

**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of October 1, 2007**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, October 1, 2007 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 Theresa Brooks, Gehrig Saldaña, Tim Hamilton and Todd Hinton.

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:02, declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

II. Approve the minutes of the regular September 17, 2007 and special called September 24, 2007 meetings

A motion was made by Commissioner Rush to approve the minutes of the September 17, 2007 and the special called September 24, 2007 meetings with one correction. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case Number 07-55 – CONDUCT A PUBLIC HEARING and consider a request for a Conditional Use Permit (CUP) to sell primarily used automobiles, trucks or trailers within an Industrial zoning district, located at 621 Jealous Way, Suite 116. Requested by Digna Rubio.

The applicant was not present.

There was some discussion amongst the Commission on whether or not this item should be tabled since the applicant was not present to answer questions. This was ultimately decided to open and close the public hearing to save from having to re-notify for this request.

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.

Commissioner Brooks stated if possible there should be a limitation placed on the number of vehicles that will be allowed for sale on this site.

Commissioner Hinton expressed some concerns over emissions and ventilation since the vehicles were being stored indoors.

A motion was made by Commissioner Brooks to approve Case Number 07-55, subject to restricting sales to phone or internet orders only, no outside sales, storage or display and limited contact with buyers.

The motion was seconded by Commissioner Hinton. The vote was as follows:

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

Nays: 0

Chairman Strother declared the motion carried.

V. Case Number 07-54 – Review and consider the Preliminary Plat and Plans of Lots 3, 5, 6, 8, 9 and 10, Block A, Cedar Hill Town Center showing 6 non-residential lots on 20.023-acres of land out of Abstracts 306 & 1472, generally located northeast of Clancy Nolan Drive and Uptown Blvd. *Requested by Rusty Glover of Halff Associates, Inc.*

Neil Bletsch, Director of Construction for Sandler Southwest Corp., 4965 Preston Park Blvd., Suite 100, Plano, TX. 75093 stepped forth to present this request and answer any questions from the Commission.

Commissioner Rush asked Mr. Bletsch if he was aware of Staff's comment regarding incorporating Lot 3 into Lot 8.

Mr. Bletsch stated yes, he was aware of this comment and it was their intent to revise the plans to reflect Lot 3 being incorporated into Lot 8.

A motion was made by Commissioner Brooks to approve Case Number 07-54, subject to Lot 3 being incorporated into Lot 8. The motion was seconded by Commissioner Rush. The vote was as follows:

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

Nays: 0

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 6:25 p.m.

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary
