
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of September 18, 2012

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, September 18, 2012 at 6:00 p.m. in the 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: Stephanie Freeman, Tim Hamilton and Lisa Thierry.

Absent: Commissioner Gehrig Saldana

City Staff members present: Rod Tyler, Director of Planning, Don Gore, Planner and Belinda L. Huff, Development Services Coordinator/Planning & Zoning Commission 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 August 21, 2012 regular meeting

A motion was made by Commissioner Hamilton to table consideration of the August 21, 2012 minutes. The motion was seconded by Commissioner Freeman. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 12-15 - Review and consider the site plan of a 12,000 sq. ft. non-residential building located on Lot 8B-R, High Meadows Industrial Park Addition, more commonly known as 1419 High Meadows Way. *Requested by Leon Martin.*

To allow the applicant additional time to arrive at the P&Z meeting, the Commission moved on to Item V. Staff Report & Discussion Items.

V. Staff Reports & Discussion Items

1. Update on proposed zoning text amendments

Rod Tyler, Director of Planning, informed the Commission of two upcoming zoning text amendments, scheduled for the Commission's consideration on October 2, 2012. He explained the revisions were intended to address City Council concerns regarding the proliferation and special considerations needed for convenience stores and limiting the sale of goods via drive through facilities.

2. Update on City Center Project

Don Gore, Planner, informed the Commission that he anticipates within the next two weeks he will receive the Mayor's appointments to a steering committee that will assist with the next phase of the City Center Project. He also encouraged the Commissioners to contact the Mayor directly if they were interested in serving on the steering committee.

3. Update on Impact Fees

Rod Tyler, Director of Planning, briefed the Commission on the recent updates to the City's Impact Fee ordinance and the associated studies. He explained the studies are based on the City's Comprehensive Plan and includes a more detailed analysis of the anticipated growth over the next ten years as well as a breakdown of the public costs associated with providing water, sewer and streets to serve the anticipated growth.

4. Recent Submittals

Don Gore, Planner, reviewed with the Commission the case load and upcoming agenda items.

IV. Case No. 12-15 - Review and consider the site plan of a 12,000 sq. ft. non-residential building located on Lot 8B-R, High Meadows Industrial Park Addition, more commonly known as 1419 High Meadows Way. *Requested by Leon Martin.*

Chairman Brooks noted that the applicant was not present, and open the item up for discussion amongst the Commission.

Several of the Commissioners stated they had questions about the operations as it relates to the site plan.

There being no further discuss a motion was made by Commissioner Hamilton to table consideration of Case No. 12-15. The motion was seconded by Commissioner Freeman. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:32 p.m.

Theresa Brooks
Chairman

Belinda L. Huff
Development Services Coordinator