
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of October 20, 2015

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, October 20, 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, Commissioners: Timothy Hamilton, Adriane Martin, Lisa Thierry and Gehrig Saldana

Absent: Vice-Chairman Bill Strother and Commissioner Michael Deeds

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 6:01 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 6, 2015 regular meeting

A motion was made by Commissioner Hamilton and seconded by Commissioner Saldana to approve the minutes of the October 6, 2015 regular meeting. The vote was as follows:

Ayes: 5 – Chairman Brooks, Commissioners, Martin, Hamilton, Thierry and Saldana

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 15-26 – Review and consider the Site Plan of a retail building on Lot 2R Block B, Pleasant Run Farms Addition, located on the northwest corner of J. Elmer Weaver Freeway and Pleasant Run Rd; *requested by Kylon M. Wilson P.E. of Bury, Inc. on behalf of Censor Realty, Inc.*

Mr. Don Gore, Sr. Planner delivered the staff report by stating the applicant is proposing to construct a retail building totaling 8,877 sq. ft. of which 4,753 sq. ft. will be a Jason Deli and the remainder 4,124 sq. ft. will be for retail space. Staff recommends approval of the proposed site plan based upon the following conditions being addressed: the applicant will need to obtain City Council's approval for the use of metal paneling as an exterior construction material along the south and west elevation; submit a parking agreement between the subject

property and the property to the west and revise the drive through configuration of the associated plan to be consistent with the drive-through.

Mr. Alan Altick, Cencor Realty Services, Inc., 3102 Maple Ave., Ste. 500, Dallas came forward and stated he was the representative of Lot 2R as well as the adjacent shopping center with a parking agreement between the two properties which are co-owned. The Jason Deli stores use trade dress panels in their stores which are of a high quality material.

Mr. Gary DeVleer, Hodges & Associates, 13642 Omega Dr., Farmers Branch, came forward and indicated they are trying to make a design statement with the metal paneling material. There is a concrete wall behind the material that complies with the zoning ordinance. Mr. DeVleer passed around a sample of the paneling to the Commission.

Chairman Brooks asked: how the paneling adheres to the concrete; if for some reason Jason's Deli closed and another tenant came in, how difficult would it be to remove the paneling; how does the material weather and will Jason's Deli be serving alcohol now or in the future.

Mr. DeVleer indicated it is furred out with metal studs and then hang sheeting and apply the metal panels to the sheeting which is about six (6) inches out from the panel. It would be very easy to take the panel off if a new tenant came in. The material has a 20 year finish to it and requires no maintenance.

Mr. Altick indicated Jason's has not indicated they will be serving alcohol. This is a family type restaurant.

Commissioner Martin asked: if the metal sheeting paneling will only be on Jason's Deli or will it be on the other businesses as well; if the facing on the other buildings are different what type of material would be used and are there any vendors lined up for those businesses.

Mr. DeVleer indicated the other businesses will have a different material on their storefront. The columns will be stone with the face being brick and textured coating concrete. The other buildings are not currently leased.

Commissioner Martin made a motion to recommend approval of Case 15-26 subject to submitting a parking agreement, revise the drive through configuration and obtaining City Council's approval of the metal paneling. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 5 – Chairman Brooks, Commissioners, Martin, 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 6:30 pm.



Sharon Davis
Executive Secretary



Theresa Brooks
Chairman