
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of February 16, 2016

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, February 16, 2016 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, Lisa Thierry, Michael Deeds and Gehrig Saldana

Absent: Commissioner Adriane Martin

City Staff members present: Rod Tyler, Director 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 November 17, 2015 regular meeting

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the November 17, 2015 regular meeting. The vote was as follows:

Ayes: 4 – Chairman Brooks, Vice-Chairman Strother Commissioners, Hamilton, and Saldana

Abstain: 2 – Commissioner Thierry and Deeds

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 15-36 – Review and consider the Preliminary Plat and Layout Plans for JPS Legacy Addition, showing two (2) non-residential lots being 17,194 acres out of Abstract 435, generally located on the southeast corner of E. Pleasant Run Road and N. Joe Wilson Road; requested by Stewart Hoffman on behalf of JPS Legacy, LLC.

Mr. Rod Tyler, Director of Planning delivered the staff report by stating the applicant was proposing to subdivide the property into two (2) parcels and dedicate easements and ROW for development. He stated that the property was zoned "LR" Local Retail and it was staff's

opinion that the preliminary plat complies with the zoning district's standards and subdivision ordinances. Therefore; Staff recommended approval.

Mr. Rodney Zielke with JPS Legacy, LLC, 1111 S. Main Street stated the applicant is planning on developing the property into commercial/ retail and office uses.

Commissioner Deeds asked if there were going to be multiple points of egress and ingress to the site and as to the density of the retail that was planned.

Mr. Zielke indicated there would be two (2) or three (3) access points, two (2) off of Pleasant Run Road and one (1) off Joe Wilson Road. He said the first phase, which is the back part of the property, is proposed to be medical offices with multiple buildings, the number and size of which would be based on a market study.

Commissioner Saldana asked when the market study would be available.

Mr. Zielke indicated some components are already complete. The medical office portion is not complete but far enough along to get a Phase I going.

Commissioner Deeds made a motion to recommend approval of Case 15-36. The motion was seconded by Commissioner Thierry. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

V. Case 15-39 – Conduct a Public Hearing and consider a request for a Zoning Change FROM “SF-10” – (Single Family Residential District – 10,000 sq. ft. minimum lot size) TO Planned Development District, being 6.00 acres located south and east of the dead-end of Maplegrove Drive; requested by Jay Childs with Dietz Engineering on behalf of Hillcrest Baptist Church.

Mr. Rod Tyler, Director of Planning delivered the staff report by describing the location of the property and the type of request that was before the Commission. He said that it was the applicants intent to have this be the third phase of the Cresthaven Village retirement facility. He stated the plan was to have a single parcel that will have individual units; the land use and design standards would be the same type as they have done in the previous two phases. The private streets in Phase 1 and 2 would be extended into the new phase. A gate at the end of Maplegrove would be for emergency access. The applicant is asking that the traffic impact analysis (TIA) and the optional development plan not be required as a part of the Planned Development. Mr. Tyler stated that given the size and density of the project there did not seem to be a need for a TIA or a development plan.

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 anyone wishing to speak in opposition of this request.

No one spoke.

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

Commissioner Deeds asked about the surrounding land uses and if it was their plan to extend Maplegrove.

Mr. Tyler indicated the property to the north and west are single family detached residential homes and are part of the High Pointe Addition. The property to the south is Phase II of the retirement facility and was a part of the Cresthaven Village retirement facility. He stated that Maplegrove was a public street that dead-ends into the subject property. The Concept plan shows a gate separating the public street from the private streets.

Mr. Jay Childs, Dietz Engineering, 209 Main St., Waxahachie, indicated this was just a continuation of Phase 1 & 2 and there would be 24 buildings. However, the church desires to install a solid masonry wall instead of a gate at the dead end of Maplegrove for privacy purposes.

Mr. Tyler stated that changing the gate to a masonry wall would eliminate one of the access points into the retirement facility and that such a change would need to be considered by the Fire Marshall.

Mr. Bobby Fletcher, Hillcrest Baptist Church, 265 W. Pleasant Run Road, noted that they would address the gate issue in the most convenient way needed.

Commissioner Deeds asked if the private streets would be extended from Phase I & 2 into Phase III. Also, he stated his concern about emergency vehicles having adequate access into the community.

Mr. Fletcher indicated Cresthaven Dr. would continue through. It was expressed that security is important to this community which is one of the reason for fewer gates and blocking of Maplegrove.

Commissioner Hamilton asked how many times the ambulance, fire and police have been out there.

Mr. Fletcher indicated they entered the community quite a bit.

Mr. Chris Boylan, 1216 Long Leaf Drive asked if a masonry wall was planned along the eastern side of the project, between his property and the community.

Mr. Fletcher indicated it would.

Commissioner Hamilton made a motion to recommend approval of Case 15-39 as submitted. The motion was seconded by Commissioner Strother. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

VI. Case 16-01 – Review and consider a Site Plan for a warehouse/storage building on Lot 24R, Blk. 2, Cedarview Addition, generally located on Potter Lane, Between Karen Drive and Topper Drive; requested by Jeff Elseman on behalf of Woodmont Cabinetry.

Mr. Rod Tyler, Director of Planning delivered the staff report by describing the properties location and that it was zoned "I" Industrial. He stated the Site Plan shows two metal warehouse buildings that the applicant intends to house wood material used for his cabinet shop on the east side of Potter Lane. The property was recently replatted into a single lot. The landscape and parking shown on the site plan comply with the zoning standards of the "I" Industrial district. Staff has reviewed the site plan and finds it consistent with the City's plans, policies and ordinances.

Mr. Jeff Elseman, Woodmont Cabinetry, 1001 Cedarview Drive expressed the need to expand for a storage facility for their lumber using the four lots and adding a detention pond.

Commissioner Deeds made a motion to recommend approval of Case 16-01. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

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

Nays: 0


Chairman Brooks declared the motion carried.

VII. Staff Reports and Discussion Items

1. Recent Submittals

VIII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:51 pm.



Sharon Davis
Executive Secretary



Theresa Brooks
Chairman