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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of April 6, 2010**

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

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

*Absent: Chairman Stephen Douglas-Mason.*

**I. Call the meeting to order**

Vice-Chairman Hinton called the meeting to order at 6:01 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 March 16, 2010 meeting**

A motion was made by Commissioner Strother to approve the minutes of the March 16, 2010, as amended during the briefing session. The motion was seconded by Commissioner Swayze. The vote was as follows:

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

Nays: 0

Vice-Chairman Hinton declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Case No. 10-02 – Review and consider the Site Plan of 1010 West Beltline Road. Requested by Carroll Reese.**

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*Barry Collinsworth, 610 Wren Ave., Duncanville, TX 75116*, stepped forth to present this request and answer any questions from the Commission.

Commissioner Brooks asked the applicant if he was aware of City staff comment.

Mr. Collinsworth stated he was aware of City staff's comment.

A motion was made by Commissioner Brooks to approve Case Number 10-02, subject to the site plan being revised to show a 12" culvert pipe under the drive approach. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Vice-Chairman Hinton declared the motion carried.

## **V. Proposed Zoning Code Amendments**

Don Gore, City Planner, along with Rod Tyler, Director of Planning, reviewed with the Commission the minimum masonry standards, as they related to statements outlined in the recently adopted Comprehensive Plan.

Mr. Gore stated that staff is seeking direction from the Commission regarding the development of standards for construction using alternative masonry materials.

Commissioner Swayze stated that from what he recalled while serving on the Comprehensive Plan Committee, were discussions about allowing different and unique materials for building, in an effort to create neighborhoods.

Commissioner Brooks stated that from what she remembers from previous discussions regarding the use of alternative building materials is that the P&Z Commission had mixed feelings about allowing cementitious fiber board. She further stated that she was in favor of allowing diversity but not really comfortable with allowing cementitious fiber board as an acceptable masonry product.

Vice-Chairman Hinton stated that the City already has a process in place to request for a variance to allow alternative masonry materials.

Mr. Tyler asked the Commission if they had a desire to change how we handle the variance procedure.

Commissioner Saldana commented that he had some concerns over maintenance and longevity of products like cementitious fiber board.

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*Commissioner Swayze left at 6:45*

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Vice-Chairman Hinton stated that he had concerns over maintaining property values and wanted to ensure the use of quality products for construction.

The Commission discussed at length various desirable and undesirable criteria to consider when addressing a possible amendment to the minimum masonry standards.

Mr. Tyler stated that with this listing, Staff will go back and further analyze this matter and bring this back to the Commission at their next meeting.

1. Allowable uses in the IP-Industrial Park District

Mr. Tyler reviewed with the Commission the Use Chart and a letter from Allison Thompson, Director of Economic Development, asking for the Commission to consider amending the Industrial Park zoning district to allow additional uses.

The Commission discussed this matter at length. Among their concerns were safety issues, noise and odor that may be produced by some of the requested use classifications. Mr. Tyler stated that he would invite Ms. Thompson to come and make a presentation before the Commission to help explain the types of requests she has been fielding and possibly explain and/or address any concerns or questions the Commission may have regarding the requested amendments.

2. Wind Turbines

Mr. Tyler stated that the standards included in the Commission's packet are the third and final revision, as requested and discussed with the Commission from their meeting in January (2010). He stated that he is seeking approval from the Commission to go forward with these standards and obtain feedback from the City Council, as well as the general public.

The Commission instructed Mr. Tyler to move forward with the standards, as presented to the Commission this evening.

**VI. Staff Reports & Discussion Items**

1. Recent Submittals

**VII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:46 p.m.

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Todd Hinton  
Vice-Chairman

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Belinda L. Huff  
Planning Secretary

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