
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF OCTOBER 21, 2025**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, October 21, 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 Allena Anderson, Steven Hendon, and Lew Blackburn

Absent: Commissioners Gerald White and 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 6:00 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 October 7, 2025 regular meeting.

A motion was made by Vice-Chairperson Patton and seconded by Commissioner Hendon to approve the minutes of the October 7, 2025, regular meeting. The vote was as follows:

Ayes: 4 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners Hendon and Blackburn

Nays: None

Abstain: 1 – Commissioner Anderson due to absence

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Regular Items

- a. Case No. FP-746-2025** – Consider an application for a final plat for M & M Addition, Lot 1, Block 1 and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on property zoned "SF-E" (Single-Family Residential Estate – 1-acre lot minimum) and described as being 1.182 acres of land out of the James Hughes Survey, Abstract No. 539,
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generally located on the east side of Mobley Road, with the address being 948 Mobley Road.

Applicant: Francisco Javier Mireles & Marisela Munoz

Property Owner: Marisela Munoz Revocable Trust

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 present but did not come forward.

Chairperson Thierry asked if there were any questions for the applicant. There were none.

Commissioner Hendon 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 Anderson, Hendon, and Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on November 11, 2025.

4. Public Hearing Item

- a. Case No. PD-745-2025** – Conduct a public hearing and consider an application to reinstate the right to submit a site plan on approximately 11.996 acres zoned Planned Development District No. 2023-778, generally located west of North Cannady Drive at the terminus of the Showcase Drive, with the approximate address being 400 Showcase Drive.

Applicant and Property Owner: Murari Venkataramana Reddy

Representative: Christopher H. Blevins; Braid, Hampton & Brown

Assistant Planning Director Peña briefed the Commission on the request. She indicated that staff recommended approval and that one of the following recommendations may be taken:

1. Reinstate the right to submit a site plan to a certain date not to exceed one year; or
2. Modify the PD district regulations applicable to the property; or

3. Deny the right to submit a site plan and instruct staff to proceed with rezoning of the property. Rezoning of the property could include amending the Planned Development District or a straight zoning classification

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

Staff responded to the Commission's question stating that the secondary exit access point on Cedar Hill Crossing Blvd had been approved on the prior plat in 1999/2000, that this would be a gated community, and that the applicant was requesting a one year extension to submit a site plan.

Chairperson Thierry asked the applicant to come forward and address the Commission. Venkataramana Reddy at 10065 Atwood Dr, Frisco, TX, and Christopher Blevins with Baird, Hampton & Brown Engineers at 17330 Preston Rd, Suite 205B, Dallas, TX, came forward, made a brief statement, and stated they were available to answer questions.

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

The applicant responded to the Commission's question stating that the price point would be \$400,000 and that there would be an HOA in place.

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.

The Commission deliberated.

Commissioner Anderson made a motion to reinstate the right to submit a site plan to a certain date not to exceed one year.

The motion was seconded by Vice-Chairperson Patton.

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

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on November 11, 2025.

6. Staff Reports.

Planning Director Self thanked the Commissioners for their participation with National Night Out and Country Day. She invited the Commission to the City Council meeting on October 28th for the National Community Planning Month Proclamation and award presentations, and Popcorn with Planners on October 29th. She also stated that there would be a meeting on November 4, 2025.

7. Adjourn.

Commissioner Hendon made a motion to adjourn and it was seconded by Commissioner Anderson.

The meeting adjourned at 6:49 p.m.



Jay Patton
Vice-Chairperson



Debra Kalsnes
Planning Executive Assistant
