
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of May 3, 2011

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, May 3, 2011 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners Gehrig Saldaña, Tim Hamilton and Bill Nanry.

Absent: Lisa Thierry

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 April 19, 2011 regular meeting

A motion was made by Commissioner Nanry to approve the minutes of the April 19, 2011, as presented. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldaña, Nanry, and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Staff Reports & Discussion Items

1. Consider initiating the zoning amendment process for Wind Powered Energy Systems

Mr. Tyler stated that the Planning Department has a draft ordinance prepared and is ready to start the amendment process, which, from newspaper notification to consideration by the City Council is anticipated to take approximately 8 weeks. Mr. Tyler also reviewed with the Commission their options with respect to the current draft of the ordinance.

Chairman Brooks asked the Commission to comment on the limitation of the number of units allowed on a particular site.

Vice-Chairman Strother stated that he would like to see a limit based on the number of kilowatts, rather than the number of units.

Chairman Brooks stated that for residential properties, as a private accessory use, the City should allow only one wind turbine for each lot. Additionally a building permit should be required.

Commissioner Saldana asked about setbacks.

Chairman Brooks stated that setbacks are addressed in the ordinance and referenced in the buildable envelope definition.

Commissioner Nanry asked if a site plan would be required.

Chairman Brooks stated that a site plan would be required as part of the permitting process.

Commissioner Saldana, seeking clarification asked if, regardless of the lot size, a resident can only have one unit on their property.

Chairman Brooks stated that is correct.

Mr. Tyler stated that the proposed ordinance was intended for units to be for personal use only.

Chairman Brooks reminded the Commission that they have the ability to change the regulations as the City moves through the amendment process.

Commissioner Nanry commented that he believes if a resident has adequate space, they should be allowed to have more than one unit.

Mr. Tyler stated, to recap what he's heard from the Commission, no limit on the number of units, but rather limits on the KW's. He asked the Commission if that would also apply to non-residential and industrial properties as well.

Commissioner Hamilton stated that nonresidential and industrial uses would require more electricity than a residential use.

Mr. Tyler stated that perhaps the Conditional Use Permit (CUP) process for non-residential and industrially zoned properties requesting to generate more than 25 KW's would be the appropriate solution.

Commissioner Nanry asked about maintenance and who would ensure that the units are properly maintained.

Mr. Tyler stated if the City were made aware of a non-functioning unit, then we would handle it as any other zoning code violation, through Code Enforcement and the notification and citation process. Additionally, requiring an annual permit would help the City in making determinations of non-functioning units.

Chairman Brooks asked City staff to inform Commissioner Thierry of the Commission's discussion since she was not present.

2. Recent Submittals

Don Gore, Planner, reviewed with the Commission recent submittals and upcoming agenda items.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:15 p.m.

Theresa Brooks
Chairman

Belinda L. Huff
Development Services Coordinator