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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of July 15, 2014**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, July 15, 2014 at 6:00 p.m. in T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.*

*Planning & Zoning Commissioners present: Vice-Chairman Bill Strother and Commissioners: Michael Deeds, Adriane Martin, Gehrig Saldana and Timothy Hamilton*

*Planning & Zoning Commissioners absent: Commissioner Lisa Thierry and Chairman Theresa Brooks*

*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**

Vice-Chairman Strother called the meeting to order at 6:05 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 July 1, 2014 regular meeting**

A motion was made by Commissioner Gehrig to approve the minutes of the July 1, 2014 regular meeting. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 5 – Vice-Chairman Strother, Commissioner Martin, Saldana, Hamilton and Deeds

Nays: 0

Vice-Chairman Strother declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Case No. 14-16 –consider a request** for a Re-Plat of Lot 1R-A, Block 1, of The Ranch at Cedar Hill II **INTO** Lots 1R-A1 & 1R-A2, Block 1, of The Ranch at Cedar Hill II being 1.862 acres of land out of Abstract 690, located at 1421 N. U.S. Hwy. 67; *requested by William Ingle on behalf of the Ranch at Cedar Hill II.*

Mr. Ingle, 409 Daniel Lane, noted that nothing has changed on the property. The re-plating of Phase I and Phase II of the property would give him the flexibility to develop in the future. Also, he owns the 2.88 acres behind this property. By separating the art school from Century 21 and

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another building, if the opportunity arose, he could sell those two buildings (not the art school) and develop that land.

Commissioner Deeds asked if the art school was on lot 1R-A1.

Mr. Ingle said it was on Lot 1R-A2. Lot 1R-A1 has the 6,000 sq. ft. Century 21 building and a 2800 sq. ft. building on it.

Commissioner Deeds recommended approval of Case 14-16. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 5 – Vice-Chairman Strother, Commissioners Deeds, Hamilton, Saldana and Martin.

Nays: 0

Vice-Chairman Strother declared the motion carried unanimously.

**V. Case No. 14-17 – review and consider the Site Plan** on Lot 4D-R, Block 3, out of the American Industrial Park Addition, located at 1500 Freedom Way; *requested by Norman Patton on behalf of Jose Cavazos.*

Mr. Patton, 413 Cedar St., stated this site plan had been submitted before but the owner had not followed through with getting a building permit. This same site plan is being submitted. A maintenance warehouse and a small office are being added to the industrial location to store equipment. All landscape and drainage has been done.

Commissioner Deeds asked if the applicant will build this time.

Mr. Patton stated the applicant was caught up in work issues last time but is ready to build now.

Commissioner Hamilton recommended approval of Case 14-17. The motion was seconded by Commissioner Martin. The vote was as follows:

Ayes: 5 – Vice-Chairman Strother, Commissioners Deeds, Hamilton, Saldana and Martin.

Nays: 0

Vice-Chairman Strother declared the motion carried unanimously.

**VI. Case No. 14-19 – a proposed amendment to the text** of the Comprehensive Zoning Ordinance (Ordinance No. 2001-64, as amended), prohibiting “Cement Manufacturing” and provide for definition; authorize “Concrete forming/molding/casting” within the I and IP zoning districts; and increasing the maximum heights of structures allowed within the IP zoning district.

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Mr. Gore stated staff drafted an ordinance to amend the zoning code as stated in the above case. Per the Commission's request, staff drafted an Ordinance for City Council for next Tuesday's Meeting.

Commissioner Deeds stated in prior meetings the indoor process of "concrete forming/molding/casting" was discussed only. So he was a little confused that now the process is being expanded to be allowed outdoors. Commissioner Deeds felt the process had not been discussed among the Commissioners as to the impact of this process outdoors. He felt the dust and noise should be considered as well as other issues that may be presented. The code is setup to be specific to the land use and there should be distinctions as to outdoor use versus indoor use and may want to consider a separate, defined use.

Vice-chairman Strother had the same concern.

Commissioner Martin asked staff if there was a way to gauge how much dust was being carried in the wind to the surrounding neighborhoods.

Mr. Tyler stated there is a section in the Code Ordinance called Performance Standards that addresses this. The standards apply to all zoning districts. It says you cannot produce more dust at your property line than a set amount.

Commissioner Deeds asked for an example in the Ordinance how the cement forming/molding/casting would impact outdoors. Is it the same as the indoor process.

Mr. Tyler stated the indoor process will be specific (i.e temp control, etc.) whereas outdoor use would not have those specifics.

Commissioner Deeds stated he is more worried about the future uses of cement forming/molding/casting and suggested putting outdoor use in a separate category and have it removed and presented another time.

Mr. Tyler stated that the verbiage on exterior cement forming/molding/casting can be stricken from the last paragraph and chart in the proposed ordinance and presented at another meeting.

Commissioner Deeds recommended approval of Case 14-19 subject to striking the verbiage on exterior cement forming/molding/casting from the last paragraph and chart in the proposed ordinance. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 5 – Vice-Chairman Strother, Commissioners Deeds, Hamilton, Saldana and Martin.

Nays: 0

Vice-Chairman Strother declared the motion carried unanimously.

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**VII. Staff Reports & Discussion Items**

**1. 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 6:41 pm.

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Theresa Brooks  
Chairman

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Sharon Davis  
Executive Secretary