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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of July 18, 2017**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, July 18, 2017 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: Chad McCurdy, Michael Lewis, Michael Deeds, Timothy Hamilton and Lisa Thierry.*

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

**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. Chairman Brooks informed the audience that Cases 17-18 and 17-19 had been withdrawn by the applicant. The Commission will not hold public hearings but, the audience will be able to speak during the Citizens Form. The Commission will not be able to take any action or respond to any statements concerning these items.

Commissioner McCurdy arrived at 6:01

**II. Approve the minutes of the June 20, 2017 regular meeting**

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the June 20, 2017 regular meeting. The vote was as follows:

Ayes: 7 – Chairman Brooks, Vice-Chairman Strother, Commissioners McCurdy, Hamilton, Deeds, Lewis, and Thierry

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

Jeff Davis	John Marinos	Tara Powers	Bill Pierce
2743 Point View	2900 Sonterra	1349 Sunset Ridge Cir	2704 Whispering Oaks Cove

**IV. Case 17-15 – Review and consider a final plat and construction plans for the Lilacs of Cedar Hill Addition, Lot 1, Block A, located on the northwest corner of Cedar Street**

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and Church Street; requested by Derek Heitman on behalf of Sarah W. Moor for Dillard on Cedar, LLC.

Ms. Dana Woods, Planner presented the staff report. Staff finds that the final plat complies with all applicable ordinances and design standards. Staff recommends approval subject to the following conditions:

- 1) On the plat, change "Variable Width Sewer Easement" to "Public Variable Width Sewer Easement".
- 2) Prior to recordation of the plat, execute the sanitary sewer easement instrument and insert the recordation information on the plat.
- 3) Prior to recordation of the plat, pay park land dedication and park development fees.

Mr. Norman Patton, 413 Cedar St. representing Derek Heitman and the Moor family indicated he received the signed sewer easement document and is ready for the mayor's signature. Also, he indicated he has a signature from Danielle Wedgeworth who is providing that easement through her property. Mr. Patton said he would answer any questions the Commission might have.

The Commission did not have any questions for the applicant or staff.

Commissioner Deeds made a motion to recommend approval of Case 17-15 subject to: changing "Variable Width Sewer Easement" to "Public Variable Width Sewer Easement" on the plat; Prior to recordation of the plat, execute the sanitary sewer easement instrument and insert the recordation information on the plat; and prior to recordation of the plat, pay park land dedication and park development fees. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother, Commissioners Lewis, Hamilton, Thierry and Deeds

Nays: 0

Abstain: 1 – Commissioner McCurdy

Chairman Brooks declared the motion carried.

## **V. Election of Officers**

Chairman Brooks recommended Commissioner McCurdy for Chairman. The motion was seconded by Commissioner Deeds. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother, Commissioners Lewis, Hamilton, Deeds, Thierry

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Nays: 0

Chairman Brooks declared the motion carried.

Chairman Brooks opened the floor for nomination of Vice-Chairman.

Vice-Chairman Strother recommended Chairman Brooks for Vice-Chairman. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Vice-Chairman Strother, Commissioners Hamilton, Deeds, Lewis, McCurdy and Thierry.

Nays: 0

Chairman Books declared the motion carried.

**VI. Staff Reports and Discussion Items**

1. Ms. Stringfellow informed the Commission of the current development applications.
2. Ms. Stringfellow indicated there is a possibility that there will be no P&Z Meeting on August 15, 2017 due to City Council having their meeting on the same night.
3. Mr. Tyler asked the Commissioners that attended the Planning and Zoning Series at NCTCOG what they thought of the course.

**VII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:45 pm.

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Theresa Brooks  
Chairman

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Sharon Davis  
Executive Secretary

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