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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF APRIL 15, 2025**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, April 15, 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 and Commissioners Gerald White, Steven Hendon, Allena Anderson, Jami McCain, and Lew Blackburn

Absent: Vice-Chairperson Jay Patton

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 April 1, 2025 regular meeting.**

A motion was made by Commissioner White and seconded by Commissioner McCain to approve the minutes of the April 1, 2025 regular meeting. The vote was as follows:

Ayes: 6 – Chairperson Thierry, and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Abstain: None

The motion carried.

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

There were none.

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#### 4. Regular Item

a. **Case No. FP-706-2025** – Consider an application for a final plat for the Old Town Estates Addition Phase 1 on property zoned Old Town Residential Sub-District, generally located on the northwest corner of Cedarview Drive and Houston Street, with the approximate address being 900 Cedarview Drive.

Applicant: *Eric Richardson, Heritage Development Group Corporation*

Property Owner: *Eric Richardson, Heritage Development Group Corporation*

Senior Planner DeLaVega 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 there were regulations determining the road impact based on an engineering assessment.

Chairperson Thierry asked the applicant to come forward and address the Commission. Felicia Richardson at 2952 Pinehurst Lane, Cedar Hill, TX came forward, made a brief statement, and stated she was available to answer questions.

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

The applicant responded to the Commission's question stating she and her husband are the developers.

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

The motion was seconded by Commissioner Hendon.

Ayes: 6 – Chairperson Thierry, 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 May 13, 2025.

#### 6. Staff Reports.

Planning Director Self stated there would be a meeting on May 6, 2025 and answered questions and requests posed by the Commission.

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**7. Adjourn.**

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

The meeting adjourned at 6:18 p.m.



Lisa Y. Thierry, Chairperson  
Lisa Thierry  
Chairperson



Debra Kalsnes

Debra Kalsnes  
Planning Executive Assistant

