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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of September 16, 2014**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, September 16, 2014 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 and Commissioners: Lisa Thierry, Gehrig Saldana and Timothy Hamilton.*

*Planning and Zoning Commissioners absent: Commissioners Michael Deeds and Adriane Martin.*

*City Staff members present: Rod Tyler, Director of Planning, Don Gore, Senior Planner; Sharon Davis, Executive Secretary and Lance Knox, Planning Intern.*

**I. Call the meeting to order**

Chairman Brooks called the meeting to order at 6:03 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 September 2, 2014 regular meeting**

A motion was made by Commissioner Hamilton to approve the minutes of the September 2, 2014 regular meeting. The motion was seconded by Commissioner Saldana. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Case No. 14-21 – Review and consider the Site Plan of Cedarwood Apartments** for the addition of carports within the OT (Old Town Corridor) zoning district, located on 1.572 acres out of Abstract 1472, located at 323 W. Beltline; *requested by Rodney Holloman on behalf of SC Crossing.*

Rod Tyler, Director of Planning, presented to the Commission the staff report, stating the applicant is requesting to construct 25 carports on the site. The Old Town Corridor District requires any new development to go through the Main Street Board, the P&Z Commission and City Council. The Main Street Board had approved the additional carports and now the

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applicant is requesting approval from the Commission. Staff recommends approval as it complies with the city's plans, policies and ordinances.

Mr. Holloman, 1610 Mai Ave, DeSoto, TX stepped forth to present this request on behalf of the applicant.

Commissioner Saldana stated that the renovations occurred thus far has been an improvement.

Chairman Brooks asked if the subject property is currently being platted.

Rodney Holloman stated yes and that he is in the process of getting the plat signed.

Commissioner Saldana made a motion to recommend approval of Case 14-21 as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

**V. Case No. 14-23 – Review and consider the Preliminary Plat and Layout Plans for the Neighborhood Walmart Market Addition**, showing five non-residential lots on 8.881 acres out of Abstract 877, generally located at the southeast corner of Joe Wilson and Belt Line Road, *requested by Kent Steinback of The Steinback Organization on behalf of Michael Westfall of Kimley-Horn Associates, Inc.*

Don Gore, Senior Planner, presented to the Commission the staff report stating the applicant is proposing to subdivide 8.881 acres into five (5) non-residential lots in at the southeast corner of Joe Wilson and Belt Line Road. The subdivision ordinance requires that each proposed lot have access to public utilities. Staff has reviewed the proposed preliminary plat and recommends approval as it complies with the City's plans, polices and ordinances.

Michael Westfall of Kimley-Horn Associates, 5750 Genesis Court, Ste. 200, Frisco, TX stepped forth to present this request on behalf of the applicant.

Carrie Jones, 1500 Hamilton Drive, Cedar Hill TX, stepped forth stating that she and her neighbors had concerns of a Neighborhood Walmart being proposed in the High Pointe neighborhood.

Chairman Brooks stated that Planning and Zoning Department has not received a development application for a Wal-Mart in their neighborhood thus far.

Chairman Brooks asked if the applicant will be required to construct the hike and bike trail in lieu of a traditional sidewalk.

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Mr. Gore, stated yes, the applicant is responsible for constructing the hike and bike trails along Joe Wilson Road and Belt Line Road in lieu of sidewalks.

Vice-Chairman Strother asked if the intent of platting the subject property into five lots will be to develop each lot at a later date.

Mr. Westfall indicated that the owner will be retaining each of the lots for future development

Vice-Chairman Strother made a motion to recommend approval of Case 14-23 as presented. The motion was seconded by Commissioner Thierry. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

**VI. Case No. 14-28 – CONDUCT A PUBLIC HEARING and consider a request for a Conditional Use Permit** for an Auto, Truck, Trailer Dealer (Primarily Used), within the "I" Industrial zoning district, on 2.623 acres, located at 625 Jealousie Way, Ste. 107; *requested by Trent Smith on behalf of All Wheels Automotive Sales.*

Don Gore, Senior Planner, presented to the Commission the staff report stating the applicant is requesting a conditional use permit for used auto sales, and that the application is similar to a previous conditional use permit request, Silver Star Motors. The business models are similar in that both will be storing used automobiles indoors. The hours of operation will be from 9am to 6pm, M-F. Staff has reviewed the proposed site plan in regards to the city's plans, policies and ordinances, and recommends approval.

Trenton Smith, 1088 Magnolia Ln, Cedar Hill, TX, stepped forth to present this request on behalf of the applicant. He stated the site is for storing vehicles only. As an internet business, there would be no customers coming to the site and he would be delivering the vehicles to the customer. He is in the processing of obtaining his dealer and financial license, which requires him to have a place to store his automobile inventory.

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

No one spoke.

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Chairman Brooks closed the public hearing and opened the floor for discussion.

Chairman Brooks asked if the proposed suite, Suite 107, was large enough to store five cars.

Mr. Gore stated that the proposed suite was in fact large enough.

Commissioner Thierry asked the applicant if he was just starting his business and if he had any cars at this time.

Mr. Smith stated that he cannot have any auto inventory at this time as he is waiting on his financial license before he can obtain his vehicles and start his business.

Commissioner Thierry asked how long the vehicles will be stored on site before being sold.

Mr. Smith stated that the intent is to have a 30 day turn around in selling his vehicles.

Commissioner Hamilton asked how he obtains his auto inventory.

Mr. Smith stated that he would obtain most of his vehicles through auto auctions.

Vice-Chairman Strother asked if a prospective buyer wants to come to his place of business to pick up a vehicle; how that would be handled.

Mr. Smith stated all vehicles will be delivered to the customer at the customers designated location. Convenient vehicle delivery is a part of his business model to providing excellent customer service.

Commissioner Hamilton made a motion to recommend approval of Case 14-28 as presented. The motion was seconded by Commissioner Saldana. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

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

### **1. Solar PV Systems**

Don Gore, Senior Planner facilitated a discussion regarding solar photovoltaic systems. He stated indicated in the last meeting that the Commission had indicated they wanted this but needed to initiate some regulations and also do research. The Commissioners discussed the research conducted thus far. Some of the subject matter discussed included defining photovoltaic solar systems, how they work, and possible negative impacts associated with solar systems. Some of

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the concerns regarding residential and commercial solar systems were discussed are as follows: aesthetics, glare, noise, property values, property rights, maintenance, and hazardous materials.

Secretary's Note: Commissioner Thierry left at 7:00 pm

2. Recent Submittals

Mr. Gore reviewed the recently submitted cases with the Commission.

**VIII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:27 pm.

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Theresa Brooks  
Chairman

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Sharon Davis  
Executive Secretary