

---

**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF JUNE 20, 2023**

---

*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, June 20, 2023 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 and Commissioners Dr. Allena Anderson, Steven Hendon, and Jami McCain*

*Absent: Vice-Chairperson Jay Patton and Commissioners Gerald White and Maranda Auzenne*

*City Staff Members Present: Melissa Valadez-Cummings, Deputy City Manager; Maria Peña, Planning Manager; Katherine Linares, 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 June 6, 2023 regular meeting.**

A motion was made by Commissioner Anderson and seconded by Commissioner Hendon to approve the minutes of the June 6, 2023, regular meeting. The vote was as follows:

Ayes: 4 – Chairperson Thierry and Commissioners Anderson, Hendon, and McCain

Nays: None

Abstain: None

The motion carried.

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

There were none.

**4. Regular Items**

- 1. Case No. SP-560-2023** - Consider an application for a site plan on property zoned "LR" (Local Retail District), generally located on the south side of East Belt Line Road, west of Waterford Oaks Drive, with the approximate address being 802 East Belt Line Road.  
*Representative: Steve Alford, SCA Development Services*
-

---

*Applicant: Roger Iscandariani, Dollars and Sense  
Property Owner: Michael Horne, Saratoga Family Trust*

Planner Linares briefed the Commission on the request. She indicated that staff recommends 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 questions regarding the 30% transparency on the building.

Chairperson Thierry asked the applicant to come forward and address the Commission. Steve Alford representing Roger Iscandariani and Michael Horn at 17819 Davenport Road, Suite 215, Dallas, 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. There were none.

Commissioner Hendon made a motion to approve subject to the conditions in the staff report.

The motion was seconded by Commissioner McCain.

Ayes: 4 – Chairperson Thierry and Commissioners Anderson, Hendon, and McCain  
Nays: None  
Abstain: None

Chairperson Thierry declared the motion carried and stated this request would be considered by City Council on June 27, 2023.

- 2. Case No. FP-561-2023** – Consider an application for a final plat for the Brook View Addition, Lot 6R, Block 1 on property zoned "SF-E" (Single-Family Residential Estate with minimum 1-acre lots) District located on the south side of Windy Lane, east of Tar Road with the approximate address being 710 Windy Lane.  
*Applicants/Property Owners: Thaddeus Hasse and Diana Lucero Olide-Hasse*

Planner Linares briefed the Commission on the requests. She indicated that staff recommends approval subject to the conditions 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. Diana Olide-Hasse and Thaddeus Hasse at 710 Windy Lane, Cedar Hill, Dallas, TX, came forward, made a brief statement, and stated they were available to answer questions.

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

Staff responded to the Commission's question regarding sewer connection to the property.

Commissioner McCain made a motion to approve subject to the conditions in the staff report.

The motion was seconded by Commissioner Anderson.

Ayes: 4 – Chairperson Thierry and Commissioners Anderson, Hendon, and McCain

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated this request would be considered by City Council on June 27, 2023.

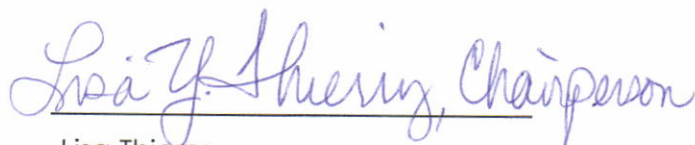
#### 5. Staff Reports.

Planning Manager Peña informed the Commission that the next meeting will be tentatively on July 18<sup>th</sup>.

#### 6. Adjourn.

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

The meeting adjourned at 6:20 p.m.



Lisa Thierry  
Chairperson



Debra Kalsnes  
Planning Executive Assistant