

MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF MARCH 3, 2020

The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, March 3, 2020 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: Rod Tyler, Charles Lee Jr., Jim Klipp, Alternate #1

Absent: Board Member Emelda Martin

The Board currently has one vacancy for Alternate #2.

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Building Official, Gail Lux; Senior Planner, Maria Peña; Planner, Katherine Linares and 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 November 5, 2019 regular meeting.

A motion was made by Board Member Klipp, Alternative #1 and seconded by Vice-Chairperson Hibbs to approve the minutes of the November 5, 2019 regular meeting. The vote was as follows:

Ayes: 4 – Chairperson Craig, Vice-Chairperson Hibbs, Board Members Lee and Klipp

Nays: None

Chairperson Craig declared the motion carried.

Board Member Rod Tyler entered the meeting.

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

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

IV. Citizens Forum.

No one spoke.

V. Public Hearings:

1. **Case No. APPL-241-2020** – An application for a variance to the side yard requirement on property zoned "SF-E" (Single-Family Residential District – Estate with minimum 1-acre lots), legally described as Lot 1, Block 1 of the Carranza Addition, generally located on the east side of West Belt Line Road, south of Mobley Road with the approximate address being 1776 West Belt Line Road.
Applicant: Don Merchant, DC Texas Home Construction, LLC
Property Owner: Tayde Carranza

Planner Katherine Linares briefed the Board on the request. She indicated that staff recommends denial.

Chairperson Craig asked the applicant to come forward and address his case. Don Merchant and Cody Skoda 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.

No one spoke in support.

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

One person spoke in opposition, Chris Bedford, 1690 W Belt Line Rd.

Chairperson Craig closed the public hearing.

The Board Members deliberated the information presented to them.

Board Member Klipp, Alternative #1 made a motion to deny the request.

The motion was seconded by Board Member Tyler.

The vote was as follows:

Ayes: 4 – Chairperson Craig, Vice-Chairperson Hibbs, Board Members Tyler and Klipp

Nays: 1 – Board Member Lee

Chairperson Craig declared the motion carried.

VI. Staff Reports

1. Upcoming meetings

Executive Secretary Katie Cenicola indicated there would be no meeting in April.

VII. Adjourn.

The meeting adjourned at 1:37 p.m.



Michael Craig
Chairperson

Katherine Cenicola

Katherine Cenicola
Planning Secretary