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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of October 6, 2015**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, October 6, 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, Commissioners: Timothy Hamilton, Adriane Martin, Lisa Thierry and Gehrig Saldana*

*Absent: Commissioner Michael Deeds*

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

**I. Call the meeting to order**

Chairman Brooks 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 September 15, 2015 regular meeting**

A motion was made by Commissioner Hamilton and seconded by Vice-Chairman Strother to approve the minutes of the September 15, 2015 regular meeting. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Case No. 15-23 – Review and consider the Preliminary Plat and Layout Plans for the Park Village Addition**, showing five (5) non-residential lots on 17.888 acres out of Abstract 435, located on the north side of Belt Line Road between Joe Wilson Road and Waterford Oaks Drive; requested by Charles Crook of Charles Crook Consulting, Inc. on behalf of Al Sani.

Mr. Don Gore, Sr. Planner delivered the staff report by stating the applicant is proposing to plat 5 lots behind Aldi across from the Neighborhood Walmart. There is adequate water as well as an 8" sewer line which extends from Waterford Oaks to the north to each lot. The entire parent track will drain into detention facility along the northern portion of the subject property. The

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submitted preliminary plat is consistent with all of the City ordinances. Staff recommends approval.

Mr. Charles Crook, Charles Crook Consulting, Inc., 2400 Hwy 287, St. 110, Mansfield came forward and indicated that they will be platting Lot 1 first which is to the east of Aldi. Since it will be expensive to do the storm drainage the project will be done in phases.

Vice-Chairman Strother asked if the current driveway to the east of Aldi be incorporated into Lot 2 of the subject property.

Mr. Crook indicated they would have to have their own connection that would run parallel to the existing driveway. On the north side of Aldi's access road is a line of parking spaces. To get connected on the north side, some parking spaces would have to be taken out and then be able to share an access on Joe Wilson and tie in there. Aldi has a detention pond that will have to be eradicated and will be compensated with another detention pond and improving storm drainage pipes.

Commissioner Saldana asked what the owner is projecting for the subject property.

Mr. Crook indicated there have been two or three interested applicants on the lot east of Aldi. The owner would like to get a Quick Trip on the corner (Lot 3) across from the Neighborhood Walmart. The other lots to the back would like to be used for high end development.

Commissioner Martin asked if there was a time frame when Phase 2 will be done.

Mr. Crook indicated the owner would like to start the plat this year and start building next year and have the entire project done in two to three years.

Vice-Chairman Strother made a motion to recommend approval of Case 15-23. The motion was seconded by Commissioner Thierry. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

## **V. Staff Reports and Discussion Items**

1. Recent Submittals

## **VI. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:31 pm.

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Sharon Davis  
Executive Secretary



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Theresa Brooks  
Chairman