

**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of April 21, 2008**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, April 21, 2008 at 6:00 p.m. in the Pecan Room of the Cedar Hill Recreation Center, 310 East Parkerville Rd., Cedar Hill, Texas.

Present: Chairman Bill Strother, Vice-Chairman David Rush and Commissioners Stephen Mason, and Theresa Brooks.

Absent: Tim Hamilton, Gehrig Saldaña and Todd Hinton.

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:04 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 April 7, 2008 meeting

A motion was made by Vice-Chairman Rush to table consideration of the April 7, 2008 meeting minutes until the next regularly scheduled Planning & Zoning Commission meeting. The motion was seconded by Commissioner Brooks. The vote was as follows:

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

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Discussion regarding proposed zoning additions & changes.

City Planner Leslie Price reviewed with the Commission various additions and changes to the zoning code. Among the items discussed were changes in the way parking is calculated for churches, clarification on the site plan approval process, addition of forestry & tree harvesting & municipal parking lot to the use chart and their associated definitions and minor corrections to formatting in Article III.

Chairman Strother took this opportunity to discuss clothing donation boxes. He stated that the boxes are typically very unsightly, often overflowing with clothing, as well as other household items, sometimes trash bags and placed in parking lots, without the property owners permission. He asked Staff if there is any way to regulate these donation boxes, either with the conditional use

permit process or via an annual permit from the code enforcement/building official's department, similar to the way we have permitted builder directional signs in the past.

Rod Tyler, Director of Planning, stated that donation or collection boxes, either manned or unmanned, is something the City had the authority to regulate, but that permitting and enforcement may be difficult and very time consuming.

Leslie Price, City Planner, stated she would look into the possibility of implementing a procedure for this and would report her findings to the Commission at a future meeting.

V. Conduct a workshop on a proposed Downtown Plan.

City Planner Leslie Price, along with Don Gore, City Planner, reviewed with the Commission a power point presentation which illustrated several ideas for development in the downtown area. This presentation was derived from the recommendations of the Main Street Board. Generally, the Commission agreed there is a need to encourage more mixed use developments in the downtown area, with higher density residential and retail that is pedestrian oriented. The Commission had mixed feelings on whether or not development should be planned around a future regional rail station. Other topics discussed were:

- Closing streets and alleys for pedestrian walkways;
- Formation of a downtown arts district;
- The blending of old architectural styles with newer buildings; and
- The preservation of historical buildings.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 8:00 p.m.

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary
