

---

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of January 4, 2011**

---

*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, January 4, 2011 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.*

*Present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners Bill Nanry, Lisa Thierry, Gehrig Saldaña and Tim Hamilton.*

**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 21, 2010 regular meeting**

A motion was made by Commissioner Hamilton to approve the minutes of the December 21, meeting, as presented. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother and Commissioners Hamilton, Saldaña, Nanry and Thierry.

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Case No. 10-31 – Conduct a Public Hearing** and consider the **Re-Plat** of Lots 8 & 9, High Meadows Industrial Park Addition INTO Lots 8A-R, 8B-R, 9A- R, 9B-R, 9C-R and 9D-R, High Meadows Industrial Park Addition, being 9.246-acres of land out of Abstract 1218 generally located on the southeast corner of Mount Lebanon Road and Edgefield Way. *Requested by Sean Flaherty on behalf of Cedar Economic Development Corporation.*

*Allison Thompson, Director of the Economic Development for the City of Cedar Hill, 285 Uptown Blvd. Bldg. 100, Cedar Hill, TX 75104, along with Sean Flaherty of the Wallace Group, Inc., 1825 Market Center Blvd., Suite 210, Dallas, TX 75207* stepped forth to present this request and answer any questions from the Commission.

Chairman Brooks opened the floor for anyone wishing to speak in favor of this request.

---

No one spoke.

Chairman Brooks closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition to this request.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor discussion by the Commission.

A motion was made by Vice-Chairman Strother to approve Case No. 10-31, as presented. The motion was seconded by Commissioner Nanry. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother and Commissioners Nanry, Saldaña, Hamilton and Thierry.

Nays: 0

Chairman Brooks declared the motion carried.

## **VII Staff Reports & Discussion Items**

### 1. Discussion of Industrial Park District land uses

Mr. Tyler informed the Commission that he forwarded their recommendations regarding amendments to the IP land uses to the City Council and reviewed with them the timeline for the ordinance amendment process

There were some questions raised by Commissioner Nanry and Commissioner Thierry regarding the addition of certain land uses to the IP zoning district, specifically how and why were those particular uses chosen.

Mr. Tyler stated that the list of amendments came via a letter request from Ms. Thompson in the Cedar Hill EDC department. They were chosen based on either specific request(s) she has fielded from potential businesses or due to changes in technology, uses that were once considered environmentally harmful are now considered “cleaner and safer” and therefore should be allowed either by right or conditional in the IP zoning district. Mr. Tyler referenced the P&Z packet for additional, in-depth information.

Chairman Brooks commented that the in-depth discussions and presentations regarding this matter were conducted prior to Commissioner Nanry and Commissioner Thierry’s time on the P&Z Commission.

Commissioner Thierry suggested that it may be wise for her and Commissioner Nanry to meet with City staff to discuss this matter in detail and get answers to any questions that they may have.

---

---

Mr. Tyler asked them to call and schedule a meeting.

Chairman Brooks stated that it is the consensus of the Commission to move forward with the public hearing notification process.

2. Recent Submittals

Don Gore, Planner, reviewed with the Commission the upcoming cases.

**VIII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:29 p.m.

---

Theresa Brooks  
Chairman

---

Belinda L. Huff  
Development Services Coordinator