
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of March 21, 2017

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, March 21, 2017 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: Chad McCurdy, Gehrig Saldana, Michael Deeds, Lisa Thierry and Timothy Hamilton

City Staff members present: Rod Tyler, Director of Planning; LaShondra Stringfellow, Asst. Director of Planning, Dana Woods, Planner and Sharon Davis, Executive Secretary of Planning.

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 March 7, 2017 regular meeting

A motion was made by Commissioner McCurdy and seconded by Commissioner Hamilton to approve the minutes of the March 7, 2017 regular meeting. The vote was as follows:

Ayes: 7 – Chairman Brooks, Vice-Chairman Strother, Commissioners Hamilton, Deed, Saldana, Thierry and McCurdy

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case 17-02 – Conduct a public hearing, review and consider a replat creating Lots 3R-B1B1, 3R-B1B2 and 3R-B1B3, Block A of the Cedar Hill Town Center Addition, on the east side of Uptown Boulevard and northeast of Clancy Nolan Drive; requested by Claudia Levitas of TW Restaurant Holder, LLC (Hooters) on behalf of Neal Cukerbaum.

Ms. LaShondra Stringfellow, Assistant Planning Director presented the staff report. The applicant is requesting to replat lot 3R-B1B into three lots. A mutual access easement will continue from Uptown Blvd. to Clark Rd. and another easement will connect from the northern lot line to the southern lot line. Ms. Stringfellow reviewed the applicable city and state requirements for plats. She stated that the request complies; Therefore, staff recommends approval subject to the following conditions:

- 1) Prior to recordation, insert the recording information for the separate instruments for the 24-foot mutual access easement and water easement to the south of Lot 3R-B1B3 and the plat creating Lot 3R-B1B.
- 2) Prior to recordation, delete "Inst. No." for the access easement on Lot 3R-B1B1, the 5-foot pedestrian easement, and the 40-foot drainage easement since those will need to be re-dedicated with this replat.

Chairman Brooks asked the applicant to come forward. Mr. Brian Nebel, 5700 W. Plano Parkway, Ste. 1200, Plano, TX 75093 indicated he would answer any questions the commission might have.

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

The following spoke in opposition: Mr. Carl Marsh, 447 McKinley St. and Ms. Kim Rimmer, 603 Lemons Dr.

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

Commissioner Deeds asked if there were plans to extend the access easement to the economic development parcel.

Mr. Tyler stated the access easement will be reviewed when that property is developed.

Commissioner McCurdy asked when the access easement from Uptown Blvd to Clark will be constructed. He also had concerns that Lot 3R-B1B1 was not a buildable lot without variances.

Mr. Nebel indicated the access easement from Uptown Blvd to Clark would be constructed when the Fairfield Inn and Hooters start construction. The access easement on lot 3R-B1B3 will be done at the time that lot is developed.

Ms. Stringfellow indicated the ordinance specifies that no minimum lot size is required. There could be a shared parking agreement with Hooters or the medical office to the north in order to provide parking to the site.

Vice-Chairman Strother made a motion to recommend approval of Case 17-02 subject to prior to recordation, insert the recording information for the separate instruments for the 24-foot mutual access easement and water easement to the south of Lot 3R-B1B3 and the plat creating Lot 3R-B1B; prior to recordation, delete "Inst. No." for the access easement on Lot 3R-B1B1, the 5-foot pedestrian easement, and the 40-foot drainage easement since those will need to be re-dedicated with this replat. The motion was seconded by Commissioner Thierry. The vote was as follows:

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

Nays: 2 – Commissioner Deeds and McCurdy


Chairman Brooks declared the motion carried.

V. Staff Reports and Discussion Items

1. Ms. Stringfellow informed the Commission of the current development applications.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:47 pm.



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary