

MINUTES
PLANNING AND ZONING COMMISSION
Meeting of August 18, 2008

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, August 18, 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, Todd Hinton and Gehrig Saldaña.

Absent: none.

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:07 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 4, 2008 regular meeting

A motion was made by Commissioner Brooks to approve the minutes August 4, 2008 regular meeting, with the changes noted during the briefing session. The motion was seconded by Commissioner Hinton. The vote was as follows:

Ayes: 7 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldana, Hamilton, Brooks and Hinton.

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

1. Chris Turner of Murphy Turner & Associates, 959 West Bluff St. Ft. Worth, TX 76102

Mr. Turner stated that developers of mixed-use projects hire his firm to produce unique and innovative design elements for their projects and many times that includes the use of James Hardie building products. He passed out to the Commission a folder with information on James Hardie Building Products. Additionally, Mr. Turner stated that he would be happy to offer sample wording for an ordinance that would incorporate the use of cementitious materials.

2. Roy Hamilton, 1208 Red Creek Rd. Ovilla, TX 75154.

Mr. Hamilton discussed with the Commission the language typically found in ordinances that deal with residential maintenance. He also mentioned the value of the City of Waxahachie's Design Ordinance, which deals with certain architectural features and allowed more flexible on design standards.

IV. Case Number 08-30 – CONDUCT A PUBLIC HEARING and consider a request for a **Conditional Use Permit to allow for expansion of a satellite dish facility** within an "SF-E" – (Single-Family Estate) zoning district, located at 777 Westar Lane, Cedar Hill, Texas. *Requested by Norman Patten of Norman Patten & Associates, on behalf of Westar Satellite Services.*

Norman Patten of Norman Patten & Associates, 701 West Beltline Road, Cedar Hill, TX 75104, stepped forth to present this request and answer any questions from the Commission.

Mr. Patten stated that Westar has been in operation at its current location for many years. They are in the process of expanding and need to construct an additional building and install three satellite dishes.

Mr. Patten also stated that the applicant wanted to save as many trees on the site as possible; therefore, they are proposing a 50-ft. landscape buffer in lieu of the required 6-ft. masonry-screening wall around the perimeter of the property.

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.

Commissioner Brooks, concerned about any noise that may be associated with this use, asked Mr. Patten if he was familiar with the day-to-day operations of this facility.

Mr. Patten stated that noise would not be an issue with this facility. The movement of each dish is so slow, that they do not produce any noise.

Commissioner Brooks asked Mr. Patten if the additional satellite equipment was for military purposes.

Mr. Patten stated he was not sure if the additional satellites were for military purposes, but he did state that they are working with the Boeing Corporation on the building and installation of all of

the communication equipment. He believes the new satellites are for primarily communications and high definition signal transmission.

Additionally, he stated that the Cedar Hill site was one of only four locations in the northern hemisphere that will have such equipment.

Commissioner Mason, concerned about light pollution, asked Mr. Patten if this facility operated 24 hours a day, 7 days a week.

Mr. Patten stated yes, this facility does operate on a 24 hours a day, 7 days a week basis; however, there is no lighting on or near the satellite dishes, only next to the buildings and even that was very minimal. In the event of an emergency that would require a repair at night, there are floodlights for technicians to use.

Commissioner Hinton made a recommendation to approve Case number 08-30, as presented. Commissioner Brooks offered a friendly amendment to the motion, to include the use of a 50 ft. conservation buffer in lieu of the required 6-ft. masonry-screening wall around the perimeter of the property. Commissioner Hinton accepted the amendment and the motion was seconded by Vice-Chairman Rush.

The vote was as follows:

Ayes: 7 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Saldana, Hamilton, Brooks and Hinton.

Nays: 0

Chairman Strother declared the motion carried.

V. Review and discussion of 2007-2008 draft Comprehensive Plan

Don Gore, City Planner, stated that the consultant has made the requested changes to the draft Comprehensive Plan and this redline version shows those changes. Mr. Gore stated that City Staff wanted to verify with the Commission that all of their requested changes have been made.

Vice-Chairman Rush stated that, where appropriate, pictures of the old City Hall building should be replaced with pictures of the Cedar Hill Government Center. The Commission agreed.

Commissioner Hinton requested a revision to wording in Chapter 7, Element 5, entitled Anti-Monotony Standards, under *Recommendations for Building Materials*. After some brief discussion, the Commission decided to add the following sentence: “However, the City should consider expanding this interpretation to include the use of cementitious fiberboard and other innovative materials, as appropriate for neighborhoods, with the City developing separate architectural standards for their use.”

In addition to the wording change in Chapter 7 relative to building materials, Commissioner Brooks also recommended the removal of any photos in this section.

Vice-Chairman Rush agreed stating that the sentences seem to be out of order with the photos below them; they should actually precede the text.

Mr. Gore recapped with the Commission their requested changes and discussed setting a date for the public hearing on the adoption of the draft Comprehensive Plan.

Ultimately, it was decided to schedule the public hearing on September 15, 2008.

Commissioner Hinton asked Mr. Gore if the City's consultant, Dan Sefko, would be present at the September 15, 2008 meeting.

City Planner Leslie Price responded yes, Dan should be at our meeting on September 15th.

VI. Staff Report

Leslie Price, City Planner, reviewed with the Commission recent submittals and upcoming agenda items.

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:54 p.m.

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary
