

**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of August 20, 2007**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, August 20, 2007 at 6:00 p.m. in the Council Chambers of City Hall, 502 Cedar Street, Cedar Hill, Texas.

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

Absent: Commissioner Stephen Mason.

I. Call the meeting to order

Vice-Chairman Strother called the meeting to order at 6:12 p.m., declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

Secretary's note: The meeting was delayed due to the late arrival of Vice-Chairman Strother.

II. Approve the minutes of the August 6, 2007 meeting

A motion was made by Commissioner Brooks to approve the minutes of the August 6, 2007 meeting with one correction. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Vice-Chairman Strother and Commissioners Rush, Brooks, Hamilton, Hinton and Saldaña

Nays: 0

Vice-Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case Number 07-34 – CONDUCT A PUBLIC HEARING and consider a request for approval of a **PD Development Plan for Stonehill Addition**, being 156.81-acres of land out of Abstract 1122, generally located at the northwest corner of Cockrell Hill Road and Bear Creek Road. *Requested by William Parsons of Spyglass Hill GP, LLC.*

William Parsons, 17480 Dallas Parkway, Suite 105, Dallas, TX 75287, stepped forth to present this request and answer any questions from the Commission.

Mr. Parsons stated that this request for approval of a PD site plan was virtually identical to their approved concept plan, with the exception of the rear yard requirement. Mr. Parsons stated they would like to reduce the minimum rear yard requirement from 25 ft. to 15 ft. in order to accommodate the construction of larger homes with three car garages.

Vice-Chairman Strother opened the floor for anyone wishing to speak in favor of this request.

No one spoke.

Vice-Chairman Strother closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition to this request.

1. Barbara Dubois, 1470 Bear Creek Road, Cedar Hill, TX 75104

Ms. Dubois stated that she was opposed to this request for smaller rear yards because it would mean less green area and trees. She also stated she didn't see how this request could be granted under the City's recently adopted a Tree Preservation ordinance.

2. William Fears, 1807 Bear Creek Road, Cedar Hill, TX 75104

Mr. Fears stated that he wasn't really opposed to this request, he merely wanted to know if there would be any changes to the proposed park area that abuts his property.

3. Maurice Dubois, 1470 Bear Creek Road, Cedar Hill, TX 75104

Mr. Dubois stated that he was opposed to any reduction of rear yards for this development. He stated there should also be a requirement for the builder to plant a minimum number of trees on each lot. He too questioned how this request complies with the City's recently adopted Tree Preservation ordinance.

Vice-Chairman Strother closed the public hearing for this item and opened the floor to the Commission for discussion.

Mr. Parsons stated, in response to Mr. Fears comment, that with the first phase of development, park area and right-of-way would be dedicated to the City, and that the Parks Department would handle installation of any improvements on the designated park site.

As to the issue of trees, Mr. Parsons stated there would be an estimated 700 four inch caliper trees planted throughout the Stonehill development, similar to what was done with the Bear Creek Ranch Addition, and 100 or so of those trees would be planted along the entry-way and right-of-way on Cockrell Hill Road.

In an effort to further clarify the intent of his request, Mr. Parsons stated that they would not exceed the maximum lot coverage specified in the SF-10 zoning district standards. He went on to state that they felt with the flexibility of a larger building pad site, they could entice builders to construct homes

with more interesting architecture, in addition to constructing homes with 3 car garages. Also, homes with 3 car garages would also further enhance the look of the neighborhood by removing one more vehicle from the street or from the driveway.

Commissioner Rush asked Staff about parkland dedication relative to this project.

Rod Tyler, Director of Planning, stated this requirement could be satisfied with a monetary dedication, a land dedication, or a combination of the two.

Commissioner Rush asked Mr. Parsons if there would be trees planted on the individual lots.

Mr. Parsons stated that yes, there would be 1 or 2 trees, along with foundation plantings, on each lot.

Commissioner Brooks stated she liked the idea of homes with 3 car garages and a little more living area.

Commissioner Hamilton commented that Cedar Hill currently does not have that many homes with 3 car garages.

Commissioner Saldaña asked Mr. Parsons how many homes with 3 car garages did they anticipate to construct.

Mr. Parsons stated the exact number of homes constructed with three car garages really depended on market conditions.

There was some brief discussion amongst the Commission on the possible need of specifying an exact number, or percentage, of homes that are to be constructed with 3 car garages.

It was ultimately determined that no compelling reason existed on setting a particular number or percentage requirement.

A motion was made by Commissioner Hinton to approve Case Number 07-34, as presented. The motion was seconded by Commissioner Rush. The vote was as follows:

Ayes: 4 – Vice-Chairman Strother and Commissioners Rush, Brooks, and Hinton.

Nays: 2-Commissioner Hamilton and Saldaña.

Vice-Chairman Strother declared the motion carried.

V. Case Number 06-46 – REMOVE FROM TABLE and consider the Preliminary Plat and Plans of Lots 1 & 2, Blk A, Uke Addition creating 2 non-residential lots on 5.1322-acres of land out of Abstract 711, generally located northeast of East Beltline Road and North Clark Road. *Requested by Rankin Eqwu of ADI Engineering, Inc.*

A motion was made by Commissioner Brooks to remove this item from the table. The motion was seconded by Commissioner Rush. The vote was as follows:

Ayes: 6 – Vice-Chairman Strother and Commissioners Rush, Brooks, Hamilton, Hinton and Saldaña

Nays: 0

Vice-Chairman Strother declared the motion carried.

Don Anyanwu of ADI Engineering, Inc., 8035 East R. L. Thornton Fwy Suite 605, Dallas TX. 75228, stepped forth to present this request and answer any questions from the Commission.

Mr. Anyanwu stated that they have submitted all the documents required by the City and he requests approval of this project. He stated his client intended to build a shopping center on this property.

Commissioner Rush asked Mr. Anyanwu if there were plans to connect the parking lot for this development with the existing shopping center to the west.

Mr. Anyanwu stated there would a cross access easement adjoining the two parking lots.

Commissioner Rush asked the applicant if there were any plans for the unpaved lot shown on the plat.

Mr. Anyanwu stated the unpaved lot was for future use.

Commissioner Brooks, observing the grade difference between this site and the church to the east, asked Mr. Anyanwu how they proposed to prevent or contain storm-water run off.

Mr. Anyanwu stated that they have adequately addressed any storm-water runoff issues with the construction of a retaining wall between this site and the church and also with the proposed grassy detention area to the north.

A motion was made by Commissioner Brooks to approve Case Number 06-46, as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Vice-Chairman Strother and Commissioners Rush, Brooks, Hamilton, Hinton and Saldaña

Nays: 0

Vice-Chairman Strother declared the motion carried.

VI. Case Number 07-27 – REMOVE FROM TABLE and consider the Preliminary Plat and Plans of Lot 1, Block A, Performing Arts Academy Addition creating 1 non-residential lot on 0.6682-acres of land out of Abstract 1472, more commonly known as 205 West Beltline Road. *Requested by Norman Patten of Norman Patten & Associates.*

A motion was made by Commissioner Rush to remove this item from the table. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Vice-Chairman Strother and Commissioners Rush, Brooks, Hamilton, Hinton and Saldaña

Nays: 0

Vice-Chairman Strother declared the motion carried.

Norman Patten of Norman Patten and Associates, 701 West Beltline Road, Cedar Hill, TX 75104, stepped forth to present this request and answer any questions from the Commission.

Mr. Patten stated there was an existing building on this site, currently used as a daycare. The property owner would like to construct an additional building behind the existing parking lot area.

Vice-Chairman Strother commented to Mr. Patten that in Staff's report there was mention of a drainage issue.

Mr. Patten stated that he was currently working with the City Engineer on the addressing the drainage issue. He stated that this has been a difficult process because this site is in an older part of town, and most of the lots aren't large enough to allow for drainage easements or detention areas which would be typical solutions for drainage concerns. As a compromise, Mr. Patten stated that on their final grading plan, they will show calculations supporting water draining from the property at the current flow rate.

Commissioner Brooks asked Mr. Patten if the addition would be connected to the existing building.

Mr. Patten stated no, the addition will be a completely separate structure.

Commissioner Rush asked how would the traffic circulate through the driveway.

Mr. Patten stated that his client is still working on the traffic circulation pattern, but feels that a designated one way entrance and exit would be the best solution.

Commissioner Brooks commented on the apparent sharp turning radiuses shown on the plans.

Mr. Patten said the copy that the Commission had in their packet was an older version, the newer plans show a smoother turning radius.

A motion was made by Commissioner Brooks to approve Case Number 07-27, subject to the applicant providing a drainage plan that effectively addresses storm-water drainage prior to the submission of a final plat. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 6 – Vice-Chairman Strother and Commissioners Rush, Brooks, Hamilton, Hinton and Saldaña

Nays: 0

Vice-Chairman Strother declared the motion carried.

VII. Discussion regarding proposed amendments to the City of Cedar Hill Zoning Ord #2001-64, as amended.

At the request of Staff, this item was postponed until the next P&Z meeting.

VIII. Election of Officers

Commissioner Rush nominated Bill Strother as Chairman of the Planning & Zoning Commission. Commissioner Brooks seconded that nomination. Seeing that there were no additional nominees, Commissioner Rush made a motion to close the nominations.

A motion was made by Commissioner Hinton to elect Bill Strother as Chairman of the Planning & Zoning Commission. The vote was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 5 – Commissioners Rush, Brooks, Hamilton, Hinton and Saldaña

Nays: 0

Abstention: 1-Vice-Chairman Strother

Vice-Chairman Strother declared the motion carried.

Commissioner Saldaña nominated David Rush as Vice-Chairman of the Planning & Zoning Commission. Commissioner Brooks seconded that nomination. Seeing that there were no additional nominees, Commissioner Hinton made a motion to close the nominations.

A motion was made by Commissioner Hamilton to elect David Rush as Vice-Chairman of the Planning & Zoning Commission. The vote was seconded by Commissioner Brooks. The vote was as follows:

Ayes: 5 – Chairman Strother and Commissioners Brooks, Hamilton, Hinton and Saldaña

Nays: 0

Abstention: 1- Commissioner Rush

Chairman Strother declared the motion carried.

IX. Staff Report

This item was discussed during the briefing session.

X. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:01 p.m.

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary
