

January 30, 2023

NOTICE OF PUBLIC HEARINGS

Dear Property Owner:

The City of Cedar Hill proposes an amendment (**Case No. Z-502-2022**) to Chapter 23 entitled "Zoning" of the Code of Ordinances of the City of Cedar Hill, Texas pertaining to industrial, storage, warehouse, and distribution uses. On January 17, 2023, the Planning and Zoning Commission (P&Z) held a public hearing and recommended approval. On January 24, 2023, the City Council held a public hearing and continued the public hearing. The public hearing on the proposed amendment was continued to the date and time below.

CITY COUNCIL	
DATE:	Tuesday, February 28, 2023 →
TIME:	7:00 pm
LOCATION:	<p>T.W. "Turk" Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104</p> <p><i>A live broadcast of the meeting can be viewed on the city's web page at http://cedarhilltx.com/. Click on the "Government" tab at the top of the page, then "Agendas & Minutes". Under the "City Council" heading, click on the link for "View Recent & Upcoming Agendas & Minutes", then "Watch City Council Meetings Live".</i></p>

ON FEBRUARY 28, 2023, CITY COUNCIL CONTINUED THE PUBLIC HEARING FOR THIS CODE AMENDMENT TO APRIL 11, 2023.

You are receiving this notice as a courtesy because you own property that is:

1. zoned Industrial Park (IP) District, Industrial (I) District and/or Commercial (C) District; or
2. within 200 feet of property zoned "IP", "I" and/or "C".

The zoning map is **not** changing by this proposed amendment. Property that is zoned "IP", "I" or "C" will continue to have its current zoning district designation. Additionally, if you are a property owner that is within 200 feet of the "IP", "I", or "C" districts, then your current zoning district designation is also **not** changing.



However, the way certain land uses are allowed and prohibited in the “IP”, “I”, or “C” zoning districts is proposed to be amended. The following is a summary of the changes:

1. Definitions and terminology for light manufacturing and warehouse have been synchronized with the land use chart.
2. Distribution centers and fulfillment centers have been added as uses that will be allowed with a Conditional Use Permit (CUP) in Industrial Park and Industrial zoning districts. Additionally, there are requirements related to traffic assessment and mitigation when the CUP is being considered. A CUP application requires notification of public hearings for the Planning & Zoning Commission and the City Council meetings to property owners within 200 feet of the subject site.
3. Warehouse and light manufacturing will require a Conditional Use Permit in the Commercial zoning district (as opposed to being allowed by right). These uses will be continued to be allowed by right in the Industrial Park and Industrial zoning districts.

If these proposed changes go into effect, land uses that have been allowed on property prior to these changes, and prohibited after, could possibly be classified as nonconforming uses, as further described in Sec. 23-2.5.1 et al. of the City's Zoning Ordinance. To view the proposed changes, go to cedarhilltx.com/2531/Public-Hearings and see “Z-502-2022” under “Applications”.

As with all such changes, the City Council is seeking public comment regarding this matter. If you would like to register opposition to this change in writing, a written protest or letter signed by the property owner should be received by the Planning Department prior to the close of the City Council Public Hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the Planning Department via e-mail at planning@cedarhilltx.com.

