
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of October 20, 2008

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, October 20, 2008 at 6:00 p.m. in the Turk Cannady/Cedar Hill Room, 285 Uptown Blvd. Building 100, Cedar Hill, Texas.

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

Absent: none.

I. Call the meeting to order

Chairman Strother 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.

II. Approve the minutes of the October 6, 2008 regular meeting

A motion was made by Vice-Chairman Rush to approve the minutes October 6, 2008 regular meeting, as presented. The motion was seconded by Commissioner Brooks. The vote was as follows:

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

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case Number 08-45 – CONDUCT A PUBLIC HEARING and consider a request for a Conditional Use Permit (CUP) to operate a second-hand store within an “LR” – Local Retail Zoning District located at 320 South Clark Road, Suites G & H, Cedar Hill, Texas, 75104. *Requested by Sandy Eddy on behalf of the Cedar Hill Food Pantry.*

Sandy Eddy, 403 Houston Street, Cedar Hill, TX., 75104, stepped forth to present this request and answer any questions.

Ms. Eddy stated that all of the proceeds from the thrift store benefit the Cedar Hill Food Pantry.

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

1. Danny O'Neal, Board President of the Cedar Hill Food Pantry, 2470 Creekwood Dr. Cedar Hill, TX 75104.

Mr. O'Neal stated that since its inception, the thrift store has done extremely well and therefore needs to expand to accommodate a growing need in the community for reasonably priced clothing and other merchandise.

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.

Commission Mason expressed concern about the possibility of clothing and other items being left outside of the store when it was closed.

Ms. Eddy stated that sometimes items are left outside of the store when it was closed, but this occurrence was rare and that she tried to monitor this situation as best she could.

Vice-Chairman Rush asked the applicant if they considered installing an after hours drop-off box.

Ms. Eddy stated they could look into that possibility.

Chairman Strother stated that he could see a potential issue with trash and other undesirable items being placed into a collection box.

Ms. Eddy agreed with the Chairman.

Commissioner Brooks asked the applicant if this expansion would sufficiently address their needs for additional space and consequently reduce their outdoor display of merchandise.

Ms. Eddy stated they would still like to have outdoor racks, consisting of clothing items with additional mark downs for quick sale. She said the racks would only be placed outdoors between 9am-4pm.

Commissioner Mason asked the applicant what type of merchandise was typically dropped off at the thrift store.

Ms. Eddy stated they received a wide array of items including clothing, shoes, dishes, pots and pans, and even small appliances and tools.

Seeing no further questions, Commission Hinton made a motion to approve Case number 08-45, as presented. Commissioner Hamilton seconded the motion.

The vote was as follows:

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

Nays: 0 –

Chairman Strother declared the motion carried.

V. **Case No. 08-40 - CONDUCT A PUBLIC HEARING** and consider a request for a **Re-Plat** of Lot 1, Block 9, High Pointe Addition **INTO** Lots 1A-R and 1B-R, Block 9, High Pointe Addition, being 2.060-acres of land out of Abstract 223, generally located at the southeast corner of Wintergreen Road and High Pointe Lane, Cedar Hill, Texas.
Requested by Sean Flahery of The Wallace Group, Inc.

Sean Flahery of The Wallace Group, Inc, 1825 Market Center Blvd., Suite 210, Dallas, TX., 75207, stepped forth to present this request and answer any questions.

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

No one spoke.

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.

Seeing no discussion, Vice-Chairman Rush made a motion to approve Case number 08-40, as presented. Commissioner Saldana seconded the motion.

The vote was as follows:

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

Nays: 0 –

Chairman Strother declared the motion carried.

VI. Case No. 08-42 – Review and consider the Site Plan of Lot 1A-R, Blk 9, High Pointe Addition, being 1.03-acres of land out of Abstract 223, more commonly known as 1430 High Pointe Lane (Fire Station 3), Cedar Hill, Texas. Requested by Beth Brant of BRW Architects.

Beth Brant of BRW Architects, 3535 Travis Street, Suite 235 Dallas, TX 75204, stepped forth to present this item and answer any questions from the Commission.

Ms. Brant stated this site plan shows a 1,100 sq. ft. addition to the northwest corner of the existing fire station.

Seeing no discussion, Commission Brooks made a motion to approve Case number 08-42, as presented. Commissioner Hinton seconded the motion.

The vote was as follows:

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

Nays: 0 –

Chairman Strother declared the motion carried.

V. REMOVE FROM TABLE and consider Election of Officers

Commissioner Brooks made a motion to remove this item from the table. Vice-Chairman Rush seconded the motion.

The vote was as follows:

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

Nays: 0 –

Chairman Strother declared the motion carried.

Chairman Strother stated that at the previous meeting the nominees for Chairman were himself and Stephen Mason.

Vice-Chairman Rush asked if the previous nominations were still valid or would the Commission need to propose new nominations.

In order to clear any confusion, Chairman Strother asked the Commission for new P&Z Chair nominations.

Vice-Chairman Rush nominated Bill Strother.

Commission Hamilton nominated Stephen Mason.

Referring to the previous P&Z meeting's tie vote, Commission Mason again expressed that although he did have an interest in becoming Chairman of the Planning & Zoning Commission, he did not want to create any division amongst the Commission members.

Chairman Strother asked for a vote on all those in favor of Stephen Mason as Chairman.

By a show of hands, Hamilton, Mason and Saldana voted for Mason.

Chairman Strother asked for a vote on all those in favor of him continuing on as Chairman.

By a show of hands, Brooks, Rush, Hinton and Strother voted for Strother.

The vote was 4-3 in favor of Bill Strother continuing on as Chairman of the P&Z Commission.

With respect to the Vice-Chairman position, Commissioner Brooks nominated David Rush.

Commissioner Saldana nominated Stephen Mason.

Chairman Strother asked for a vote on all those in favor of Stephen Mason as Vice-Chairman.

By a show of hands, Hamilton, Mason and Saldana voted for Mason.

Chairman Strother asked for a vote on all those in favor of David Rush continuing on as Vice-Chairman.

By a show of hands, Brooks, Rush, Hinton and Strother voted for Rush.

The vote was 4-3 in favor of David Rush continuing on as Vice-Chairman of the P&Z Commission.

VI. Staff Reports

1. Electronic Packets
2. Meeting time & place

Rod Tyler, Director of Planning, reviewed with the Commission a method of electronic P&Z packet processing. The Commission was sent an email with a secured link to the City's website in order to retrieve their P&Z packet. Mr. Tyler was seeking feedback from the Commission, if the process was easier, better, more difficult, than the traditional P&Z packet process.

Overall, the Commission had no objections to the electronic packet process.

Mr. Tyler stressed that this was a work in progress and hopes to have any issues, such as internet access in the Turk Cannady/Cedar Hill Room, resolved in the near future.

Due to an ongoing scheduling conflict with the school board, Mr. Tyler discussed with the Commission the possibility of the P&Z meetings being moved to an alternative location, date and/or time. One suggestion was to keep the meetings on the first and third Mondays evenings at 6 p.m., but move into the Court/Multi-Purpose Room. Also considered, moving the meetings to the first and third Tuesday evenings at 6 p.m., so that the Commission could still meet in the Turk Cannady/Cedar Hill Room.

The Commission expressed a desire to continue meeting in the Turk Cannady/Cedar Hill Room. After some brief discussion, the Commission decided to change the P&Z meetings dates to the first and third Tuesdays of each month, at 6 p.m., beginning on November 18, 2008, so that they can continue to meet in the Turk/Cannady/Cedar Hill Room.

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:55 p.m.

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary
