

**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of June 18, 2007**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, June 18, 2007 at 6:00 p.m. in the Council Chambers of City Hall, Cedar Hill, Texas.

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

Absent: Chairman Detrick Deburr

One position vacant.

I. Call the meeting to order

Vice-Chairman Strother called the meeting to order at 6:04 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 June 4, 2007 meeting

A motion was made by Commissioner Brooks to approve the minutes of the June 4, 2007 meeting, as presented. The motion was seconded by Commissioner Mason. The vote was as follows:

Ayes: 5 – Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case Number 06- 64 - CONDUCT A PUBLIC HEARING and consider a request for a **Conditional Use Permit to construct three town-houses** within the Old Town-Residential zoning district, located at 308 South Main Street, Cedar Hill, TX. *Requested by Norman Patten of Norman Patten and Associates.*

Norman Patten of Norman Patten and Associates, 701 West Beltline Road, Cedar Hill, TX 75104, stepped forth to present this request and answer any questions from the Commission.

Mr. Patten handed out a color rendering of the proposed town homes for the Commission to review. He stated that the preliminary plat for this project has already been approved, and that the Downtown Architectural Review Board has also reviewed and recommended approval of this site plan.

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

No one spoke.

Vice-Chairman Strother closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition to this request.

1. Kenna Prior, owner of 302 & 304 South Main Street, Cedar Hill, TX 75104

Ms. Prior read a letter from the property owner of 312 South Main, who could not be in attendance at tonight's meeting, and who was also in opposition to this request. Some of the concerns mentioned by Ms. Prior and from the letter were as follows:

- Too much multi-family existing in this area;
- The colonial style of the town-homes proposed does not match the surrounding homes; and
- Would like to see more single-family homes built in the downtown area.

2. Jay Allen Murphy, 307 South Main Street, Cedar Hill, TX 75104

Mr. Murphy stated that he was neither for nor against this request, he was actually preparing to sell his house and just wondered what effect, if any, this project would have on his property value.

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

Commissioner Rush asked Mr. Patten if they intended to use Hardy board on the building facades.

Mr. Patten stated yes, they would use some wood cladding on the exterior of the town-homes.

Commissioner Rush also asked Mr. Patten due to the size constraints of this lot and in the event they could not gain access from the adjacent property owners, how did they propose to construct the exterior walls.

Mr. Patten stated in the event they could not gain access from the adjacent property owners, they would construct the exterior walls with split face concrete masonry units or CMU, which allows for construction from the interior as opposed to the exterior of the buildings. This material would also provide for a virtually maintenance-free exterior.

Commissioner Brooks asked Mr. Patten if sidewalks were proposed with this site plan.

Mr. Patten stated he would like a variance to the City's sidewalk requirement.

Commissioner Brooks asked Mr. Patten about the drainage that will result from this development.

Mr. Patten stated that drainage issues were being discussed and addressed with Engineering.

Mr. Tyler stated that drainage is an issue that will be addressed during the final re-plat and civil plan approvals.

Commissioner Brooks commented that revitalization of the downtown area is important, and that sidewalks should be part of the rebuilding of this area.

A motion was made by Commissioner Brooks to approve Case Number 06-64, subject to the ARB's recommendations, the installation of a sidewalk and installing additional landscaping to comply with City ordinances. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 5 - Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

V. Case Number 07-30 – Review and consider the Preliminary Plat and Plans of Lake Ridge Section 22, Phase B showing 42 residential lots out of 64.331-acres of land in Abstract 93, generally located south of Creekside Drive, east of Marcus Lane. *Requested by Craig Malan of Engineering Concepts and Design, Inc. on behalf of Bluegreen Southwest One, L.P.*

Craig Malan of Engineering Concepts and Design, Inc. on behalf of Bluegreen Southwest One, L.P. 2801 Capital Street, Wylie, TX 75098 stepped forth to present this request and answer any questions from the Commission.

A motion was made by Commissioner Rush to approve Case Number 07-30, subject to the applicant's request for a variance to the City's Subdivision regulations regarding the maximum allowable cul-de-sac length. The motion was seconded by Commissioner Brooks. The vote was as follows:

Ayes: 5 - Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

VI. Case Number 07-31 – Review and consider the Preliminary Plat and Plans of Lake Ridge Section 23, Phase B showing 38 residential lots out of 48.232-acres of land in

Abstracts 93 & 529, generally located at the intersection of Mason & Gannon Lanes. Requested by Craig Malan of Engineering Concepts and Design, Inc. on behalf of Bluegreen Southwest One, L.P.

Craig Malan of Engineering Concepts and Design, Inc. on behalf of Bluegreen Southwest One, L.P. 2801 Capital Street, Wylie, TX 75098 stepped forth to present this request and answer any questions from the Commission.

A motion was made by Commissioner Brooks to approve Case Number 07-31, subject to the applicant's request for variances to the City's Subdivision Regulations regarding the maximum allowable cul-de-sac length and the use of bar ditch swales for drainage. The motion was seconded by Commissioner Rush. The vote was as follows:

Ayes: 5 - Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

VII. Case Number 07-33 – Review and consider the Final Plat and Civil Plans of Barrix Addition creating 4 residential lots on 2.9608-acres of land out of Abstract 304, generally located in the 500 of S. Clark Road, south of Weaver Street. Requested by Jim McDill of Davis and McDill, Inc.

Tony Martin, 517 Sycamore Dr. Waxahachie, TX 75165 stepped forth to present this request and answer any questions from the Commission.

A motion was made by Commissioner Saldaña to approve Case Number 07-33, subject to 1) the payment of parkland dedication fees; 2) Homeowners association documents showing the maintenance of the driveway surface and median between the ROW; and 3) the addition of a 15-ft. city access easement along the eastern side of the floodplain. The motion was seconded by Commissioner Brooks. The vote was as follows:

Ayes: 5 - Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

VI. Staff Report

Leslie Price, City Planner reviewed with the Commission recent submittals and upcoming agenda items.

Rod Tyler, Director of Planning, informed the Commission of the upcoming Comprehensive Plan Steering Committee meeting on Thursday, June 21, 2007. Also he informed the Commission that a revised Tree Ordinance has recently been sent to them via email. The public hearings have been set on its adoption, with P&Z's consideration set for July 2, 2007 and City Council's consideration on July 10, 2007.

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:53 p.m.

Bill Strother
Vice-Chairman

Rod W. Tyler
Director of Planning
