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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of October 7, 2014**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, October 7, 2014 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.*

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

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

**I. Call the meeting to order**

Chairman Brooks called the meeting to order at 6:04 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 16, 2014 regular meeting**

A motion was made and seconded to approve the minutes of the September 16, 2014 regular meeting. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother, Commissioners Saldana, Thierry, and Hamilton

Abstain: 2 – Commissioners Martin and Deeds

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Election of Officers**

Chairman Brooks opened the floor to nominations for P&Z Chairman and Vice-Chairman.

Commissioner Hamilton nominated Theresa Brooks for Chairman. The nomination was seconded by Commissioner Strother. There were no additional nominees. The vote was as follows:

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Ayes: 6 – Vice-Chairman Strother and Commissioners Martin, Thierry, Saldana, Deeds and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

Commissioner Hamilton nominated Bill Strother for Vice-Chairman. The nomination was seconded by Commissioner Deeds. There were no additional nominees. The vote was as follows:

Ayes: 6 – Chairman Brooks and Commissioners Martin, Thierry, Saldana, Deeds and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

## **V. Staff Reports & Discussion Items**

### **1. Solar PV Systems**

Don Gore, Senior Planner facilitated a discussion to the Planning and Zoning Commissioners regarding solar photovoltaic energy systems, with the purpose of developing regulations. The objective of the discussion was to recap what was discussed from the last meeting, and continue discussions of possible concerns from allowing PV solar systems. The commission discussed the following concerns:

- Aesthetics
  - Height
  - Panel Location
  - Lot Coverage
- Hazardous Materials
- Decommissioning
  - Who and how the panels should be removed and disposed
  - Abandoned homes
- Ambient Temperature
- Property Values
- Public Safety
  - Can emergency personnel respond without adverse effects of solar panels?
- Historic Preservation
  - Does solar panels jeopardize historical characteristics?
- Noise
- Glare
- Environment

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Other comments the commission had:

Define the applicability of the regulations, meaning would these regulations apply to a certain size or type of solar panels.

Explore the possibility of community solar gardens for those neighborhoods that would like to pool funds together to collectively purchase or lease solar energy systems.

Vice-Chairman Strother suggested a company come out to do a presentation on what is involved from residents on safety.

Chairman Brooks stated that becoming a solar community involves a broader sustainability strategy that should involve other boards and organizations.

## 2. 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 7:03 pm.

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Theresa Brooks  
Chairman

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Sharon Davis  
Executive Secretary

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