
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of September 6, 2016

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, September 6, 2016 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: Vice-Chairman Bill Strother, Commissioners: Chad McCurdy, Michael Deeds, Gehrig Saldana, Timothy Hamilton and Lisa Thierry

Absent: Chairman Theresa Brooks

City Staff members present: LaShondra Stringfellow, Asst. Director of Planning and Sharon Davis, Executive Secretary.

I. Call the Meeting to Order

Vice-Chairman Strother called the meeting to order at 6:33 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 16, 2016 regular meeting

A motion was made by Commissioner Hamilton and seconded by Commissioner Thierry to approve the minutes of the August 16, 2016 regular meeting. The vote was as follows:

Ayes: 3 – Vice-Chairman Strother, Commissioners Hamilton, Thierry

Nays: 0

Abstain: 3 – Commissioners McCurdy, Saldana, Deeds

Vice-Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 16-38 - Conduct a public hearing, review and consider an application for a Zoning Change from "SF-8.5" – Single-Family Residential District-8,500 square-foot lots to "LR" – Local Retail District on property located on the southwest corner of East Belt Line Road and Sims Drive with the approximate address being 538 East Belt Line Road; requested by Allison Thompson on behalf of the Cedar Hill Economic Development Corporation.

Ms. LaShondra Stringfellow, Asst. Director of Planning delivered the staff report. Staff recommends approval finding that the request meets the factors for zoning changes in Section 2.3.1 of the Zoning Ordinance.

Ms. Allison Thompson, EOC indicated she would answer any questions the commission might have.

Vice-Chairman Strother opened the public hearing for anyone wishing to speak in support of this request.

Mr. Wes Pool, 611 E. Belt Line Rd. indicated he was a neighboring property and was in support of this zoning change.

Vice-Chairman Strother opened the floor for anyone wishing to speak in opposition of this request.

No one spoke.

Vice-Chairman Strother opened the floor for discussion among the Commissioners.

Commissioner McCurdy asked if there was a use in mind for this property.

Ms. Thompson indicated the use was unknown at this time.

Commissioner McCurdy made a motion to recommend approval of Case 16-38. The motion was seconded by Commissioner Deeds. The vote was as follows:

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

Nays: 0

Vice-Chairman Strother declared the motion carried.

V. Case No. 16-29 - Conduct a public hearing, review and consider an application for a Conditional Use Permit for auto body repair on property zoned "LR" – Local Retail District located on the north side of East Wintergreen Road, west of Highway 67 with the approximate address being 1111 East Wintergreen Road; requested by Johnny Wallace for Maaco.

Ms. LaShondra Stringfellow, Asst. Director of Planning indicated that the applicant had withdrawn his application due to it not being financially feasible at this time. His withdrawal letter was passed around to the Commission.

VI. Case No. 16-32 - Conduct a public hearing, review and consider an application for a Conditional Use Permit for gas and fuel sales and a convenience store with an alternative design to a site plan on property zoned "LR" – Local Retail District within the

Uptown Overlay, generally located at the west corner of FM 1382 and Uptown Boulevard with the approximate address being 605 Uptown Boulevard; requested by Brian Rose on behalf of Bassam Ziada for Murphy Oil Fuel Station.

Ms. LaShondra Stringfellow, Asst. Director of Planning indicated the applicant is adding additional gas pumps, a larger convenience store and asking for an alternative design to the canopy, the 30 foot length between drive areas and rights-of-way and a 30 foot landscape strip. The Main Street Board approved the alternative design to the site plan by a unanimous vote.

Mr. Pov Chin, 6620 Stage Rd., Memphis, TN indicated he would answer any questions the commission might have.

Vice-Chairman Strother opened the public hearing for anyone wishing to speak in support of this request.

No one spoke.

Vice-Chairman Strother opened the floor for anyone wishing to speak in opposition of this request.

No one spoke.

Vice-Chairman Strother closed the public hearing and opened the floor for discussion among the Commissioners.

Commissioner Deeds asked about the removal and installation of the fuel tanks and where would the tank truck park to unload the fuel into the tanks.

Mr. Chin indicated there is an environmental protocol that would be followed and TCEQ would be on site and issue a report. The tank truck would enter from Uptown Blvd. and park alongside the fuel dispenser closest and parallel to FM 1382.

Commissioner Hamilton asked how long it would take to build the new facility.

Mr. Bassam Ziada, 200 Peach St., El Dorado, AR indicated it would take 3-4 months. He also indicated they would follow fuel tank procedures with diesel being offered at every dispenser, a soil test would be done, the convenience store would be open 24 hours, and all sales would be inside the store.

The commission discussed the potential for traffic congestions with the additional fuel dispensers and a convenience store.

Mr. Chin indicated they would be adding an island to help regulate traffic.

Commissioner Deeds made a motion to recommend approval of Case 16-32 subject to the condition that the fuel station and convenience store shall operate in accordance with the

approved site plan. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Vice-Chairman Strother declared the motion carried.

VII. Case No. 16-07 - Review and consider a site plan for warehouse/storage (inside) located on Lot 4D-R of the American Industrial Park Addition, located on the east side of American Way, south of Mt. Lebanon Road with the approximate address being in the 1600 Block of American Way; requested by Norman Patten on behalf of Silver Star Motors.

Ms. LaShondra Stringfellow, Asst. Director of Planning indicated the applicant is proposing three structures with a floor area of 6,000 sq. ft. each for a "warehouse/storage (inside)" to store automobiles. There will be no sales conducted. The drainage issue has been addressed. Staff finds the site plan complies with all applicable ordinances and design standards. Staff recommends approval with the condition that documentation is submitted from the gas company accepting paving and grading in the 50' gas easement prior to issuance of a building permit.

Mr. Norman Patton, 413 Cedar St. indicated the applicant is adding accessories to trucks (work vehicles) and then reselling them online. There is a verbal agreement with Lone Star Gas that construction can commence on this site.

Commissioner McCurdy asked if all the vehicles would be stored indoors and the parking areas shown are for employees.

Mr. Patton indicated yes.

Commissioner McCurdy made a motion to recommend approval of Case 16-07 with the condition that documentation is submitted from the gas company accepting paving and grading in the 50' gas easement. The motion was seconded by Commissioner Deeds. The vote was as follows:

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

Nays: 0

Vice-Chairman Strother declared the motion carried.

VIII. Staff Reports and Discussion Items

1. Staff reviewed with the Commission the current development applications.

XI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:43 pm.

Bill Strother

Bill Strother
Vice-Chairman

Sharon Davis

Sharon Davis
Executive Secretary