
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of November 3, 2015

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, November 3, 2015 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother, Commissioners: Timothy Hamilton, Michael Deeds (arrived late), Lisa Thierry and Gehrig Saldana

Absent: Commissioner Adriane Martin

City Staff members present: Rod Tyler, Director, Don Gore, Senior Planner, Colby Collins, Planning Intern and Sharon Davis, Executive Secretary.

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 October 20, 2015 regular meeting

A motion was made by Commissioner Saldana and seconded by Commissioner Hamilton to approve the minutes of the October 20, 2015 regular meeting. The vote was as follows:

Ayes: 4 – Chairman Brooks, Commissioners, Hamilton, Thierry and Saldana

Abstain: 1 – Vice-Chairman Strother

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 15-25 – Review and consider a request for a Re-Plat creating Lot 24R, Block 2, Cedarview Addition being 0.936 acres out of Abstract 138, generally located on the northwest corner of Potter Lane and Karen Drive; requested by Stan Tidwell on behalf of Woodmont Doors.

Commissioner Deeds arrived at 6:03.

Mr. Don Gore, Sr. Planner delivered the staff report by stating the applicant is proposing to combine four (4) lots into one (1) 0.936 acre lot, dedicating and abandoning the necessary easements. The property is zoned "I" Industrial and the layout plans are inconsistent with the Streets and Alleys Section as the adjacent streets are unimproved. Mr. Stan Tidwell, owner of Western Cabinets wants to develop the lot for warehouse uses. There is an existing 8" water line and a 6" sewer line on Potter Lane that the lot has access to. Currently, Karen Drive and Topper Drive are unimproved, thus inconsistent with the City's design manual. The City Engineer feels that requiring the applicant to upgrade the existing roadways would be overly burdensome and would not be best engineering practices to construct a road in a piece meal fashion.

Mr. Jay Childs, 5131 Ranch Cedar Road, Midlothian, indicated the applicant is planning on platting four (4) lots into one (1), putting two (2) Muller metal barns on the lot. There will be no HVAC or other utilities at this location. It is for storage only. There will be a 24' fire lane between the barns. There is a caretaker on another piece of property the applicant owns that will take care of the shop and the maintenance on the proposed storage buildings.

Vice-Chairman Strother asked which building the applicant would be serving with this raw material.

Mr. Childs indicated the applicant's current shop across the street on Potter which has a loading dock in the back.

Commissioner Deeds asked: if the material that will be stored in the barns already milled or is it just raw material; after the product is milled will it be stored at this location and would there be any fire extinguishing equipment in the barns.

Mr. Childs indicated the product being stored will be raw material only and after it is milled it will be stored elsewhere. There is no sprinkling system but there is a fire hydrant on the southeast corner of the property.

Commissioner Hamilton asked if there will be any land improvements.

Mr. Childs indicated there will only be the two (2) metal barns themselves, plus parking and some landscaping with a small detention area.

Commissioner Deeds made a motion to recommend approval of Case 15-25. The motion was seconded by Commissioner Thierry. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

V. Staff Reports and Discussion Items

1. Recent Submittals

VI. Adjourn

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



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary