
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of March 5, 2013

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, March 5, 2013 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Planning & Zoning Commissioners present: Chairman Theresa Brooks and Commissioners: Stephanie Freeman, Gehrig Saldana, Tim Hamilton, Michael Deeds and Lisa Thierry.

Planning & Zoning Commissioners absent: Vice-Chairman Bill Strother

City Staff members present: Rod Tyler, Director of Planning, Don Gore, Planner and Belinda Huff, Development Services Coordinator.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:04 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 February 19, 2013 regular meeting

A motion was made by Commissioner Deeds to approve the February 19, 2013 regular meeting minutes. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6– Chairman Brooks and Commissioners Thierry, Freeman, Saldana, Deeds, and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 13-01 – Review and Consider the Preliminary Plat and Plans of Cedar Crest Addition, Phase 3B2, showing 40 residential lots and 1 open space parcel on 9.461-acres of land out of Abstract 1552, generally located southeast of Hayes and Prince Streets, requested by Mark Spears of Jacobs Engineering on behalf of Justin Wellborn HNW Development Partners for KB Homes.

Don Gore, Planner, presented to the Commission the staff report regarding this agenda item.

Mark Spears, Jacobs Engineering, 7950 Elmbrook Drive, Dallas, TX 75247, stepped forth to present this request on behalf of the applicant. He stated that these 40 lots would be the last phase in the Cedar Crest development.

Mr. Spears stated that he has worked with staff to ensure this application is consistent with city regulations. He also stated that the economy has picked up; and they are selling more lots.

Commissioner Hamilton said he lives in this subdivision and thinks that it's a very nice development.

A motion was made by Commissioner Hamilton to approve Case No. 13-01, as presented. The motion was seconded by Commissioner Freeman. The vote was as follows:

Ayes: 6- Chairman Brooks and Commissioners Thierry, Freeman, Saldana, Deeds, and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

- V. Case No. 12-06 - Review and Consider the Final Plat and Civil Plans of Cedar Crest Addition, Phase 3B2, creating 40 residential lots and 1 open space parcel on 9.461-acres of land out of Abstract 1552, generally located southeast of Hayes and Prince Streets, requested by Mark Spears of Jacobs Engineering on behalf of Justin Wellborn HNW Development Partners for KB Homes.**

Don Gore, Planner, presented to the Commission the staff report regarding this agenda item. He stated that with this plat necessitates the vacation of a drainage easement, via separate instrument, and deeding a small parcel of land to the City; this parcel being adjacent to property the City already owns.

Mark Spears, Jacobs Engineering, 7950 Elmbrook Drive, Dallas, TX 75247, stepped forth to present this request and answer any questions from the Commission.

Commissioner Deeds asked if the purpose of the land dedication was for drainage.

Mr. Spears responded yes and that the parcel will be deeded to the City.

Commissioner Deeds also confirmed with Mr. Spears that the land being dedicated to the City was now and will remain in the flood plain.

A motion was made by Commissioner Freeman to approve Case No. 12-06, subject to the applicant providing deed transferring title of a 0.156 acre tract of land to the City and the recording data of the drainage easement being placed on the plat. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 6- Chairman Brooks and Commissioners Thierry, Freeman, Saldana, Deeds, and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

VI. Staff Reports & Discussion Items

1. Update on the City Center Plan Phase II

Don Gore, Planner, updated the Commission of the City Center Advisory Committee's mobile workshop on February 23, 2013. Departed Cedar Hill, visited State & Thomas Street in Uptown Dallas, and then traveled to Addison Circle, and to Legacy Center in Plano, which represent examples of mixed use, street typology, building scale and intensity.

Commissioner Thierry stated that she wasn't on the Committee, but she attended and really enjoyed the tour. She also commented on the work city staff put in to the workshop, that they did a wonderful job, making the workshop both fun and informative.

Secretary's note – Commissioner Freeman left the meeting at 6:34 pm.

Rod Tyler, Director of Planning stated that the City's Block Party was a success and that the Planning booth generated many visitors interested in the City's planning initiatives.

2. Recent Submittals

Don Gore, Planner, reviewed with the Commission outstanding development cases.

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:53 p.m.

Theresa Brooks
Chairman

Belinda L Huff
Development Services Coordinator
