
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of October 15, 2007

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, October 15, 2007 at 6:00 p.m. in the Council Chambers of City Hall, 502 Cedar Street, Cedar Hill, Texas.

Present: Chairman Bill Strother, Vice-Chairman David Rush and Commissioners Stephen Mason Theresa Brooks, Gehrig Saldaña and Todd Hinton.

Absent: Tim Hamilton

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:02, declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

II. Approve the minutes of the October 1, 2007 meeting

A motion was made by Commissioner Rush to approve the minutes of the October 1, 2007 meeting, as presented. The motion was seconded by Commissioner Hinton. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Brooks, Hinton and Saldaña

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case Number 07-59 – CONDUCT A PUBLIC HEARING and consider a request for a **Conditional Use Permit (CUP) for Indoor Amusement Services** within a Neighborhood Services zoning district located at 818 North Highway 67, Suite 102. *Requested by Laura Espinoza and Julie Molina.*

Laura Espinoza, 8651 Glen Eagles Drive, Ovilla, TX 75154 and Julie Molina, 951 Bentle Branch Lane, Cedar Hill, TX 75104 stepped forth to present this request and answer any questions from the Commission.

Ms. Espinoza, and her business partner Ms. Molina stated this venture has been a dream of theirs for some time. The business would consist of hosting special theme parties for girls ages 3-14, in which participates would dress-up, have their hair styled with bows and/or hair pieces and have make-up applied. Ms. Espinoza stressed they would not utilize blow-dryers or any other equipment typically found in a beauty salon. She also stated there would be some small gift items for sale.

Chairman Strother opened the floor for anyone wishing to speak in favor of this request.

No one spoke.

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

No one spoke.

Chairman Strother closed the public hearing for this item and opened the floor to the Commission for discussion.

Commissioner Rush asked the applicants what type of merchandise would they sell.

Ms. Espinoza stated they would sell items such as Cinderella dolls, picture frames and if the customer chooses, a DVD of their child's party.

Commissioner Brooks reiterated to the applicants that there would be no commercial salon equipment or services being performed that would require a cosmetology license by the hosts or employees.

Ms. Espinoza replied yes, none of the services they offered in conjunction with their parties would require licensing of any kind.

A motion was made by Commissioner Mason to approve Case Number 07-59, as presented. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Brooks, Hinton and Saldaña

Nays: 0

Chairman Strother declared the motion carried.

V. Case Number 07-28 – Review and consider the Final Plat and Civil Plans of Lot 1, Block A, Performing Arts Addition creating 1 non-residential lots on 0.66-acres of land out of Abstract 1472. more commonly known as 205 West Beltline Road. *Requested by Norman Patten of Norman Patten & Associates.*

Norman Patten of Norman Patten & Associates, 701 West Beltline Road, Cedar Hill, TX 75104 stepped forth to present this request and answer any questions from the Commission.

Mr. Patten stated that their outstanding engineering issues have been resolved.

Commissioner Brooks asked Mr. Patten if he has provided the outstanding tax certificate required for this application.

Mr. Patten stated his client provided a print-out from the County tax office which shows no delinquent taxes on this property, but it was not the officially sealed copy. His client is in the process of obtaining the officially sealed tax certificate.

Commissioner Brooks also asked Mr. Patten about a letter agreement regarding the construction of a offsite drainage facility.

Mr. Patten stated the adjacent property owner has the agreement and once it is notarized it will be submitted to the City for review and approval.

A motion was made by Commissioner Brooks to approve Case Number 07-28, subject to the certificate of taxes being provided before this item is scheduled for City Council and a letter agreement authorizing the construction and maintenance of the offsite drainage being provided before the plat is recorded at the County. The motion was seconded by Commissioner Rush. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Brooks, Hinton and Saldaña

Nays: 0

Chairman Strother declared the motion carried.

VI. Case Number 07-50 – Review and consider the Site Plan of a 9,800 sq. ft. Student Union Building on a portion of **Lot 1, Blk A, Northwood Addition** located at 1114 West F.M. 1382. *Requested by Jay Childs of Dietz Engineering on behalf of Dr. Kevin Fegan of Northwood University.*

Dr. Kevin Fegan, Provost of Northwood University, 1114 West F.M. 1382, Cedar Hill, TX 75104 stepped forth to present this request and answer any questions from the Commission.

Commissioner Rush asked Dr. Fegan about the two comments from City Staff, encroachment into a existing sewer easement and the Fire Marshal's concern that the building was not within the minimum required distance of a fire lane.

Dr. Fegan stated that both issues have been resolved. The site plan has been modified so that no portion of the building is within the existing sewer easement. Also, by expanding the parking lot and constructing a bridge over the creek, the building would be accessible on 4 sides, thereby addresses the Fire Marshal's concerns.

A motion was made by Commissioner Rush to approve Case Number 07-50, subject to the site plan being modified so that no portion of the building is within the existing wastewater easement and a fire protection plan being approved by the Fire Marshal. The motion was seconded by Commissioner Hinton. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Brooks, Hinton and Saldaña

Nays: 0

Chairman Strother declared the motion carried.

VII. Staff Report

This item was discussed during the briefing session.

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:25 p.m.

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary
