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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF NOVEMBER 18, 2025**

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The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, November 18, 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, Jami McCain, and Lew Blackburn

Absent: Commissioner Allena Anderson

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.**

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 November 4, 2025 regular meeting.**

A motion was made by Commissioner McCain and seconded by Commissioner White to approve the minutes of the November 4, 2025, regular meeting. The vote was as follows:

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

Nays: None

Abstain: 1 – Chairperson Thierry due to absence

The motion carried.

**3. Citizens Forum/Public Comments.**

There were none.

**4. Regular Item**

**a. Case No. FP-748-2025** – Consider an application for a final plat (replat) for the Uptown Village At Cedar Hill Addition, Lot 3R1R and Lot 3R2R, Block A on property zoned "PD" (Planned Development No. 2024-837) District generally located south of East Pleasant Run Road, west of North J Elmer Weaver Freeway with the approximate address being 700 North J Elmer Weaver Freeway [Hillside Village].

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Applicants: AJ Glass, Town Land Company, LLC; and the City of Cedar Hill  
Property Owners: Vivian Knight, Prep Hillside Real Estate, LLC; and the City of Cedar Hill

Assistant Planning Director Peña briefed the Commission on the request. She 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.

The Commission commended staff on the continuing forward motion of this development. Staff responded to the Commissions questions and stated that the City of Cedar Hill partially owns this property.

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

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

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

The motion was seconded by Commissioner Hendon.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, 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 December 9, 2025.

## **6. Staff Reports.**

Planning Director Self informed the Commission that there would be a meeting on December 2nd and on December 16<sup>th</sup>, which will include a briefing on the Downtown Action Plan. She informed the Commission of GIS Day on December 19th and invited them to the event. She stated that the UDC continues to move forward and that a link to the project website would be sent to the Commissioners.

## **7. Adjourn.**

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

At this time, the applicant entered the meeting and the Chairperson informed him that the case was approved and that it would be on the December 9<sup>th</sup> City Council Agenda.

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The meeting adjourned at 6:13 p.m.

Lisa Thierry Chairperson

Lisa Thierry  
Chairperson

Debra Kalsnes

Debra Kalsnes  
Planning Executive Assistant

