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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of May 1, 2018**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, May 1, 2018 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 Chad McCurdy, Vice-Chairman Theresa Brooks, and Commissioners: Michael Deeds, Michael Lewis, Timothy Hamilton, and Lisa Thierry

Absent: Commissioner Bill Strother

City Staff members present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Dana Woods; Parks and Recreation Executive Secretary, Katie Cenicola

**I. Call the Meeting to Order.**

Chairman McCurdy called the meeting to order at 6:01 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 20, 2018 regular meeting.**

A motion was made by Commissioner Deeds and seconded by Commissioner Lewis to approve the minutes of the March 20, 2018 regular meeting. The vote was as follows:

Ayes: 5 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Deeds, Hamilton, Thierry and Lewis

Nays: None

Abstentions: Timothy Hamilton [absent from meeting on March 20, 2018]

Chairman McCurdy declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Regular Agenda Item:**

1. **Case No. 66-2018** – Consider an application for an alternative exterior building material on property zoned Planned Development District No. 00-19 [Lake Ridge], generally located south of Prairie View Boulevard with the approximate address being 2428 Waterstone Drive. Applicant and Property Owner: David Miner

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Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends approval.

Chairman McCurdy asked if the applicant was present and they were not.

Vice-Chairman Brooks asked staff if we are not handling this as a variance to the zoning ordinance due to a change in interpretation.

Ms. Stringfellow indicated that was correct. As staff looked at the ordinance, they realized this case could go to the Planning and Zoning Commission rather than the Board of Adjustments.

Vice-Chairman Brooks made a motion to approve the alternate building material.

The motion was seconded by Commissioner Thierry.

The vote was as follows:

Ayes: 6 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, Hamilton, Deeds, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

2. **Case No. SP-53-2018** – Consider an application for a site plan on property zoned "LR" (Local Retail District), located on the south side of East Belt Line Road, east of South Clark Road with the approximate address being 2 Clark Road. Applicant: Randy Gaubert; Property Owner: Emilio Lopez.

Planner, Dana Woods, briefed the Commission on the request. She indicated that staff recommends approval subject to the condition of amendment and execution of the detention pond maintenance agreement.

Commissioner Lewis asked for some clarification about the tree mitigation and where the numbers come from and if the land was surveyed.

Ms. Woods indicated that those numbers are coming from the eight inches and larger trees that are protected and every tree was surveyed on the site. When one tree is taken out, you have to replace it with twice the caliper inches.

Commissioner Lewis asked about ordinance 13-50 and ordinance 13-75.

Ms. Stringfellow indicated that there was a recodification of the tree preservation ordinance. On the code of ordinances it is labeled as 13-75, however, when the tree preservation ordinance was initially adopted it was 13-50.

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Commissioner Deeds asked if the pathways on Clark and Beltline will be connected up to the adjacent business, or rather will it allow for flow of traffic between the two streets.

Ms. Woods indicated that this site plan will allow a connection to the adjacent business and flow of traffic.

Chairman McCurdy asked the applicant to address the Commission.

They did not have any additional comments.

Commissioner Deeds asked staff if the land was currently being graded.

Ms. Stringfellow indicated that the applicant has a grading permit, but does not have a building permit at this time.

Commissioner Deed made a motion to approve the site plan.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 6 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, Hamilton, Deeds, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

3. **Case No. SP-63-2018** – Consider an application for a site plan on property zoned “IP” (Industrial Park District), located at the northwest corner of Edens Way and High Meadows Way with the approximate address being 1445 High Meadows Way. *Applicant: Bob Koethe; Property Owner: KRK Holdings*

Director, LaShondra Stringfellow briefed the Commission on the request. She indicated that staff recommends approval.

The applicant was not present.

Commissioner Deeds wanted clarification that there had been no changes to the site plan since the previous approval.

Ms. Stringfellow indicated that there have been no changes.

Commissioner Hamilton wanted clarification that there had been no changes to the City's plan or codes.

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Ms. Stringfellow indicated that there have been no changes to our codes that would impact this site.

Commissioner Lewis made a motion to approve the site plan.

The motion was seconded by Commissioner Thierry.

The vote was as follows:

Ayes: 6 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, Hamilton, Deeds, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

**4. Discuss architectural standards for non-residential development.**

Ms. Stringfellow discussed architectural standards in the city for non-residential development. She indicated that staff is looking for feedback from the commission on how they want to approach architectural standards for non-residential and possibly residential development.

Commissioner Deeds wants to see the buildings in the City have character and be more attractive. He indicated we need to address how to make building that would be made nonconforming come into compliance over time. He also mentioned that landscaping is a great way to make those changes as well.

Commissioner Lewis would like to see what the architectural standards are and if those standards align with the direction we want to go. He wants to know what trade-offs there may be.

Commissioner Thierry stated that there should be a difference between industrial and residential standards. She also expressed concerns that imposing architectural standards might turn off developers and businesses coming into Cedar Hill. She wants to make sure we are still attracting businesses to come in on the industrial side.

Vice-Chairman Brooks thinks there should be heightened industrial regulations because industrial businesses are not just at the industrial park but also throughout the City, and especially visible along Highway 67. She wants there to be diversity in architecture and Cedar Hill to be seen as pretty.

Commissioner Hamilton stated that Cedar Hill is a prime location with green space. He does not want that to be diminished and have everything look the same.

Commissioner Deeds noted that Cedar Hill is not flat, which makes line of sight very important. We don't want that to go away.

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Chairman McCurdy wants to know what types of masonry we will accept and how compliance will work with other buildings. He also stated that neighborhood services buildings should complement the neighborhoods that they are located by.

Ms. Stringfellow thanked the Commission for their thoughts and discussion. She indicated staff would bring potential changes for the Commission to discuss at the next meeting.

#### **V. Staff Reports**

1. Ms. Stringfellow informed the Commission of the current development applications.
2. Ms. Stringfellow informed the Commission on upcoming meeting dates.

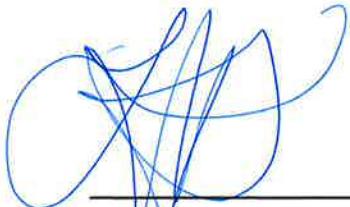
Maria Peña introduced herself to the Commission.

#### **VI. Adjourn**

A motion to adjourn was made by Commissioner Deeds.

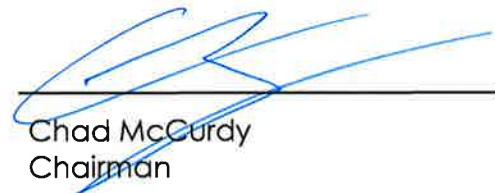
The motion was seconded by Commissioner Brooks.

The meeting adjourned at 7:30 pm.



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LaShondra Stringfellow  
Planning Director



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Chad McCurdy  
Chairman

