

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of July 2, 2007**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, July 2, 2007 at 6:00 p.m. in the Council Chambers of City Hall, Cedar Hill, Texas.*

*Present: Vice-Chairman Bill Strother and Commissioners David Rush, Theresa Brooks, and Gehrig Saldaña.*

*Absent: Chairman Detrick Debur and Stephen Mason.*

*One position vacant.*

**I. Call the meeting to order**

Vice-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 June 18, 2007 meeting**

A motion was made by Commissioner Brooks to approve the minutes of the June 18, 2007 meeting, as amended by the draft presented during the briefing session and with minor typographical corrections. The motion was seconded by Commissioner Rush. The vote was as follows:

Ayes: 4 – Vice-Chairman Strother and Commissioners Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Case Number 07- 32 - CONDUCT A PUBLIC HEARING** and consider a request for a **Conditional Use Permit to construct a 100-ft. monopole cell tower** at 975 Pickard Drive, Cedar Hill, TX. *Requested by Dave Green on behalf of Metro PCS.*

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*Bill Bauman, 2300 Springmere Drive, Arlington, TX, on behalf of Metro PCS* stepped forth to present this request and answer any questions from the Commission. Mr. Bauman stated he was a representative of Metro PCS and gave the Commission a brief history about the company.

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

No one spoke.

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

1. Rosalyn Reese, 911 Steadman Drive, Cedar Hill, TX 75104

Ms. Reece expressed concern that property values would decrease as a result of the this tower. She also worried about radio frequencies that would possibly be emitted by this cell tower to the surrounding residential neighborhood and asked if there were any other sites where this tower could be located.

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

In response to Ms. Reece's comments, Mr. Bauman stated that the actually emissions from a cellular tower were equivalent to a 60 watt light bulb. He further stated that this site had been chosen because of the growing need for Metro PCS coverage in this area.

A motion was made by Commissioner Rush to approve Case Number 07-32, as presented. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 4- Vice-Chairman Strother and Commissioners Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

**V. Case Number 07-38 – CONDUCT A PUBLIC HEARING** and consider a request for a **Conditional Use Permit to serve alcoholic beverages** in conjunction with a restaurant located on Lot 5, The Market at Cedar Hill Addition, more commonly known as 221 East F.M. 1382, Suite 100, Cedar Hill, TX. *Requested by Leon Baum.*

*Leon Baum, 715 Villa Creek Drive, Duncanville, TX 75137* stepped forth to present this request and answer any questions from the Commission.

Mr. Baum stated that due to a change in ownership, they were required to get a new Texas Alcoholic Beverage Commission permit and a new Conditional Use Permit through the City. He further stated that there would be no changes to the restaurant's current operations.

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

No one spoke.

Vice-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.

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

A motion was made by Commissioner Brooks to approve Case Number 07-38, as presented. The motion was seconded by Commissioner Rush. The vote was as follows:

Ayes: 4- Vice-Chairman Strother and Commissioners Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

**VI. CONDUCT A PUBLIC HEARING** and consider a proposed **Tree Preservation Ordinance**, an amendment to the Comprehensive Zoning Ordinance, #2001-64, as amended.

Rod Tyler, Director of Planning, addressed the Commission and informed them that there were two copies of the proposed Tree Preservation Ordinance in their packet, the first being the final version and the second a redline version of the final copy and the one originally presented to the Commission in April of 2007.

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

No one spoke.

Vice-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.

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

Commissioner Brooks stated that she appreciated all of the work that has gone into this ordinance and that it seemed to fulfill the desires and directives of the Commission.

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A motion was made by Commissioner Brooks to approve the Tree Preservation Ordinance as presented. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 4 - Vice-Chairman Strother and Commissioners Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

## **VI. Staff Report**

This item was discussed during the briefing session.

## **VII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:45 p.m.

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Bill Strother  
Vice-Chairman

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Belinda L. Huff  
Planning Secretary

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