

**MINUTES**  
**ZONING BOARD OF ADJUSTMENTS**  
**MEETING OF JUNE 15, 2021**

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The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, June 15, 2021 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; Board Members: Rod Tyler, Charles Lee Jr., Jim Klipp, Alternate #1

Absent: Vice-Chairperson Douglas Hibbs, Board Member Emelda Martin, Charles Johnson, Alternate #2

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Building Inspector, Andrew Lipscomb; 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 1:03 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 May 4, 2021 regular meeting.**

A motion was made by Board Member Klipp, Alternate #1, and seconded by Board Member Lee to approve the minutes of the May 4, 2021 regular meeting. The vote was as follows:

Ayes: 4 – Chairperson Craig, Board Members Tyler, Lee and Klipp

Nays: None

Chairperson Craig declared the motion carried.

**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-349-2021** – Conduct a public hearing and consider an application for a special exception to exceed the maximum allowed floor area for accessory buildings and a variance to the maximum height requirement allowed for accessory buildings on property zoned "RR" (Rural Residential District) on property legally described as Tract 9.10 of the George Newby Survey, Abstract No. 1085, generally located on the south side of East Little Creek Road, west of South Joe Wilson Road, with the approximate address being 616 East Little Creek Road.

Applicant/Property Owner: Arnulfo Sepulveda, A S Development and Construction, Inc.

Planner Katherine Linares briefed the Board on the request. She indicated that staff recommends approval of the request for a special exception to allow the accessory buildings to exceed 15 percent and staff recommends denial of the variance to allow the height of the accessory buildings to exceed 12 feet.

The Board asked staff about the existing conditions and permitting status of the property.

Chairperson Craig asked the applicant to address the Board. A gentleman indicated he was the interpreter for the property owner, Arnulfo Sepulveda, 616 East Little Creek Road, Cedar Hill, TX, and he described the reasons for the requests.

Chairperson Craig opened the public hearing.

Chairperson Craig asked if there was anyone wishing to speak in support of this request. The following persons spoke in support of the request: Kim May at 629 E. Little Creek Road, Cedar Hill, TX 75104, and Shirley Stivers at 621 E. Little Creek Road, Cedar Hill, TX 75104. Ms. May indicated that she had letters of support from Fran May at 645 E. Little Creek Road, Cedar Hill, TX 75104, and Ryan and Jessica May at 645 E. Little Creek Road, Cedar Hill, TX 75104.

Chairperson Craig asked if there was anyone wishing to speak in opposition of this request. The following persons spoke in opposition to the request: Larry Gwinn at 1137 Wood Lane, Cedar Hill, TX 75104, and Dorothy Forrest at 1121 S. Joe Wilson Road, Cedar Hill, TX 75104.

Chairperson Craig closed the public hearing.

Chairperson Craig asked if any Board Members had any questions.

The Board asked staff to address the setback requirements and the permitting of the detached garage.

Board Member Klipp, Alternate #1, made a motion to approve the special exception to exceed the maximum allowed floor area for accessory buildings.

The motion was seconded by Board Member Tyler.

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The vote was as follows:

Ayes: 4 – Chairperson Craig, Board Members Lee, Tyler, and Klipp

Nays: None

Chairperson Craig declared the motion carried.

Board Member Klipp, Alternate #1, made a motion to approve the variance for the detached garage to exceed the maximum height of 12 feet.

The motion was seconded by Board Member Tyler.

The vote was as follows:

Ayes: 4 – Chairperson Craig, Board Members Lee, Tyler, and Klipp

Nays: None

Chairperson Craig declared the motion carried.

Board Member Klipp, Alternate #1, made a motion to deny the request for a variance for the outdoor covered kitchen to exceed the maximum height of 12 feet.

The motion was seconded by Board Member Tyler.

The vote was as follows:

Ayes: 4 – Chairperson Craig, Board Members Lee, Tyler, and Klipp

Nays: None

Chairperson Craig declared the motion carried.

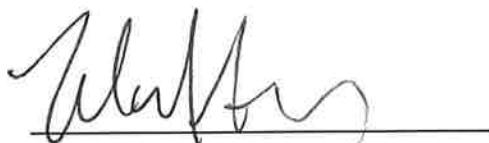
## **VI. Staff Reports**

Planning Director LaShondra Stringfellow stated that the next meeting would be on June 29, 2021.

**VII. Adjourn.**

A motion was made by Board Member Klipp, Alternate #1, to adjourn and it was seconded by Board Member Tyler.

The meeting adjourned at 1:57 p.m.



Michael Craig  
Chairperson



Debra Kalsnes  
Planning Executive Secretary

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