
**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of May 20, 2014**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, May 20, 2014 at 6:00 p.m. on the 4th floor in the Administrative Conference 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, Lisa Thierry and Stephanie Freeman.

Planning & Zoning Commissioners absent: none

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

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 April 15, 2014 regular meeting

A motion was made by Commissioner Deeds to approve the minutes of the April 15, 2014 regular meeting. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Abstain: Commissioner Thierry

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Discuss Potential Changes to Section 4.1.2 Use Charts in the Zoning Ordinance

Mr. Tyler reviewed the use table portion of the zoning code with the commission outlining how the city enforces the uses that are permitted within each zoning district and the process that is followed when a land use is not included in the land use charts. He reported that there are a couple of issues that have surfaced that needed to be addressed, specifically concrete

manufacturing; concrete forming/molding/casting; maximum height allowed within the IP (Industrial Park) zoning district; conflict in definition of farms, ranch, etc. and stables for private accessory use; solar PV (Photovoltaic) Systems; and adding more definitions to listed land uses. He pointed out that the first three items were more time sensitive in that a business was interested in locating to Cedar Hill; however, their land use was not listed and the height limitation within the IP zoning district was too restrictive for their needs. He then opened it up to the commission for discussion.

Commissioner Deeds had several questions about the proposed concrete casting and molding use. He wanted greater definition of concrete and the materials used in the manufacturing process. He stated his greatest concern was with the products being used, and if they were hazardous to the environment, combustible and/or caused air pollution. Additionally, he stated concerns over eliminating the maximum height limitation within the IP zoning district.

Commissioner Strothers also voiced concerns with dust control from the trucks delivering product.

Commissioner Thierry questioned how waste products would be handled.

Commissioner Saldana stated his concerns with hazardous material and the noise effect and pointed out the need to be accountable to the citizens of Cedar Hill.

Chairman Brooks felt the commission needed to look at the definitions closer for a better understanding. Also wanted more information on the topics discussed before going forward.

Mr. Gore said we could take these issues up at the next P&Z meeting. Staff will work on coming up with a good definition of concrete, delivery, storage and regulations of concrete.

V. Staff Reports & Discussion Items

1. 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 7:33 pm.

Theresa Brooks
Chairman

Sharon Davis
Executive Secretary
