
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of May 17, 2011

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, May 17, 2011 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Present: Chairman Theresa Brooks and Commissioners Gehrig Saldaña, Lisa Thierry and Tim Hamilton.

Absent: Vice-Chairman Bill Strother and Commissioner Bill Nany.

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.

II. Approve the minutes of the May 3, 2011 regular meeting

A motion was made by Commissioner Hamilton to approve the minutes of the May 3, 2011, with one change. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 4 – Chairman Brooks and Commissioners Saldaña, Thierry, and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 11-10 – Review and Consider the Amended Site Plan of 634 Uptown Blvd.
Requested by Alan R. Magee of Magee Architects, L.P. on behalf of Eye Care Associates of Texas.

Alan Magee of Magee Architects, 2824 West 7th St. Suite 100, Ft. Worth, TX, 76107, stepped forth to present this request and answer any questions from the Commission.

Mr. Magee stated that they are proposing to add 3,011 sq. ft. to the existing building for a surgery center. The façade of the addition will match the existing building. In order to accommodate the addition, 8 parking spaces will have to be removed, but what will remain is more than adequate to meet the City's minimum parking requirements. Finally, there is some landscaping that will need to be removed, but it will be relocated on the site.

Commissioner Saldaña asked the applicant when they planned to start construction.

Mr. Magee stated they would like to start as soon as possible.

Chairman Brooks asked the applicant if the existing glass windows would be removed.

Mr. Magee stated yes, the glass will be replaced with a cementitious material.

Rod Tyler, Director of Planning, asked the applicant to clarify what cementitious material will be used; would it be Hardie Plank?

Mr. Magee stated that it is not Hardie Plank, but it is a cementitious fiber board material.

A motion was made by Commissioner Hamilton to approve Case No. 11-10, subject to the City Council's approval of the building material used on the transom. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 4 – Chairman Brooks and Commissioners Saldaña, Thierry, and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

V. Staff Reports & Discussion Items

1. Consider initiating the zoning amendment process for Wind Powered Energy Systems

This item was covered in the briefing session.

2. Recent Submittals

Don Gore, Planner, reviewed with the Commission recent submittals and upcoming agenda items.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:17 p.m.

Theresa Brooks
Chairman

Belinda L. Huff
Development Services Coordinator
