

---

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of April 18, 2017**

---

*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, April 18, 2017 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: Chad McCurdy\*, Gehrig Saldana, Michael Deeds, Lisa Thierry and Timothy Hamilton*

*City Staff members present: Rod Tyler, Director of Planning; Dana Woods, Planner and Sharon Davis, Executive Secretary of Planning.*

**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 April 4, 2017 regular meeting**

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the April 4, 2017 regular meeting. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke

\*McCurdy arrived at 6:01.

**IV. Case 17-08 – Conduct a public hearing, review and consider a replat combining the following parcels of land into a single lot:** Lot 1-R1, Block 1 of the Hillcrest Addition – Section One; Lot 31, Block 5 of the Heritage Addition - Phase II, and two tracts of abandoned TxDOT right-of-way, located north of the intersection of FM 1382 and Pleasant Run Road and east of Straus Road; *requested by Jay Childs on behalf of Bobby Fletcher for Hillcrest Baptist Church.*

Ms. Dana Woods, Planner presented the staff report. The purpose of the replat is to combine two platted lots with the abandoned right-of-way into one lot. Staff finds that the replat

---

---

complies with all applicable ordinances and design standards. Staff recommends approval subject to prior to recordation, change "Utility Easement by this Plat" to "Public Utility Easement by this Plat".

Chairman Brooks asked if the applicant was here to present the request. Mr. Bobby Fletcher, Hillcrest Baptist Church, 265 W, Pleasant Run Road indicated he would answer any questions the Commission might have and introduced Pastor Simmons to speak on behalf of the church.

Pastor Simmons, Hillcrest Baptist Church, 265 W. Pleasant Run Road indicated that the house being incorporated into the property is used for missionaries on furlough.

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

Ms. Joyce Stanton, 908 Main St., Arlington, DiSciullo-Terry, Stanton & Associates, Inc. indicated that she supported the project.

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

Commissioner McCurdy asked if there would be any landscape requirements with the section of property that was acquired from the State.

Mr. Rod Tyler indicated that the church is in compliance with the landscape standards and sidewalks are not required on FM 1382.

Commissioner McCurdy made a motion to recommend approval of Case 17-08 subject to prior to recordation, change "Utility Easement by this Plat" to "Public Utility Easement by this Plat". The motion was seconded by Vice Chairman Strother. The vote was as follows:

Ayes: 7 – Chairman Brooks, Vice-Chairman Strother, Commissioners Saldana, Thierry, Deeds, McCurdy and Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

## **V. Staff Reports and Discussion Items**

1. Mr. Rod Tyler informed the Commission of the current development application.
-

---

2. Discussed the most recent activities regarding Loop 9 including the most recent alignment and the effect it would have on the City's adopted Thoroughfare Plan and Future Land Use Plan.

3. Mr. Saldana reported that his term on the Planning and Zoning Commission was up this year and he would not be reapplying. He stated that he was moving to Waxahachie to take care of family matters. The Commission all thanked him for his service noting he had been a vital member over his past 15 years of service.

#### **VI. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:29 pm.



Theresa Brooks  
Chairman



Sharon Davis  
Executive Secretary

---