
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF MARCH 18, 2025

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

Absent: Commissioner Jami McCain

City Staff Members Present: Chasidy Benson, Assistant City Manager, 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 February 18, 2025 regular meeting.

A motion was made by Commissioner White and seconded by Vice-Chairperson Patton to approve the minutes of the February 18, 2025 regular meeting. The vote was as follows:

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

Nays: None

Abstain: 1 – Commissioner Hendon due to absence.

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Regular Item

a. **Case No. FP-699-2025** – Consider an application for a final plat for the Cedar Hill Village, Lot 1R-B1, Block B and Lot 1R-B2, Block B being a replat of Lot 1R-B, Block B on property zoned "LR" (Local Retail) District and within the Uptown Overlay District, located on the west side of Highway 67, west of Towne Square Boulevard, with the approximate address being 213 North J. Elmer Weaver Freeway.

*Applicant: Robert W. Schneeberg, Gonzalez & Schneeberg, Engineering & Surveyors, Inc.
Property Owners: Michele Ray, UBSCM 2018-C12 Cedar Hill 213 North US HWY 67 LLC*

Assistant Planning Director Peña briefed the Commission on the request. She 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 the applicant is re-platting this property with a plan to sell Lot 1R-B2 and that the corner of the plat has been carved out for the monument sign.

Chairperson Thierry asked the applicant to come forward and address the Commission. Robert Schneeberg with Gonzalez & Schneeberg Engineers & Surveyors, Inc, at 801 E Campbell Rd, Suite 330, Richardson, 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.

Commissioner Anderson stated that she has property within 200 feet of this re-plat but does not need to abstain.

Vice-Chairperson Patton made a motion to approve the application 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 did carry and stated that this case would be considered by City Council on March 25, 2025.

6. Other Business Items

a. Update on West Midtown Implementation.

Planning Director Self made a presentation updating the Commission on the West Midtown Implementation. She answered the Commission's questions.

7. Staff Reports.

Planning Director Self stated there would be a meeting on April 1st. She also reminded the commission of the Boards and Commissions Appreciation Dinner on April 10th and to RSVP by April 1st.

8. Adjourn.

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

The meeting adjourned at 6:27 p.m.

Lisa Thierry
Chairperson

Debra Kalsnes
Planning Executive Assistant