
**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of July 17, 2018**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, July 17, 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: Vice-Chairperson Theresa Brooks, and Commissioners: Lisa Thierry, Bill Strother, Maranda Auzenne, and Timothy Hamilton

Absent: Commissioners Michael Deeds and Michael Lewis

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

I. Call the Meeting to Order.

Vice-Chairperson Brooks called the meeting to order at 6:05 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 June 19, 2018 regular meeting.

A motion was made by Commissioner Hamilton and seconded by Commissioner Thierry to approve the minutes of the June 19, 2018 regular meeting. The vote was as follows:

Ayes: 3 – Vice-Chairperson Brooks, Commissioners Thierry, Hamilton

Nays: None

Abstentions: 2 – Commissioners Strother, Auzenne

Vice-Chairperson Brooks declared the motion carried.

III. Citizens Forum.

No one spoke.

IV. Regular Items:

1. **Case No. FP-75-2018** – Consider an application for a final plat for the Ruiz Addition, Lot 1 of Block 1 on property zoned "LR" (Local Retail District), located on the north side of West Belt Line Road, west of Carrell Street with the approximate address being 1179 West Belt Line Road. Applicant/Property Owner: Abdiel Ruiz, 1179 West Belt Line Ltd. Co.
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Planner, Dana Woods, briefed the Commission on the request. She indicated that staff recommends approval.

Vice-Chairperson Brooks asked the commission if they had any questions for staff.

There were none.

Vice-Chairperson Brooks asked the applicant to come forward and make a statement.

The applicant's representative, Norman Patton of 413 Cedar St. briefed the commission on the request.

The Commission had no questions for the applicant.

Commissioner Hamilton made a motion to approve the plat subject to sanitary easements being approved by the public works department, recorded and added to the final plat prior to recordation.

Commissioner Strother seconded the motion.

The vote was as follows:

Ayes: 5 – Vice-Chairperson Brooks, Commissioners Thierry, Strother, Auzenne, and Hamilton

Nays: None

Vice-Chairperson Brooks declared the motion carried.

- 2. Case No. SP-55-2018** – Consider an application for a site plan with alternative exterior building materials and alternative equivalent screening on property zoned "LR" (Local Retail District), located on the north side of West Belt Line Road, west of Carrell Street with the approximate address being 1179 West Belt Line Road.
Applicant/Property Owner: Abdiel Ruiz, 1179 West Belt Line Ltd. Co.

Planner, Dana Woods, briefed the Commission on the request. She indicated that staff recommends approval.

Vice-Chairperson Brooks asked the commission if they had any questions for staff.

There were none.

Vice-Chairperson Brooks asked the applicant to come forward and make a statement.

The applicant's representative, Norman Patton of 413 Cedar St. briefed the commission on the request.

The Commission had no questions for the applicant.

Vice-Chairperson asked what the "Urban Forest Fund" was?

Ms. Woods indicated that it was wording from the ordinance and refers to the Tree Mitigation Fund.

Planning Director, LaShondra Stringfellow and Ms. Woods then clarified questions the Commission had regarding the staff recommended conditions.

Commissioner Hamilton made a motion to approve subject to the following conditions:

- 1) Recordation of the plat prior to issuance of a building permit.
- 2) The alternative screening shall only be applicable to the professional office use. If the use changes on the property, reconsideration of the alternative screening shall be required.
- 3) Prior to issuance of a grading permit or building permit, pay the mitigation fee of \$6,000 for the removal of 40 caliper inches of protected tree.

Commissioner Thierry seconded the motion.

The vote was as follows:

Ayes: 5 – Vice-Chairperson Brooks, Commissioners Thierry, Strother, Auzenne, and Hamilton

Nays: None

Vice-Chairperson Brooks declared the motion carried.

V. Staff Reports.

1. Discuss Commercial Design Standards

Ms. Stringfellow gave a presentation to the Commission regarding commercial development standards for non-residential development. She indicated that a public hearing on these text changes would be held on August 7, 2018.

2. Update on applications in review

- a. 2018
- b. 2017

Ms. Stringfellow informed the Commission of the current development applications

3. Upcoming Meetings

Ms. Stringfellow informed the Commission on upcoming meeting dates.

VI. Adjourn.

A motion to adjourn was made by Commissioner Hamilton.

The motion was seconded by Commissioner Strother.

The meeting adjourned at 7:19 p.m.



Theresa Brooks
Vice-Chairperson



Katie Cenicola
Planning Secretary
