
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of September 15, 2015

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, September 15, 2015 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: Timothy Hamilton, Michael Deeds, Adriane Martin, Lisa Thierry and Gehrig Saldana

City Staff members present: Don Gore, Senior Planner, Colby Collins, Planning Intern and Sharon Davis, Executive Secretary.

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 August 18, 2015 regular meeting

A motion was made by Commissioner Hamilton and seconded by Commissioner Saldana to approve the minutes of the August 18, 2015 regular meeting. The vote was as follows:

Ayes: 7 – Chairman Brooks, Vice-Chairman Strother, Commissioners, Martin, Deeds, Hamilton, Thierry and Saldana

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 15-22 – Review and consider the Preliminary Plat and Layout Plans for the Vineyards at Bear Creek Addition, showing 68 residential lots, and 3 common areas being 30.21 acres out of Abstract 1122, located at the north side of Bear Creek Road and Ranch View Road; *requested by Tom Slowbe on behalf of Sphere-Realty.*

Mr. Don Gore, Sr. Planner delivered the staff report by stating there is a creek that runs along the back side of the property which is in the flood plain zone. The applicant is responsible in doing a study between the preliminary plat and the final plat to show the limits and capacity of the creek. The Road Subdivision Ordinance requires two points of access. Because of the creek, this will be difficult but the applicant will provide a future access at the far northwest corner of the property. The Sewer Master Plan shows a 21" sewer connection to the east of

the property to tap into. Currently, the plans show a 12" sewer line and applicant will upsize this to meet that requirement. The Subdivision Regulations requires any rear yard that backs up to a roadway requires a screening wall. The applicant has provided a 6' masonry wall. The Master Park Plans shows the trail between Duncanville Road and the eastern property line of Cedar Hill to be a 12' hike and bike trail along Little Creek. The applicant will dedicate the extra parcel to the city to build this trail. The Thoroughfare Plan shows the subject property to possibly be impacted by Loop 9. The applicant has reserved 150' along Bear Creek Roadway for this. Staff recommends approval.

Mr. Chuck Stark, Barron, Stark & Swift Consulting Engineers, 6221 SW Blvd., Ft. Worth came forward and indicated that the issues presented will be resolved and would answer any questions the Commission may have.

Commissioner Hamilton asked the applicant if they will be doing a drainage study.

Chairman Brooks asked if the applicant had an issue with upgrading the 12" sewer line to a 21" sewer line.

Vice-Chairman Strother was concerned about there only being one way and one way out of the subdivision.

Mr. Stark addressed these issues stating his company will do the drainage study and they had no issue upgrading the sewer line. As far as the one way out and one way in, this is usually the case when the first subdivision goes in.

Commissioner Deeds made a motion to recommend approval of Case 15-22. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 7 – Chairman Brooks, Vice-Chairman Strother, Commissioners Deeds, Martin, Hamilton, Thierry and Saldana.

Nays: 0

Chairman Brooks declared the motion carried unanimously.

V. Interim Zoning Plan for Downtown Properties Briefing

Don Gore, Sr. Planner indicated that City Council was briefed on this issue and had no major issues just were concerned with the process. City Council said to go forward but wanted some community engagement from the property and stakeholders. Staff has set up a meeting on October 8 for the property and stakeholders to attend. Then another meeting will be scheduled for one on one with the individual property owners and stakeholders to discuss any particular issues they may have. Staff would like the Commission to attend as there may be questions for them.

VI. Staff Reports and Discussion Items

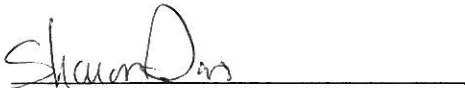
1. Recent Submittals

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:22 pm.



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary
