

Cedar Hill Municipal Planning Commission

Minutes for January 9, 2024

Mayor Edwards called meeting to order at 6pm

Roll Call: Present: Kendra Bush, Marquita Pettus, Vice Chairman Frank Kirby, Chairman John Edwards; Absent: Lisa Brown. City Manager Kevin Breeding was also present.

Prayer: Vice Chairman Frank Kirby led the commission in prayer.

Previous Minutes from November 14, 2023: Minutes were reviewed. Chairman Edwards made motion to approve & seconded by Commissioner Bush. Approved by all.

Public Comments: None present.

2024 Meeting Dates: The proposed meeting dates were read and agreed upon for publication in the Connection newspaper. January 9 February 13, March 12, April 9, May 14, June 11, July 9, August 13, September 10, October 8, November 12, December 10

Commissioner Bush made motion to approve & seconded by Vice Chairman Kirby. Approved by all.

Ordinance 2024-01: Amendment to Zoning Ordinance: Permitted Use & Use by Right: Chairman Edwards presented Ordinance 2024-01 to the commission. He explained that this Ordinance changes the permitted use and use by right classifications associated with the various Zoning Districts and that these changes are associated with the Commercial Districts. Mayor Edwards mentioned that if there are currently Commercial Districts that are engaging in one of the uses, then it would grandfathered in, but it would lose that if that use was discontinued.

Amend: Business, Professional & Personal Services:

Automotive Repair Services, Major: Change C3 from Development Standards to Special Use Permit (S).

Automobile Towing & Storage Services: Change C1 from Use By Right (P) to Special Use Permit (S).

Funeral Homes & Crematoriums: Change C1 from Use By Right (P) to Special Use Permit (S).

Hotels or Motels: Change C1 from Use By Right (P) to Special Use Permit (S).

Laundromats, Coin Operated: Change C1, C2 & C3 from Use By Right (P) to Special Use Permit (S).

Laundry or Dry Cleaning Operations: Change C1, C2 & C3 from Use By Right (P) to Special Use Permit (S).

Recreational Vehicle Parks or Campsites: Change C1 from Use By Right (P) to Special Use Permit (S).

Truck & Utility Trailer Rent and Leasing, Light: Change C1 from Use By Right (P) to Special Use Permit (S).

Truck Tractor & Semi Rental & Leasing, Heavy: Change C1 from Use By Right (P) to Special Use Permit (S).

Warehousing, Self-Storage: Change C1 from Use By Right (P) to Special Use Permit (S).

Amend: Retail Trade:

Bars: Change C1 from Use By Right (P) to Special Use Permit (S).

Flea Markets, Indoor: Change C1 from Use By Right (P) to Special Use Permit (S).

Flea Markets, Outdoor: Change C1 from Use By Right (P) to Special Use Permit (S).

Manufactured Home Sales: Change C1 from Use By Right (P) to Special Use Permit (S).

Pawn Shops: Change C3 from Use By Right (P) to Special Use Permit (S).

Sexually Oriented Businesses: Change C1 from Use By Right (P) to Special Use Permit (S).

Tobacco Stores: Change C1, C2 & C3 from Use By Right (P) to Special Use Permit (S).

Amend: Transportation, Warehousing & Utilities:

Utility Lines & Related Appurtenances: Change C1, C2 & C3 from Use By Right (P) to Special Use Permit (S).

Utility Service Facilities: (No Outside Storage): Change C1 from Use By Right (P) to Special Use Permit (S).

Warehouses (General Storage/ Enclosed): Change C1 from Use By Right (P) to Special Use Permit (S).

2-2.1 General Definitions

Amend: Add with following definition & terms:

Add Recreational Vehicle:

Add Sinkhole:

Add Solar Energy System (accessory):

Add Solar Energy System (major):

Add Solar Farm:

See Solar Energy System (major).

Add Wind Power:

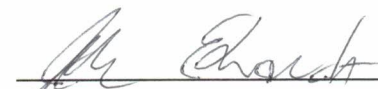
Add Wind Energy System, Large

Add Wind Energy System, Small:

Add Wind Turbine:

Vice Chairman Frank Kirby made motion to approve & seconded by Chairman John Edwards: Approved 4-0

Adjournment: Chairman Edwards made motion to adjourn & seconded by Vice Chairman Frank Kirby. Approved 4-0



Chairman

2/13/24

Date



Secretary

2/13/24

Date