
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of May 21, 2013

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, May 21, 2013 at 6:00 p.m. in Conference Room "D" of the Government Center 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Gehrig Saldana, Tim Hamilton, Michael Deeds and Lisa Thierry.

Planning & Zoning Commission absent: Commissioner Stephanie Freeman

City Staff members present: Don Gore, Planner and Belinda Huff, Development Services Coordinator.

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 2, 2013 regular meeting

A motion was made by Commissioner Deeds to approve the April 2, 2013 regular meeting minutes. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 13-04 - Review and consider a Site Plan reconfiguring the parking and vehicular circulation to accommodate the addition of 2 drive thru lanes for Wendy's Restaurant, located at 404 East FM 1382, requested by Norman Patten of Norman Patten and Associates.

Norman Patten of Norman Patten and Associates, 413 Cedar St., Cedar Hill, TX 75104, stepped forth to present this request and answer any questions from the Commission.

Mr. Patten stated this site plan shows the addition of 2 drive thru lanes and the removal of some parking spaces, which will greatly improve the efficiency and traffic circulation on the

site. He stated that the Board of Adjustments granted a variance to the parking requirements on May 14, 2013.

Vice-Chairman Strother expressed concerns that the proposed changes may cause vehicles to stack up onto the drive aisle of the shopping center and create traffic problems for both Wendy's customers and those merely trying to maneuver through the shopping center. He also stated the reduction in parking spaces [on this lot/site] may create the need for offsite parking and asked if the shopping center owners were aware of Wendy's proposed plan.

Mr. Patten stated no, the shopping center owners hadn't seen the plan. He went on to state that his client approached the shopping center owners with a proposed shared parking agreement; however, the shopping center asked for an unreasonably large sum of money before they would agree. As a result, his client did not pursue this matter any further.

Chairman Brooks and Commissioner Deeds expressed similar concerns to those mentioned by Vice-Chairman Strother, vehicles using the shopping center's drive aisle for maneuvering, vehicles parking offsite and the potential for confusion by customers with the multiple menu boards, particularly at high traffic times.

Mr. Patten stated that with the current configuration, there are times when traffic will bottle neck and stack up onto the shopping center's drive aisle; however, this proposed plan will alleviate that problem considerably by eliminating a few parking spaces and increasing the capacity of vehicle stacking onsite with the addition of multiple menu boards. He stated that his client understands initially these changes may be confusing to some, so they will have employees outside directing and assisting customers.

A motion was made by Commissioner Deeds to approve Case No. 13-04, as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 4-Commissioners Saldana, Thierry, Deeds, and Hamilton.

Nays: 2- Chairman Brooks, Vice-Chairman Strother.

Chairman Brooks declared the motion carried.

V. Case No. 13-08 – Review and consider a Site Plan showing a 51,480 sq. ft. non-residential building on Lot 10, High Meadows Industrial Park, located on the southeast corner of Edgefield Way and Edens Way, requested by Gina McLean of Nationwide Construction.

Gina McLean of Nationwide Construction, 2151 North Holland, Mansfield, TX 76063, stepped forth to present this request and answer any questions from the Commission.

Commissioner Deeds asked the applicant what, if any, types of chemicals and solvents are used in conjunction with this business.

Ms. McLean stated that the types of chemicals and solvents they used are similar to those found in a typical automobile repair shop and that they have standards and procedures in place to ensure the safe storage of those chemicals. Additionally, she stated that they recycle virtually everything.

Commissioner Deeds asked the applicant about security onsite.

Ms. McLean stated that there would be security cameras and perimeter fencing around this site.

After confirming with the applicant that they were aware Staff's comments, a motion was made by Commissioner Hamilton to approve Case No. 13-08, subject to staff's comments. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

VI. Staff Reports & Discussion Items

1. Recent Submittals

Don Gore, Planner, reviewed with the Commission the outstanding development cases.

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:52 p.m.

Theresa Brooks
Chairman

Belinda L Huff
Development Services Coordinator
