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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of March 3, 2008**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, March 3, 2008 at 6:00 p.m. in the Council Chambers of City Hall, 502 Cedar Street, Cedar Hill, Texas.*

*Present: Chairman Bill Strother, Vice-Chairman David Rush and Commissioners Stephen Mason, Tim Hamilton, Theresa Brooks, and Todd Hinton.*

*Absent: Commissioner Gehrig Saldaña*

**I. Call the meeting to order**

Chairman Strother called the meeting to order at 6:03 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 February 18, 2008 meeting**

A motion was made by Commissioner Brooks to approve the minutes of the February 18, 2008 meeting, as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Mason, Hamilton and Hinton

Nays: 0

Chairman Strother declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Case Number 08-03 – CONDUCT A PUBLIC HEARING AND CONSIDER** a request for a **Conditional Use Permit (CUP) to operate an Auto Repair (General/Major)** facility within a Local Retail zoning district on 0.5746-acres of land our of Abstract 877, generally located southeast of Joe Wilson Rd. and East Beltline Rd. *Requested by Sam Ellis of XLNT Group.*

*Sam Ellis of XLNT Group, 2185 Williams Road, Rockwall, TX 75087* stepped forth to present this request and answer any questions from the Commission.

Mr. Ellis stated that the hours of operation for this location would be 7:30 a.m. to 6 p.m., Monday-Saturday.

Chairman Strother opened the floor for anyone wishing to speak in favor of this request.

No one spoke.

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Chairman Strother closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition to this request.

No one spoke.

Chairman Strother closed the public hearing for this item and opened the floor to the Commission for discussion.

The Commission asked various questions about what type of work that would be done at the facility, the orientation of the garage bays, the cross-access between the driveways to the vacant retail land to the south, and the retail building to the west, and about the distance of this business from residential uses.

Mr. Ellis stated that only automotive brake repair would be preformed at this facility. He said that the garage bays are facing toward the retail building which has no windows on that wall. He further explained that there has been cross access dedicated by them to the south for future retail and by the existing retail building for the driveway access to Beltline Road. The residential uses are further than 800 feet from the southern property line and he felt that the impact would be very minimal to those properties.

A motion was made by Commissioner Hinton to approve Case number 08-03, as presented. The motion was seconded by Vice-Chairman Rush. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Mason, Hamilton and Hinton

Nays: 0

Chairman Strother declared the motion carried.

## **V. Staff Report**

Rod Tyler, Director of Planning, reviewed with the Commission recent submittals and upcoming agenda items. Mr. Tyler also updated the Commission on the current status of the Comprehensive Plan update.

## **VI. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:30 p.m.

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Bill Strother  
Chairman