
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of January 17, 2017

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, January 17, 2017 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, Michael Deeds, and Timothy Hamilton

Absent: Commissioner Lisa Thierry

City Staff members present: LaShondra Stringfellow, Asst. Director of Planning, Dana Woods, Planner 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 December 20, 2016 regular meeting

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the December 20, 2016 regular meeting. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case 16-04 – Remove from the table, Conduct a public hearing, and consider an application for a change in zoning from "LR" – Local Retail District within the Uptown Overlay to "PD" – Planned Development District for multiple-family residential (apartment) uses with removal of the Uptown Overlay on property located on the north and south sides of Pioneer Trail between Cedar Hill Road and Uptown Boulevard with the approximate address being 600 North Cedar Hill Road; requested by Brad Copeland on behalf of Crawford Fain Driggs, LLC.

Ms. LaShondra Stringfellow, Assistant Director of Planning asked the Commissioners to remove this item from the table for the purpose of discussion.

Commissioner McCurdy made a motion to remove this item from the table. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

Ms. Stringfellow noted that in the Commission packet was a letter from the applicant requesting to table this item until the February 21st P&Z meeting. She gave a brief presentation and indicated that staff's recommendation was for denial because the application was inconsistent with the City Center Development Plan and the Master Parks Plan.

Mr. Mark Lish, Lish Law Firm, 407 N. Cedar Ridge, Ste. 215, Duncanville indicated that he is representing the property owner. He stated that the applicant has asked the Commission to postpone the application until February 21st to allow the applicant more time to work with staff to modify their application to comply with the staff's requests.

Chairman Brooks opened the public hearing for anyone wishing to speak in support or opposition of this request.

The following residents spoke in opposition of the case:

Wes Pool 611 E. Belt Line	Charles & Nettie Johnson 710 Sherwood Ct.	Linda Wood 700 Sherwood Ct.
Carl Marsh 447 McKinley St.	Andre and Debra Vation 704 Sherwood Ct.	Larry and Teresa Sengbush 904 Pebblestone Ct.
Howard and Essie McCartney 903 Pebblestone Ct.	Steve Zehnder 417 Daniel Ln.	Richard Driskill 712 Sleepy Hollow
Judy Werner 907 Sleepy Hollow	Devilen Jones 506 Meadow Ridge Dr.	Barbara Harrison 424 Northwood Tr.
Sallie Stephens 706 Sleepy Hollow	Alan Peters 329 Bryant Ln.	Amie Burden 706 Sherwood Ct.
David Hall 721 Sherwood Ct.	Malvin Johnson 1119 Mobley Rd.	Lisa Perdue 803 Cobblestone Ct.

Carolyn Mitschke 711 W. Hendricks St.	Kim Rimmer 603 Lemons Dr.	Tom and Kay Myers 715 Sleepy Hollow Dr.
Tom Harris 903 Sleepy Hollow Dr.	Shaneda Cleveland 365 Uptown Blvd., # 7301	Feliz Gonzales 731 Sleepy Hollow
Jody Martinez 711 Sleepy Hollow	John Kennedy 900 Forest Hill Ct.	Jim and Debbie Wright 802 Katherine Ct.
Joe Flores 1536 Straus	Pamela Prince 2110 Holly Ridge Ct.	Jean Jones 506 Meadow Ridge
Keith Lavalais 710 Sleep Hollow Dr.	Brian Homoleski 1502 Cumberland Dr.	

Chairman Brooks asked the Commission if they wanted to close the public hearing or keep it open. The public hearing was closed and the floor was opened for discussion amongst the Commissioners. The applicant and the property owner were not present for follow-up questions.

Chairman Brooks said that the request was not consistent with the City Center Plan. However, she indicated that apartments "would not be the undoing of this community".

Ms. Stringfellow informed the Commissioners that if they deny the application, that they indicate whether it is with prejudice or without prejudice. She explained that if it is denied with prejudice, another application for multiple-family uses could not be submitted for a year unless the applicant appeals the decision to the City Council.

Commissioner Deeds asked staff if there had been any progress from the applicant in their application process.

Ms. Stringfellow indicated that a meeting was held. However, staff hasn't received any changes to the application.

Commissioner Deeds made a motion to recommend denial with prejudice of Case 16-04. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 5 – Vice-Chairman Strother, Commissioners Saldana, McCurdy, Deeds and Hamilton

Nays: 1 – Chairman Brooks

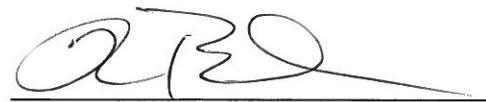
Chairman Brooks declared the motion carried.

V. Staff Reports and Discussion Items

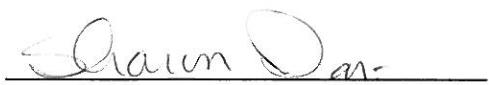
1. Ms. Stringfellow informed the Commission of the current development applications.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 8:41 pm.



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary