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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of July 3, 2012**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, July 3, 2012 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.*

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

*Absent: Commissioners Lisa Thierry and Stephanie Freeman*

*City Staff members present: Rod Tyler, Director of Planning, Don Gore, Planner and Belinda L. Huff, Development Services Coordinator/Planning & Zoning Commission Secretary.*

**I. Call the meeting to order**

Chairman Brooks called the meeting to order at 6:02 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 July 3, 2012 regular meeting**

A motion was made by Commissioner Hamilton to approve the July 3, 2012 minutes as presented. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Case No. 12-03 – CONDUCT A PUBLIC HEARING consider a Conditional Use Permit for a "church/place of worship" within in a Planned Development (PD) No. 96-263 on Lot 3A, Block 13, Omega Addition, generally located at the northeast corner of Wintergreen Road and New Clark Road, requested by Jude Asonibe on behalf of Light & Life Church Community Church.**

*Jeff Peters of Quantum Builders, P.O. Box 703137, Dallas, TX stepped forth to present this request and answer any questions from the Commission.*

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

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No one spoke.

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

No one spoke.

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

Vice-Chairman Strother asked the applicant if his client owned this tract of land.

Mr. Peters stated that yes; his client has owned this property for about 5 or 6 years.

Vice-Chairman Strother asked the applicant if there were any plans for future development of the remainder of the tract.

Mr. Peters stated that at this time, he is unaware of any plans for future development of this site.

Rod Tyler, Director of Planning, in response to a comment from the applicant during the briefing session, asked Mr. Peters to please reference section 5.4 of the zoning code which addresses screening of vehicular areas.

A motion was made by Commissioner Hamilton to approve Case No. 12-03, subject to the landscape plan being revised to: 1) provide six 3" caliper trees within the street yard and 2) provide additional shrubs along the western property line to screen vehicular parking from the right-of-way. The motion was seconded by Commissioner Saldana. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

**V. Case No. 12-13 – Review and consider the Site Plan of Olive's Lil Angels Daycare, showing a 1,805 sq. ft. addition to the existing building located at 1021 N. Joe Wilson Rd., requested by Ernest Warnock of Architects Forum.**

The applicant was not presented.

Vice-Chairman Strother stated that he saw no reason why the Commission should delay action regarding this request and so made a motion to approve Case No. 12-13, subject to the site plan being revised, (prior to the issuance of a building permit) as follows: 1) show a 6 ft. masonry screening wall on the southern property line and 2) add a note stating that all lighting will be dark sky compliant, as well as comply with Section 5.6 of the zoning code, entitled Lighting and Glare Standards. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

**IV. Staff Reports & Discussion Items**

**1. Recent Submittals**

This item was covered during the briefing session.

**V. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:15 p.m.

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Theresa Brooks  
Chairman

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Belinda L. Huff  
Development Services Coordinator

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