
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of April 19, 2011

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, April 19, 2011 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners Gehrig Saldaña, Tim Hamilton, Lisa Thierry and Bill Nanry.

Absent: None

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:03 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 April 5, 2011 regular meeting

A motion was made by Commissioner Hamilton to approve the minutes of the April 5, 2011, as presented. The motion was seconded by Commissioner Nanry. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldaña, Nanry, Thierry and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 11-04 – CONDUCT A PUBLIC HEARING and consider a request for 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.*

David Hensley of HLR Architects, 14881 Quorum Drive, Suite 240, Dallas, TX 75254, stepped forth to present this request and answer any questions from the Commission.

Mr. Hensley stated that the site plan presented for the Commission's consideration is an exact representation of the concept plan that was recently approved by the City. The plans show a 3 story, tucked under parking area design, which is intended to promote pedestrian walk-

ability. The complex will contain 354 residential units, with a 10,000 sq. ft. fitness center and leasing office located on the ground floor. Additionally, there is the opportunity for a 4,000 sq. ft. future retail space, also located on the ground floor.

Chairman Brooks opened the floor for anyone wishing to speak in favor 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 to this request.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor discussion by the Commission.

Commissioner Nanry, referring to a notation on the staff report, asked the applicant to explain conflicts with the site plan and the City Center Vision Plan, particularly the issue of the gated pedestrian walkways.

Mr. Hensley stated that the plan, as proposed, complied with the intent of the City Center Vision Plan and that the pedestrian walkways do provide for pedestrian connectivity.

Chairman Brooks asked if there were gates located at every entrance to the community.

Mr. Hensley stated that in order to secure the buildings, there are gates with key card access for residents. There are also pathways between all the buildings; and the residents will have open access to the parking area.

Chairman Brooks asked if any of the apartment units faced Uptown Blvd, and if so, would one be able to walk directly onto the street from their unit.

Mr. Hensley replied yes. Also, referring again to the issue of the gates, Mr. Hensley stated the owner felt that because there is limited nighttime activity in the area, the gates were a necessity, to create some sense of security for the residents.

Commissioner Hamilton stated that he did not have an issue with the gates.

Chairman Brooks also stated that she is not opposed to the gates.

Vice-Chairman Strother asked the applicant if they intended to submit a tree mitigation plan.

Mr. Hensley replied yes; they have a landscape architect preparing that plan.

Commissioner Hamilton stated that there are several outstanding comments listed on the staff report and asked the applicant if he had any issue with complying with the comments.

Mr. Hensley stated, no, not at all.

Chairman Brooks stated that she would like to review the comments one by one to ensure that both the applicant and the Commission knew what was expected. She asked Mr. Hensley to begin with the trail issue.

Mr. Hensley stated that they are working with the Parks Department to accommodate the trail location, but since the final design of the City's Trail Plan was not complete, it is difficult for them to provide on their site plan an exact location for the connection. He stated that the owners want the trail to be a residential amenity and will dedicate the land and build the trail when the final design is complete.

Rod Tyler, Director of Planning, stated that, with regards to the issue of the perimeter fencing, the PD ordinance does not address this requirement; therefore, how this matter is handled is up to the developer.

Addressing the remaining staff comments, Mr. Hensley stated that they would revise the plans to add a notation that all lighting would be Dark Sky compliant and they will design a hedge planting, instead of groundcover, for screening.

Chairman Brooks asked if canopy trees will be provided along the pedestrian walkways.

Mr. Hensley stated that they are not required to add the canopy trees, but they will. Also they will provide the requested irrigation plans at the permitting stage. Finally, the scale will be revised and a notation added that the pedestrian light pole will be privately maintained.

A motion was made by Commissioner Hamilton to approve Case No. 11-04, subject to staff's comments. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldaña, Hamilton, Nanry and Thierry.

Nays: 0

Chairman Brooks declared the motion carried.

V. Staff Reports & Discussion Items

1. Consider initiating the zoning amendment process for Wind Powered Energy Systems

Mr. Tyler stated that staff sent out the draft ordinance to the City Council and we got some general comments. Among the questions raised by the City Council was should there be a limit the number of units on a site and also a limit on the size. He stated that staff was ready to make these changes and asked the Commission if they wanted to proceed with the amendment process.

Commissioner Thierry stated that she felt as long as a resident has enough room on their site, she doesn't feel there should be a limit on the number of units they could have.

Commissioner Hamilton agreed with Commissioner Thierry and stated that if someone had a big piece of property, why they couldn't have multiple wind turbines.

Chairman Brooks asked the Commission if they wanted to discuss this matter further.

Commissioner Thierry stated that she'd like the opportunity do some more research and discuss this matter further.

Commissioner Nanry stated that the Commission should table discussion on this matter until their next meeting.

Vice-Chairman Strother made a motion to table discussion on this item until the next P&Z meeting. The motion was seconded by Commissioner Nanry.

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldaña, Hamilton, Nanry and Thierry.

Nays: 0

2. Recent Submittals

Don Gore, Planner, reviewed with the Commission recent submittals and upcoming agenda items.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:42 p.m.

Theresa Brooks
Chairman

Belinda L. Huff
Development Services Coordinator
