
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of November 15, 2016

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, November 15, 2016 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

Absent: Vice-Chairman Bill Strother

City Staff members present: Rod Tyler, Director of Planning, LaShondra Stringfellow, Asst. Director of Planning and Sharon Davis, Executive Secretary of Planning.

I. Call the Meeting to Order

Chairman Brooks called the meeting to order at 6:01 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 October 18, 2016 regular meeting

A motion was made by Commissioner Hamilton and seconded by Commissioner Deeds to approve the minutes of the October 18, 2016 regular meeting. The vote was as follows:

Ayes: 5 – Chairman Brooks, Commissioners Hamilton, Saldana, Deeds and McCurdy

Nays: 0

Chairman Brooks declared the motion carried.

Secretary's Note: Commissioner Thierry arrived at 6:03

III. Citizens Forum

No one spoke.

IV. Case 16-47 – CONDUCT A PUBLIC HEARING and consider proposed amendments to Chapter 23 (Zoning) of the Code of Ordinances related to regulations of land uses for bank, savings and loan, credit union, loan agency, check cashing, credit agency and credit access business.

Ms. LaShondra Stringfellow, Assistant Director of Planning did a quick review from the last P&Z meeting. Ms. Stringfellow informed the Commission that the City Council was briefed on this matter at their Nov. 8th City Council meeting. She reported that the City Council members

were on board with the recommendations and that generally they were in favor that Credit Access Business should be required to obtain a CUP in every district where the use is permitted. Ms. Stringfellow informed the Commission of the changes made to the draft based upon the comments from the last P&Z meeting and the City Council briefing.

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

No one spoke.

Chairman Brooks opened the floor for anyone wishing to speak in opposition of this request.

No one spoke.

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

The Commission agreed that the need to require a buffer between credit access business and certain street corridors would not be needed since the use would require a CUP. Additionally, the Commission concluded that such business should be located at least 200 feet from property that is zoned for single family purposes. During the discussion several questions about pawn shops arose including: 1) the definition of a pawn shop; 2) the difference between a pawn shop and credit access business; and 3) would both require a license if they are on the same premises.

Mr. Rod Tyler described the state restrictions on local jurisdictions in regulating pawn shops. Mr. Tyler added that the state has not restricted zoning regulations of credit access businesses. Ms. Stringfellow stated that pawn shops and credit access businesses have different licenses that are issued by the State. She added that under the current proposed ordinance that credit access business could not be an accessory use and therefore would still require a Conditional Use Permit if it is in the same structure as a pawn shop.

Commissioner Deeds made a motion to recommend approval of Case 16-47, as presented by staff. The motion was seconded by Commissioner McCurdy. The vote was as follows:

Ayes: 6 – Chairman Brooks, Commissioners Thierry, Deeds, Saldana, McCurdy and Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

V. Staff Reports and Discussion Items


1. Ms. Stringfellow informed the Commission of the current development applications.
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VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:49 pm.



Sharon Davis
Executive Secretary



Theresa Brooks
Chairman
