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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of January 19, 2010**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, January 19, 2010 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.*

*Present: Chairman Stephen Douglas-Mason, Vice-Chairman Todd Hinton and Commissioners Bill Strother, Theresa Brooks, Tim Hamilton and Wallace Swayze.*

*Absent: Gehrig Saldaña*

**I. Call the meeting to order**

Chairman Mason 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. Approval the minutes of the January 5, 2010 meeting**

A motion was made by Commissioner Strother to approve the minutes of the January 5, 2010 meeting minutes, subject to one correction. The motion was seconded by Vice-Chairman Hinton. The vote was as follows:

Ayes: 6 - Chairman Mason, Vice-Chairman Hinton and Commissioners Strother, Brooks, Hamilton, and Swayze.

Nays: 0

Chairman Mason declared the motion carried.

**III. Citizens Forum**

No one spoke

*Secretary's note: Commissioner Saldaña arrived at 6:04*

**IV. Staff Reports & Discussion Items**

**1. Wind Turbine**

Rod Tyler, Director of Planning, reviewed with the Commission the revised standards for *potential wind energy system standards for residential zoning districts*. He specifically referenced number 4, which

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addresses maximum height and minimum set-backs. He stated that once these standards have been established, the Commission would then need to go back and look at establishing standards for non-residential zoning districts.

Commissioner Brooks and Vice-Chairman Hinton asked Mr. Tyler for clarification on how item number 4 was worded. Mr. Tyler drew an illustration of a “buildable envelope” to help explain this standard.

Vice-Chairman Hinton disagreed with the way the standard [number 4] was written and interpreted. He stated that he felt as though this standard was contrary to the “fall zone.” He further stated the initial rationale for this standard was safety.

Commissioner Brooks stated her preference was the *revised* wording on Maximum Height/ Minimum Setback.

Vice-Chairman Hinton agreed and asked for one specific wording change, the last word on number 4 (a). add *and* after *located*.

Mr. Tyler stated he would make the appropriate minor changes to the wording on this item.

Moving on to item number 6, Mr. Tyler stated he believes the revised wording encapsulated what the Commission requested at their previous meeting.

There was some general discussion amongst the Commission on annual permitting and inspection requirements. The Commission seemed to lend towards more frequent inspections, particularly as a unit gets older and had little comment on modifying the annual permitting requirements.

Commissioner Strother asked if the City would use the Conditional Use Permit process to handle requests for deviations to these standards, referencing the similar procedures outlined in the City of Midlothian ordinance.

Mr. Tyler stated that the Board of Adjustments would grant any variances request to these standards.

*Secretary's note: Commissioner Strother left at 6:52*

Mr. Tyler thanked the Commission for their comments and discussion on this item. He stated that he would make some minor changes and present the revised information to the Commission at an upcoming meeting.

## 2. City Center/TOD Plan

Mr. Gore reviewed with the Commission some of the contents of the City Center concept plan. He specified referenced map figure b.1 City Center concept diagram, figure c.1, pros and cons analysis charts and figure c.2, land use and urban format concept plan.

There was some general discussion amongst the Commission on the contents of this plan and how it fits with other City's plans, for example, the trail master plan.

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### **3. Historic Preservation Ordinance**

Mr. Tyler reviewed a PowerPoint which outlines some of the standards proposed in the historic preservation ordinance and explained the pros and cons of the establishment of this overlay.

There was some general discussion amongst the Commission on how properties and/or structures would be designated as historic and what the advantages/disadvantages of such a designation are.

### **4. Recent Submittals**

Mr. Gore reviewed with the Commission upcoming submittals.

## **V. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 8:15 p.m.

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Stephen Douglas-Mason  
Chairman

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Belinda L. Huff  
Planning Secretary

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