
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of April 15, 2014

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, April 15, 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, Michael Deeds, Timothy Hamilton and Stephanie Freeman.

Planning & Zoning Commissioners absent: Commissioner Lisa Thierry

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 6:10 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 1, 2014 regular meeting

A motion was made by Commissioner Deeds to approve the minutes of the April 1, 2014 regular meeting. The motion was seconded by Commissioner Freeman. The vote was as follows:

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

Abstain: Commissioner Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 14-12 – CONDUCT A PUBLIC HEARING and consider a request for a Conditional Use Permit for a "church/place of worship" within in a Planned Development (PD) No. 96-263 on Lot 3A, Block 13, Omega Addition, generally located at the northeast corner of Wintergreen Road and New Clark Road, requested by Jude Asonibe on behalf of Light & Life Community Church.

Mr. Gore reported the applicant is requesting a conditional use permit to allow the use of a "place of worship/church" located at the northeast corner of Wintergreen Road and New Clark

Road. On July 24, 2012, City Council approved the conditional use permit and site plan application for a church. However, the site plan approval expired. The proposed site plan shows the construction of a 1740 sq. ft. church building except for the required number of street trees. The proposed landscape plan shows 6 - 3" caliper trees; however, the zoning ordinance requires 13. Staff recommends the applicant revise the landscape plan to provide 7 additional 3" caliper trees within the street yard.

Jude Esonibe, 2237 Southern Oaks Dr., Cedar Hill, stated they let the site plan expire due to lack of finances to start building. They did not want to pull the permit until they were ready to build. He stated that they are in a better position to do that now.

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

No one spoke.

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

Rod Reed, 1510 Cumberland Drive, Cedar Hill, had some concerns that he wanted to present to the Commission and the applicant to think about. The first issue was the size of the church. Mr. Reed felt the church was small for its size and being able to operate in a high visibility area. He wanted to make sure the corner treatment was in compliance with the High Point zoning documents. Also, he noted that a new Neighborhood Walmart that will sell beer and wine was being proposed on Wintergreen and wondered what the church's reaction to this might be.

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

Commissioner Hamilton asked how large the church was by sq. ft.

Chairman Brooks asked if this property was looked at from the standards of the High Point plan development in regards to the items that were brought up by Mr. Reed. Chairman Brooks asked the applicant if they were aware the landscape plan does not show the adequate number of trees required and if the applicant plans to make these changes.

Mr. Gore stated the landscape entry features that Mr. Reed talked about are for residential and not the retail portions of the High Point area.

Vice-Chairman Strother asked the applicant if the church was affiliate with any other churches or are they independent.

The applicant stated their church is independent and approx. 1700 sq. ft. He is also aware of the number of trees that need to be added to the property as well as the issues Mr. Reed brought up and believe they have no impact at this time.

Commissioner Strother moved to recommend approval of Case No. 14-12 subject to additional trees being added to comply with landscape requirements. The motion was seconded by Commissioner Deeds. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

V. Staff Reports & Discussion Items

1. Zoning Ordinance Discussion

Mr. Tyler stated a manufacturing company wants to come to Cedar Hill to expand their business. The company makes products by injecting concrete into molds. All work is done indoors except for the trucks unloading the materials to make the concrete. Since all work, including the material silos, are inside they would need a building that was about 50 feet tall. At this time, the use is not listed as an authorized use in our zoning districts. Also, our current industrial regulations state the maximum building height is 35 feet. Mr. Tyler asked the commission if they thought the use table should be amended to include this use. Chairman Brooks had some concerns with the possibility of noise, the storage of the products and the material getting into the air while the trucks are unloading. Commissioner Deeds was concerned that some of the materials could be hazardous. The Commission would like staff to get more information from the manufacture or come and do a presentation. Mr. Tyler will get with the manufacture to see what they want to do.

2. Recent Submittals

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

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:05 pm.

Theresa Brooks
Chairman

Sharon Davis
Executive Secretary
