
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of September 2, 2014

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, September 2, 2014 at 6:00 p.m. in Conference Room "D" on the first floor of 285 Uptown Boulevard Building 100, Cedar Hill, Texas due to a scheduling conflict with the T.W. "Turk" Cannady/Cedar Hill Room. Notice of the change in meeting location was posted at the entry to the T.W. "Turk" Cannady/Cedar Hill Room.

Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Michael Deeds, Adriane Martin, Lisa Thierry, Gehrig Saldana and Timothy Hamilton.

City Staff members present: Rod Tyler, Director of Planning, Don Gore, Senior Planner; Sharon Davis, Executive Secretary and Lance Knox, Planning Intern.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:00 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 August 19, 2014 regular meeting

A motion was made by Commissioner Deeds to approve the minutes of the August 19, 2014 regular meeting. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 7 – Chairman Brooks, Vice-Chairman Strother, Commissioners Martin, Saldana, Thierry, Hamilton and Deeds

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Discussed potential changes to Section 4.1.2 Use Charts in the Zoning Ordinance

Solar PV Systems

Mr. Gore went over and explained why we are looking at Solar Photovoltaic (PV) Systems. Some of those reasons are: there have been several inquiries about solar systems, specifically solar farms; it has been on Planning and Zoning Commission's to do list; and the fact that the city is participating in NCTCOG's solar ready program. In researching, staff found that the Zoning Code did not address solar systems and there were no specific references as to how PV systems

should be handled in the Cedar Hill Comprehensive Plan or the City's suitability plan. Mr. Gore outlined with the Commission a recommended approach to study, identify land use issues associated with PV Systems and the drafting of Zoning Code amendments.

The Commission discussed the issue with some of the main points being:

- Proactively facilitating Solar PV systems within the Zoning Ordinance is important to becoming a more sustainable community;
- Providing limitations on PV systems within residential and non-residential zoning districts are key to keeping Cedar Hill communities distinctive;
- And, research how Solar PV technologies work and solar ordinances from other cities such as: Sugarland, San Antonio, Austin, Phoenix and Tucson; to find an ordinance that fits Cedar Hill.

Staff noted that the Solar Ready Plan would encourage solar access. Some objectives would be to look at the Zoning Code; is it clear and is it authorized. It would also make the permitting process simpler.

Staff recommended the Commission get educated on Solar PV Systems and what are the pros and cons. Staff will also do some research and bring the matter back up for further discussion.

Farming and Ranching

Mr. Tyler stated that various conflicts had been encountered in the Zoning Code regarding farming and ranching. He stated that, for the most part, the conflicts were more technical in nature and that Staff would present a proposed fix to the regulations to the Commission before starting the Zoning Code amendment process.

Equipment / Machinery Sales, Storage, and Display

Mr. Tyler stated that there were also conflicts in the Zoning Code regarding Equipment / Machinery Sales, Storage, and Display. He stated that Staff would present a proposed fix to the issues to the Commission before starting the Zoning Code amendment process.

V. Staff Reports & Discussion Items

1. Recent Submittals

Mr. Gore reviewed the recently submitted cases with the Commission.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:47 pm.

Theresa Brooks
Chairman

Sharon Davis
Executive Secretary