

**MINUTES**  
**ZONING BOARD OF ADJUSTMENTS**  
**MEETING OF JULY 7, 2020**

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The Zoning Board of Adjustments of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, July 7, 2020 at 1:00 p.m.

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

\*Vice-Chairperson Douglass Hibbs and Board Member Emelda Martin had technical difficulties connecting to the call and were not audible the entire meeting.

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 March 3, 2020 regular meeting.**

A motion was not put before the Board to approve the minutes. This item will be considered during the next meeting.

**III. Public Comment.**

No one submitted comments online.

**IV. Public Hearings:**

1. **Case No. APPL-263-2020** - Conduct a public hearing and consider an application for a variance to the side yard requirement on property zoned "SF-E" (Single-Family Residential - Estate with minimum 1-acre lots) District, legally described as Lot 2202 of the Lake Ridge Section 18-B Addition, generally located on the south side of Pinehurst Lane and on the north side of Park Ridge Drive with the approximate address being 2614 Pinehurst Lane.

Applicant: Joseph Terrance, J. Terrance Construction, LLC  
Property Owner: Sonja Terrance

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. Sonja Terrance and Joseph Terrance 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.

No one spoke in opposition.

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.

#### **V. Staff Reports**

Planning Director LaShondra Stringfellow informed the Board regarding upcoming meetings.

#### **VI. Adjourn.**

The meeting adjourned at 1:24 p.m.



Michael Craig  
Chairperson



Katherine Cenicola

Katherine Cenicola  
Planning Secretary