
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 16, 2025**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, September 16, 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: Vice-Chairperson Jay Patton, and Commissioners Gerald White, Steven Hendon, Allena Anderson, Jami McCain and Lew Blackburn

Absent: Chairperson Lisa Thierry

City Staff Members Present: Angela Self, Planning Director; Maria Peña, Assistant Planning Director; and Debra Kalsnes, Planning Executive Assistant

1. Call the Meeting to Order.

Vice-Chairperson Patton 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 2, 2025 briefing and regular meetings.

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the September 2, 2025, briefing and regular meetings. The vote was as follows:

Ayes: 6 – 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-737-2025** – 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 the Border), on property zoned Local
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Retail (LR) District, generally located on the west side of FM 1382, south of Highway 67 with the address being 350 East FM 1382.

Applicant: Marlene Mouchette with OTB Hospitality LLC

Property Owner: Katz Nolan Herbert & The Shirley Barbara Trust

Assistant Director Peña briefed the Commission on the request. She indicated that staff recommended 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 "**OTB Hospitality, 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.

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners. There were none.

Vice-Chairperson Patton asked the applicant to come forward and address the Commission. The applicant was present but did not come forward.

Vice-Chairperson Patton asked the Commission if there were any questions of the applicant. There were none.

Vice-Chairperson Patton opened the public hearing. He asked if there was anyone wishing to speak in support or opposition of the request. No one came forward.

Vice-Chairperson Patton closed the public hearing.

Vice-Chairperson Patton 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 Anderson.

Ayes: 6 – Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, McCain, and Blackburn

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on October 14, 2025.

- b. Case No. PD-710-2025** – Conduct a public hearing and consider an application for a change in zoning from "LR" (Local Retail) District to "PD" (Planned Development) District for the CHISD Transportation and Auxiliary Center, generally located south of East Belt Line Road and east of South Clark Road with the approximate address being 202 East Belt Line Road and 3 South Clark Road.

*Applicant and Property Owner: Josh Skains, Cedar Hill Independent School District
Representative: Tim Brennan, Huckabee*

Assistant Director Peña briefed the Commission on the request. She indicated that staff recommended approval subject to the conditions in the staff report.

Vice-Chairperson Patton asked the applicant to come forward and address the Commission. Josh Skains with Cedar Hill ISD at 202 E Belt Line, Cedar Hill, TX, Tim Brennan with Huckabee Architects in Plano, TX, and Mike Wilson with TNP at 5237 N Riverside Dr, Fort Worth, came forward, made a presentation, and stated they were available to answer questions.

The applicants responded to the Commission's questions stating that this would be a transportation location with above ground fuel storage and a bus washing station which recycles water, explained to the Commission the TIA and the entrance and exits, that there would be 64 buses to service and store, and that electric buses were too costly.

Vice-Chairperson Patton opened the public hearing. He asked if there was anyone wishing to speak in support of the request. No one came forward.

Vice-Chairperson Patton asked if there was anyone wishing to speak in opposition of the request. The following came forward and made a statement in opposition: Pamela Ralston at 402 McKinley St, Cedar Hill, TX; Phillip Bielamowicz at 1130 N Cedar Hill Rd, Cedar Hill, TX; and Mark Bielamowicz.

Vice-Chairperson Patton closed the public hearing.

Vice-Chairperson Patton asked the Commission if there were additional questions of staff or the applicant. There were none.

The Commission deliberated.

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

The motion was seconded by Commissioner Anderson.

Ayes: 4 – Commissioners White, Hendon, Anderson, and Blackburn

Nays: 2 - Vice-Chairperson Patton and Commissioner McCain

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on October 14, 2025.

At 7:20 pm, Commissioner McCain left the meeting.

4. Regular Items

- a. Case No. FP-738-2025** – Consider an application for a final plat (replat) for the Advantage Storage Addition, Lots 2R1, Block A on property zoned "LR" (Local Retail) District located on the south side of East Belt Line Road, east of South Joe Wilson Road with the approximate address being 802 East Belt Line Road.

Applicant and Property Owner: Roger Isakandarani, Cedar Hill TC LLC

Assistant Director Peña briefed the Commission on the request. She indicated that staff recommended approval subject to the conditions listed in the staff report.

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners. There were none.

Vice-Chairperson Patton asked the applicant to come forward and address the Commission. Chad Potchana with PSA Engineering at 17819 Davenport Rd, Suite 215, Dallas, TX, came forward, made a brief statement, and stated he was available to answer questions.

Vice-Chairperson Patton asked the Commission if there were additional questions of staff or the applicant. There were none.

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

The motion was seconded by Commissioner White.

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

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on October 14, 2025.

- b. Case No. FP-740-2025** – Consider an application for a final plat for the Alvarez Addition, Lot 1 and Lot 2, Block 1 on property zoned "SF-10" (Single-Family Residential – minimum 10,000 square-foot lots) and described as being 1.651 acres of land out of the Hamil C. Jones Survey, Abstract No. 689, generally located on the west side of South Joe Wilson
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Road, approximately 730 feet north of the intersection of South Joe Wilson Road and East Little Creek Road, with the address being 1012 South Joe Wilson Road.

Applicant: Mayra Alvarez

Property Owner: Mayra Alvarez

Assistant Director Peña briefed the Commission on the request. She indicated that staff recommended approval subject to the conditions listed in the staff report.

Vice-Chairperson Patton asked if there were any questions for staff from the Commissioners. There were none.

Vice-Chairperson Patton asked the applicant to come forward and address the Commission. The applicant was present but did not come forward.

Vice-Chairperson Patton asked the Commission if there were questions of staff or the applicant. There were none.

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

The motion was seconded by Commissioner Hendon.

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

Nays: None

Abstain: None

Vice-Chairperson Patton declared the motion carried and stated that this case would be considered by City Council on October 14, 2025.

6. Staff Reports.

Planning Director Self stated that there would be a meeting on October 7th though regrettably it is evening of the National Night Out event.

7. Adjourn.

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

The meeting adjourned at 7:36 p.m.



Jay Patton
Vice-Chairperson



Debra Kalsnes
Planning Executive Assistant
