
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF DECEMBER 2, 2025**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, December 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 Jerry White, Steven Hendon, Allena Anderson, Jami McCain, and Lew Blackburn

Absent: None

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 November 18, 2025 regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the November 18, 2025, regular meeting. The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, McCain 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-749-2025** – Consider an application for a final plat for Stewart Addition, Lots 1 and 2, Block A and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations on two properties zoned "SF-8.5" (Single-Family Residential – 8,500 SF minimum) and described as being 4.444 acres of land out of the Zur Combs Survey, Abstract No. 306,
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generally located on the east and north side of Flower Drive, approximately 200 feet west of the intersection of Flower Drive and Straus Road, with the addresses being 525 Flower Drive and 526 Preston Trail.

Applicant: Lisa Hyter with Burns Surveying

Property Owner: Dean and Melissa Stewart

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. Dean and Melissa Stewart at 525 Flower Lane, Cedar Hill, TX, came forward, made a brief statement, and stated they were available to answer any questions.

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

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

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 December 9, 2025.

b. Case No. FP-752-2025 – Consider an application for a final plat (replat) for the Cedar Hill ISD Transportation Auxiliary Center Addition, Lot 1 Block A on property zoned PD-2025-686 District, 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: Amanda Mullen, Teague Nall & Perkins

Property Owner: Josh Skains, Cedar Hill Independent School District

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.

Staff responded to the Commission's question and stated that the Planned Development had been approved and that Final Plat was the next step.

Chairperson Thierry asked the applicant to come forward and address the Commission. Josh Skains with CHSD at 202 E Belt Line Rd, Cedar Hill, TX, and Amanda Mullen with Teague, Nall & Perkins at 5237 N Riverside Dr, Fort Worth, TX, came forward, made a brief statement, and stated they were available to answer questions.

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: 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 December 9, 2025.

5. Public Hearing Item

- a. Case No. CUP-723-2025** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for Mini-Warehouse/Self-Storage on property zoned Local Retail (LR) District, generally located on the east side of the intersection of S. Clark Road and Cooper Street, with the address being 306 S. Clark Road.

Applicant: Mason Newberry, Barefoot Landco, LLC

Property Owner: Elder D. Valentine, Omni Fellowship

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommended denial.

If approved, staff recommended the following recommendations be taken:

- 1) A development site plan shall be submitted for review and consideration per Section 2.6 of the Zoning Ordinance.
 - 2) A plat shall be submitted, approved and recorded prior to issuance of a building permit.
 - 3) The maximum height for the mini-warehouse/self-storage facility shall be limited to one (1) story.
 - 4) All on-site pedestrian and vehicular traffic shall be oriented towards the interior of the mini-warehouse/self-storage facility as shown on the Concept Plan.
 - 5) All loading areas and overhead doors shall be oriented towards the interior of the mini-warehouse/self-storage facility as shown on the Concept Plan.
 - 6) Outdoor storage shall not be allowed.
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- 7) The east exterior wall of Building "D" shall serve as the screening method required in Section 5.3.2 of the Zoning Ordinance. It shall fully screen all internal areas of the mini-warehouse/self-storage facility from the residential zoned properties located to the east of the subject site.
- 8) Access to the mini-warehouse/self-storage facility to the public/unit renters/customers shall be limited to the hours between 6:00 am to 10 pm.

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

Staff brought up the slide for review regarding the Comprehensive Plan for the Commission to review.

Chairperson Thierry asked the applicant to come forward and address the Commission. Brady McDonald with Barefoot Landco at 4234 NW 10th St, Cape Coral, FL, came forward, made a statement, and stated he was 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 they would be open to erecting a solid fence around the whole property, that it would be an electrical gate with no access to the facility after 10 pm, and that the materials to be used would be brick and CMU.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of the request. The following came forward and made a statement:

Lotanna Uchendu at 1229 Elmwood Dr, Cedar Hill, TX
Randall Chase at 1700 Stewart St, Cedar Hill, TX
Steve and Janine Byard at 3341 Joe Wilson Rd, Midlothian, TX
David Hanson at 2225 Donice Ct, Cedar Hill, TX
Isaac Toldson at 431 Euless Dr, Cedar Hill, TX
Carlean Robson at 2516 Zacate Creek Ct, Glenn Heights, TX
Brandon Williams 702 W Hendricks St, Cedar Hill, TX

Chairperson Thierry asked if there was anyone wishing to speak in opposition of the request. The following came forward and made a statement:

Cassandra Gallegos at 408 Matterhorn St, Cedar Hill, TX
Tonnie James at 208 Poinsetta Ln, Cedar Hill, TX
Mija Lee at 2118 Grand View Ct, Cedar Hill, TX
Mishon Arbuckle at 712 Amanda Ave, Desoto, TX
Nancy Jackson at 432 S Clark Rd, Cedar Hill, TX
Sam Jackson at 432 S Clark Rd, Cedar Hill, TX
Charlotte Cronkhite at 601 W Finley St, Cedar Hill, TX
Troy Jackson, 219 White Rock Ct, Ovilla, TX

Chairperson Thierry closed the public hearing.

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

The Commission reminded the citizens present that the Commission's responsibility is to determine if this would be the proper use for the land itself and commended both sides for being respectful.

The applicant responded to the Commission's question stating that the proposed fence would be on the northwest corner of the property. The Commission asked the applicant if they would be amenable to placing a screening wall all around the property including the front. The Commission asked staff to bring up the slide to review the conditions for approval. The applicant stated he was amenable to the conditions including a screening wall.

Staff explained to the Commission that the recommendation for denial was based on the 2022 Comprehensive Plan's Conservation and Growth Map.

The Commission deliberated.

Commissioner Anderson made a motion to deny. The motion was seconded by Commissioner Blackburn.

Ayes: 2 – Commissioners Anderson and Blackburn

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

Abstain: None

Commissioner McCain made a motion to approve subject to staff's conditions with amendment to Condition #7 to include non-landscape screening on all sides of the property.

The motion was seconded by Commissioner White.

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

Nays: 2 – Commissioners Anderson and Blackburn

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on January 13, 2026.

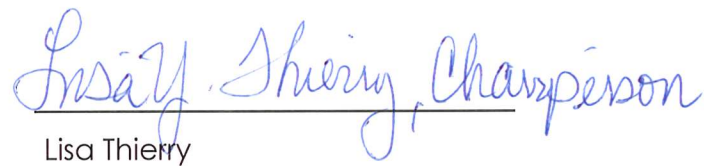
6. Staff Reports.

Planning Director Self reminded the Commission to review the Development Cases which they can find on the City's website and stated that there would be a meeting on December 16th with a briefing on the Downtown Action Plan.

7. Adjourn.

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

The meeting adjourned at 7:51 p.m.



Lisa Thierry
Chairperson



Debra Kalsnes
Planning Executive Assistant
