

MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF OCTOBER 6, 2020

The Zoning Board of Adjustments of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, October 6, 2020 at 1:00 p.m.

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

Absent: Board Member Emelda Martin

*Vice-Chairperson Hibbs had technical difficulties connecting to the call and was not audible the entire meeting.

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Building Official, Gail Lux; and Planner, Katherine Linares; Assistant City 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 September 1, 2020 regular meeting.

A motion made by Board Member Klipp, Alternate #1 and seconded by Board Member Tyler to approve the minutes of the September 1, 2020 regular meeting. The vote was as follows:

Ayes: 5– Chairperson Craig, Vice-Chairperson Hibbs, Board Members Tyler, Lee, and Klipp

Nays: None

Chairperson Craig declared the motion carried.

Only five members vote on applications before the Board. In the absence of one regular member, the alternate #1 member will vote. In the absence of two regular members, alternate #1 member and alternate #2 member will vote. Because four of the regular members and alternate member #1 were present and voting, the vote of alternate member #2 is not recorded.

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

Chairperson Craig announced that on September 1, 2020 the Board tabled consideration of this item and continued the public hearing to October 6th. He asked for a motion to remove this item from the table.

Board Member Klipp, Alternative #1 made a motion to remove this item from the table.

The motion was seconded by Board Member Tyler.

The vote was as follows:

Ayes: 5– Chairperson Craig, Board Members Tyler, Lee, Klipp, and Johnson
Nays: None

Chairperson Craig declared the motion carried.

Planner Katherine Linares briefed the Board on the request. She indicated that staff recommends approval of the rear yard setback only subject to the following conditions:

1. Applicant shall obtain an issued building permit prior to initiating construction again.
2. The detached garage can encroach up to 15 feet of the rear yard, allowing for the 5-foot utility easement to be observed.

Chairperson Craig asked the applicant to address the Board. Reyes Gomez addressed the Board.

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

No one spoke in support or opposition.

Chairperson Craig closed the public hearing

Board Member Lee made a motion to approve the request subject to staff's conditions.

The motion was seconded by Board Member Johnson, Alternate #2.

The vote was as follows:

Ayes: 5– Chairperson Craig, Vice-Chairperson Hibbs, Board Members Tyler, Lee, and Klipp

Nays: None

Only five members vote on applications before the Board. In the absence of one regular member, the alternate #1 member will vote. In the absence of two regular members, alternate #1 member and alternate #2 member will vote. Because four of the regular members and alternate member #1 were present and voting, the vote of alternate member #2 is not recorded.

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 1:27 p.m.



Michael Craig
Chairperson



Katherine Cenicola

Katherine Cenicola
Assistant City Secretary