

**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of December 16, 2008**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, December 16, 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, Todd Hinton, Tim Hamilton and Gehrig Saldaña.

Absent: Theresa Brooks

I. Call the meeting to order

Chairman Strother 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. Approve the minutes of the November 18, 2008 regular meeting

A motion was made by Commissioner Hamilton to approve the minutes November 18, 2008 regular meeting, with the corrections noted during the briefing session. The motion was seconded by Vice-Chairman Rush. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Hinton, Saldana and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 08-54 – Review and consider the Final Plat and Plans of Lot 1, Blk A, Westar Addition creating 1 non-residential lot on 26.959-acres of land out of Abstract 1515, located at 777 Westar Lane. *Requested by Norman Patten of Norman Patten & Associates.*

Norman Patten of Norman Patten & Associates, 413 Cedar Street, Cedar Hill, TX 75104, stepped forth to present this request and answer any questions.

Since there was no discussion amongst the Commission, a motion was made by Commissioner Mason to approve Case Number 08-54, as presented. The motion was seconded by Commissioner Hinton. The vote was as follows:

Ayes: 6 – Chairman Strother, Vice-Chairman Rush and Commissioners Mason, Hinton, Saldana and Hamilton.

Nays: 0

Chairman Strother declared the motion carried.

V. Staff Reports and Discussion

1. Discussion on 2008 Comprehensive Plan Implementation

Don Gore, City Planner, reviewed with the Commission a PowerPoint presentation that outlined Chapter 8 – entitled Implementation of the 2008 Comprehensive Plan. Mr. Gore, referring to the identified immediate priorities related to the implementation of the Plan and asked for the Commission to review and study this chapter. He stated the purpose of tonight's discussion is to gather ideas and input from the Commission on the steps and/or direction the City needs to take in order to accomplish these priorities.

Mr. Gore stated the first priority identified in this section is to review and revise Cedar Hill's existing trail plan to ensure that it coordinates with the efforts of Dallas County and other appropriate entities. One of the steps that may need to be taken to facilitate this goal would be obtain a copy of the City of Dallas's trail plan. Also recommended, working with the Parks Board on the review and revision of the City's trail plan.

Vice-Chairman Rush, referring to the next priority regarding coordinating with neighboring cities on regional rail, stated that there isn't any funding for this and its unknown what exactly is going to happen in the region so moving forward on this task may be difficult.

Mr. Tyler stated that, regardless of the funding aspect, the City must begin planning and developing now for regional rail to ensure our needs or concerns are met.

Commissioner Saldana asked staff if the regional rail plan would be something that the Commission would work in conjunction with the City Council.

Chairman Strother also asked staff if there were any councilmen that serve on any boards or commissions that could possibly help the City on this matter.

Mr. Tyler stated yes the Commission would work with the City Council on this matter and also stated that the Mayor and Councilman Patton serve on transportation committees.

Commissioner Hinton commented that the City of Midlothian doesn't want a system like DART for their mass transit needs.

There was much discussion amongst the Commission on their thoughts and ideas for regional rail.

Mr. Tyler encouraged the Commissioners to “think big” and stated that there were no wrong answers or suggestions to this discussion. He asked if Vice–Chairman Rush would be willing to make a presentation to the Commission on January 20, 2008, regarding a downtown TOD plan.

Chairman Strother stated that perhaps the Mayor or Councilman Patton could also brief the Commission on what they know of plans for regional rail.

In summary, Mr. Tyler asked the Commission to please study the identified priorities in Chapter 8 of the Comprehensive Plan and to be prepared to discuss in upcoming P&Z meetings their thought and ideas.

2. Discussion regarding the following proposed zoning text amendments:
 - a. Urban Wind Turbines
 - b. Corrections and additions to Article 2.6 – Site Plan
 - c. Corrections and additions to Article 4.1.2 – Use Chart
 - d. Corrections and additions to Article 5.8 – Definitions

Leslie Price, City Planner, with the help of a PowerPoint presentation, illustrated to the Commission several examples of wind turbines and explained their uses.

Ms. Price also briefly explained that the corrections and additions to the various sections of the zoning code are simply part of the ongoing effort to ensure that the zoning code remains as accurate and current as possible.

3. Recent Submittals

Ms. Price reviewed with the Commission recent submittals and potential upcoming agenda items.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:45 p.m.

Bill Strother
Chairman

Belinda L. Huff
Planning Secretary
