
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF AUGUST 5, 2025

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, August 5, 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 Jami McCain

Absent: Commissioner Lew Blackburn

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.

City Attorney: Julie Fort, Land Use Attorney with Messer & Fort

Consultant: David Whitley, DRW Planning Studio

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 July 15, 2025, regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes with correction of July 15, 2025, regular meeting. The vote was as follows:

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

Nays: None

Abstain: Commissioner McCain due to absence

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Item

- a. **Case No. PD-721-2025** – Conduct a public hearing and consider an application for a change in zoning from "LR" (Local Retail) District, "OT-Corr" (Old Town District – Corridor), "OT-Sq" (Old Town District – Square), and "OT-Res" (Old Town District – Residential) with Uptown Overlay to "PD" (Planned Development) District with Uptown Overlay on approximately 90.00 acres, generally located north of West Belt Line Road and West of Uptown Boulevard.

Applicant and Representative: City of Cedar Hill, Texas

Property Owners: Crawford Fain Driggss LLC, Cedar Hill Town Square LP, Wesley James Pool, Kennan Partnership LTD, SC Crossing LTD, Victor Deuback, David Candanoza, Leslie Pitt, Harvey L. Newton Dillard, Southwestern Bell, Sean and Cynthia Nunnelley, Lushaj Cen, Phillip and Janet Deal, Frank Wylie, Kenna Prior, Carolyn Newport McKee, and City of Cedar Hill, Texas

Director Self introduced David Whitley with DRW Planning Studio who gave a presentation to the Commission.

Director Self then briefed the Commission on the request. She indicated that staff recommended approval subject to the development standards and exhibits.

Chairperson Theirry asked if there were any questions for staff.

Staff responded to questions from the Commission stating that each project would be evaluated on its own merit regarding a traffic impact study, and that the line of sight study would be targeted from key areas which may allow both increase and decrease in height within some subareas with a maximum of six stories.

Chairperson Theirry stated that the applicant was the City of Cedar Hill and a presentation was made.

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

Chairperson Theirry opened the public hearing. She asked if there was anyone wishing to speak in support of the request. Mark Lish representing Crawford Fain Driggs, LLC, at 700 N Cedar Hill Rd, Cedar Hill, TX, came forward and made a statement to the Commission.

Chairperson Theirry asked if there was anyone wishing to speak in opposition of the request. Wes Pool at 607 Chambers St, Cedar Hill, TX; Kenna Prior at 201 N Main, Cedar Hill, TX; and Julie Pruitt at 524 Phillip Dr, Cedar Hill, TX, came forward and made a statement.

Chairperson Theirry closed the public hearing.

Director Self and Mr. Whitley responded to the Commission's questions stating that if the line of sight study proved there was no detrimental impact, the building elevation may increase if approved via Site Plan by the Commission and City Council.

The Commission deliberated.

Commissioner Anderson made a motion to approve 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 McCain

Nays: None

Abstain: None

Chairperson Thierry declared the motion did carry and stated that this case would be considered by City Council on August 26, 2025.

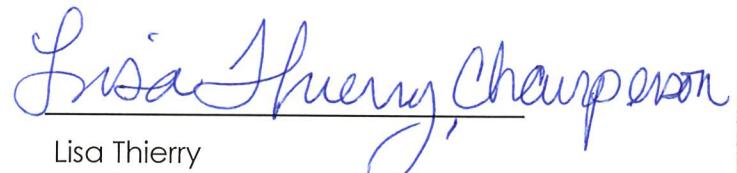
6. Staff Reports.

Planning Director Self informed the Commission that there would not be a meeting on August 19th. She reminded the Commission of the email regarding the Greater Dallas Planning Council South Urban Summit on August 15th and to RSVP to the planning secretary by August 11th.

7. Adjourn.

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

The meeting adjourned at 7:21 p.m.


Lisa Thierry, Chairperson

Lisa Thierry
Chairperson



Debra Kalsnes
Planning Executive Assistant

