
**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of February 17, 2009**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, February 17, 2009 at 6:00 p.m. in the Turk Cannady/Cedar Hill Room, 285 Uptown Blvd. Building 100, Cedar Hill, Texas.

Present: Chairman Bill Strother, Vice-Chairman David Rush and Commissioners Theresa Brooks, Todd Hinton and Gehrig Saldaña.

Absent: Steve Mason.

I. Call the meeting to order

Chairman Strother 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 January 6, 2009 and January 20, 2009 regular meetings

A motion was made by Vice-Chairman Rush to approve of the January 6, 2009 and January 20, 2009 with the corrections noted during the briefing session. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 08-47 – CONDUCT A PUBLIC HEARING and consider a Re-Plat of Lot 4, Block 13, High Pointe Addition INTO Lots 50R & 51R, Block 6, Meadows at High Pointe Addition Phase IV being 1.107-acres of land out of Abstract 124, generally located on the west side of Hamilton Drive, between Hickman Drive and Biscayne Drive. Requested by Scott Rutledge of D.R. Horton-Texas, Ltd.

John Anderson of Goodwin & Marshall, 2405 Mustang Dr. Grapevine, TX 76051, stepped forth to present this request and answer any questions.

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

No one spoke.

Chairman Strother 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 Strother closed the public hearing for this item and opened the floor to the Commission for discussion.

Commissioner Brooks stated that Staff's only comment involved parkland dedication and so made a motion to approve Case Number 08-47, subject to the payment of parkland dedication fees. The motion was seconded by Commissioner Saldana.

The vote was as follows:

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

Nays: 0

Chairman Strother declared the motion carried.

V. Case No. 08-48 – Review and consider an Amending Plat of Lots 64R-67R, 68 & 69, Block 6, The Meadows at High Point Phase II **INTO** Lots 65R-1, 66R-1, 67R-1, 68R & 69R Block 6, The Meadows at High Point Phase II being 2.401-acres of land out of Abstract 124, generally located on the west side of Hamilton Drive, between Hamilton Court and Hickman Drive. *Requested by Scott Rutledge of D.R. Horton-Texas, Ltd.*

John Anderson of Goodwin & Marshall, 2405 Mustang Dr. Grapevine, TX 76051, stepped forth to present this request and answer any questions.

Chairman Strother, recalling that a similar request involving this property was presented to the Commission a few years ago, stated that the site has some drainage concerns and asked the applicant if those concerns had been addressed.

Mr. Anderson stated yes and because of those concerns Staff asked them to prepare an exhibit showing driveway configurations. Additionally, he stated that culverts would be constructed to access buildable pad sites on the lots.

Vice-Chairman Rush reiterated to the applicant that in order to traverse the creek, some sort of bridge or culvert must be built.

Mr. Anderson stated yes. The DR Horton [home] product proposed for the lots will have a “J” driveway configuration. DR Horton has also hired Goodwin & Marshall to perform a drainage study.

Commissioner Brooks made a motion to approve Case Number 08-48, as presented. The motion was seconded by Commissioner Hamilton.

The vote was as follows:

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

Nays: 0

Chairman Strother declared the motion carried.

VI. Reports

1. Discussion on 2008 Comprehensive Plan Implementation

Don Gore, City Planner stated that as with last meeting, the purpose of tonight’s discussion is the prioritization of each of the Comprehensive Plan’s Implantation Strategies. He thanked the Commission for their hard work up to this point.

Commissioner Hinton commented that the Federal Stimulus Plan has just passed and that perhaps there is some funding Cedar Hill could secure from the allotment the State of Texas is anticipated to receive.

Expanding on Commissioner Hinton comment, Vice-Chairman Rush asked staff if they were aware of any funds that may be coming to Cedar Hill.

Mr. Gore stated at this time we do not know of any.

Leslie Price, City Planner, also stated that we do not have an answer for this question, but that staff would look into the matter and report back to the Commission. Additionally, she stated that there may be some funding coming in for the Loop 9 project, but again, staff would verify and report back to the Commission.

Commissioner Hinton stated that he believes that Loop 9 and the State Highway 360 extension were a couple of the projects mentioned [to receive funding].

The Commission discussed ranking of the priorities, taking each category one at a time.

Commissioner Hinton commented to staff that the Commission may need some guidance as to how to rank these items. Some of them can be accomplished now, some may take longer. Also funding is

always a concern. Some items identified would involve working with other City departments to develop certain policies and procedures changes; therefore this is something that could be accomplished now.

Commissioner Brooks stated that the development of checklists for different items would help to ensure issues are adequately addressed.

Mr. Gore stated that staff could put something together in the form of a report that would help the Commission identify concerns.

There was some general discussion on the best method for ranking the Comprehensive Plan Implementation Strategies. The Commission again stated that perhaps staff should provide them with some sort of guidance or an outline and then the Commission could then begin to expand and supplement those suggestions. For example, Vice-Chairman Rush pointed out there is a livability checklist in our Comprehensive Plan.

In wrapping up this discussion, Vice-Chairman Rush asked that staff send a reminder email to the Commission requesting they bring their Comprehensive Plan books to the P&Z meetings.

2. Gas Well Update

Mr. Gore stated that the Gas Well Committee recently had their first meeting and that actually one of the P&Z Commissioners, Todd Hinton, is a member. The task before the Committee is to review other cities gas well ordinances and recommend to City Council revisions needed to Cedar Hill's current gas well ordinance.

Commissioner Hinton expanded on Mr. Gore's comments by stating that the Committee anticipates conducting 4-5 meetings. At the next meeting, scheduled for February 26, 2009, there will be a technical presentation by Chesapeake Energy.

Chairman Strother stated that it's not so much the drilling operations that concern him; it's the collection process and the impact on the surrounding environment.

Commissioner Hinton agreed and stated the rest of the Committee expressed similar concerns. Ground water protection, the "fracing" process, security, lighting, screening, noise, these were all concerns the Committee had identified and are reviewing.

Commissioner Brooks said she was recently in the City of Cleburne and saw first hand an active drilling site. She expressed concerns on the large amount of heavy truck traffic and noise associated with the site.

Commissioner Hinton promised the Commission an update from the next Gas Well Committee meeting. He stated his focus is more long term and not just on the 3-6 months it takes to drill a well. He also said the Committee has concerns about site maintenance, leak detection and line pressure changes.

3. 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 7:50 p.m.

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary
