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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MEETING OF APRIL 1, 2025**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, April 1, 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, Allen Anderson, Jami McCain, and Lew Blackburn

Absent: None

City Staff Members Present: 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 March 18, 2025, regular meeting.**

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the March 18, 2025, 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

The motion carried.

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

There were none.

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#### 4. Public Hearing Item

a. **Case No. CUP-703-2025** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant, on property zoned Local Retail (LR) District, generally located northwest of Highway 67, with the approximate address being 1427 N. J. Elmer Weaver Fwy., Suites 100 and 200.

Applicant: Tony Fernandez with Veracruz Café

Property Owner: Ashok Kumar with 1421 Elmer Fwy LLC

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

1. The operation of the use is subject to the site plan and floor plan with attachments and the requirements in Section 4.1.4 of the Zoning Ordinance.
2. The Conditional Use Permit to sell and serve alcoholic beverages for on-premise consumption is only valid for the operator "Cafe Veracruz Inc.". A new CUP shall be required if the operator on the TABC license changes.
3. Any Commercial amusement uses including, but not limited to, dancing, karaoke and live music, shall require an amendment to the Conditional Use Permit.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. Staff responded to the Commission's question stating that the total square footage with the expansion would be 4,540 square feet and that the office space would be for their use with a separate entrance from the restaurant.

Chairperson Thierry asked the applicant to come forward and address the Commission. Tony Fernandez with Veracruz Café at 1427 N J Elmer Weaver Fwy, 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 applicants.

The applicants responded to the Commission's question stating that the expansion would provide two separate party rooms. The Commission thanked the applicant for serving and supporting the community with this expansion.

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.

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

The motion was seconded by Commissioner Anderson.

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Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, McCain, 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 April 22, 2025.

**b. Case No. CUP-704-2025** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for School, Vocational on property zoned Planned Development District No. 05-226, generally located south of East Pleasant Run Road, northwest of Highway 67, with the approximate address being 305 West FM 1382, Suite 108 [Hillside Village].

*Applicant: Antoinette Dixon with Opal Naomi Cosmetology Academy LLC*

*Property Owner: Prep Hillside Real Estate LLC/Prep Property Group LLC*

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommend approval subject to the following conditions:

1. The operation of the use is subject to the site plan and floor plan with attachments.
2. This Conditional Use Permit is only valid for the operator "Opal Naomi Cosmetology Academy LLC".

Chairperson Thierry asked if there were any questions for staff from the Commissioners. Staff responded to the Commission's question stating that the vocational school use in Local Retail District triggered the CUP, that the prior use was a beauty salon, and that there would be 20 students per the school's session.

Chairperson Thierry asked the applicant to come forward and address the Commission. Antoinette Dixon and Tracie Thomas with Opal Naomi Cosmetology Academy at 305 W FM 1382, Suite 108, 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 applicants.

The applicants responded to the Commission's questions stating that students would be constantly rotating in and out depending on the hours needed to complete their certification, sessions average one to six months depending on the certification requirements, scholarships would be offered, tuition included a supply kit, some transportation would be offered, and they would teach theory and business.

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.

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Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff or 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 Vice-Chairperson Patton.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton, and Commissioners White, Hendon, Anderson, McCain, 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 April 22, 2025.

#### **6. Staff Reports.**

Assistant Planning Director Peña stated there would be a meeting on April 15<sup>th</sup>. She also reminded the Commissioners of the April 10<sup>th</sup> Board Appreciation Dinner.

#### **7. Adjourn.**

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

The meeting adjourned at 6:44 p.m.

Lisa Y. Thierry, Chairperson  
Lisa Thierry  
Chairperson

Debra Kalsnes

Debra Kalsnes  
Planning Executive Assistant