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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of April 17, 2012**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, April 17, 2012 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, Vice-Chairman Bill Strother and Commissioners Lisa Thierry, Gehrig Saldana and Tim Hamilton.*

*Absent: Stephanie Freeman*

**I. Call the meeting to order**

Chairman Brooks 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 March 20, 2012 regular meeting**

A motion was made by Commissioner Hamilton to approve the minutes of the March 20, 2012, as presented. The motion was seconded by Commissioner Saldana. The vote was as follows:

Ayes: 5– Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Saldana and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Case No. 12-12 – CONDUCT A PUBLIC HEARING** and consider a request for an extension on the approval of a **Planned Development Site Plan** on 13.447-acres of land out of Abstract 1472, generally located at the northwest corner of Pioneer Trail and Uptown Blvd. *Requested by Brad Walters of Forestar Group.*

*Dustin Slack, Forestar Group, 6300 Bee Cave Rd., Austin, TX 78746* stepped forth to present this request and answer any questions from the Commission.

Mr. Slack stated that he is taking over this project from Brad Walters and is an experienced multi-family developer. He cited some unexpected delays in design, marketing, branding and funding as the need for the extension.

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Chairman Brooks opened the public hearing for anyone wishing to speak in support of this request.

No one spoke.

Chairman Brooks closed that portion of the public hearing and opened the floor for any one wishing to speak in opposition.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor for discussion.

Vice-Chairman Strother asked the applicant if he thought a 6 months extension was sufficient.

Mr. Slack stated yes; at this time, they are very near completing the final details, including securing financing. The building plans are complete and they should be submitting those soon.

A motion was made by Vice-Chairman Strother to approve the requested 6 months extension. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Saldana and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

- V. Case No. 11-26 – REMOVE FROM TABLE and consider the Site Plan** of a 2,400 sq. ft. office/warehouse building on Lot 4D-R, Block 3, American Industrial Park Addition, generally located on American Way, south of Freedom Way., *requested by Norman Patten of Norman Patten & Associates.*

Vice-Chairman Strother made a motion to remove Case No. 11-26 from to table (tabled by the P&Z Commission on October 4, 201). The motion was seconded by Commissioner Saldana. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Saldana and Hamilton.

Nays: 0

Chairman Brooks declared this item removed from the table and open for discussion by the Commission.

*Norman Patten, 413 Cedar Street, Cedar Hill, TX 75104, stepped forth to present this request and answer any questions from the Commission.*

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Mr. Patten stated that this site plan is nearly identical with the exception of the layout being exactly opposite from the previous site plan version, in order to address drainage concerns, while minimizing the impact on the building site.

Chairman Brooks asked the applicant how soon after site plan approval will his client be ready to build.

Mr. Patten stated that his client is eager to move forward with this project and he already has the building permit package ready to submit to the City.

Chairman Brooks thanked Mr. Patten for allowing the Commission to cancel the April 3, 2012 meeting, which this case was scheduled to be considered, because of inclement weather.

A motion was made by Commissioner Hamilton to approve Case No. 11-26, as presented. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Saldana and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

## **VI. Staff Reports & Discussion Items**

### 1. Recent Submittals

This item was covered during the briefing session.

## **VII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:15 p.m.

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Theresa Brooks  
Chairman

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Belinda L. Huff  
Development Services Coordinator

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