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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of May 15, 2018**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, May 15, 2018 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: Chairperson Chad McCurdy, Vice-Chairperson Theresa Brooks, and Commissioners: Michael Deeds, and Timothy Hamilton*

*Absent: Commissioners: Bill Strother, Lisa Thierry, and Michael Lewis*

*City Staff members present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña; Planner, Dana Woods; Parks and Recreation Executive Secretary, Katie Cenicola*

**I. Call the Meeting to Order.**

Chairman McCurdy 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 1, 2018 regular meeting.**

A motion was made by Commissioner Hamilton and seconded by Commissioner Deeds to approve the minutes of the May 1, 2018 regular meeting. The vote was as follows:

Ayes: 4 – Chairperson McCurdy, Vice-Chairperson Brooks, Commissioners Deeds and Hamilton

Nays: None

Abstentions: None

Chairman McCurdy declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Regular Agenda Item:**

1. **Case No. 70-2018** – Consider an application for an alternative exterior building material on property zoned "SF-7" (Single-family residential minimum 7,000-square-foot lots) District, generally located on the north side of Jefferson Street, east of Houston Street with the approximate address being 507 Jefferson Street. **Applicant and Property Owner: Don Phillips.**

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Senior Planner Maria Peña briefed the Commission on the request. She indicated that staff recommends approval.

Chairperson McCurdy asked if there were questions for staff. There were none.

Vice-Chairperson Brooks asked the applicant to come forward. Karen Phillips, wife of the applicant and property owner, told the commission that the building would fit with the surroundings since there is no brick or masonry in the area.

Chairperson McCurdy asked if there were questions for the applicant. There were none.

Commissioner Deeds made a motion to approve.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 4 – Chairperson McCurdy, Vice-Chairperson Brooks, Commissioners Hamilton and Deeds

Nays: None

Chairperson McCurdy declared the motion carried.

## **2. Discuss architectural standards for non-residential development.**

Ms. Stringfellow discussed architectural standards in the city for non-residential development. She presented current standards, and some possible future changes. She indicated to the commission that she would like to receive feedback if staff was going in the right direction.

Commissioner Deeds asked what she meant by more than one exterior finish, if there would be a minimum depth.

Ms. Stringfellow indicated that one exterior finish meant there should be more than one type of masonry being used and that there would be a minimum depth.

Vice-Chairperson Brooks asked what zoning regulation would the changes be taken place.

Ms. Stringfellow indicated that it would be for Local Retail and Neighborhood Services. Once that idea is comfortable, the commission will begin to discuss industrial.

Ms. Stringfellow then told the commission that staff will have more specifics in the June 5<sup>th</sup> meeting. She also indicated that the next steps of this process will be providing the commission with more specific information, then there will be a City Council briefing and finally public hearings before it becomes official.

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## V. Staff Reports

1. Ms. Stringfellow informed the Commission of the current development applications.
2. Ms. Stringfellow informed the Commission on upcoming meeting dates.
3. Ms. Stringfellow thanked Chairperson McCurdy for his service and opened the floor for any commissioners to do the same.

## VI. Adjourn

A motion to adjourn was made by Commissioner Hamilton.

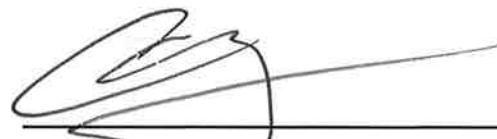
The motion was seconded by Commissioner Deeds.

The meeting adjourned at 6:41 pm.



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LaShondra Stringfellow  
Planning Director



Chad McCurdy  
Chairperson

