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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of February 7, 2017**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, February 7, 2017 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: Chad McCurdy, Lisa Thierry, Gehrig Saldana, \*Michael Deeds, and Timothy Hamilton*

*City Staff members present: Rod Tyler, Director of Planning, LaShondra Stringfellow, Asst. Director of Planning, Dana Woods, Planner and Sharon Davis, Executive Secretary of Planning.*

**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 January 17, 2017 regular meeting**

A motion was made by Commissioner McCurdy and seconded by Commissioner Hamilton to approve the minutes of the January 17, 2017 regular meeting. The vote was as follows:

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

Abstain: 1 - Commissioner Thierry

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

The following citizens spoke during the citizen's forum:

Ms. Kim Rimmer, 603 Lemons Dr.

**IV. Case 16-49 – Review and consider a site plan for warehouse uses on Lot 9C-R2 of the High Meadows Industrial Park Addition located at the northwest corner of Edens Way and High Meadows Way with the approximate address being 1445 High Meadows Way; requested by Bob Koethe of KRK Holdings.**

\*Commissioner Deeds arrived at 6:03

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Ms. LaShondra Stringfellow, Assistant Director of Planning indicated there is an existing building on site with a business that designs and installs computer network infrastructure and stores its equipment on site inside the structure. They are proposing two additional structures that will be utilized for other future light assembly and warehouse uses. There will also be additional landscaping, parking, an extended fire lane and an egress and ingress access point from Edens Way. The property is already platted. Staff finds that the site plan complies with all applicable ordinances and design standards and recommends approval.

Mr. Bob Koethe, KRK Holdings, 1445 High Meadows Way stepped forth to present this request and answer any questions from the Commission.

Chairman Brooks asked if the buildings had plumbing and if there will be entrance and exit doors.

Commissioner McCurdy asked how many current parking spaces there are and is there space to expand the parking. He also indicated that Bldg. C shows to have 4 garage doors in close proximity to the parking spaces. He had a concern that this could be a problem for loading and unloading into the building.

Commissioner Saldana asked what type of tenants would be coming in.

Mr. Koethe indicated there would be exist and entry doors into each of the buildings. There will be plumbing and electricity to each of the buildings if the tenants choose to have an office in their building. The type of tenants going in would be service type (i.e. electricians, etc.). There are currently 18 spaces but will have an additional 20 spaces and could expand to have more to the north and the southwest corner of property, if needed. These are small business warehouses; and therefore, should not have trucks coming in to unload merchandise. As a result, it should not be a problem for the parking to be in front of the garages. The number of garage doors can be adjusted and the parking could be relocated to facing the street, if needed.

Chairperson Brooks asked if moving the parking would necessitate the site plan having to be reconsidered by the Planning and Zoning Commission. After reciting the ordinance regarding amendments to site plans, Ms. Stringfellow stated that one change to the site plan could be proved administratively.

Vice-Chairman Strother made a motion to recommend approval of Case 16-49. The motion was seconded by Commissioner Deeds. The vote was as follows:

Ayes: 7 – Chairman Brooks, Vice-Chairman Strother, Commissioners Saldana, Thierry, McCurdy, Deeds and Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

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**V. Staff Reports and Discussion Items**

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1. Ms. Stringfellow informed the Commission of the current development applications.

**VI. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:30 pm.



Theresa Brooks  
Chairman



Sharon Davis  
Executive Secretary