

**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of March 17, 2008**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, March 17, 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, Gehrig Saldaña, and Todd Hinton.

Absent: none

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:05 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 March 3, 2008 meeting

A motion was made by Commissioner Mason to table the minutes of the March 3, 2008 meeting. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case number 07- 62 CONDUCT A PUBLIC HEARING AND CONSIDER a Conditional Use Permit (CUP) to operate a hotel/motel facility within a Local Retail (LR) zoning district on 3.4 acres of land out of Abstract 292, generally located on the northwest corner of Antoine Street and U.S. Highway 67. Requested by Kim Chong.

No Applicant was in the audience to present.

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

Ed Thrallkill, 519 Antoine, Cedar Hill, TX 75104, wanted information about how this development would affect the resale of his property as a retail site. He asked about the orientation

of the structure, the screening wall and retaining wall adjoining his property, and about whether there was to be a restaurant within the hotel.

Sian Benhur, 507 Antoine, Cedar Hill, TX 75104, also expressed that he would like to know how this development will look and if it will change his ability to sell his property as a retail site.

Benney Garrey, 503 Antoine, Cedar Hill, TX 75104, echoed the concerns from the previous speakers.

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.

Monte Hudson, of BW Hudson Engineering, 3402 Donners Trail, Arlington, TX, arrived and stepped forth to present this request and answer any questions from the Commission.

Commissioner Mason asked what the orientation of the building was.

Mr. Hudson explained that the longest part of the three story building faced Highway 67 which is the front door and porte caché. He stated that there would be no restaurant in the hotel, only a breakfast bar. He said that it was required by ordinance that a screening wall be placed between a residential and a retail use. He added that the retaining wall under the screening wall was necessary to hold up that portion of the lot that was being graded for the development

Chairman Strother asked if it would require a new site plan and civil construction layout for a change in the orientation of the building.

Mr. Hudson stated that it would require new plans.

Commissioner Saldana asked if the hotel parking lot lighting was dark sky compliant.

Mr. Hudson explained that it was and if necessary, he could produce a photometric lighting plan for the commission.

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: 7 – Chairman Strother, Vice-Chairman Rush and Commissioners Brooks, Mason, Hamilton, Saldana 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. Additionally, Mr. Tyler reviewed with the Commission the City's current regulations regarding gas wells. 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 6:45 p.m.

Bill Strother
Chairman

Leslie Matlock Price, AICP
Planner
