

April 16, 2021

**NOTICE OF PUBLIC HEARINGS**

**Dear Property Owner:**

The City of Cedar Hill has received the application noted below (on file in the Planning Department). Public hearings will be conducted on the dates, times and location stated in this notice.

**Case No. Z-344-2021** – An application for a change in zoning from “LR” (Local Retail District) and “SF-8.5” (Single-Family Residential District – minimum 8,500-square-foot lots) to “CC” (Campus Commercial District), generally located on the east corner of South J. Elmer Weaver Freeway (Highway 67) and Tidwell Street with the approximate address being 560 South J. Elmer Weaver Freeway.

*Representative: Philip Graham, Wier & Associates, Inc.*

*Applicant: Jon Sullivan, Texas Health Resources*

*Property Owner: Mike Byer, J A Bray, LLC*

Texas Health Resources (THR) requests to rezone 40 acres to allow an acute care hospital. If the zoning is approved, a site plan for the hospital will be submitted at a later date. THR anticipates that the facility will be 171,000 square feet with 45 beds and the potential for a future expansion up to 80 beds. Additionally, two medical office buildings are proposed. The broadcast tower will be removed.

	<b>PLANNING AND ZONING COMMISSION (P&amp;Z)</b>	<b>CITY COUNCIL</b>
<b>DATE:</b>	Tuesday, May 4, 2021	Tuesday, May 11, 2021
<b>TIME:</b>	6:00 P.M.	7:00 P.M.
<b>LOCATION:</b>	T.W. “Turk” Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104	T.W. “Turk” Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104  <i>A live broadcast of the meeting can be viewed on the city’s web page at <a href="http://cedarhilltx.com/">http://cedarhilltx.com/</a>. Click on the “Government” tab at the top of the page, then “Agendas &amp; Minutes”. Under the “City Council” heading, click on the link for “View Recent &amp; Upcoming Agendas &amp; Minutes”, then “Watch City Council Meetings Live”.</i>



## Planning Department

285 Uptown Blvd., Cedar Hill, TX 75104  
☎. 972.291.5100 X 1080

You are receiving this notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, the Planning and Zoning Commission and City Council are seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearings, written comments may also be submitted. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the Planning Department prior to the close of the Public Hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the Katherine Linares at 972-291-5100, ext. 1076 or via e-mail at [katherine.linares@cedarhilltx.com](mailto:katherine.linares@cedarhilltx.com).