

**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of December 17, 2007**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, December 17, 2007 at 6:00 p.m. in the Council Chambers of City Hall, 502 Cedar Street, Cedar Hill, Texas.

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

Absent: Commissioner Todd Hinton.

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:05 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 December 3, 2007 meeting

A motion was made by Vice-Chairman Rush to approve the minutes of the December 3, 2007 meeting, with two corrections. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Mason, Hamilton and Saldaña

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case Number 07-63 – CONDUCT A PUBLIC HEARING and consider a request for a **Re-Plat of Lot 1, Block A, Vought Heritage Addition** INTO Lots 1R and Lot 2, Block A, Vought Heritage Addition being 3.321-acres of land out of Abstract 306, generally located at the northwest corner of N. Clark Rd. F.M. 1382. *Requested by Tom Flaherty of Pacheco Koch Consulting Engineers.*

Stacey Dunn of Pacheco Koch Consulting Engineers, 8360 North Central Expressway, Dallas, TX 75206 stepped forth to present this request and answer any questions from the Commission.

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 asked the applicant if there would be access to either of these lots from or to F.M. 1382.

Mr. Dunn stated that all access to either of these lots would be from adjacent properties, including the new Lifestyle Center.

A motion was made by Commissioner Mason to approve Case Number 07-63, as submitted. The motion was seconded by Commissioner Brooks. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldaña, Brooks and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

V. Case Number 07-47 - Review and consider the Final Plat and Civil Plans of Fossil Creek Addition creating 40 residential lots and 1 common area lot on 44.77-acres of land out of Abstracts 1046, 1085 and 136, generally located on S. Clark Rd, south of Plummer Elementary School. *Requested by Mark Assad, P.E. of A.N.A. Consultants, L.L.C.*

Mark Assad of A.N.A. Consultants, L.L.C., 1701 River Run Rd. Suite 610, Ft. Worth, TX 76107 stepped forth to present this request and answer any questions from the Commission.

Commissioner Brooks asked Mr. Assad if he was aware of Staff's comments.

Mr. Assad stated he is aware of Staff's comments. He also stated that they have met with the Parks Board, but to date they haven't received any guidance as to what the Board is requiring.

Commissioner Brooks commented that the recently adopted Parks Master Plan should be followed as closely as possible.

A motion was made by Commissioner Brooks to approve Case Number 07-47, subject to the following: 1) City Attorney's approval of the Property Owners Associations documents; and 2) The plat being revised to conform with the approved Parks and Trail Master Plan by: (a) Modifying the plat to provided at least 15-feet from the top of creek bank for future trail; (b)The

developer designing and constructing an 8-ft wide, 5-inch thick concrete trail extending along the west side of the creek; and (c) a 10-foot wide public trail access easement being shown on the plat at the north end of lot 12 to provide access from Stoney Creek Drive, crossing the creek and connecting to the 8-foot trail. The motion was seconded by Vice-Chairman Rush. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldaña, Brooks and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

VI. Case Number 07-67 – Review and consider the Final Plat and Civil Plans of the Ridge at Windmill Hill Addition, Ph 2 creating 55 residential lots 36.1905-acres of land out of Abstract 876, generally located north and west of Windmill Hill Lane and Duncanville Road. *Requested by Jay Hersey of Hersey & Associates.*

Jay Hersey of Hersey & Associates, 8350 Meadow Road, Suite 198, Dallas Texas 75231 stepped forth to present this request and answer any questions from the Commission.

Mr. Hersey stated that this plat was previously approved by City Council, but has since expired.

A motion was made by Vice-Chairman Rush to approve Case Number 07-67, as submitted. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldaña, Brooks and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

VII. Case Number 07-69 – CONDUCT A PUBLIC HEARING and consider proposed amendments to the text of the Comprehensive Zoning Ordinance (Ordinance No. 2001-64, as amended) regarding **corrections of entries, addition of fees, additions and corrections to Use Regulations and Charts, additions to parking and landscaping requirements, and additions to Definitions.**

Leslie Price, City Planner, reviewed in detail the proposed changes, amendments, additions and corrections.

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.

A motion was made by Vice-Chairman Rush to approve Case Number 07-69, as submitted. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldaña, Brooks and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

VIII. Staff Report

This item was covered during the briefing session.

IX. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:58 p.m.

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary
