
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of August 4, 2015

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, August 4, 2015 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother, Commissioners: Timothy Hamilton, Michael Deeds, Adriane Martin, Gehrig Saldana and Lisa Thierry

City Staff members present: Rod Tyler, Director of Planning & Zoning, Don Gore, Senior Planner, Colby Collins, Planning Intern and Sharon Davis, Executive Secretary.

I. Call the meeting to order

Chairman Brooks 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 July 21, 2015 regular meeting

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the July 21, 2015 regular meeting. The vote was as follows:

Ayes: 6 – Chairman Brooks, Commissioners, Martin, Deeds, Hamilton, Saldana and Thierry

Abstain: Commissioner Strother

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 15-12 - Review and consider the Site Plan of an office/warehouse building on Lot 6B2-R2, Block 1, American Industrial Park, located at 1535 American Way; requested by Norman Patton on behalf of Liberty Horizon, LLC.

Don Gore, Sr. Planner delivered the staff report by stating the applicant was proposing to construct a 13,902 sq. ft. contractor's office building on 1.163 acres at 1535 American Way. He stated that Staff had reviewed the site plan and believes it complies with the city's plans, policies and ordinances; however, there were issues with the landscape plans and a drainage issue. He noted that the landscape plan that was submitted calculated the amount of landscaped area and street trees based upon the non-single family use landscaping

requirements instead of the industrial landscaping requirements. To make the plan compliant with the city's landscape standards the applicant will need to revise the plan with the correct landscape table. Due to the lack of maintenance of the JC Penny drainage facility, minimal flooding may occur on the subject property. The applicant's engineer provided the City Engineer drainage data which suggests that the subject property may be impacted by a storm event due to the design of the JC Penny detention facility. Staff recommends approval of the proposed site plan, provided the applicant revise and correct the landscape plan with the correct landscape table and the applicants engineer provide the city with a document specifying the upstream issues.

Mr. Norman Patton, 413 Cedar St. came forward as the applicant to present his request. He stated that it was found that there were some drainage issues. Currently the subject property cannot handle a major storm event and some areas of the lot that were not contained within a drainage easement were subject to flooding; however, none that would impact the proposed building. It was determined that in order to fix the drainage issue; the JC Penny's detention pond would need to be addressed, there would have to be an expansion of the culvert pipe that crosses under American Way as well as other minor issues.

Chairman Brooks asked if the problems were not fixed would the applicant walk away from the project.

Mr. Patton indicated he, didn't feel flood waters would enter the building because its floor elevation is well above natural grade due to the loading dock being 4' high. The cars in the parking lot could be affected.

Commissioner Thierry asked if JC Penny's had been contacted about the drainage issue.

Robert Woodbury, City Engineer approached and addressed the Commission. He stated he has contacted JC Penny and the property owner about maintaining their detention pond and they have agreed to meet to discuss the issue. JC Penny is supposed to keep the pond clean, per a note on the plat, but it appears not to have been properly maintained.

Mr. Woodbury indicated the next thing to do is to get with JC Penny and then talk with the design engineer what modifications are needed to the pond to make it flow according to plans.

Commissioner Deeds made a motion to recommended approval of Case 2015-12 per staff's recommendations to revise the landscape table and address the drainage issues. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother, Commissioners Deeds, Martin, Saldana, and Hamilton.

Nays: 1 – Commissioner Thierry

Chairman Brooks declared the motion carried.

The Commission adjourned and reconvened in the 2nd Floor Planning and Zoning Conference Room at 6:45 p.m.

V. Discuss Interim Zoning Plan for Downtown Properties

Rod Tyler, Planning Director, discussed with the Commission about the concept of rezoning the areas zoned Industrial District within the Historic Downtown. He distributed copies of the Old Town Zoning District standards and zoning map of the Historic Downtown for the Commission. He presented a presentation showing the Old Town District and its purpose. Also presented was Planning's proposal for two options in rezoning of the "I" Industrial District.

Option 1 would divide the area up into two districts: Old Town Residential and Local Retail. Option 2 would divide the area up into three districts: Old Town Square, Old Town Residential and Local Retail or if the Commission liked another option. Mr. Tyler also suggested extending the Uptown Overlay to include these areas.

After lengthy discussion among the entire Commission, a consensus was reached to peruse Option 2 but to change the area shown as Local Retail to Old Town Corridor and to review the text of the Old Town district for needed changes.

Mr. Tyler noted the Planning Department will review the Old Town Corridor standards to see if the Old Town Corridor Standards would be in alignment with the City Center Plan for the area. At the next meeting, staff would put a plan together showing the three proposed district changes in the Industrial area in Historic Downtown to show Old Town Square, Old Residential and Old Town Corridor and identify any areas within the Old town Zoning District text that may need to be revised.

VI. Staff Reports and Discussion Items

Staff Report was not discussed.

VII. Adjourn

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



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary