
**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of June 5, 2012**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, June 5, 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: Gehrig Saldana, Lisa Thierry, Stephanie Freeman and Tim Hamilton.

City Staff members present: Rod Tyler, Director of Planning, Don Gore, Planner and Belinda L. Huff, Development Services Coordinator/Planning & Zoning Commission Secretary.

Two audience members present.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:01 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 May 15, 2012 regular meeting

A motion was made by Vice-Chairman Strother to table approval of the May 15, 2012 minutes until the next regular Planning & Zoning Commission meeting. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6– Chairman Brooks, Vice-Chairman Strother and Commissioners Freeman, Saldana and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 12-10 – Review and consider the Final Plat and Civil Plans of Lot 1, Block 1, Mount Lebanon Addition, creating 1 residential lot on 503.793 acres of land out of Abstract 676, generally located on Texas Plume Road, approximately 135 feet west of Mount Lebanon Road. Requested by Steve Keeton of Keeton Surveying Company on behalf of Dallas Baptist Association, Inc.

The applicant, Roger Jackson, Camp Director for Mount Lebanon, 2740 Alcove Ave, Dallas, TX stepped forth to present this request and answer any questions from the Commission.

There being no questions or comments from the Commission, Chairman Brooks called for a motion.

A motion was made by Commissioner Hamilton to approve Case No. 12-10, as presented. The motion was seconded by Commissioner Freeman. The vote was as follows:

Ayes: 6- Chairman Brooks, Vice-Chairman Strother and Commissioners Freeman, Saldana and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

V. Case No. 12-11 – Review and consider the Site Plan of a 7,516 sq. ft. non-residential building on Lot 1, Block 1, Mount Lebanon Addition generally located on Texas Plume Road, approximately 135 feet west of Mount Lebanon Road. Requested by Terry Brewer of Terry Brewer & Associates on behalf of Dallas Baptist Association, Inc.

The applicant, Roger Jackson, Camp Director for Mount Lebanon, 2740 Alco Ave, Dallas, TX stepped forth to present this request and answer any questions from the Commission.

Commissioner Hamilton asked the applicant why this facility was referred on the site plan as a hotel.

Mr. Jackson stated that term hotel is used because the facility has private rooms, so it's actually more akin to motel, rather than a hotel.

Commissioner Hamilton stated that in his opinion, referring to the facility as a lodge, rather than a motel or hotel, would be a better fit.

Mr. Jackson concurred and stated lodge or conference center would be acceptable rather than labeling it a motel.

Chairman Brooks asked the applicant to explain to the Commission their variance requests.

Mr. Jackson stated that they are requesting a variance to the 100% masonry requirement required on all exterior wall elevations. The building will have some brick, but it will mostly be constructed with Hardi-Plank, so that it is consistent with the other buildings already on site.

Mr. Jackson stated that they are also requesting a variance to the 8 ft. masonry screening wall required to buffer residential and nonresidential uses. Because they would like for the area to remain as natural as possible, being it is a very large, heavily wooded tract of land, they propose a 50 ft. landscape buffer as a better alternative to a masonry screening wall.

Vice-Chairman Strother asked the applicant if there will be full kitchen facilities in the building.

Mr. Jackson stated that there would be some limited kitchen type facilities, primarily intended to store snacks or reheat items.

A motion was made by Vice-Chairman Strother to approve Case No. 12-11, including the requested variances. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6– Chairman Brooks, Vice-Chairman Strother and Commissioners Freeman, Saldana and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

IV. Staff Reports & Discussion Items

1. Discussion on Group Homes

Rod Tyler, Director of Planning, reviewed with the Commission a presentation that was made to City Council regarding group homes.

2. Review of City Center Plan: Mixed Use

Don Gore, Planner, reviewed with the Commission, the concept of mixed use. Using colored blocks, Mr. Gore asked the Commission to “construct” their version of a mixed use development.

3. Recent Submittals

This item was covered during the briefing session.

V. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:46 p.m.

Theresa Brooks
Chairman

Belinda L. Huff
Development Services Coordinator
