



August 30, 2022

NOTICE OF PUBLIC HEARINGS

Dear Property Owner:

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

Case No. PD-488-2022 – An application for a change in zoning from “LR” (Local Retail) to “PD” (Planned Development District) including retirement housing, retail and restaurant uses, generally located on the northwest corner of East Wintergreen Road and Highway 67, with the approximate address being in the 1400 Block of North J. Elmer Weaver Freeway.

Applicant: Nicholas Balsamo, Kalterra

Property Owners: Winter Cedar 6, LLC and E&D Investments

You previously received notices for public hearings that were held in July for a rezoning application (PD-435-2022) on this property. That application was denied. The applicant has submitted a new application with the change being exclusion of the mini-warehouse/self-storage use. As a result of this change, the applicant did not have to wait 1 year to submit this new application, which is for the construction of a 182-unit senior living facility and limited Local Retail district uses (see enclosed plans).

	PLANNING AND ZONING COMMISSION (P&Z)	CITY COUNCIL
DATE:	Tuesday, September 20, 2022	Tuesday, September 27, 2022
TIME:	6:00 P.M.	7:00 P.M.
LOCATION:	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 A live broadcast of the meeting can be viewed on the city’s web page at http://cedarhilltx.com/ . Click on the “Government” tab at the top of the page, then “Agendas & Minutes”. Under the “City Council” heading, click on the link for “View Recent & Upcoming Agendas & Minutes”, then “Watch City Council Meetings Live”.



Planning Department

285 Uptown Blvd.
Cedar Hill, TX 75104
O. 972.291.5100 X 1080
F. 972 .291.7250

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. Those wishing to speak during the public hearing item can access the meeting using the public access instructions noted above. If you would like to register opposition to this request in writing, a written protest signed by the property owner should be received by the Planning Department prior to the close of the City Council 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 Planning Department at 972-291-5100, ext. 1076 or via e-mail at katherine.linares@cedarhilltx.com.