
**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of September 15, 2009**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, September 15, 2009 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd. Building 100, Cedar Hill, Texas.

Present: Chairman Stephen Douglas-Mason, Vice-Chairman Todd Hinton and Commissioners Bill Strother, Tim Hamilton, Wallace Swayze, Gehrig Saldaña and Theresa Brooks.

Absent: None

I. Call the meeting to order

Chairman Mason 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 August 18, 2009 and September 1, 2009 meeting

A motion was made by Commissioner Strother to approve the minutes of the August 18, 2009 meeting minutes, as presented. The motion was seconded by Commission Swayze. The vote was as follows:

Ayes: 7 - Chairman Mason, Vice-Chairman Hinton and Commissioners Strother, Hamilton, Saldaña, Swayze and Brooks.

Nays: 0

Chairman Mason declared the motion carried.

A motion was made by Commissioner Brooks to approve the minutes of the September 1, 2009 meeting, as presented. The motion was seconded by Vice Chairman Hinton.

The vote was as follows:

Ayes: 7 - Chairman Mason, Vice-Chairman Hinton and Commissioners Strother, Hamilton, Saldaña, Swayze and Brooks.

Nays: 0

Chairman Mason declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 09-20 - Review and consider the Preliminary Plat and Plans of Crossroads North Center Addition, showing 6 non-residential lots on 54.82-acres of land out of Abstract 876, generally located southeast of U. S. Highway 67 and Wintergreen Rd. *Requested by Jim Brown of James M. Brown Partners, Inc.*

Jeff Crannell of Crannell, Crannell & Martin, 810 Office Park Circle, Suite 130, Lewisville, TX 75057, stepped forth to present this request and answer any questions from the Commission.

Mr. Crannell stated that an Academy Sports Store is proposed on one of the lots, with the remaining lots for future retail use.

Chairman Mason asked the applicant if a strip of land shown on the plat, along Wooded Creek Drive and labeled Lot 4 and Lot 6, was to be used as a buffer to the adjacent residential uses.

Mr. Crannell stated yes, this area was designated as a buffer and will not be developed. He further stated that a Property Owners Association will be responsible for maintenance of this area.

Chairman Mason asked if this property could be dedicated as park land.

Mr. Crannell stated yes, his client was very flexible and even proposed a trail in this area.

Vice-Chairman Hinton inquired about the primary entrance to this site, was it from Wintergreen Rd. or U.S. Highway 67?

Mr. Crannell stated that the primary access to this development was from U.S. Highway 67. They are proposing 2 drive approaches, one north and one south of the Wintergreen Rd. exit.

Chairman Mason asked the applicant if Lot 1 and Lot 3 could be revised on the plat, being that Lot 3 is the only lot proposed to be developed at this time.

Mr. Crannell stated he would revise the lot numbers as requested.

Commissioner Swayze asked if there were any development plans for Lot 2.

Mr. Crannell stated, no, not at this time, only Lot 3.

Vice-Chairman Hinton asked the applicant if he was aware of staff's comments.

Mr. Crannell stated yes, he was aware of staff's comments and would address them accordingly.

A motion was made by Commissioner Brooks to approve Case No. 09-20, subject to the establishment of a Property Owner's Association (POA) for the maintenance of Lots 4, 5, and 6 and the plat being revised to show blocks as letters and renumbering the lots in a logical sequence. The motion was seconded by Commission Strother. The vote was as follows:

Ayes: 7 - Chairman Mason, Vice-Chairman Hinton and Commissioners Strother, Hamilton, Saldaña, Swayze and Brooks.

Nays: 0

Chairman Mason declared the motion carried.

V. Staff Reports

a. Update on Transit Oriented Development (TOD) Advisory Committee

Don Gore, City Planner, briefed the Commission on the background of the TOD Advisory Committee and their charge, which he explained is to assist our professional consultants HDR in developing a City Center concept plan. He also handed out to the Commission the final version of the TOD Committee's City Center Vision Statement.

Mr. Gore then presented to the Commission a PowerPoint, prepared by our consultants and that was shown to the TOD Committee. He explained that in the first Committee meeting the boundaries of the study area were established.

There was some generally discussion amongst the Commission over the contents of the PowerPoint presentation, regarding connectivity with other existing rail lines in the Metroplex and also the maps that were illustrated. Also discussed were issues such as proposed rail station locations, the land uses and intensities around those stations and whether or not a "park and ride" type area would be feasible for the downtown/uptown area.

Overall the Commission seemed pleased with the information presented to them and commented that they looked forward to examining additional information in the near future.

b. Discussion on Windmills

Rod Tyler, Director of Planning, reviewed with the Commission a summary of their comments from the April 21, 2009 P&Z meeting.

c. Recent Submittals

Mr. Tyler reviewed with the Commission new and upcoming agenda items.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:32 p.m.

Stephen Douglas-Mason
Chairman

Belinda L. Huff
Planning Secretary
