

MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF JUNE 25, 2019

The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, June 25, 2019 at 1:00 p.m. in the T. W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Zoning Board of Adjustments Members Present: Chairperson, Michael Craig; Vice-Chairperson, Douglass Hibbs; Board Members: Emelda Martin, Rod Tyler, Charles Lee Jr., Alternate #1, Jim Klipp, Alternate #2

The Board currently has one vacancy.

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Planner, Dana Woods; Executive Secretary, Katie Cenicola

I. Call the Meeting to Order.

Chairperson Craig called the meeting to order at 1:00 p.m. declaring it an open meeting in which a quorum was present, and the meeting notice was duly posted.

II. Approve the minutes of the June 4, 2019 regular meeting.

A motion was made by Board Member Klipp, Alternate #2 and seconded by Board Member Hibbs to approve the minutes of the June 4, 2019 regular meeting. The vote was as follows:

Ayes: 5– Chairperson Craig, Vice-Chairperson Hibbs, Board Members, Martin, Lee Alternate #1, and Klipp, Alternate #2

Nays: None

Abstain: 1 – Board Member Tyler (Abstained due to absence at the June 4th meeting)

Chairperson Craig declared the motion carried.

III. Swearing in of all persons presenting to the Board.

Chairperson Craig swore in all person who would be presenting to the Board.

IV. Public Hearing Items:

1. **Case No. APPL-197-2019** – Conduct a public hearing and consider an application for a variance to the minimum lot width requirement on property zoned "RR" (Rural Residential District – minimum 2-acre lots), legally described as Tract 8.2 of the Susan Billingsley Survey, Abstract No. 133, generally located on the east side of South Joe Wilson Road, north of Bear Creek Road with the approximate address being 137 South Joe Wilson Road.

Applicant / Property Owner: Ernest Dexter

Director of Planning LaShondra Stringfellow briefed the Board on this request. She indicated that staff recommends approval subject to the requirement that the site provides a circular driveway or other turnaround method on site so that vehicles do not back onto South Joe Wilson Road.

Board Member Lee asked, since there was 25 ft. right-of-way dedication, if there were planned improvements to South Joe Wilson Road.

Ms. Stringfellow indicated that there are not any scheduled capital improvement projects at this time for South Joe Wilson Road.

Chairperson Craig asked the applicant to come forward and address his case. Ernest Dexter addressed the Board regarding the request.

Chairperson Craig opened the public hearing. He asked if there was anyone wishing to speak in support of this request.

One person spoke in support, and was sworn in before they spoke: Shenita Cleveland, 365 Uptown Blvd.

Chairperson Craig asked if there was anyone wishing to speak in opposition to this request.

No one spoke in opposition.

Chairperson Craig closed the public hearing.

Vice-Chairperson Hibbs made a motion to approve subject to staff's recommendation.

The motion was seconded by Board Member Martin.

The vote was as follows:

Ayes: 5– Chairperson Craig, Vice-Chairperson Hibbs, Board Members Martin, Tyler, Lee, Alternate #1

Nays: None

Chairperson Craig declared the motion carried.

V. Staff Reports.

1. Date for Zoning Board of Adjustments Training – Tuesday, September 3rd at 1:00 pm

Ms. Stringfellow reminded the Board of an upcoming training.

2. Appointments & Reappointments to ZBA

Ms. Stringfellow informed the Board that appointments and reappointments will take place on July 16th.

3. Upcoming Meeting Dates

Ms. Stringfellow informed the Board of upcoming meeting dates.

VI. Adjourn.

The meeting adjourned at 1:12 p.m.



Michael Craig
Chairperson

Katherine Cenicola

Katie Cenicola
Planning Secretary

