
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF DECEMBER 17, 2024

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, December 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, Allena Anderson, Lew Blackburn

Absent: Commissioner Jami McCain

City Staff Members Present: Chasidy Benson, Assistant City Manager, Angela Self, Planning Director; Maria Peña, Assistant Planning Director; and Josue De La Vega, Senior Planner

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. Approve the minutes of the December 3, 2024 regular meeting.

A motion was made by Vice-Chairperson Patten and seconded by Commissioner White to approve the minutes of the December 3, 2024 regular meeting. The vote was as follows:

Ayes: 5 – Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, and Blackburn

Nays: None

Abstain: Chairperson Thierry abstained due to absence

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Regular Items

a. **Case No. FP-687-2024** – Consider an application for a final plat for the Magnolia Pointe Addition, Lot 1, Block A 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 1.033 acres of land out of 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 Derosier and Crystal Smith Derosier

Property Owner: Wisner Derosier and Crystal Smith Derosier

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommended approval subject to the conditions in the staff report.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. 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 Thierry asked the Commission if there were any questions of the applicant. There were none.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant. There were none.

The Commission thanked the applicants for choosing Cedar Hill.

Commissioner Hendon made a motion to approve subject to the conditions in the staff report.

The motion was seconded by Commissioner White.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, and Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on January 14, 2025.

b. Case No. FP-689-2024 – Consider an application for a final plat for the Deco Addition, Lot 1, Block 1, on property zoned “OT-C” (Old Town Corridor) Sub-District, within the Uptown Overlay, and located on the south side of West Belt Line Road, approximately 80 feet west of Ramsey Street with the approximate address being 1008 West Belt Line Road.

Applicant: Joshlan Raymo, Real Estate Group of America

Property Owners: Raymo Consulting, LLC

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommended approval subject to the conditions in the staff report.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Vanessa Pomachek at 1008 W Belt Line Rd, Cedar Hill, TX, and Keith Harley at 522 S Clark Rd, Cedar Hill, TX, came forward, made a brief statement, and stated they were available to answer questions.

Chairperson Thierry asked the Commission if there were any questions of the applicant.

The applicants answered the Commission's questions stating that this property would be a design center, and that they are employees of Raymo Consulting.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant. There were none.

Commissioner White made a motion to approve subject to the conditions in the staff report.

The motion was seconded by Commissioner Blackburn.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, and Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on January 14, 2025.

6. Staff Reports.

Planning Director Self stated there were no new updates and no agenda items scheduled for the January 7, 2024 meeting. It was not yet determined whether there would be agenda items for the January 21, 2024 meeting. The Commission welcomed the new Planning Director. Staff stated that elections and the Planning and Zoning Commission calendar would be adopted at the next meeting.

7. Adjourn.

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

The meeting adjourned at 6:27 p.m.



Lisa Thierry
Chairperson



Debra Kalsnes
Planning Executive Assistant
