

---

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of June 2, 2015**

---

*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, June 2, 2015 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: Gehrig Saldana, Michael Deeds, Adriane Martin, Lisa Thierry and Timothy Hamilton.*

*City Staff members present: Rod Tyler, Director of Planning & Zoning, Don Gore, Senior Planner, and Sharon Davis, Executive 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 May 19, 2015 regular meeting**

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the May 19, 2015 regular meeting. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother, Commissioners, Martin, Saldana, Deeds and Hamilton

Abstain: 1- Commissioner Thierry

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

**IV. Update on City Center Action Plan**

Don Gore, Sr. Planner updated the Commission on the City Center Plan. Of the four areas; Regulatory actions was discussed. The regulatory action has four items: Interim Zoning, City Center Regulations, Historic Preservation and Comprehensive Plan Amendments.

The Commission was asked to discuss and make any comments on the Regulatory Action of the City Center Plan.

Interim Zoning - The Current Zoning of some of the properties has Industrial type zoning so there are inconsistencies. The City Center Development Plan shows mixed use and medium density

---

residential. The idea is to utilize another zoning district and do an initiated zoning change

City Center Regulations should have the zoning district codes within a year.

Historic Preservation – the Main Street Board has discussed the Historic Preservation and why it is important at length and now is asking the P&Z Commission to discuss and come up with an Ordinance.

Commissioner Martin asked what the consultants will do on the City Center Regulations. Mr. Gore indicated the Commission would make a list of what is needed and the consultants would write them up.

Comprehensive Plan Amendments - The Comprehensive Plan is being amended because they are inconsistent with the City Center Plan in regards to land use decisions. Staff reviewed the Comprehensive Plan and City Center Plan and identified these inconsistencies and where the City Center isn't supported. The amendments that support the Comprehensive Plan are the zoning regulations that show the setbacks; the zoning code that show the development standards and the Future Land Use Map that shows how to accommodate growth in the next 10 years.

Mr. Tyler went through the Thoroughfare Plan and identified symbols and the type of thoroughfare.

Commission will consider this at the next P&Z Meeting on June 16 and City Council on June 23. Commissioner Deeds felt there should be more media in publishing the public hearings.

## VI. Staff Reports and Discussion Items

### 1. Recent Submittals

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

## VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:47 pm.



Theresa Brooks  
Chairman



Sharon Davis  
Executive Secretary