
**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of February 3, 2009**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, February 3, 2009 at 6:00 p.m. in the Turk Cannady/Cedar Hill Room, 285 Uptown Blvd. Building 100, Cedar Hill, Texas.

Present: Chairman Bill Strother, Vice-Chairman David Rush and Commissioners Theresa Brooks, Todd Hinton, Steve Mason and Gehrig Saldaña.

Absent: Tim Hamilton

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:02 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 January 6, 2009 regular meeting

A motion was made by Vice-Chairman Rush to table consideration of the January 6, 2009 minutes to the next meeting. The motion was seconded by Commissioner Hinton. The vote was as follows:

Ayes: 5 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Hinton and Saldana.

Nays: 0

Abstention: 1-Commissioner Mason

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 08-22 – Review and consider the Re-Plat of Lot 2R, Block 1of The First Baptist Church Addition and Lots 1 & 8 and the remainder of Lots 2, 3 & 7 all in Block 1 of the Original Town Addition **INTO** Lot 2R-2, Block 1, First Baptist Church of Cedar Hill Addition, being 1.728-acres of land out of Abstract 881, generally located at the northwest corner of Main Street and Cedar Street. *Requested by Michael Cox Surveying.*

Scott Blair, Pastor of First Baptist Church, 602 West Beltline Road, Cedar Hill, TX 75104, stepped forth to present this request and answer any questions.

Commissioner Brooks asked Mr. Blair if he was aware of Staff's comment regarding the addition of a signature block on the plat for the P&Z Chairman.

Mr. Blair stated he was unaware of the comment but he would address it accordingly.

Commissioner Hinton made a motion to approve Case Number 08-22, with the addition of a signature block for the P&Z Chairman. The motion was seconded by Commissioner Mason.

The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Hinton, Mason and Saldana.

Nays: 0

Chairman Strother declared the motion carried.

V. Staff Reports and Discussion

1. Discussion regarding Downtown Plan.

A presentation was made by Vice-Chairman Rush on a proposed downtown transit oriented development (TOD) plan for Cedar Hill. He stated that hopefully the Commission can move on the development of a TOD plan soon, as other cities are already in the process of developing TOD plans and we don't want to be too far behind.

Vice-Chairman Rush's presentation included:

- Definition of a TOD
- Map to illustrate what a TOD district might look like
- Pictures of the West Village & the Woodlands TODs
- Discussion on financing a TOD and presented options such as a Public Improvement District (PID) or Tax Increment Financing (TIF)
- Aerial map of the Old Town area, calling out certain existing land uses in the area

Vice-Chairman Rush concluded by stating in his opinion, the TOD should be located in the Downtown area.

Mr. Tyler asked the Commission if they had any thoughts on Vice-Chairman Rush's presentation.

Commissioner Mason thanked Vice-Chairman Rush for his presentation. He stated that he liked the look of the West Village and Woodlands development; and would be willing to work with Staff on a similar plan for Cedar Hill. Additionally, he stated that he doesn't believe Cedar Hill is ready for rail stops, a Mockingbird Station type development, actually thinks more mixed use, retail, high density residential is better for now.

Vice-Chairman Rush stated he didn't feel that a high percentage of retail would be supported in the downtown area.

Commissioner Hinton agreed with Vice-Chairman Rush.

Commissioner Mason stated he'd also like to see office space in the downtown area.

Mr. Gore asked if the TOD would encompass primarily a retail center.

Vice-Chairman Rush countered with his vision of a [downtown] TOD as primarily residential, with complimentary retail.

Commissioner Brooks, wanting clarification, asked if Cedar Hill is still planning on a rail station.

Vice-Chairman Rush stated that Denton County is working on a rail line that extends through Carrollton and it should be completed in a couple of years. Midlothian and Duncanville are also working on transit plans and if we don't start thinking and planning on a [transit] plan for Cedar Hill, we may be left without a say in the formation of a regional plan.

Commissioner Mason stated that he wasn't opposed to a transit plan, he merely questioned if the timing was right.

In wrapping up this discussion, Mr. Tyler thanked the Commission for their input and stated they are on the right track.

2. Discussion on 2008 Comprehensive Plan Implementation

To recap, City Planner Don Gore stated that over the last few meetings, the Commission has been in the process of organizing a work plan based on the priorities identified in the Comprehensive Plan. Mr. Gore stated that the handout in tonight's packet illustrated the categorization of major headings and asked the Commission if this accurately reflected their intent.

Commissioner Mason stated he recalled at the last meeting there had been something mentioned about getting feedback from City Council or other entities and asked if that had been done.

Mr. Gore stated no, the City Council would not be involved at this preliminary stage.

In the interest of moving forward, Vice-Chairman Rush reminded the Commission that the order or groupings could be changed at a later date.

Mr. Gore stated yes, as we move along in the process things can be changed or some of the priorities can shift. The purpose of tonight's discussion is to just ensure the priorities are in the appropriate categories.

The Commission reviewed and discussed the various objectives and offered feedback for staff.

Commissioner Hinton expressed some reservations about the wording in the Transit Oriented Development (TOD) category. He felt the word *support* implied a “blank check” mentality; that the City is in support of any and all proposals for a TOD and suggested to staff a revision [to the wording] may be needed. He proposed *consider* instead of *support*.

Commissioner Mason agreed with Commissioner Hinton that the wording needs to be more generic.

Vice-Chairman Rush stated that at this time staff is asking the Commission to simply categorize the goals and objectives and that any changes in wording is something that can be discussed at a later date. And just for future reference, he asked staff how the Commission would go about changing some of the wording in the Comprehensive Plan.

Mr. Tyler stated that any wording changes would require an ordinance amendment.

There was some further discussion amongst the Commission on the grouping of each objective under a particular heading.

Mr. Gore thanked the Commission for their patience. He stated that he understood this was a lot of information to process but stressed it was necessary in developing a work-plan to tackle the various implementation strategies. He added that at the next P&Z meeting, they will begin the process of prioritizing the objectives and asked the Commission to have their preliminary rankings [of the objectives] ready for discussion.

Commissioner Hinton asked Mr. Gore to make the changes suggested tonight and email the Commission a revised document.

3. Recent Submittals

Since this item was addressed during the briefing session, Mr. Tyler briefed the Commission on the Mayor’s formation of a Gas Well Steering Committee.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:33 p.m.

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary
