
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of November 4, 2014

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, November 4, 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, Michael Deeds, Adriane Martin and Timothy Hamilton.

Planning and Zoning Commissioners absent: Commissioner Gehrig Saldana

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 6:00 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 October 21, 2014 regular meeting

A motion was made by Commissioner Thierry and seconded by Commissioner Hamilton to approve the minutes of the October 21, 2014 regular meeting subject to the correction of the minutes showing Vice-Chairman Strother and Commissioner Martin not present at this meeting. The vote was as follows:

Ayes: 3 – Chairman Brooks, Commissioners, Thierry and Hamilton

Nays: 0

Abstain: 2 – Vice-Chairman Strother and Commissioner Martin

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Staff Reports & Discussion Items

1. Solar PV Systems

Don Gore, Senior Planner asked the Commission what were the most important issues that were addressed by Mr. Lepinski and if they had any additional concerns that were not addressed at the last meeting.

All the Commissioners were very happy with Mr. Lepinski's presentation. They felt he was very thorough and it was presented in a comprehensive manner.

Commissioner Deeds arrived at 6:10 pm.

Mr. Gore went over the Town of Flower Mound's Ordinance on solar panels for residential use including the requirements for height, location and the building permit process.

Commissioner Martin asked if solar farms were allowed on empty lots in a residential area.

Rod Tyler, Director of Planning stated they were not. Solar PV panels were allowed as an accessory use and the same rules that apply for accessory buildings would apply to solar PV panels.

Commissioner Strother indicated that he did not see a reference to solar shingles.

Chairman Brooks asked the Commission if they wanted to allow panels to be mounted on the side of a building.

Mr. Tyler summarized the Flower Mound Ordinance at where solar panels would be allowed:

- 1) They were not allowed in the front of the house, what we call the street-yard
- 2) They can be mounted on the main structure as well as accessory buildings
- 3) If they are not mounted on a structure, then they cannot be more than 8' in height (with exemptions)

Mr. Gore indicated the next step would be to write up the standards for residential and to go over solar panels for commercial use.

2. Recent Submittals

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

V. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:00 pm.

Theresa Brooks
Chairman

Sharon Davis
Executive Secretary
