

**MINUTES  
ZONING BOARD OF ADJUSTMENTS  
MEETING OF DECEMBER 17, 2024**

---

*The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, December 17, 2024, at 1:00 p.m. in the T. W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.*

*Zoning Board of Adjustments Members Present: Chairperson, Michael Craig; Vice-Chairperson Douglass Hibbs; Board Members: Rod Tyler, Charles Lee Jr., Jim Klipp, Alternate #1*

*Absent: Board Member Ronda Tyler and Charles Johnson, Alternate #2*

*City Staff Members Present: Chasidy Benson, Assistant City Manager, Planning Director, Angela Self, Assistant Planning Director, Maria Pena; Assistant Building Official, Andrew Lipscomb; Senior Planner, Josue De La Vega*

**1. Call the Meeting to Order.**

Chairperson Craig called the meeting to order at 1:00 p.m. declaring it an open meeting in which a quorum was present, and the meeting notice was duly posted.

**2. Approve the minutes of the October 1, 2024, regular meeting.**

A motion was made by Vice-Chairperson Hibbs and seconded by Board Member Klipp to approve the minutes of the October 1, 2024, regular meeting. The vote was as follows:

Ayes: 4 – Chairperson Craig, Vice-Chairperson Hibbs, and Board Members, Rod Tyler, and Jim Klipp

Nays: None

Abstain: None

Chairperson Craig declared the motion carried.

**3. Swearing in of all persons presenting to the Board.**

Chairperson Craig swore in all citizens wishing to speak.

**4. Citizens Forum/Public Comments.**

No one spoke. There were no written comments submitted online.

At 1:03 pm, Board Member Lee came in.

---

## 5. Public Hearing Items:

- a. Case No. APPL-686-2024** – Conduct a public hearing and consider an application for a special exception to the minimum lot area and minimum lot width requirements on property zoned "RR" (Rural Residential – minimum 2-acre lot and minimum 200-foot lot width), legally described as Tract 9.1 situated in the George J. Newby Survey, Abstract No. 1085, generally located on the south side of East Little Creek Road, approximately 255 feet west of South Joe Wilson Road with the approximate address being 686 East Little Creek Road.

*Applicant: Wisner & Crystal Derosier*

*Property Owner: Wisner & Crystal Derosier*

Senior Planner De La Vega briefed the Board on the request. He indicated that an affirmative vote of four members of the ZBA was required to approve this request.

Chairperson Craig asked the Board if there were any questions for staff.

Staff responded to the Board's question and stated that the adjacent lots were already developed.

Chairperson Craig asked the applicant to address the Board. Wisner and Crystal Derosier at 1520 Summers Dr, Cedar Hill, TX, came forward, made a brief statement, and stated they were available to answer questions.

Chairperson Craig asked the Board if there were any questions for the applicants. There were none.

Chairperson Craig opened the public hearing.

Chairperson Craig asked if there was anyone wishing to speak in support or opposition of this request. No one came forward.

Chairperson Craig closed the public hearing.

Vice-Chairperson Hibbs made a motion to approve subject to the conditions listed in the staff report.

The motion was seconded by Board Member Rod Tyler.

The vote was as follows:

Ayes: 5 – Chairperson Craig, Vice-Chairperson Hibbs, and Board Members, Rod Tyler, Lee, and Klipp

Nays: None

Chairperson Craig declared the motion carried.

---

**6. Staff Reports**

Assistant Planning Director Peña stated that there would not be a January 7<sup>th</sup> meeting and introduced the new Planning Director.

**7. Adjourn.**

A motion was made to adjourn by Vice-Chairperson Hibbs and it was seconded by Board Member Klipp.

The meeting adjourned at 1:13 p.m.

  
\_\_\_\_\_  
Michael Craig  
Chairperson  
\_\_\_\_\_  
Debra Kalsnes  
Planning Executive Assistant

