
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JANUARY 6, 2026**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, January 6, 2026, 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; Henry Florsheim, Economic Development 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 December 16, 2025 regular meeting.

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

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

Nays: None

Abstain: Commissioners White and McCain due to absence

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Regular Item

- a. Case No. PP-755-2025** – Consider an application for a preliminary plat for the Brandenburg Addition, Lots 1-4, on property zoned "OT-Res" (Old Town Residential Sub-District), generally located on the southwest corner of Brandenburg Street and Ramsey
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Street, with the approximate address being 516 Brandenburg Street and 100 Ramsey Street.

Representative: Luke Keeton/ Keeton Surveying Company

Applicant/Property Owner: Oziel Zuniga/Dolphin Custom Homes, Inc.

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

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. Oziel Zuniga at 418 Breezeway Ct, Cedar Hill, TX, came forward, made a brief statement, and stated he was available to answer questions.

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

The applicant responded to the Commission's question stating that he plans to build on these four lots.

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

The motion was seconded by Commissioner McCain.

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 January 13, 2026.

b. Case No. FP-757-2025 – Consider an application for a final plat (replat) for the Cedar Hill Village Phase IV Addition, Lot 2R1, Block C on property zoned “LR” (Local Retail) District and within the Uptown Overlay, located on the northwest side of North Clark Road and US Highway 67, with the address being 311 North Clark Road (former TGI Friday's).

Applicants: Robert Pavlick, Jr., Olive Garden Holdings, LLC

Representative: Steve Wiscaver, CDS Development

Property Owners: Patrick Luther, Paradise 123, LLC

Assistant Director Peña briefed the Commission on the request. She indicated that staff recommended approval.

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. Steve Wiscaver at 16775 Addison Rd, Addison, TX, came forward, made a brief statement, and stated he was available to answer questions.

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

The applicant responded to the Commission's question stating that Olive Garden plans to open in April.

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

The motion was seconded by Commissioner Anderson.

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 January 27, 2026.

5. Other Business Items

a. Unified Development Code Update

Planning Director Self made a brief statement and introduced Wilson Kerr with Freese and Nichols at 12770 Merit Dr, Dallas, TX, who gave a presentation to the Commission on the Unified Development Code Rewrite and answered questions posed by the Commission. Staff will send the presentation to the Commission for their review.

At 6:34 pm Commissioner Anderson left the meeting.


6. Staff Reports.

Planning Director Self stated that there would be a meeting on January 20th.

7. Adjourn.

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

The meeting adjourned at 6:42 p.m.


Lisa Thierry
Chairperson


Debra Kalsnes
Planning Executive Assistant