
**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of March 4, 2014**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, March 4, 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: Ghegrig Saldana, Michael Deeds, Lisa Thierry and Stephanie Freeman.

Planning & Zoning Commissioners absent: Commissioner Timothy Hamilton.

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

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:02 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 February 18, 2014 regular meeting

A motion was made by Commissioner Deeds to approve the minutes of the February 18, 2014 regular meeting. The motion was seconded by Commissioner Freeman. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners, Saldana, Freeman, and Deeds.

Abstain: 1 – Commissioner Thierry

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

VI. Case No. 14-06 – Review and consider the Site Plan of a residential conversion to a Beauty Shop, located at 409 Cooper Street. Requested by Terry and Jodi Foster.

Mr. Gore reported that the applicant is proposing to convert a residential structure at 409 Cooper Street into a beauty salon. He reported that the property was zoned Old Town Corridor and that beauty salons are an authorized land use within this zoning district. The site plan shows (6) six parking spaces being construction north of the building. The zoning

ordinance requires a masonry screening wall along the northern property line due to the residential zoning district to the north and northwest. Applicant is requesting that the existing vegetation along the fence line serve as the screening in lieu of a masonry screening wall. The Zoning Code authorizes the City Council to approve alternative screening during the site plan approval process.

Terry and Jodi Foster, 409 Cooper St., Cedar Hill, TX, presented the request to convert their residence at 409 Cooper St. to a beauty salon. Ms. Foster will operate the business.

Chairman Brooks opened the item up for discussion among the Commissioners.

Commissioner Deeds asked if the applicant plans to continue to live at the residence once the residence is converted.

Mr. Foster stated that once the house is converted they would be buying a house elsewhere in Cedar Hill to live.

Commissioner Deeds stated his concern about using the existing vegetation in place of a screening wall. Referring to the pictures, he noted that the existing vegetation did not appear to be healthy growth, and was not as thick as a masonry wall, especially along the northeastern portion of the lot.

Mr. Foster explained that they plan to leave the yard in its natural state. The small storage unit in the back has been removed and concrete will be poured for (6) six parking spaces.

Mr. Westmoreland with Westmoreland Designs stated there is vegetation all around the fence line. Trees are along the back property.

Chairman Brooks asked if the applicant went before the Architectural Review Board approving the existing vegetation. Mr. Foster stated he did and that the Board did not ask him to change it.

Chairman Brooks stated that she wanted to see a solid hedge like red tip photinias along the north and northwestern corner of the property to help block headlights from cars parking on the lot from the residence on the west side of the property.

Commissioner Deeds moved to recommend approval of Case No. 14-06 with the required modifications that a solid hedge be provided along the northwest corner of the property and the existing vegetation along the northern boundary serve as the required screening. The motion was seconded by Commissioner Thierry. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

V. Staff Reports & Discussion Items

1. Continue Discussion on Course of Action on The Comprehensive Plan Review

Mr. Tyler asked the Commission if the draft memo in their packet regarding their review of the Comprehensive Plan adequately captured their observations, concerns, and recommendation. The Commission voiced their satisfaction with the memo as it was currently drafted and asked that it be placed on the next P&Z meeting agenda as an action item

2. Discuss Potential Capital Projects

The Commission reviewed their list of potential capital improvements with respect to the major Comprehensive Plan concepts. They discussed each of the projects and how each might further the implementation of the plan. Staff was to take the top 5 projects and marry them up with the comprehensive plans concepts identified by the Commission and place them on the next P&Z agenda for recommendation.

3. 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 8:15 pm.

Theresa Brooks
Chairman

Sharon Davis
Executive Secretary
