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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of January 7, 2014**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, January 7, 2014 at 6:00 p.m. in T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.*

*Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Gehrig Saldana, Timothy Hamilton, Michael Deeds and Lisa Thierry.*

*Planning & Zoning Commissioners absent: Commissioner Stephanie Freeman.*

*City Staff members present: Rod Tyler, Director of Planning, Don Gore, Planner and Sharon Davis, Executive Secretary.*

**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 December 17, 2013 regular meeting**

A motion was made by Vice-Chairman Strother to approve the December 17, 2013 regular meeting. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners, Hamilton, Saldana and Thierry.

Abstain: 1 – Commissioner Deeds

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Case No. 13-26 – CONDUCT A PUBLIC HEARING and consider a request for a text change to the Comprehensive Zoning Ordinance (Ordinance No. 2001-64), to amend Section 4.1.7.C – entitled "Definition," by revising the definitions of "business, sexually oriented," "nudity or state of nudity," and "semi-nude or in a state of semi-nudity."**

Chairman Brooks opened the public hearing for anyone wishing to speak in support of this request.

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No one spoke.

Chairman Brooks closed that portion of the public hearing and opened the floor for any one wishing to speak in opposition.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor for discussion.

Commissioner Deeds moved to recommend approval of Case No. 13-26. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

**V. Case No. 13-28 – Review and consider the Site Plan of Graceland Community Baptist Church**, on Lot 1, Blk. 1, located at 310 S. Clark; requested by Dick Calvert on behalf of Graceland Community Baptist Church.

Dick Calvert, 1001 W. Main St., Carrollton, TX with Dick Calvert & Co. Architects stated the Church was built 8 or 9 years ago and burnt to the ground last May. Mr. Calvert is requesting to rebuild on top of existing foundation and build a new sanctuary next door to existing building and extend the parking to the north and east. He stated that they were working with staff on the sidewalks and the drainage ditch.

Chairman Brooks asked if the Commission had any questions or comments from the applicant.

Commissioner Deeds asked applicant if he agreed with staff's comment regarding the number of trees.

Mr. Calvert agreed.

Commissioner Deeds moved to recommend approval of Case 13-28. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nay: 0

Chairman Brooks declared the motion carried unanimously.

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**VI. Staff Reports & Discussion Items**

## **1. Review and Discuss Comprehensive Plan Review**

Don Gore, Planner, stated that the Commissioners had reviewed the Comprehensive Plan and per the Zoning Code Requirements. Mr. Gore asked the Commissioners if they felt their findings in doing the review were substantial enough to recommend to City Council to do a major overhaul and hire a consultant or do minor amendments in which staff would do or staff could do the major overhaul.

Mr. Tyler stated the Comprehensive Plan does need to be amended now but felt it really needed a major overhaul and could possibly be taken to City Council in the 2015-16 budget year. He also stated staff does not have the resources or time to conduct a Staff facilitated update.

Commissioner Thierry suggested organizing a sub-committee of Commissioners and working with staff to develop a strategy related to updating the Comprehensive Plan.

The other Commissioners felt this was a good idea.

A course of action will be discussed at the next P&Z meeting.

## **2. Recent Submittals**

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

Secretary's note – Commissioner Lisa Thierry left at 6:49 PM.

## **VII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:53 p.m.

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Theresa Brooks  
Chairman

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Sharon Davis  
Executive Secretary

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