

MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF MARCH 2, 2021

The Zoning Board of Adjustments of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, March 2, 2021 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., Emelda Martin, Jim Klipp, Alternate #1, Charles Johnson, Alternate #2

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Building Official, Gail Lux; Senior Planner, Maria Pena; Planner, Katherine Linares; Planning Secretary, Debra Kalsnes

I. Call the Meeting to Order.

Chairperson Craig called the meeting to order at 1:04 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 December 1, 2020 regular meeting.

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

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

Nays: None

Chairperson Craig declared the motion carried.

* Only five members are needed to consider the minutes. 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.

III. Public Comment.

No one submitted comments online.

IV. Public Hearings:

1. **Case No. APPL-330-2021** – Conduct a public hearing and consider an application for a variance to the side yard requirement on property zoned Planned Development District No. 99-452, legally described as Lot 1148 of the Lake Ridge Section 15, Phase 2 Addition, generally located south of Mansfield Road, east of Lakeview Drive with the approximate address being 235 Royal Vista Drive.

Applicant/Property Owner: Confidential pursuant to Sec. 552.117 of the Texas Government Code

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

1. A screening device on the ground level shall be provided along the southern property line as needed to block visibility of the pool on the adjoining property.
2. Amend the plat as necessary to avoid prohibited encroachments into the utility/drainage easements.

Chairperson Craig asked the applicant to address the Board. The applicant was sworn in and addressed the Board.

Chairperson Craig asked a question of the applicant regarding the fencing as recommended by staff. Planning Director Stringfellow clarified the screening barrier recommendation.

Chairperson Craig opened the public hearing.

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

Ted Kasallis – 2219 Mountain Lakes Drive, Cedar Hill, TX 75104, (817) 475-3232 – was sworn in and had questions for the applicant regarding the 10-foot setback in the rear yard. The applicant confirmed he would abide with the 10-foot rear yard setback.

No one spoke in support.

Chairperson Craig asked if any Board Members had any questions.

Board Member Lee asked a question of staff if any other house in the area encroached onto the side yard. Building Official Lux stated that currently there were no houses within that community that had encroached into the side yard setback or had asked for a variance.

Board Member Martin asked if the house could be placed further back. The applicant indicated that the escarpment and elevation drop make it less feasible.

Board Member Tyler asked if the escarpment zone provided in the agenda packet had been verified and if other building plans had been considered. The applicant indicated he has a Geotech report and soil stability analysis that indicates the escarpment zone as shown on the exhibit he provided. Additionally, he is working with several builders regarding options for placement of the home on the site.

Chairperson Craig closed the public hearing.

Board Member Klipp, Alternate #1, made a motion to approve subject to staff's condition with a condition that the side yard setbacks be observed beyond the building area shown on the plan.

The motion was seconded by Vice-Chairperson Hibbs.

The vote was as follows:

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

Nays: 1 – Board Member Tyler

* 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.

Chairperson Craig declared the motion carried.

V. Staff Reports

Planning Director LaShondra Stringfellow had no staff reports.

VI. Adjourn.

Vice-Chairperson Hibbs made a motion to adjourn and it was seconded by Board Member Martin.

The meeting adjourned at 1:41 p.m.



Michael Craig
Chairperson



Debra Kalsnes

Planning Executive Secretary