
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of May 19, 2015

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, May 19, 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: Gehrig Saldana, Michael Deeds, Adriane Martin and Timothy Hamilton.

Absent: Commissioner Lisa Thierry

City Staff members present: Rod Tyler, Director of Planning & Zoning, 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 May 5, 2015 regular meeting

A motion was made by Commissioner Hamilton and seconded by Commissioner Saldana to approve the minutes of the May 5, 2015 regular meeting. The vote was as follows:

Ayes: 4 – Chairman Brooks, Vice-Chairman Strother, Commissioners, Saldana, and Hamilton

Abstain: 1- Commissioner Deeds

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

IV. Case No. 15-09 - CONDUCT A PUBLIC HEARING and consider a request for a zoning change FROM "RR" Rural Residential TO Single Family Residential – 8,500 sq. ft. on 30.213 acres out of Abstract 1122, located at 1807 W. Bear Creek Road; requested by Thomas Slowbe on behalf of William Fears

Commissioner Martin arrived at 6:03.

Don Gore, Sr. Planner, delivered the staff report by stating the applicant was proposing to rezone approximately 30,213 acres of land from "RR"-Rural Residential to SF-8.5 – Single Family Residential, 8,500 sq. ft. lots. The Future Land Use Plan shows this area as medium density

residential and suggests townhomes, duplexes and small lot single family homes. The Thoroughfare Plan shows this portion of Bear Creek Road within the Loop 9 right-of-way. TxDot has not indicated when the Loop 9 Transportation Project along the southern portion of Cedar Hill would begin. He pointed out that even though the zoning being proposed was less intense than was contemplated in the Future Use Plan, it was compatible with the land uses to the south and the zoning to the east.

Mr. Slowbe, 304 Sonterra Blvd., Ste. 100, Terrell, came forward and presented his request and stated he was here to answer any questions the Commission might have.

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

No one spoke.

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 Deeds asked if this area would be a mix of townhomes and duplexes.

Rod Tyler indicated the Long Range Plan shows the area to be contemplated for townhouses. Zoning is being requested for "SF"-Single Family residential, 8,500 sq. ft. detached. This does not authorize townhomes or duplexes.

Commissioner Hamilton was concern with the proposed low density and how it would impact the area in 10 years.

Vice-Chairman Strother and Chairman Brooks indicated the density was acceptable.

In response to questions from the Commission, Mr. Slowbe indicated the homes would be an upgrade from starter homes. The homes would be compatible with the other homes in the area as far as price and the community would not be gated.

Commissioner Deeds made a motion to recommend approval of Case 15-09. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

area or have conditions changed such that a different zoning is more appropriate. If zoning is still valid then the Commission would want to recommend approving the extension.

Commissioner Deeds asked what the consequences would be and what would the status of the land be if the extension were not granted.

Mr. Tyler stated the applicant would have two options. He could follow through with the current development schedule by submitting and getting approval of a development plan prior to the August 30, 2015 deadline; or he could do nothing in which case he would lose his right to follow through with the PD development and the property would have to be rezoned.

Commissioner Deeds stated there have been seven (7) extensions with this zoning change with no progress.

Chairman Brooks and Vice Chairman Strother indicate there has been a lot of work put into the plan and there is still a market for custom homes.

Vice-Chairman Strother made a motion to recommend approval of Case 15-11. The motion was seconded by Commissioner Saldana. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

Mr. Parsons had a comment that the land to the south of the main creek and towards the property to the west is approved as a park site. Mr. Parsons would like the city to consider the land between the park site and Loop 9 to be a part of the park site and not go unused. Applicant's vision is the creek system to become a linear park site with trails.

V. Staff Reports and Discussion Items

1. Recent Submittals

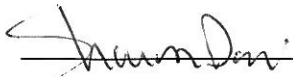
Mr. Gore reviewed the recently submitted cases with the Commission.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:52 pm.



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary

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- V. Case No. 15-11 - CONDUCT A PUBLIC HEARING and consider a request to amend Section 9 of Planned Development Ordinance No. 2013-513** by extending the deadline to submit a **PD Development Plan** for the 156.81-acres of land out of Abstract 1122, generally located at the northwest corner of Cockrell Hill Road and Bear Creek Road; *requested by William Parsons of Spyglass Hill GP, LLC.*

Don Gore, Sr. Planner, delivered the staff report by stating the applicant is requesting a 2 year extension of the Planned Development Plan deadline of August 30, 2015. The Zoning Ordinance outlines a Planned Development schedule to allow City to eliminate PDs that are no longer viable. The Stonehill PD zoning consists of 156 acres. Since the inception in 2003 the applicant has requested seven (7) amendments to this ordinance. If the Commission does not extend the amendment, it will be up to the City to zone this property. The existing PD zoning complies with the existing Comprehensive Plan.

William Parsons, 5624 Shubert Ct., Dallas, presented his request by stating that he felt confident that with this 2 year extension that the project could go forward due to recent economic growth; the other subdivisions in the area are doing well; and sales are dramatically higher. The first phase of building will be very expensive. Future phases will be less expensive as they occur. This will be difficult so there needs to be a homebuilder that the applicant is confidence with and the zoning in place now has a lot of twist and turns. Applicant is asking to extend the amendment another couple of years.

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

No one spoke.

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 Deeds asked how many phases there would be.

Mr. Parsons indicated there would be four phases with the first phase having 88 lots.

Commissioner Hamilton asked the Commission if the extension was not approved would the applicant bring resubmit it again.

Rod Tyler, Planning Director, indicated the City cannot change PD zoning as long as it is within its development schedule. Currently, the applicant is within the allotted time but the expiration date is coming up. The basic question is whether the current PD zoning is still appropriate for the
