II showing 215 residential and 12 Homeowners Association lots on 91.6-acres of land out of Abstract 1202, generally located at the southeast corner of Bear Creek and Duncanville Roads. Requested by Jay Hersey of Ferguson-Deere, Inc.

Steve Crowley of Spyglass Hill Investments, 17480 Dallas Parkway, Suite 107, Dallas, TX 75287, stepped forth to present this request and answer any questions from the Commission.

Mr. Crowley stated that this preliminary plat was consistent with the approved Planned Development site plan and concept plan and identical to the preliminary plat previously approved by City Council, but has since expired.

Commissioner Rush asked Mr. Crowley how many lots remained in Phase I and which home builder has sold more units, Centex or Fox & Jacobs.

Mr. Crowley stated that of the 235 lots in Phase I, only 71 remained unsold and that Centex Homes has sold more units than Fox & Jacobs.

A motion was made by Commissioner Saldaña to approve Case Number 07-17, subject to revisions of the acreage and date in the title block. The motion was seconded by Commissioner Mason. The vote was as follows:

Ayes: 4- Vice-Chairman Strother and Commissioners Mason, Brooks and Saldaña.

Nays: 1- Commissioner Rush

Vice-Chairman Strother declared the motion carried.

V. Case Number 07-11 – Review and consider the Final Plat and Civil Plans of Bear Creek Ranch Phase II creating 215 residential and 12 Homeowners Association lots on 91.6-acres of land out of Abstract 1202, generally located at the southeast corner of Bear Creek and Duncanville Roads. *Requested by Jay Hersey of Ferguson-Deere, Inc.*

Steve Crowley of Spyglass Hill Investments, 17480 Dallas Parkway, Suite 107, Dallas, TX 75287, stepped forth to present this request and answer any questions from the Commission.

Mr. Crowley stated that the final plans for this project have been approved by the City engineer.

Vice-Chairman Strother asked Mr. Crowley if the Homeowners Association documents have been revised to include this phase.

Mr. Crowley stated they would be submitted for review by City staff prior to recording of the final plat.

Rod Tyler, Director of Planning, asked Mr. Crowley to keep in mind that City staff would need a week or so to review the revised documents.

A motion was made by Commissioner Brooks to approve Case Number 07-11, subject to case number and date corrections in the title block and submission to the City of Homeowners Association documents that provide for the ownership of all common properties and their perpetual maintenance. The motion was seconded by Commissioner Mason. The vote was as follows:

Ayes: 4- Vice-Chairman Strother and Commissioners Mason, Brooks and Saldaña.

Nays: 1- Commissioner Rush

Vice-Chairman Strother declared the motion carried.

VI. Case Number 07-14 – Review and consider the Site Plan of Lot 1R-A, Block 1, The Ranch at Cedar Hill showing 3 non-residential buildings totaling 13,292-sq. ft. on 1.84-acres of land out of Abstract 124, generally located southeast of U.S. Highway 67 and Wintergreen Road. *Requested by Victor Ramirez of Vardes.*

Bill Ingle, 1435 North Highway 67, Suite 100, Cedar Hill, TX 75104, stepped forth to present this request and answer any questions from the Commission.

Mr. Ingle stated that the proposed buildings in Phase II would be exactly like those in Phase I and would house a mixture of office and retail uses.

Commissioner Rush asked Mr. Ingle if there were any restaurants planned in this phase.

Mr. Ingle stated they were talking to a couple of restaurants, but at the moment there were not any definite plans for a restaurant.

Commissioner Mason commented to the applicant about the use of Hardie board on the proposed buildings.

Mr. Ingle stated yes; they were using a combination of stained Hardie board on the soffits and trim panels, as well as cedar boards and stone on the buildings, just as they did in Phase I. He further stated that all of the materials on the current facades are in excellent condition and have been virtually maintenance free.

A motion was made by Commissioner Rush to approve Case Number 07-14, as presented. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 5- Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

VII. Case Number 07-22 – Review and consider the Site Plan of 206 South Broad Street.
Requested by Dustin Ledbetter.

Dustin Ledbetter, 206 South Broad Street, Cedar Hill, 75104, stepped forth to present this request and answer any questions from the Commission.

Mr. Ledbetter stated he would like to construct a new carport and shed, replacing the existing, older structures on the property. He also stated the new carport and shed would match the appearance of the house.

Commissioner Brooks asked Mr. Ledbetter if there was a concrete slab under the existing shed.

Mr. Ledbetter stated yes; there was an existing concrete slab and it would be used under the new shed. He would also like to utilize the existing asphalt driveway for the carport.

A motion was made by Commissioner Mason to approve Case Number 07-22, subject to the following: 1) Structure is 100% compatible with exterior of the main building; 2) Finished structure height does not vary 12' in height from surrounding buildings; 3) Lap siding on side walls be horizontally installed to conform with the main structure; and 4) Placement of new structure will be 80' from street as shown on plat provided. The motion was seconded by Commissioner Rush. The vote was as follows:

Ayes: 5- Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

VIII. Staff Reports

Mr. Tyler reviewed with the Commission tentative schedules for Tree Preservation Ordinance adoption & update of the Comprehensive Plan.

IX. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:00 p.m.

Bill Strother
Vice-Chairman

Belinda L. Huff
Planning Secretary
