
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of May 18, 2010

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, May 18, 2010 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Present: Chairman Stephen Douglas-Mason Vice-Chairman Todd Hinton and Commissioners Bill Strother, Gehrig Saldaña, Theresa Brooks, Wallace Swayze and Tim Hamilton.

Absent: none.

I. Call the meeting to order

Chairman Mason 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.

Chairman Mason called for a moment of silence in observation of the anniversary of the passing of David Rush.

II. Approval the minutes of the April 6, 2010 and April 20, 2010 meetings

A motion was made by Vice-Chairman Hinton to approve the April 6, 2010 minutes, as presented. The motion was seconded by Commissioner Strother. The vote was as follows:

Ayes: 6 – Vice-Chairman Hinton and Commissioners Strother, Saldana, Swayze, Brooks and Hamilton.

Nays: 0

Abstention: 1- Chairman Mason

Chairman Mason declared the motion carried.

A motion was made by Commissioner Hamilton to approve the April 20, 2010 minutes, as amended during the briefing session. The motion was seconded by Vice-Chairman Hinton. The vote was as follows:

Ayes: 7 – Chairman Mason, Vice-Chairman Hinton and Commissioners Strother, Saldana, Swayze, Brooks and Hamilton.

Nays: 0

Chairman Mason declared the motion carried.

III. Citizens Forum

No one spoke

IV. Proposed Zoning Code Amendments

a. Allowable uses in the IP-Industrial Park District

Allison Thompson, Director of Economic Development for the City of Cedar Hill, 285 Uptown Blvd. Bldg. 100, Cedar Hill, TX 75104, stepped forth to present to the Planning & Zoning Commission a request to amend the City's zoning use regulations, to allow certain types of businesses within the Industrial Park zoning district.

Ms. Thompson stated that, with this request to amend the use regulations, there will not to be any changes to setbacks, landscaping or any other development standard for the Industrial Park zoning district.

Ms. Thompson also stated that incineration may be dropped from the amendment request entirely since it's not even allowed conditional or otherwise in the Industrial zoning district.

Commissioner Strother asked Ms. Thompson if she has received any requests from companies operating in one of these industries.

Ms. Thompson replied yes.

Commissioner Hamilton asked Ms. Thompson if there has been a request for medical incineration.

Ms. Thompson stated yes; however, it was about 3 years ago and she has not fielded any similar request since that time.

To help identify the boundaries of the Industrial Park zoning district, Don Gore, City Planner, brought up the zoning map.

There was some general discussion amongst the Commission, staff and Ms. Thompson regarding this request, primarily discussing particulars about how these businesses operate.

Commissioner Strother commented that the Conditional Use Permit (CUP) process may be the best mechanism the City has to consider some of these requests.

Ms. Thompson concurred, adding that the CUP process would provide a level of security.

Vice-Chairman Hinton stated that he had concerns about emissions associated with some of these industries and stated that the Commission needed to be protective of the City.

Commissioner Brooks made a comment that some of the requested uses were already permitted in the Commercial and Industrial zoning districts but not in Industrial Park. She further stated that she would not be opposed to allowing uses currently permitted in Industrial in Industrial Park, with the exception of industrial/chemical/medical incineration.

Chairman Mason asked Rod Tyler, Director of Planning, how he would like the Commission to proceed with this matter.

Mr. Tyler stated that if the Commission came to a consensus, staff would take steps in preparing an ordinance amending the use regulations in the zoning code

Ms. Thompson stated that she would like to remove incineration from her list.

After some brief discussion, the Commission concluded that *machine shop and engine repair/motor manufacturing, re-manufacturing and/or repair* should be permitted by right, exclude industrial/chemical/medical incineration entirely and allow by Conditional Use Permit, chemical and allied product manufacture (non-hazardous), plastic product manufacturing and rubber products manufacturing.

Mr. Tyler stated that city staff would draft definitions for each of the 5 industry classifications the Commission approved and bring them before the Commission at an upcoming meeting for their review.

V. Staff Reports & Discussion Items

1. Recent Submittals

This item was covered during the briefing session.

Chairman Mason and Commissioner Swayze were elected to City Council on May 8, 2010. Chairman Mason and Commissioner Swayze briefly addressed the Commission.

Commissioner Swayze stated that he has enjoyed his time on the Commission and was thankful for the experience.

Chairman Mason concurred stating that while on the Commission he had the opportunity to participate in a lot of great discussions and he thanked Commissioner Strother for the opportunity to serve as Chairman. He also thanked staff for their assistance during his tenure and expressed confidence in Vice-Chairman Hinton abilities to be Chairman.

Commissioner Brooks, as well as the other members of the Commission, thanked and congratulated Chairman Mason and Commissioner Swayze.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:39 p.m.

Stephen Douglas-Mason
Chairman

Belinda L. Huff
Planning Secretary
