
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of April 19, 2016

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, April 19, 2016 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: Vice-Chairman Bill Strother, Commissioners: Timothy Hamilton, Michael Deeds, and Gehrig Saldana

Absent: Commissioners Adrienne Martin, Lisa Thierry, Chairman Theresa Brooks

City Staff members present: Rod Tyler, Director, Sharon Davis, Executive Secretary and Planning Assistant Colby Collins.

I. Call the meeting to order

Vice-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 March 1, 2016 regular meeting

A motion was made by Commissioner Hamilton and seconded by Commissioner Deeds to approve the minutes of the March 1, 2016 regular meeting. The vote was as follows:

Ayes: 4 – Vice-Chairman Strother, Commissioners, Hamilton, Deeds and Saldana

Nays: 0

Vice-Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 16-09 – Review and consider a request for a Re-Plat creating Lot 4R-A & 4R-B, Block C, Cedar Hill Crossing Addition, being 11.098 acres out of Abstract 711, located at 373 E. FM 1382; requested by Michael Herrera with Hermansen Land Development, Inc. on behalf of Home Depot U.S.A., Inc.

Mr. Rod Tyler, Director of Planning delivered the staff report by describing the location of the property stating the applicant was proposing to "carve out" a new lot from the existing Home Depot lot. He said Home Depot will be located on Lot 4R-A and a new restaurant is planned to the newly created Lot 4R-B. Staff has reviewed the re-plat and plans and believes it complies with the zoning district's standards and subdivision ordinances and therefore is recommending its approval.

Mr. Michael Herrera with Hermansen Land Development, 5944 Luther Lane, Ste. 725, Dallas introduced himself as representing the owner and he would be happy to answer any questions the commission may have.

The Commissioners had no comments or questions.

Commissioner Deeds made a motion to recommend approval of Case 16-09. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 4 – Vice-Chairman Strother, Commissioners, Deeds, Hamilton, and Saldana.

Nays: 0

Vice-Chairman Strother declared the motion carried.

V. Case 16-10 – Review and consider the Site Plan for a restaurant and revised Site Plan for Home Depot on Lots 4R-A & 4R-B, Block C, Cedar Hill Crossing Addition, located at 373 E. FM 1382; requested by Michael Herrera with Hermansen Land Development, Inc. on behalf of Home Depot U.S.A., Inc.

Mr. Rod Tyler, Director of Planning delivered the staff report describing the location of the property stating the plan, after replatting the property, is to build a 7,525 sq. ft. building for a restaurant. The building elevations show the use of wood on the exterior of the building and a change to the circulation through the Home Depot parking lot. He stated that the property is zoned "LR" – Local Retail which authorizes retail and restaurant uses and that the subject property has all the necessary water and waste water utilities to serve the proposed building. The LR zoning district requires a building to be 100% masonry unless an alternate material is approved by the City Council as part of the Site Plan approval. The applicant is requesting City Council waive this requirement for architectural purposes.

Mr. Michael Herrera with Hermansen Land Development, 5944 Luther Lane, Ste. 725, Dallas introduced himself as representing the owner and showed a presentation of other projects where they used grappa wood on the exterior of the building. He indicated the wood is a sustainable product that doesn't rot or decay, scratch, is fire retardant and gives a softest to the exterior of the building.

Commissioner Deeds asked what happens to the appearance of the wood being in the sun over time. Also he asked if there was to be a drive-through or take out window and the expected occupancy.

Mr. Herrera indicated the wood would turn a golden yellow which would be a uniform natural look throughout. There will be no drive-thru. The tenant has not indicated a takeout but two take out spaces have been dedicated. The occupancy for each building may be around 30-40 people so traffic flow would only be moderate. He foresees at least one of the buildings getting a liquor license; however, stated that alcohol is responsible for less than 2% of restaurant sales.

Commissioner Deeds made a motion to recommend approval of Case 16-10 allowing to use wood on the exterior of the building. The motion was seconded by Commissioner Saldana. The vote was as follows:

Ayes: 4 – Vice-Chairman Strother, Commissioners, Deeds, Hamilton, and Saldana.

Nays: 0

Vice-Chairman Strother declared the motion carried.

VI. Case 16-12 – Review and consider the Site Plan for the Hillcrest Baptist Church Building L on Lot 1-R, Block 1, Hillcrest Addition Section 1, located at 265 W, Pleasant Run Rd.; requested by Jay Childs with Dietz Engineering on behalf of Hillcrest Baptist Church.

Mr. Rod Tyler, Director of Planning delivered the staff report describing the location of the property which is located near the Straus Road entrance. The subject property will be used for classrooms. Staff recommends approval of the proposed site plan as it complies with the City's plans, policies and ordinances.

Mr. Jay Childs, Dietz Engineering, 209 E. Main, Waxahachie stated he would answer any questions the commission might have.

Commissioner Deeds asked if Building "L" would be the same as the other buildings there.

Mr. Childs indicated Bldg. "L" would be the same as Building "M" that was previously built. Mr. Childs stated that the plans show a sidewalk being built on Straus Rd.; however, it was the owner's understanding that the sidewalk would be deferred until the church built a new additional chapel and associated parking lot. Mr. Fletcher indicated there are existing sidewalks from the chapel and parking to the individual buildings.

Commissioner Deeds made a motion to recommend approval of Case 16-12 and defer the sidewalk requirement at this time. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 4 – Vice-Chairman Strother, Commissioners, Deeds, Hamilton, and Saldana.

Nays: 0

Vice-Chairman Strother declared the motion carried.

VII. Case 16-15 – Review and consider the Site Plan for the conversion of a residence into a commercial site on Tract 2, Abstract 1472, E. G. Thomas, Original Town Cedar Hill, located at 329 W. Belt Line Rd.; requested by Norman Patten with Norman Patten and Associates on behalf of Krave Yogurt and Smoothies.

Mr. Rod Tyler, Director of Planning delivered the staff report by stating the applicant wishes to convert an existing residence to a restaurant that serves primarily yogurt and smoothies. The property is zoned "OT" Old Town Corridor and is in the Uptown Overlay District. The Old Town zoning district requires all new development and conversions to receive an opinion from the Downtown Architectural Review Board as to whether the proposed improvements are consistent with the Old Town Corridor zoning district objectives. The Board met on Monday, April 18, 2016 and they recommended approval subject to the plans being revised to show a single shared driveway, extending at least 30 feet back from the front property line and that a common access easement between the two land owners be recorded.

Mr. Tyler briefed the Commission on the submitted site plan pointing out the following: (1) the addition of a new concrete parking lot; (2) the addition of a wheelchair ramp to the front door; (3) the removal of an existing mature tree to make way for the parking lot; (4) the addition of several crape myrtle trees to mitigate the loss of the existing mature tree; and (5) the relocation of the driveway to a shared driveway and approach on the eastern property line. He stated no significant exterior modifications to the building were shown with this application.

Commissioner Strother asked if there would be anything done with the screening that separates this property from the owner of the Volkswagen property.

Commissioner Deeds asked if the material on the new driveway and the existing driveway would be consistent and why they chose just crape myrtle trees to mitigate the removal of the big tree.

Norman Patten, 413 Cedar Street introduced himself as representing the owner and addressed Vice-Chairman Strother and Commissioner Deeds questions by stating the driveway to the barber shop was existing concrete and the new driveway and parking lot for the yogurt shop would be concrete as well. He stated that by combining the two driveways and eliminating the green strip the driveway will be consistent. He stated that he has talked with both owners about an agreement; however, he had not received a response from the barbershop owner as of yet. Mr. Patten stated the owner has bigger plans for this property other than a yogurt shop but had decided to lease the property for a couple years. So it would not make sense or the expense to plant new trees and then have to remove them down the road with the owner's new plans. He stated he was not sure what the owner intends to do with screening between the yogurt shop and the Volkswagen property but the owner would like to get some screening there.

Commissioner Deeds asked if the applicant had an alternative construction plan to do the driveway on their own if the driveway agreement does not go through.

Mr. Patten indicated if the barbershop owner does not agree with the agreement that the existing drive could be used but would have to be expanded and would involve a little more work but is doable. There is a power pole and a sewer and water meter in the middle of the driveway that would have to be moved which would add undue expense which is another reason to have a shared drive.

Commissioner Deeds made a motion to recommend approval of Case 16-15 subject to the plans being revised to show a single shared driveway, extending at least 30 feet from the front property line and that a common access easement between the two land owners is recorded. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 4 – Vice-Chairman Strother, Commissioners, Deeds, Hamilton, and Saldana.

Nays: 0

Vice-Chairman Strother declared the motion carried.

VIII. Staff Reports and Discussion Items

1. Staff reviewed with the Commission the current development applications that are being reviewed.

IX. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:14 pm.



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary