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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF JANUARY 21, 2025**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, January 21, 2025 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, Jami McCain, and Lew Blackburn

Absent: None

City Staff Members Present: Angela Self, Planning Director; Maria Peña, Assistant Planning Director; and Josue De La Vega, Senior Planner; 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. Approve the minutes of the December 17, 2024 regular meeting.**

A motion was made by Commissioner Hendon and seconded by Vice-Chairperson Patton to approve the minutes of the December 17, 2024 regular meeting. The vote was as follows:

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

Nays: None

Abstain: Commissioner McCain abstained due to absence.

The motion carried.

**3. Citizens Forum/Public Comments.**

There were none.

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#### 4. Regular Item

a. **Case No. SP-664-2024** – Consider an application for a site plan on property zoned “I” (Industrial) District, generally located on the southeastern corner of Jealouse Way and Cedarview Drive, with the approximate address being 510 Jealouse Way.  
Applicant: Justin Jones, J Squared Construction Services, LLC  
Property Owners: Mike Parnell, MPK & P Holdings, 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. Staff responded to the Commission's question stating that if the uses on the Certificate of Occupancies exceed the parking available, they would need to convert a portion of the outdoor storage to parking spaces.

Chairperson Thierry asked the applicant to come forward and address the Commission. Justin Jones on behalf of Mike Parnell at 1410 S Joe Wilson Rd, Cedar Hill, TX, came forward, made a brief statement, and stated he was available to answer questions.

Chairperson Thierry asked the Commission if there were any questions of the applicant. There were none.

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

The motion was seconded by Commissioner Hendon.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, McCain and Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on February 11, 2025.

#### 6. Other Business Items

a. **Consider approval of meeting dates for 2025.**

Chairperson Thierry confirmed that the meetings are the first and third Tuesday of each month. Commissioner White made a motion to approve the meeting dates for 2025. The motion was seconded by Commissioner Anderson.

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The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Chairperson Thierry declared the motion carried.

**b. Conduct an election for Chairperson for the Planning and Zoning Commission.**

Commissioner Anderson made a motion to nominate Commissioner Thierry. The motion was seconded by Commissioner Patton.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Chairperson Thierry declared the motion carried.

**c. Conduct an election for Vice-Chairperson for the Planning and Zoning Commission.**

Commissioner White made a motion to nominate Commissioner Patton for Vice-Chairperson. The motion was seconded by Commissioner Hendon.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Chairperson Thierry declared the motion carried.

**6. Staff Reports.**

Planning Director Self stated there were no new updates and no agenda items scheduled for the February 4, 2025 meeting.

**7. Adjourn.**

Commissioner White made a motion to adjourn and it was seconded by Vice-Chairperson Patton.

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The meeting adjourned at 6:19 p.m.

Lisa Y. Thierry, Chairperson  
Lisa Thierry  
Chairperson

Debra Kalsnes

Debra Kalsnes  
Planning Executive Assistant