
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF JANUARY 20, 2026**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, January 20, 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: Chasidy Benson, Assistant City Manager; Angela Self, Planning Director; Henry Florsheim, Economic Development Director; Robert Woodbury, City Engineer; Maria Peña, Assistant Planning Director; 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 January 6, 2026 regular meeting.

A motion was made by Commissioner White and seconded by Vice Chairperson Patton to approve the minutes of the January 6, 2026, regular meeting. The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, McCain and Blackburn

Nays: None

Abstain: None

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Regular Item

- a. **Case No. CUP-758-2025** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant (Hooters), on property zoned Local Retail

(LR) District and within the Uptown Overlay, generally located on the east side of Uptown Blvd. and south of South Belt Line Road, with the approximate address being 622 Uptown Blvd.

Applicant: Karen Saboor, *Hooters of Cedar Hill 2025 LLC*

Representative: Catherine Chamblee, Brackin Schwartz PLLC

Property Owner: Kathleen and Alfred Quagliata, *Kate LLC*

Assistant Planning Director Peña briefed the Commission on the request. She indicated that staff recommended approval subject to the following conditions:

1. The operation of the use is subject to the site plan and floor plan with attachments and the requirements in Section 4.1.4 of the Zoning Ordinance.
2. The Conditional Use Permit to sell and serve alcoholic beverages for on-premise consumption is only valid for the operator "**Hooters of Cedar Hill 2025 LLC**". A new CUP shall be required if the operator on the TABC license changes.
3. There shall be no outdoor amplified sound/music.
4. This Conditional Use Permit excludes the use of games of chance; gambling-like device versions of bingo, keno, blackjack, lottery, roulette, video poker, eight-liners or similar electronic, electromechanical, or mechanical games, or facsimiles thereof.
5. Any commercial amusement uses/activities including, but not limited to, dancing, karaoke and live music shall require an amendment to the Conditional Use Permit.

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. Jacob Lidgety, General Manager, at 622 Uptown Blvd, 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 questions of staff or the applicant.

The applicant responded to the Commission's question stating that this was a change in ownership with no changes to the floor plan.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of the request. No one came forward.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant. There were none.

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

The motion was seconded by Commissioner Anderson.

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, and Blackburn

Nays: 1 – Commissioner McCain

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on February 10, 2026.

b. Case No. Z-761-2025 – Conduct a public hearing and consider a recommendation to adopt the Heart of the Hill: Downtown Action Plan

Assistant City Manager Benson briefed the Commission on the request. She introduced Zakcq Lockrem with Mend Collaborative at 3400 Bryant Ave South, Minneapolis, Minnesota, who then continued the presentation.

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

Staff and Mr. Lockrem responded to the Commission's question stating that this would progress as a 10-year plan, that they would be working diligently to find development partners, and that a commuter rail service is considered in the long-term plan.

The Commission commended staff and the consultant on communication with stakeholders.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of the request. No one came forward.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant. There were none.

Commissioner McCain made a motion to approve.

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 February 10, 2026.

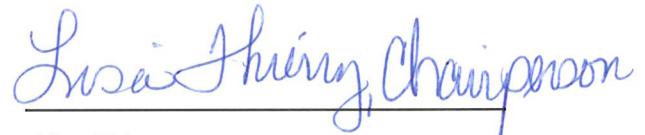
5. Staff Reports.

Planning Director Self asked for the Commission's feedback on the UDC presentation discussion questions, stating that the presentation would be emailed to the Commission again. She also stated that there would be a meeting on February 3, 2026.

6. Adjourn.

Vice-Chairperson Patton made a motion to adjourn and it was seconded by Commissioner Hendon.

The meeting adjourned at 6:49 p.m.



Lisa Thierry
Chairperson



Debra Kalsnes
Planning Executive Assistant