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**MINUTES  
PLANNING AND ZONING COMMISSION  
Meeting of February 6, 2018**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, February 6, 2018 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 Chad McCurdy, Vice-Chairman Theresa Brooks, and Commissioners: Lisa Thierry and Michael Lewis*

*Absent: Commissioners: Timothy Hamilton, Bill Strother, and Michael Deeds*

*City Staff members present: Dana Woods, Planner; Sharon Davis, Executive Secretary of Planning, LaShondra Stringfellow, Director of Planning,*

**I. Call the Meeting to Order**

Chairman McCurdy 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 January 16, 2018 regular meeting**

A motion was made by Commissioner Thierry and seconded by Commissioner Lewis to approve the minutes of the January 16, 2018 regular meeting. The vote was as follows:

Ayes: 4 – Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry and Lewis

Nays: 0

Chairman McCurdy declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Public Hearing Items:**

1. **Case No. ZC-30-2017** – Conduct a public hearing and consider an application for a change in zoning from "SF-E" (Single-Family Residential Estate District – minimum 1-acre lots) to "RR" (Rural Residential District – minimum 2-acre lots) on property legally described as a portion of Block 5 of the Brook View Addition, located on the east side of Evergreen Trail, west of South Clark Road with the approximate address being 305 Evergreen Trail. *Applicant/Property Owner: Amy Hirsch.*
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Dana Woods, Planner presented the staff report. She said rezoning this parcel to "RR" is consistent with the Comprehensive Plan and meets the factors for consideration. Staff recommends approval.

Chairman McCurdy asked the applicant to address the Commission. Amy Hirsch stated that she would like to have a covered arena so that her daughter and her trainer could train with the horses in inclement weather.

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

No one spoke in support.

Chairman McCurdy asked if there was anyone wishing to speak in opposition of this request. Five people spoke in opposition: Carmen Santos, 340 Evergreen Trail; James Bryant, 355 Evergreen Trail; Penny Romero, 405 Evergreen Trail; Gary and Shelly Keeling, 361 Evergreen Trail.

Chairman McCurdy closed the public hearing and opened the floor for discussion amongst the Commission.

Commissioner Thierry asked the applicant how many horses she has on the property and what the current arena is used for. She asked if the reason for the rezoning was so the current use would be in compliance once it was rezoned to "RR".

Ms. Hirsch indicated she has approximately 12 horses and the arena would be used for training the horses during inclement weather.

LaShondra Stringfellow confirmed that the rezoning and CUP would bring the current use into compliance.

Commissioner Lewis asked the applicant if there had been any complaints regarding traffic.

Ms. Hirsch indicated that she has had construction improvement projects on the property that would have increased traffic; but, that was short term.

Commissioner Lewis made a motion to recommend approval of Case No. ZC-30-2017. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 4– Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

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2. **Case No. CUP-32-2017** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for "stables (as a business)" with alternative exterior building materials on property zoned "RR" (Rural Residential District – minimum 2-acre lots), legally described as a portion of Block 5 of the Brook View Addition, located on the east side of Evergreen Trail, west of South Clark Road with the approximate address being 305 Evergreen Trail. *Applicant/Property Owner: Amy Hirsch.*

Dana Woods presented the staff report. Staff recommends approval of the alternative building material subject to conditions.

Commissioner Lewis asked if staff could define the kind of vehicles that would be allowed as stated in the conditions.

Ms. Stringfellow indicated that the Commission could exclude certain types of vehicles for which they had concerns in the CUP conditions.

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

No one spoke in support.

Chairman McCurdy asked if there was anyone wishing to speak in opposition of this request. Four people spoke in opposition: Carmen Santos, 340 Evergreen Trail; James Bryant, 355 Evergreen Trail; Greg & Penny Romero, 405 Evergreen Trail.

Chairman McCurdy closed the public hearing and opened the floor for discussion amongst the Commission.

Commissioner Thierry asked the applicant why the arena needed to be so large and how the applicant would control the trainer from bringing in additional clients.

Ms. Hirsch stated the arena needed to be large enough for the horses and riders to be able to practice jumping on the course. Ms. Hirsch stated that the trainer will not exceed the five.

Commissioner Lewis asked how long it would take to build the arena and if she had spoken to her neighbors prior to the meeting about the arena.

Ms. Hirsch stated that it would be around 3-6 months to build. She said she has had meetings with her neighbors. She said the same concerns expressed during the public hearing were addressed during those meetings.

Vice-Chairman Brooks made a motion to recommend approval of Case No. CUP-32-2017 subject to the following conditions:

1. Operations are limited to five non-commercial vehicles per day for patrons/customers (excluding family).
2. There shall be no events and no outdoor entertainment.

3. There shall be no indoor or outdoor arena seating.
4. Label 50' conservation buffer on site plan along perimeter property boundary with existing landscaping. Add supplemental landscaping within 50' of perimeter boundary in areas of no landscaping (Evergreen with min. mature height of 10' @ 10' spacing).
5. Label the location for the 5 parking spaces on the site plan.
6. Direct lighting over 10 feet in height shall be shielded from adjacent property. Illumination shall not exceed an average of one (1) foot candle at ground level and shall distribute not more than 0.5 foot candles of light upon any adjacent residentially zoned area.
7. This CUP shall expire in two years or if there is a change in property ownership, whichever occurs earlier.

The motion was seconded by Commissioner Lewis. The vote was as follows:

Ayes: 4– Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, and Lewis

Nays: None

Chairman McCurdy declared the motion carried.

**V. Regular Agenda Item:**

1. **Case No. 2017-20** - Consider and take action on a final plat and variances to Chapter 20, Sections 20-19(c)(1) and 20-22(b), for the Brook View Addition, Lot 16R, Block 5 on property zoned "SF-E" (Single-Family Residential Estate – minimum 1-acre lots), located on the east side of Evergreen Trail, west of South Clark Road with the approximate address being 305 Evergreen Trail. *Applicant/Property Owner: Amy Hirsch*

Dana Woods presented the staff report. Staff recommends approval of the variances and the plat subject to conditions.

Chairman McCurdy asked the applicant if she had any questions for the Commission and she stated she did not.

Commissioner Lewis made a motion to recommend approval of Case No. 2017-20 subject to the following conditions being complied prior to recordation of the plat:

1. Remove the driveway, structures, and horse training area from the plat.
2. Add a note to plat stating that building setbacks shall comply with the zoning ordinance at the time that a building permit is obtained.
3. The property owner/developer shall pay park fees in the amount of \$500.

The motion was seconded by Vice-Chairman Brooks. The vote was as follows:

Ayes: 4– Chairman McCurdy, Vice-Chairman Brooks, Commissioners Thierry, and Lewis

Nays: None

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Chairman McCurdy declared the motion carried.

**VI. Staff Reports**

1. Ms. Stringfellow informed the Commission of the current development applications.
2. Ms. Stringfellow informed the Commission on upcoming 2018 planning projects.

**VII. Adjourn**

A motion to adjourn was made by Vice-Chairman Brooks, followed by a second by Commissioner Thierry. The meeting adjourned at 7:59 pm.



Sharon Davis  
Executive Secretary



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Chad McCurdy  
Chairman

