
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF OCTOBER 7, 2025

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, October 7, 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, and Jami McCain

Absent: Commissioners Allena Anderson and Lew Blackburn

City Staff Members Present: Angela Self, Planning Director; Henry Florsheim, ED 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 September 16, 2025 regular meetings.

A motion was made by Commissioner Hendon and seconded by Commissioner White to approve the minutes of the September 16, 2025, regular meeting. The vote was as follows:

Ayes: 4 – Vice-Chairperson Patton and Commissioners White, Hendon, and McCain

Nays: None

Abstain: 1 - Chairperson Thierry due to absence

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Item

- a. Case No. CUP-739-2025** – 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 Planned Development

(PD) District No. 05-226, generally located south of East Pleasant Run Road, northwest of Highway 67, with the address being 305 West FM 1382, Suite 316 [Hillside Village].

Applicant: Gabriel de Sa with Vila Brazil Cedar Hill LLC

Property Owner: D. Renee Tims, Prep Hillside Real Estate, LLC

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. This Conditional Use Permit is only valid for the operator "**Vila Brazil Cedar Hill, LLC**". 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. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Gabriel de Sa at 2456 Waterstone Dr, Cedar Hill, TX, and Roberto de Sa at 210 Coronado St, Irving, 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 Commissioner Hendon.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on October 28, 2025.

4. Regular Items

- a. **Case No. SP-716-2025** – Consider an application for a site plan on property zoned Neighborhood Service (NS) District and within the Uptown (UT) Overlay, located on the southwest corner of the intersection of Straus Road and Flower Lane, with the address being 813 Straus Road.

Applicant: Fredrick Brown with B & J Custom Homes

Property Owners: Fredrick Brown with Straus Land & Development 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.

Staff responded to the Commission's question stating that only the front portion of the property was being developed at this time and that the remainder may be single family homes, fencing would be part of the site plan approval, the portion of Flower Lane to access this site was asphalt, and confirmed there would be 16 parking spaces.

Chairperson Thierry asked the applicant to come forward and address the Commission. Norman Patten at 413 Cedar St, Cedar Hill, TX, came forward representing the applicant, made a brief statement, and stated he was available to answer questions.

Chairperson Thierry asked if there were any questions for the applicant's representative.

The Commission commended the creativity of the applicant to maintain the existing building. The applicant confirmed that prior, this was King's Creek Nursery.

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

The motion was seconded by Vice-Chairperson Patton.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on October 28, 2025.

6. Staff Reports.

Planning Director Self stated that there would be a meeting on October 21, 2025. She also reminded the Commission of National Night Out that evening and of Country Day on October 11th.

7. Adjourn.

Commissioner White made a motion to adjourn and it was seconded by Commissioner McCain.

The meeting adjourned at 6:37 p.m.



Lisa Thierry
Chairperson



Debra Kalsnes
Planning Executive Assistant