
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of December 3, 2007

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, December 3, 2007 at 6:00 p.m. in the Council Chambers of City Hall, 502 Cedar Street, Cedar Hill, Texas.

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

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:00 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 5, 2007 meeting

A motion was made by Vice-Chairman Rush to approve the minutes of the November 5, 2007 meeting, with three corrections. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 5 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Hamilton and Saldaña

Nays: 0

Abstentions: 2 – Commissioners Theresa Brooks and Todd Hinton.

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case Number 07-64 – CONDUCT A PUBLIC HEARING and consider a request for a **Conditional Use Permit** to operate a non-residential use (medical office) within a Old Town Residential zoning district on Lot 28 & a portion of Lot 27, Block 3, Bailey Heights Addition, more commonly known as **232 Cedar St.** *Requested by Brian Saul.*

Norman Patten of Norman Patten & Associates, 701 West Beltline Road, Cedar Hill, TX 75104
stepped forth to present this request and answer any questions from the Commission.

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

No one spoke.

Chairman Strother 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 Strother closed the public hearing for this item and opened the floor to the Commission for discussion.

Commissioner Mason asked the applicant about the plans for trash collection and the possible need for a dumpster.

Mr. Patten replied that the chiropractic operation was not a large generator of trash, and the owner will set his trash out for city provided pickup.

Commissioner Hinton asked if there would be any medical waste generated from this use.

Mr. Patten responded that a chiropractic office is not involved in any body fluid testing or procedure, and so there is not the need for that kind of waste disposal.

Vice-Chairman Rush asked about the screening buffer between the business and the residential adjacencies to the east and south.

Mr. Patten explained that there is a Photinia hedge planned which will be allowed to become a full hedge on both adjacencies.

Chairman Strother asked about irrigation for the proposed landscaping as staff has reported that not all new landscaping will be within the 100 foot pull of a hose from the hose bib shown.

Mr. Patten stated that he did not agree with that measurement and that all new plantings were within 100 feet of that hose bib.

There being no further questions, Commissioner Hinton made a motion to approve Case Number 07-64, subject to a satisfactory resolution to staff's concerns about irrigation. The motion was seconded by Vice-Chairman Rush. The vote was as follows:

Ayes: 7 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldaña, Brooks, Hinton and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

V. Case Number 07-53 - Review and consider the Site Plan of a 2,870 sq. ft. non-residential building on Lot 27, Mary H. Lovorn Addition, more commonly known as **128 Loftin St.** *Requested by Norman Patten of Norman Patten & Associates.*

Norman Patten of Norman Patten & Associates, 701 West Beltline Road, Cedar Hill, TX 75104 stepped forth to present this request and answer any questions from the Commission.

After discussion about the off- and on-street parking and the partial Photinia screening hedge proposed along the residential use adjacency, Commissioner Saldaña made a motion to approve Case Number 07-53, as submitted. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 7 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldaña, Brooks, Hinton and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

VI. Case Number 07-65 – Review and consider the Site Plan of a 11,675 sq. ft. municipal building (fire station) on **City Reserve Lot “A”, Lake Ridge Section 8**, more commonly known as 1505 Lake Ridge Parkway. *Requested by Beth Brant of BRW Architects, Inc.*

Beth Brant and Garrett Devries of BRW Architects, 3535 Travis Street, Dallas Texas 75204 stepped forth to present this request and answer any questions from the Commission.

Commissioner Hinton asked about the façade treatments that were labeled Cementeous Material. He wanted to know what the percentage of the building was masonry.

Ms. Brandt stated that the elevations were in compliance with the ordinance.

Vice-Chairman Rush asked if the side of the southeast façade above the roofline was counted in the 100% masonry requirement.

Mr. Tyler said that the area in question was not considered in that calculation as it was above the plate line of the building.

The applicant stated that it would take considerable change in the structure of the building to make that plane hold brick or stone.

Mr. Tyler added that the façade had been fully approved by the Lake Ridge Home Owners Association.

Chief Pollack addressed the Commission to explain the funding and the operation of the new Fire Station.

There being no further questions, Commissioner Hinton made a motion to approve Case Number 07-65, as submitted. The motion was seconded by Commissioner Brooks. The vote was as follows:

Ayes: 7 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldaña, Brooks, Hinton and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

VII. Staff Report

Leslie Price, City Planner, reviewed with the Commission recent submittals and upcoming agenda items.

VIII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:58 p.m.

Bill Strother
Chairman

Leslie Matlock Price
City Planner
