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

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, July 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, Vice-Chairperson Jay Patton, and Commissioners Gerald White, Steven Hendon, Allena Anderson, and Lew Blackburn*

*Absent: Commissioner Jami McCain*

*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 6:01 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 July 1, 2025, regular meeting.**

A motion was made by Commissioner Hendon and seconded by Commissioner White to approve the minutes of the July 1, 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: None

The motion carried.

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

There were none.

**4. Public Hearing Item**

- a. Case No. 718-2025** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for School, Vocational on property zoned "LR" (Local Retail) District, within the Uptown Overlay, generally located southeast of the intersection of Uptown Boulevard and Pioneer Trail, with the approximate address being 329 N. J. Elmer Weaver Freeway, Suite 300 [the suite next to JCPenney].
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*Applicant: Antoinette Dixon with Opal Naomi Cosmetology Academy LLC*  
*Property Owner: Quang Le and Monique Bui with CV Cedar Hill Holdings LLC*

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommended approval of the CUP 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 the applicant to come forward and address the Commission. The applicant was present but did not come forward.

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

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.

The Commission deliberated.

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

The motion was seconded by Commissioner Hendon.

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 August 12, 2025.

## **6. Staff Reports.**

Planning Director Self informed the Commission that there would be a meeting on August 5<sup>th</sup> and an Open House for the West Midtown Implementation Plan at the Traphene Hickman Library on July 16<sup>th</sup> from 5:00 pm to 7:00 pm. She stated that staff provided a copy of the calendar of meetings to the Commissioners. She asked if any Commissioners were interested in the APA Elected Official training on July 25<sup>th</sup>, to let Debbie know in order to register them.

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**7. Adjourn.**

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

The meeting adjourned at 6:17 p.m.

  
Lisa Thierry  
Chairperson

  
Debra Kalsnes  
Planning Executive Assistant

