

**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF FEBRUARY 18, 2025**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, February 18, 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, and Jami McCain

Absent: Commissioners Steven Hendon, Allena Anderson, and Lew Blackburn

City Staff Members Present: Angela Self, Planning Director; Maria Peña, Assistant Planning Director; 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. Approve the minutes of the January 21, 2025 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner McCain to approve the minutes of the January 21, 2025 regular meeting. The vote was as follows:

Ayes: 4 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, and McCain

Nays: None

Abstain: None

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Item

a. **Case No. CUP-677-2024** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for Convenience Store and Gasoline & Fuel Sales on property zoned Local Retail (LR) District, generally located on the northwest corner of East Pleasant Run Road and North Joe Wilson Road, with the approximate address being 721 and 727 East Pleasant Run Road.

Applicant: *Nazim Momin, AKSN Investment LLC*

Property Owner: *Estate of Ithiel M Worden (727 East Pleasant Run Road)*

Property Owner: *Theresa Novy (721 East Pleasant Run Road)*

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommends denial based on Staff's findings.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. Staff responded to the Commission's question stating that the church was no longer interested in 803 E Pleasant Run and confirmed the zoning districts of the corner properties.

Chairperson Thierry asked the applicant to come forward and address the Commission. Nazim Momin at 5503 Lockwood Bend Lane, Sugar Land, TX and Jawed and Faaiz Momin at 4118 Angel Springs Dr, Sugar Land, 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 applicants.

The applicants responded to the Commission's question stating that the rooftops and the surrounding neighborhood were what lead them to this property.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of the request. No one came forward.

Chairperson Thierry closed the public hearing.

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

Commissioner McCain made a motion to deny the application.

The motion was seconded by Commissioner White.

Ayes: 3 – Chairperson Thierry and Commissioners White and McCain

Nays: 1 – Vice-Chairperson Patton

Abstain: None

Chairperson Thierry declared the motion did not carry and stated that this case would be considered by City Council on February 25, 2025.

6. Staff Reports.

Planning Director Self stated there would be no meeting on March 4th and that the next meeting would be on March 18th. She also referred to the GoldenHome Grand Opening invitation. She expressed the Commission's condolences to the Patton family on their loss of Greg Patton.

7. Adjourn.

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

The meeting adjourned at 6:34 p.m.

Lisa Thierry, Commission Chairperson

Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Assistant

