
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of August 16, 2016

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, August 16, 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: Chairman Theresa Brooks, Vice-Chairman Bill Strother, Commissioners: Timothy Hamilton and Lisa Thierry

Absent: Commissioners Chad McCurdy, Michael Deeds, Gehrig Saldana

City Staff members present: Rod Tyler, Director of Planning, LaShondra Stringfellow, Asst. Director of Planning 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 August 2, 2016 regular meeting

A motion was made by Commissioner Hamilton and seconded by Vice-Chairman Strother to approve the minutes of the August 2, 2016 regular meeting. The vote was as follows:

Ayes: 3 – Chairman Brooks, Vice-Chairman Strother, Commissioner Hamilton

Nays: 0

Abstain: 1 – Commissioner Thierry

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 16-21 – Review and consider a final plat and plans for the Destiny Worship Center Addition, Block A, Lot 1, located on the south side of West Parkerville Road, east of Burney Court; requested by Cannon R. Henry on behalf of Phillip R. Ward, Jr.

Ms. LaShondra Stringfellow, Asst. Director of Planning delivered the staff report. Staff finds that the final plat complies with the preliminary plat the Subdivision Regulations, and all applicable city ordinances and design standards. Staff recommends approval subject to execution and recordation of an off-site drainage easement prior to recordation of the plat. Application was deemed complete on August 10, 2016.

Mr. Cannon Henry, P. O. Box 120051, Arlington indicated this was a 5 acre tract of land and only half of the site was being developed with the church being in the front of the property.

The commission did not have any questions for the applicant.

Commissioner Hamilton made a motion to recommend approval of Case 16-21 subject to execution and recordation of an off-site drainage easement prior to recordation of the plat. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 4 – Chairman Brooks, Vice-Chairman Strother, Commissioners Thierry and Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

V. Case 16-31 – Review and consider a site plan for a church with alternative equivalent screening on the proposed Lot 1, Block A, Destiny Worship Center Addition, located on the south side of West Parkerville Road, east of Burney Court; requested by Cannon R. Henry on behalf of Phillip R. Ward, Jr.

Ms. LaShondra Stringfellow, Asst. Director of Planning delivered the staff report describing the location of the property. The 14,400 sq. ft. church will be on a 5 acre lot. The property is zoned "SF-8.5"- Single Family Residential but will have to meet the requirements of the Local Retail District. They are extending the setbacks beyond the minimum required. The applicant will provide a 50' conservation buffer as their alternative screening. There will be trees added on the west, east and south side of property in addition to a fee to meet the tree mitigation requirements. Staff finds that the site plan complies with the Zoning Ordinance, all applicable design standards and ordinances and the alternative screening is equivalent to the ordinance requirement given the additional tree plantings, location of the building on the site, and downward slope of the landscaped detention area.

Mr. Richard Holloway, 320 Cooper St., Cedar Hill indicated he would answer any questions the commission might have.

The commission asked if there was a fence between the residences and the subject property and around the detention pond.

Mr. Holloway indicated each property owner had a wooden fence between their property and the subject property. There was no fence around the detention pond due to it being gradual slope to a depth of 3 feet. The detention pond is more of a landscape pond with a small portion in the center being concrete.

Vice-Chairman Strother made a motion to recommend approval of Case 16-31 with an alternative screening of a 50' conservation buffer. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 4 – Chairman Brooks, Vice-Chairman Strother, Commissioners Thierry and Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

VI. Staff Reports and Discussion Items

1. Staff reviewed with the Commission the current development applications.

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:30 pm.



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary