
**MINUTES
PLANNING AND ZONING COMMISSION
Meeting of April 21, 2009**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, April 21, 2009 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 Theresa Brooks, Todd Hinton, Steve Mason, Tim Hamilton and Gehrig Saldaña.

Absent: None.

I. Call the meeting to order

Chairman Strother called the meeting to order at 6:02 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 April 7, 2009 meeting

A motion was made by Vice-Chairman Rush to table consideration of the April 7, 2009 minutes to the next meeting. The motion was seconded by Commissioner Hinton. The vote was as follows:

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

Nays: 0

Chairman Strother declared the motion carried.

III. Citizens Forum

No one spoke

IV. Reports

1. Discussion on 2008 Comprehensive Plan Implementation

Don Gore, City Planner, led a discussion with the Commission to develop a Work Plan for the major elements contained in the Comprehensive Plan. The specific elements included Streetscape, Public Works/Engineering, Community Coordination / Education and Comprehensive Plan.

2. Report on proposed Wind Generator Ordinance

Leslie Price, City Planner, led a discussion amongst the Commission about a wind generator ordinance. She describe that staff has received several inquiries from citizens asking what the City's ordinances are relative to residential wind generators. The current zoning regulations do not list wind generators as an authorized use. She reported that several cities are in various stages of amending their ordinances to specifically regulate wind turbines or wind generators.

Ms. Price reviewed and the Commission discussed various aspects of wind generators including a Wind Power Map of Texas, showing that the Dallas area was located in an area that is marginal for cost effective wind generation and a survey of what area cities are doing regarding wind generators.

The Commission reviewed in detail the standards other cities have adopted and discussed their merits and applicability to Cedar Hill. After significant discussion the Commission asked Ms. Price to summarize tonight's discussion and present the summary to the Commission at a future meeting for further discussion.

3. Gas Well Committee Update

Rod Tyler, Director of Planning, updated the Commission on the progress the Gas Well Committee has made. He reported that he expected the Committee to be complete in about two more meetings and that the direction the Committee is going would be to require gas well sites to be approved via the Conditional Use Permit process.

4. Recent Submittals

Ms. Price reported that Burger King has submitted a Preliminary Plat for the southeast corner of U.S. Highway 67 and Belt Line Road. Additionally, 1st Baptist Church has submitted a site plan for a post and cable fence around the perimeter of the vacant lot on the northwest corner of Main Street and Cedar Street.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 8:16 p.m.

Bill Strother
Chairman

Rod W. Tyler
Director of Planning
