
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of January 20, 2015

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, January 20, 2015 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Michael Deeds, Gehrig Saldana, Adriane Martin and Timothy Hamilton.

Planning and Zoning Commissioners absent: Commissioner Lisa Thierry.

City Staff members present: Rod Tyler, Director of Planning, Don Gore, Senior Planner, and Sharon Davis, Executive Secretary.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:01 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, 2015 regular meeting

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the January 6, 2015 regular meeting. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother, Commissioners, Deeds, Martin and Hamilton

Nays: 0

Abstain: 1 – Commissioner Saldana

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 14-37 – CONDUCT A PUBLIC HEARING and consider a request for a change in zoning FROM SF-10 – Single Family Residential District – minimum 10,000 square foot lots TO NS-Neighborhood Services District on 4.827 acres out of Abstract 435, generally locate on the south side of E. Pleasant Run Road about 1,500 feet west of Duncanville Road; requested by Bill Persefield of Medica Development, LLC.

Don Gore, Sr. Planner indicated the applicant is proposing to rezone approximately 4.827 acres, located at 1240 E. Pleasant Run Road, from SF-10-Single Family Residential District to "NS" –

Neighborhood Services District. The applicant has indicated that they intend to use the property for assisted living facility; however, if the property is rezoned to NS, the owner has the right to use the property for any use under the NS designation. Assisted living facilities are an authorized land use within the NS zoning district provided the City Council first issues a Conditional Use Permit for the use. The Future Land Use Plan shows this area as low density residential. The proposed zoning change would change the existing land use from residential to non-residential.

Commissioner Saldana arrived at 6:04 PM.

Mr. David Hardie, 4701 Windsor Ridge Dr., Irving, TX, stepped forth to introduce himself as the owner of the property.

Mr. Bill Persefield, 2435 N. Central Expressway, Ste. 890, Richardson, TX indicated the facility is a community based model. It looks like a large home. They are proposing an approx. 7,700 sq. ft., single story building that would be quite facility, minimum traffic concerns and would be open 24 hours a day, 7 days a week, 360 days a year.

Chairman Brooks opened the public hearing for anyone wishing to speak in support of this request.

Mr. Hardie stated that his sister owned the property next to his and is planning on staying there. He felt that building an Assisted Living Facility would be good for the community, it would be quite and it's not over zoned.

Seeing no one else approach, Chairman Brooks closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition of this request.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor for discussion among the Commissioners.

Commissioner Martin asked if the community will be gated and if there would be any recreational features, like a swimming pool.

Mr. Persefield indicated there would be no gates or a pool. There would be fenced healing gardens for the residents to enjoy.

Vice-Chairman Strother asked if there were living quarters or provisions for the staff.

Commissioner Deeds asked if the rooms were set up like an apartment or a hospital.

Ms. Lori Lovelace Groom, 475 Woodridge Dr., McKinney, TX, indicated there would be no live-in staff but would have three shifts for staff to work so there would be 24 hour care. There would be 16 residents per house, three meals a day with various activities for the residents. The rooms have a bed, closet and some have bathrooms; the other rooms would share a bathroom. The

residents are able to bring in their own furniture so the rooms would feel more like home. There is a doctor on call as well as a certified nurse to issue medication, a dentist, and other professional doctors on staff. The facility would also provide hospice. Ms. Groom indicated she has been in the business for 7 years, has converted four homes into assisted living facilities but this facility will be the first built specifically for this use.

Vice-Chairman Strother asked the applicant what made this location so attractive.

Mr. Persefield indicated it was the demographics; the shape of the land was perfect for their use.

Commissioner Deeds made a motion to recommended approval of Case 14-37. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother, Commissioners Deeds, Hamilton, Martin and Saldana.

Nays: 0

Chairman Brooks declared the motion carried unanimously.

V. Staff Reports & Discussion Items

1. Solar PV Systems

Don Gore, Senior Planner indicated the drafted standards along with the red line strike out were in the packet.

Commissioner Deeds asked if we have any assurance that panels are being installed in an appropriate manner. Also will there be a permit process in place so the installers/inspectors know if they were being installed correctly.

Mr. Gore indicated that the Code Enforcement Inspectors are trained and have policies and procedures in place for the permitting process to address manufacture installation.

Rod Tyler indicated the purpose of this program is to increase accessibility of solar panels for residences and streamline the permit process. The next step is to get feedback from City Council and make alterations if needed; then draw up an ordinance and then come back to P&Z for a final check.

2. Recent Submittals

Mr. Gore reviewed the recently submitted cases with the Commission.

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:49 pm.



Sharon Davis
Executive Secretary



Theresa Brooks
Chairman
