



City of Cedar Hill  
P.O. Box 96  
Cedar Hill, Texas 75106  
972-291-5100  
fax 972-291-5107

**NOTICE OF MEETING**  
**PLANNING & ZONING COMMISSION**  
BRIEFING SESSION – 5:30 P.M. in the  
CITY HALL CONFERENCE ROOM  
502 CEDAR STREET  
**REGULAR AGENDA**  
**MONDAY, April 2, 2007**  
COUNCIL CHAMBERS,  
CITY HALL, 502 CEDAR STREET  
**6:00 P.M.**

*MISSION STATEMENT: The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.*

*VISION STATEMENT: We envision Cedar Hill as a premier city that retains its distinctive character; where families and businesses flourish in a safe and clean environment.*

- I. Call meeting to order**
- II. Approve the minutes of the March 19, 2007 meeting**
- III. Citizens Forum**
- IV. Case Number 07-17 – Review and consider the Preliminary Plat and Plans of Bear Creek Ranch Phase II showing 215 residential and 12 Homeowners Association lots on 91.6-acres of land out of Abstract 1202, generally located at the southeast corner of Bear Creek and Duncanville Roads. *Requested by Jay Hersey of Ferguson-Deere, Inc.***

**V. Case Number 07-11 – Review and consider the Final Plat and Civil Plans of Bear Creek Ranch Phase II** creating 215 residential and 12 Homeowners Association lots on 91.6-acres of land out of Abstract 1202, generally located at the southeast corner of Bear Creek and Duncanville Roads. *Requested by Jay Hersey of Ferguson-Deere, Inc.*

**VI. Case Number 07-14 – Review and consider the Site Plan of Lot 1R-A, Block 1, The Ranch at Cedar Hill** showing 3 non-residential buildings totaling 13,292-sq. ft. on 1.84-acres of land out of Abstract 124, generally located southeast of U.S. Highway 67 and Wintergreen Road. *Requested by Victor Ramirez of Vardes.*

**VII. Case Number 07-22 – Review and consider the Site Plan of 206 South Broad Street.** *Requested by Dustin Ledbetter.*

**VIII. Staff Reports**

**IX. Adjourn**

I certify that copies of the above notice of meeting were posted at City Hall, 502 Cedar Street, Cedar Hill, Texas, on the 30<sup>th</sup> day of March 2007.

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Belinda L. Huff, Planning Secretary

**PREMIER STATEMENTS**  
*Cedar Hill is Safe*  
*Cedar Hill is Clean*  
*Cedar Hill has Vibrant Parks and Natural Beauty*  
*Cedar Hill has Excellent, Safe and Efficient Mobility*  
*Cedar Hill has a Strong and Diverse Economy*  
*Cedar Hill has Texas Schools of Choice*

This facility is wheelchair accessible. Handicapped parking spaces are available. Requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 291-5103 or (TDD) 1-800- RELAY TX ( 1-800-735-2989).