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**BRIEFING MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF SEPTEMBER 17, 2024**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas conducted a briefing session on Tuesday, September 17, 2024 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: Chairperson Lisa Thierry, Vice-Chairperson Jay Patton, and Commissioners Gerald White, Steven Hendon, Dr. Allena Anderson, Jami McCain, and Dr. Lew Blackburn

Absent: None

City Staff Members Present: Chasidy Benson, Assistant City Manager; Maria Peña, Planning Manager; Josue De La Vega, Senior Planner; and Debra Kalsnes, Planning Executive Assistant

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

Chairperson Thierry 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.

**2. Staff Reports.**

Senior Planner De La Vega then briefed the Commission on the items on the Consent Agenda:

- **Case No. SP-627-2024** – Consider an application for a site plan on property zoned "LR" (Local Retail) District, generally located on the north side of East Belt Line Road, about 385 feet west of North Joe Wilson Road.  
Applicant: Pann Sribben, PSA Engineering  
Property Owners: Sajib Singha, Singha Group

Senior Planner De La Vega briefed the Commission on the request. The Commission had no questions.

- **Case No. FP-665-2024** – Consider an application for a final plat for the Carranza Addition, Lot 1, Block 1 and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "RR" (Rural Residential – two acre lot minimum) and described as being 15.01 acres of land out of the William Masters Survey, Abstract No. 925, generally located to the west of the intersection of South Joe Wilson Road and Bear Creek Road with the approximate address being 1329 South Joe Wilson Road.  
Applicant: Roberto Carranza  
Property Owner: Roberto Carranza

Senior Planner De La Vega briefed the Commission on the request. The Commission had no questions.

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- **Case No. PP-669-2024** – Consider an application for a preliminary plat for the Balcones Ranch Addition on property zoned Planned Development District No. 2024-813, generally located south of Lake Ridge Parkway and west of South Highway 67, with the approximate address being the 1900-2000 Block of Lake Ridge Parkway.  
Applicant: Phillip Fisher and Frank Su, Meritage Homes of Texas  
Representative: Reece Bierhalter, Manhard Consulting  
Property Owner: Rob Nixon, Walter Texas GP – Walton International Group

Assistant City Manager Benson briefed the Commission on the request. The Commission had no questions.

Assistant City Manager reminded the Commission there would be no opportunity for questions regarding the consent agenda items and that this would be the only opportunity. There were no questions.

Chairperson Thierry recited the public hearing cases which would be presented at the regular hearing.

#### **6. Adjourn.**

Commissioner White made a motion to adjourn and it was seconded by Commissioner Anderson.

The meeting adjourned at 6:20 p.m.

Lisa Y. Thierry, Chairperson  
Lisa Thierry  
Chairperson

Debra Kalsnes

Debra Kalsnes  
Planning Executive Assistant