
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of December 17, 2013

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, December 17, 2013 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, Timothy Hamilton, and Lisa Thierry.

Planning & Zoning Commissioners absent: Commissioner Michael Deeds and Stephanie Freeman.

City Staff members present: Rod Tyler, Director of Planning, Don Gore, Planner and Sharon Davis, Executive Secretary.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:04 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 December 3, 2013 regular meeting

A motion was made by Vice-Chairman Strother to approve the December 3, 2013 regular meeting. The motion was seconded by Commissioner Saldana. The vote was as follows:

Ayes: 4- Chairman Brooks, Vice-Chairman Strother and Commissioners, Saldana and Thierry.

Abstain: 1 - Commissioner Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 13-25 - review and consider the site plan showing a 6,500 sq. ft. non-residential building on Lot 1 A-R, Block B, B&J Industrial Park, located at 670 Grigsby Way; requested by Steve Tunnell on behalf of B&P Enterprises.

Steve Tunnell, 685 Dawson Rd, Waxahachie, TX and Josh Trees, P. O. Box 886, Italy, TX representing B&P Enterprises presented request and answer any questions.

Vice-Chairman Strother asked if the process through the Board of Adjustments group raised any concerns on B&P Enterprises part in proceeding with the project and if there would be a fleet of trucks constantly moving in and out the area.

Mr. Trees stated that the City requirement for the gravel be of a type that does not produce dust would be more costly. There could be days when the equipment didn't move off the lot.

Chairman Brooks asked if B&P Enterprises discussed with the Board of Adjustments about using non-dust producing granite stone.

Mr. Trees stated they could use 57 stone; that granite wouldn't be of any benefit. It would be more economical to use asphalt milling.

Mr. Gore noted that the site plan will need to be modified by replacing the screening shrubs with a species that are a minimum of 6 feet in height. The shrubs that were specified on the plan typically will only achieve a mature height of 3 feet.

Commissioner Hamilton moved to recommend approval of Case 13-25 subject to staff's comments on the storage area being paved in granite gravel and the screening shrubs being a minimum of 6 feet in height. The motion was seconded by Commissioner Strother. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldana, Hamilton, and Thierry.

Nay: 0

Chairman Brooks declared the motion carried unanimously.

VII. Staff Reports & Discussion Items

1. Discussion of Attending 4th Annual Focus North Texas Planning Symposium

Don Gore, Planner, discussed future training opportunities next month. He added additional benefits such as it would be very helpful training for P&Z and to be able to interact with other P&Z Commissioners.

2. Discuss Planning and Zoning Goals and Objectives

Don Gore reviewed with the Commission's previous Planning and Zoning Goals and Objectives which included the importance of collaboration and education for P&Z.

3. Recent Submittals

4. Election of Officers

Commission stated to continue with existing officers and not to hold elections until after appointments are made.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:40 p.m.

Theresa Brooks
Chairman

Sharon Davis
Executive Secretary