
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 2, 2025

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, September 2, 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, Jami McCain and Lew Blackburn

Absent: None

City Staff Members Present: Angela Self, 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 6:09 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 August 5, 2025 briefing and regular meetings.

A motion was made by Commissioner Anderson and seconded by Commissioner White to approve the minutes of the August 5, 2025, briefing and regular meetings. The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Abstain: None

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Item

a. Case No. CUP-728-2025 – 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 address being 949 N. J. Elmer Weaver Fwy., Suite 309.

Applicant: Thomas Cofer with Denzie's Corporation

Property Owner: Pleasant Run and 67 Ltd

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommends 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 "Denzie's Corporation". A new CUP shall be required if the operator on the TABC license changes.
3. There shall be no outdoor amplified sound/music.
4. This Conditional Use Permit excludes the use of games of chance; gambling-like device versions of bingo, keno, blackjack, lottery, roulette, video poker, eight-liners or similar electronic, electromechanical, or mechanical games, or facsimiles thereof.
5. Any commercial amusement uses/activities 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 this is an individual entrepreneur.

Chairperson Thierry asked the applicant to come forward and address the Commission. Thomas Cofer at 1012 Parview Circle, 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 applicant. 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.

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 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 carried and stated that this case would be considered by City Council on September 23, 2025.

b. Case No. Z-734-2025 – Conduct a public hearing and consider an ordinance amending Chapter 23 entitled "Zoning" of the Code of Ordinances of the City of Cedar Hill, Texas; providing amended regulations pertaining to zoning amendment protest procedures and causing said ordinance to be in compliance with House Bill 24, which takes effect on September 1, 2025.

Director Self briefed the Commission on the request. She indicated that staff recommends approval.

Chairperson Thierry asked if there were any questions for staff from the Commissioners.

Staff responded to the Commission's question stating that the House Bill was already in effect.

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 McCain made a motion to approve the ordinance as proposed.

The motion was seconded by Commissioner White.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on September 23, 2025.

c. Case No. Z-735-2025 – Conduct a public hearing and consider an ordinance amending Ordinance No. 2024-806 entitled "Food and Food Service Establishments Ordinance" of the Code of Ordinances of the City of Cedar Hill, Texas; providing mobile food vendor regulation preemption and causing said ordinance to be in compliance with House Bill 2844, which takes effect on September 1, 2025.

Director Self briefed the Commission on the request. She indicated that staff recommends approval.

Chairperson Thierry asked if there were any questions for staff from the Commissioners.

Staff responded to the Commission's question confirming that food trucks may set up on any private property, that alcohol sold out of a food truck would not be governed by the City, that the city has no regulations on private property parking, that there may be a private agreement with the food truck and the property owner, and that the ordinance would be adopted to retain what the City can control.

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 Anderson made a motion to approve the ordinance as proposed.

The motion was seconded by Commissioner Hendon.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on September 23, 2025.

4. Regular Items

a. Case No. FP-719-2025 – Consider an application for a final plat for the Almanza Addition, Lot 1, Block 1 and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "RR" (Rural Residential – two acre lot minimum) and described as being 9.99 acres of land out of the William Masters Survey, Abstract No. 925, generally located to the west of the intersection of South Joe Wilson Road and Bear Creek Road with the address being 1401 South Joe Wilson Road.

Applicant: Lisa Hyther with CBG Surveying Texas, LLC

Property Owner: Hugo Almanza and Mayra Almanza

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

Chairperson Thierry asked if there were any questions for staff from the Commissioners. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. The applicant was not present.

Commissioner White made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Anderson.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on September 23, 2025.

b. Case No. FP-729-2025 – Conduct a public hearing and consider an application for a final plat for the Lake Ridge Section 15, Phase 2 Addition, Lot 1141-R, being a replat of the Lake Ridge Section 15, Phase 2 Addition, Lot 1141, to abandon an existing 20-foot wide drainage easement on property zoned Planned Development (PD) 99-452 District for Single-Family Residential with minimum 1-acre lots, generally located on the south side of Grand View Court, approximately 350 feet west of the intersection of Grand View Court and Royal Vista Drive, with the address being 2132 Grand View Court.

Applicant: John Harshbarger with Cole & Associates

Property Owners: Odunukwe Ventures LLC

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

Chairperson Thierry asked if there were any questions for staff from the Commissioners. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Jenna McGregor at MCM at 310 Whitewing Lane, Murphy, TX, came forward, made a brief statement, and stated she was available to answer questions.

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

The applicant responded to the Commission's question stating that they were abandoning the drainage easement as this was a proposed drainage path but the site has changed with the development of neighboring homes, and that the plat designates drainage on the east and west side of the property.

Commissioner McCain made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Hendon.

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on September 23, 2025.

6. Staff Reports.

Planning Director Self stated that there would be a meeting on September 16th. She also informed the Commission that Country Day would be on October 11th and asked for volunteers to help with the Planning booth.

7. Adjourn.

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

The meeting adjourned at 7:19 p.m.



Jay Patton
Vice-Chairperson



Debra Kalsnes
Planning Executive Assistant
