

**MINUTES  
PLANNING AND ZONING COMMISSION  
Meeting of October 6, 2008**

---

*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, October 6, 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, Tim Hamilton, Theresa Brooks and Gehrig Saldaña.*

*Absent: Todd Hinton.*

**I. Call the meeting to order**

Chairman Strother called the meeting to order at 6:06 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 September 15, 2008 regular meeting**

A motion was made by Vice-Chairman Rush to approve the minutes September 15, 2008 regular meeting, with one change. The motion was seconded by Commissioner Mason. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldana, Hamilton and Brooks.

Nays: 0

Chairman Strother declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Case Number 08-28 – CONDUCT A PUBLIC HEARING** and consider a request for a **Re-Plat** of Lot 1, Block 3, E.D. Balcom's Addition **INTO** Lots 1R-A, 1R-B, and 1R-C, Block 3, E. D. Balcom's Addition being 1.06-acres of land out of Abstract 881, generally located at the northeast corner of Jefferson Street and Houston Street, Cedar Hill, Texas 75104. *Requested by Michael Cox.*

*The applicant was not present.*

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.

Vice-Chairman Rush expressed his reservation to consider this request without the applicant being present.

Commissioner Hamilton reiterated Vice-Chairman Rush's reservation and contemplated whether a precedent would be set by approving a case without applicant representation.

Commissioner Brooks stated she did not have an issue in this particular instance with the applicant not being present and so made a motion to approve Case number 08-28, subject to the payment of parkland dedication fees. Commissioner Saldana seconded the motion.

The vote was as follows:

Ayes: 5 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldana, and Brooks.

Nays: 1 – Commissioner Hamilton

Chairman Strother declared the motion carried.

## **V. Election of Officers**

Chairman Strother stated, if it was the desire of the Commission, he would continue as Chairman.

Vice-Chairman Rush nominated Bill Strother for Chairman of the Planning & Zoning Commission.

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

Commissioner Mason expressed an interest in becoming Chairman of the Planning & Zoning Commission.

Commissioner Hamilton nominated Steve Mason for Chairman.

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

Seeing as the vote was split 3-3, Vice-Chairman Rush recommended tabling the election of officers until the next meeting. Commissioner Saldana seconded the motion.

The vote was as follows:

---

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldana, Hamilton and Brooks.

Nays: 0

Chairman Strother declared the motion carried.

**VI. Staff Reports**

1. Alexan Multi-Family Project
2. Lake View Hills Fresh Water Supply District
3. Mansfield Road Context Sensitive Design
4. Update on gas drilling proposals

Rod Tyler, Director of Planning, reviewed with the Commission the Alexan Multi-Family PD-zoning change project. He briefly explained the concept design proposed by the applicant which included among other things, on street parking on Uptown Blvd.

Mr. Tyler also briefed the Commission on a project (Lake View Hills Fresh Water Supply District) that is not within the City of Cedar Hill, but will have an impact on roadways in the far southwestern portion of the City.

Don Gore, City Planner, briefed the Commission on the Mansfield Road Context Sensitive Design project. He stated that this roadway design project, which would develop in phases beginning at Old Beltline Road and continuing west to the city limit line. Each phase of the design would take into consideration the unique topography and natural surroundings to lessen the impact of roadway.

Finally, Mr. Tyler briefed the Commission on the status of the update of the City's gas drilling ordinance. He stated we have received two proposals and currently staff is conducting a detailed analysis of the proposals. On October 14, 2008, during the briefing session portion of the City Council meeting, Mr. Tyler would present staff's findings and seek direction from the Council on how to best proceed.

**VII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:55 p.m.

---

Bill Strother  
Chairman

---

Belinda L. Huff  
Planning Secretary

---