

---

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of September 17, 2013**

---

*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, September 17, 2013 at 6:00 p.m. in T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, and Cedar Hill, Texas.*

*Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Tim Hamilton, Gehrig Saldana, Stephanie Freeman, and Lisa Thierry.*

*Planning & Zoning Commissioners absent: Commissioner Michael Deeds*

*City Staff members present: Rod Tyler, Director of Planning; Don Gore, Planner; Cassie Harashe, Planning Intern and Sharon Davis, Planning Secretary.*

**I. Call the meeting to order**

Chairman Brooks called the meeting to order at 6:04 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 3, 2013 regular meeting**

A motion was made by Commissioner Hamilton to approve the September 3, 2013 regular meeting minutes. The motion was seconded by Commissioner Saldana. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

**III. Citizens Forum**

No one spoke.

**IV. Case No. 2013-15 – CONDUCT A PUBLIC HEARING and consider a request for a Conditional Use Permit** authorizing a convenience store with fuel sales within the LR (Local Retail) zoning district, being 3.002 acres out of Zur Combs Abstract No. 306, generally located at the southeast corner of FM 1382 and Straus Road. Requested by Truitt Priddy on behalf of Quick Trip.

---

---

Jason Accord, 1120 N. Industrial Blvd., Euless, TX presented a slide show of Quick Trip's New Generation Store. The presentation included their participation in community outreach programs, goals of Cedar Hill learned through the interaction with the city and the process of determining site selection. Details that Quick Trip took into consideration in the layout of their store; was to save the pecan tree and several other trees and incorporate it into their landscape, also adding 9000 sq. ft. of hike and bike easement on Straus Road which will be dedicated to the city and adjusting their site in order to accommodate TX DOT 112' ROW.

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

No one spoke.

Chairman Brooks closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition.

Rod Reed 1510 Cumberland, Cedar Hill, TX was conflicted about this issue. He felt this was an unsuitable site for a fueling station. He was concerned it would have a negative impact on area churches, the environment, traffic at FM 1382, Straus and Pleasant Run, security of nearby businesses in the area and pedestrian traffic from the High Point area.

Jay Patton 1805 W. Beltline Rd. Cedar Hill, TX was concerned about safety issues with the store being open 24 hours a day and the selling of beer. He also has a business next door and was concerned with security in and around his business.

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

Commissioner Hamilton asked how the Quick Trips meeting went with the different boards and how the applicant felt about the outcome of those meetings.

Mr. Accord indicated that the Main Street board, BBA and the Architectural Board had some issues with the design and revisions that were made which were voted down.

Vice-Chairman Strother stated due to the outcome of the prior committee boards review and that the site had sensitive issues; he recommended the CUP permit be denied. The motion was seconded by Commissioner Saldana. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

---

**V. Case No. 2013-20 – Review and consider the Site Plan for Cedar Hill High School**, on Lot 1, Block A, Cedar Hill High School Addition, generally located on the east side of US Hwy 67 at Cooper Street. Requested by Michael J. Thomas on behalf of the Cedar Hill Independent School District.

Mickey Thomas, MJ Thomas Engineers, (Civil Engineers for Cedar Hill ISD), 4816 Westler Dr., Ft. Worth, TX presented plans to demolish the existing administration facility, remove some parking, remove temporary buildings and remove a few trees. A new facility which would consist of new softball and baseball fields, a concession stand, and batting cages; adding a new restroom for the tennis courts, eight (8) classrooms with additional labs would be built. Additional features would be natural grass and landscape.

Commissioner Hamilton moved to recommend approval of Case No. 2013-20, as presented. The motion was seconded by Commissioner Freeman. The vote was as follows:

Ayes: 5- Chairman Brooks, Vice-Chairman Strother, Commissioners Freeman, Saldana, and Hamilton

Abstain: 1 – Thierry – due to her employment with the Department of Education

Nays: 0

Chairman Brooks declared the motion carried unanimously.

**VI. Staff Reports & Discussion Items**

**1. Recent Submittals**

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

**IV. Adjourn**

A motion was made by Vice-Chairman Strother, followed by a second by Commissioner Freeman for adjournment. Chairman Brooks declared the meeting adjourned at 7:12 p.m.

---

Theresa Brooks  
Chairman

---

Sharon Davis  
Planning Secretary

---