
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of December 6, 2016

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, December 6, 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: Chad McCurdy, Gehrig Saldana, Lisa Thierry and Timothy Hamilton

Absent: Michael Deeds

City Staff members present: Rod Tyler, Director of Planning, LaShondra Stringfellow, Asst. Director of Planning and Sharon Davis, Executive Secretary of Planning.

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 November 15, 2016 regular meeting

A motion was made by Commissioner Hamilton and seconded by Commissioner Saldana to approve the minutes of the November 15, 2016 regular meeting. The vote was as follows:

Ayes: 5 – Chairman Brooks, Commissioners Hamilton, Saldana, Thierry and McCurdy

Abstain: 1 - Vice-Chairman Strother

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case 16-43 – Review and consider a revised preliminary plat and layout plans for The Vineyards at Bear Creek Addition, located north of Bear Creek Road, east of South Duncanville Road; requested by Jeff Edgar of Bluestone Partners, LLC on behalf of Kyle Boothe.

Ms. LaShondra Stringfellow, Assistant Director of Planning indicated the applicant is proposing a revised preliminary plat. On the southern end of the property, are some protected trees. The applicant will need to provide a tree protection plan with the submission of the final plat. On November 16, 2016, the Parks Board recommended acceptance of the dedication of 2.04

acres of land (Lot 12, Block E). The applicant dedicated the land to meet the storm drainage requirement for residential developments. The fee in lieu of land dedication and the park development fee are still due. Staff recommends approval subject to the construction plans incorporating the masonry wall across the southern property line of Lots 11, Block A and Lots 2-12, Block C.; the final plat shall have the finish floor elevations labeled; provide a tree protection plan; provide a note on the final plat that all utilities be placed underground and provide a copy of the Covenants, Conditions and Restrictions for the HOA lots including a restriction that the HOA lots cannot be transferred or conveyed without acknowledgement by the city.

Mr. Jeff Edgar, Bluestone Partners, 4708 N. FM 1417, Sherman indicated he would answer any questions the Commission might have.

Commissioner McCurdy suggested to the applicant to make sure the applicant has governing documents to make it viable for the HOA to govern the community going forward and the ability to raise the assessment as the overall increase. Commissioner McCurdy asked what the future expansion of the adjacent property would be.

Mr. Edgar indicated the property is there for whoever wants to build next to them.

Commissioner McCurdy made a motion to recommend approval of Case 16-43 subject to the following conditions: the construction plans shall incorporate the masonry wall across the southern property line of Lots 11, Block A and Lots 2-12, Block C.; the final plat shall have the finish floor elevations labeled; provide a tree protection plan, which shall include a survey of existing trees and proposed mitigation, with the final plat; provide a note that all utilities shall be placed underground and providing a copy of the Covenants, Conditions and Restrictions for the HOA lots including a restriction that the HOA lots cannot be transferred or conveyed without acknowledgement by the city. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother, Commissioners Thierry, Saldana, McCurdy and Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

V. Case 16-45 – Review and consider a site plan with alternative screening for a 20,500 square foot building on Lot 9AR of the High Meadows Industrial Park Addition located between High Meadows Way and Edgefield Way, south of Mt. Lebanon Road with the approximate address being 1427 High Meadows Way; requested by Norman Patten on behalf of Justin Schaefer for Centralized Production.

Ms. LaShondra Stringfellow, Assistant Director of Planning indicated the applicant is proposing to build a 20,500 sq. ft. structure for light manufacturing (assembly products) with potential expansion for 22,500 sq. ft. in two additional structures on 3.22 acres. The applicant also requests to screen the loading docks with a living screen (cedar trees) as opposed to a six foot tall masonry wall. There is also a detention pond, but Public Works felt it would not be

necessary to fence due to the depth and no surrounding residential property. Staff finds that the site plan complies with all applicable ordinances and design standards. Staff recommends approval with the recommendation for a living screen to be a comparable substitution to the masonry wall.

Commissioner McCurdy asked why there was no berm on the property to screen the loading docks.

Mr. Norman Patten, 413 Cedar St. indicated that there is an elevation difference from Edgefield Way to the ground level at the loading dock of about 8 ft. If there was a berm, it would increase the elevation. The overhead door is at ground level and screening is also provided. The detention pond would not be seen from the road. So, the applicant didn't feel screening would be needed.

Chairman Brooks asked how far in the future the applicant is anticipating the expansion of the two additional structures.

Mr. Patten indicated the applicant is looking to expand within the next five years. The structures would be mainly warehouses for storage with no loading docks.

Vice-Chairman Strother made a motion to recommend approval of Case 16-45 with the substitution of the masonry wall with a living screen. The motion was seconded by Commissioner McCurdy. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother, Commissioners Thierry, Saldana, McCurdy and Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

VI. Case 16-46 - Conduct a public hearing, review and consider a replat creating Lots 3R-B1A and 3R-B1B, Block A of the Cedar Hill Town Center Addition, located northeast of Clancy Nolan Drive between Uptown Boulevard and North Clark Road; requested by Cody Risinger on behalf of Shawn Trainum.

Ms. LaShondra Stringfellow, Assistant Director of Planning indicated this is an existing platted lot being subdivided into two lots. Lot 3R-B1B is being divided as one lot for which there is a proposal for a restaurant (Hooters). Lot 3R-B1A is where the Fairfield Inn will be located. There is an access easement that will go from Uptown Blvd. to North Clark Road so there will be access to both streets. Also, there will be a pedestrian easement that will go along that driveway with a raised sidewalk to make it more pedestrian friendly. There is an off-site water and drainage easement that connects with the adjoining property. These will need to be executed prior to the plat being recorded. Staff finds that the replat complies with all applicable ordinances and design standards. Staff recommends approval with the condition that the instrument numbers for the 20 ft. water easement and 15 ft. drainage easement with the adjoining property to the south be labeled on the plat prior to recording.

Chairman Brooks asked what is being done with the lots if Lot 3R-B1B is subdivided in the future.

Ms. Stringfellow indicated staff was concerned if there would be enough space to build on the lot to the north of the access easement. There is nothing in the zoning ordinance indicating a minimum lot size for retail. Staff would have to use their best judgement with the current codes.

Commissioner asked if there was an ordinance on the required parking.

Ms. Stringfellow indicated there could be a shared agreement with the restaurant.

Mr. Cody Risinger, Pacheco Koch, 7557 Rambler Rd., Ste. 1400, Dallas indicated he would answer any questions the Commission might have.

The Commission did not have any questions for the applicant.

Commissioner Hamilton made a motion to recommend approval of Case 16-46 subject to the following condition that the instrument numbers for the 20-foot water easement and 15-foot drainage easement with the adjoining property to the south be labeled on the plat prior to recording. The motion was seconded by Commissioner Saldana. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother, Commissioners Thierry, Saldana, McCurdy and Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

VII. Staff Reports and Discussion Items

1. Ms. Stringfellow informed the Commission of the current development applications.

The Commission moved to the Planning and Zoning Conference Room for further discussion on staff report and discussion items by Mr. Rod Tyler at 6:44 pm.

VIII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:46 pm.



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary
