

**MINUTES  
PLANNING AND ZONING COMMISSION  
Meeting of May 21, 2007**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on MONDAY, May 21, 2007 at 6:00 p.m. in the Council Chambers of City Hall, Cedar Hill, Texas.*

*Present: Vice-Chairman Bill Strother and Commissioners David Rush, Theresa Brooks, Stephen Mason and Gehrig Saldaña.*

*Absent: Chairman Detrick Deburr.*

*One position vacant.*

**I. Call the meeting to order**

Vice-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 May 7, 2007 meeting**

A motion was made by Commissioner Rush to approve the minutes of the May 7, 2007 meeting, with two corrections. The motion was seconded by Commissioner Mason. The vote was as follows:

Ayes: 5- Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

**III. Citizens Forum**

No one spoke.

**IV. Case Number 07-25 – Review and consider the Preliminary Plat and Layout Plans of Lot 1, Block A, Phillips Properties No. 3, also known as 214 West Beltline Road. Requested by Dustin Ledbetter.**

*Dustin Ledbetter, 206 South Broad Street, Cedar Hill, 75104, stepped forth to present this request and answer any questions from the Commission.*

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A motion was made by Commissioner Mason to approve Case Number 07-25, subject to showing a cross access easement to serve this lot. The motion was seconded by Commissioner Brooks. The vote was as follows:

Ayes: 5- Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

**V. Case Number 07-26 – Review and consider the Final Plan for Lot 1, Block A, Phillips Properties No. 3**, also known as 214 West Beltline Road. *Requested by Dustin Ledbetter.*

*Dustin Ledbetter, 206 South Broad Street, Cedar Hill, 75104*, stepped forth to present this request and answer any questions from the Commission.

A motion was made by Commissioner Rush to approve Case Number 07-26, subject the final plat being revised to show the location of the cross access easement. The motion was seconded by Commissioner Saldaña. The vote was as follows:

Ayes: 5- Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

**VI. Case Number 07-13 - Review and consider the Site Plan of Lot 1, Block A, Phillips Properties No. 3**, also known as 214 West Beltline Road. *Requested by Dustin Ledbetter.*

*Dustin Ledbetter, 206 South Broad Street, Cedar Hill, 75104*, stepped forth to present this request and answer any questions from the Commission.

Mr. Ledbetter stated that they would like to construct additional buildings on this lot, and also install parking that would connect to their existing parking lot to the west.

A motion was made by Commissioner Brooks to approve Case Number 07-13, subject to the applicant replacing the drive approach onto Belt Line Road with curbing and the landscape table being revised to be consistent with the site plan. The motion was seconded by Commissioner Rush. The vote was as follows:

Ayes: 5- Vice-Chairman Strother and Commissioners Mason, Rush, Brooks and Saldaña.

Nays: 0

Vice-Chairman Strother declared the motion carried.

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**VII. Review and consider staff report regarding proposed Tree Preservation Ordinance.**

At the request of staff this item was tabled until next meeting.

**VI. Staff Report**

Leslie Price, City Planner, reviewed with the Commission recent submittals and upcoming agenda items.

**VII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:25 p.m.

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Bill Strother  
Vice-Chairman

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Rod W. Tyler  
Director of Planning

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