
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of October 16, 2012

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, October 16, 2012 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Gehrig Saldana, Tim Hamilton, William Deeds*, Stephanie Freeman and Lisa Thierry.*

City Staff members present: Rod Tyler, Director of Planning and Belinda L. Huff, Development Services Coordinator/Planning & Zoning Commission Secretary.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:00 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 2, 2012 regular meeting

A motion was made by Commissioner Freeman to approve October 2, 2012 regular meeting minutes, as presented. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 4 - Vice-Chairman Strother and Commissioners Thierry, Saldana and Freeman.

Nays: 0

Abstention – 1- Chairman Brooks

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

**Commissioner Hamilton arrived at 6:03.*

IV. Case No. 12-17- Conduct a public hearing and consider a Conditional Use Permit (CUP) request for "mini-warehouse/self-storage" and "truck and trailer rental" on Lot 1.6.1 and 1.6.2, KCK Way Industrial Center Addition, more commonly known as 1090 South Highway 67, Cedar Hill, TX 75104, requested by Carlos Vizcarra.

Carlos Vizcarra, President of Amerco Real Estate Company, 2727 N Central Avenue, Suite 500, Phoenix, AZ 85004 stepped forth to present this request and answer any questions from the Commission.

Mr. Vizcarra stated that they are excited about coming to Cedar Hill because there is a high demand for U-Haul truck/trailer rental services in and around this area.

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 any one wishing to speak in opposition.

No one spoke.

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

Chairman Brooks asked the applicant if the proposed building would be constructed of metal.

Mr. Vizarra stated that the proposed building will have concrete paneling and metal rolling doors.

Vice-Chairman Strother asked the applicant if they had plans to combine the two parcels.

Mr. Vizarra replied yes, but not at this time.

A motion was made by Vice-Chairman Strother to approve Case No. 12-15, as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6– Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Hamilton, Saldana and Freeman.

Nays: 0

Chairman Brooks declared the motion carried.

- VI. Case No. 12-24 - CONDUCT A PUBLIC HEARING AND consider** a request for an extension on the approval of a **Planned Development Site Plan** on 13.447-acres of land out of Abstract 1472, generally located at the northwest corner of Pioneer Trail and Uptown Blvd. *Requested by Brad Walters of Forestar Group*

David Hensley of Hensley, Lamkin, Rachel, Inc. 14881 Quorum Drive, Suite 550 Dallas, TX 75254, stepped forth to present this request and answer any questions from the Commission.

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 any one wishing to speak in opposition.

No one spoke.

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

**Commissioner Deeds arrived at 6:30 pm*

Commissioner Hamilton asked the applicant if another extension is granted, will that give them the time they need to start this project.

Mr. Hensley replied yes, his client is anxious to move forward with this project.

Commissioner Deeds asked the applicant if financing was the only outstanding issue associated with this request.

Mr. Hensley replied yes.

Commissioner Deeds commented that it usually takes 6 months or more to secure funding of such a project and asked Mr. Hensley where the project stood in terms of securing financing.

Mr. Hensley stated that his client is committed to funding the project and that they are aggressively marketing it. If they are unable to secure outside funding sources, they have the means of funding it themselves.

A motion was made by Commissioner Hamilton to approve Case No. 12-24, a request to extend the approval of a PD-Site plan for 6 months, making the new expiration date May 11, 2013. The motion was seconded by Commissioner Freeman. The vote was as follows:

Ayes: 7- Chairman Brooks, Vice-Chairman Strother and Commissioners Hamilton, Thierry, Saldana, Freeman and Deeds.

Nays: 0

Chairman Brooks declared the motion carried.

I. Staff Reports & Discussion Items

1. Report on Crime Control & Prevention District

Steve Rhodes, Cedar Hill Police Chief, gave a brief presentation to the P&Z Commission regarding an upcoming city election item, the Crime Control & Prevention District. He stated that the creation of this district will allow a portion of sales tax to be used for funding public safety. He urged the Commission to support this referendum.

Commissioner Deeds asked Chief Rhodes if he had any statistics on the need to establish this district or what they anticipate could be funded.

Chief Rhodes stated they estimate being able to fund 4 additional officers and 1 sergeant, including all necessary uniforms, equipment and

2. Recent Submittals

Don Gore, Planner, reviewed with the Commission the case load and upcoming agenda items.

II. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:49 p.m.

Theresa Brooks
Chairman

Belinda L. Huff
Development Services Coordinator
