

MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF DECEMBER 7, 2021

The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, December 7, 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; Vice-Chairperson Douglass Hibbs; Board Members: Rod Tyler, Charles Lee Jr., Ronda Tyler; Jim Klipp, Alternate #1; Charles Johnson, Alternate #2

Absent: None

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 1:00 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 October 5, 2021 regular meeting.

A motion was made by Vice-Chairperson Hibbs and seconded by Board Member Rod Tyler to approve the minutes of the October 5, 2021 regular meeting. The vote was as follows:

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

Nays: None

Chairperson Craig declared the motion carried.

At this point, Chairperson Craig swore in all citizens wishing to speak.

III. Citizens Forum.

No one spoke. There were no written comments submitted online.

IV. Public Hearings:

- 1. Case No. APPL-396-2021** – Conduct a public hearing and consider an application for the reinstatement and expansion of a nonconforming use that has been abandoned on property zoned "C" (Commercial District), legally described as Lot 22, Block C of the Pleasant Run Farms Addition, generally located on the west side of Willacy Circle, north of East Pleasant Run Road, with the approximate address being 905 Willacy Circle.

Applicant/Property Owner: Sonny Otutu

Senior Planner Peña briefed the Board on the request. She indicated that staff recommends approval of the request for reinstatement of a nonconforming use and expansion to a maximum of 10% of the gross floor area.

Chairperson Craig asked the Board if there were any questions of staff. Building Official Lux responded to questions regarding the expansion.

Chairperson Craig asked the applicant to address the Board. Sonny Otutu addressed the Board.

The Board asked the applicant if he understood that the reinstatement of the nonconforming use was limited to 10 percent. Mr. Otutu confirmed his understanding of this code requirement.

Chairperson Craig opened the public hearing.

Chairperson Craig asked if there was anyone wishing to speak in support or opposition of this request. No one spoke in support or opposition to the request.

Chairperson Craig closed the public hearing.

Vice-Chairperson Hibbs stated that this reinstatement of the nonconforming use and the expansion would be no harm to the Commercial zoning.

Vice-Chairperson Hibbs made a motion to approve reinstatement of the nonconforming use subject to staff's conditions.

The motion was seconded by Board Member Lee.

The vote was as follows:

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

Nays: None

Vice-Chairperson Hibbs made a motion to approve the expansion subject to code requirements.

The motion was seconded by Board Member Lee.

The vote was as follows:

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

Nays: None

Chairperson Craig declared both motions carried.

2. **Case No. APPL-400-2021** – Conduct a public hearing and consider an application to allow a portion of a property with a nonconforming use for "mini-warehouse/self-storage" to be utilized with a nonconforming use for "outdoor storage limited to recreational vehicles, boats and trailers with a maximum length of 14 feet"; and for a special exception to allow an alternative pavement surface in lieu of the required reinforced concrete on property zoned LR" (Local Retail District), legally described as Tract 6 of the William Coombs Survey, Abstract No. 304, generally located on the east side of South Clark Road, south of East Belt Line Road with the approximate address being 210 South Clark Road.

Applicant/Property Owner: Paul Glover, Storage Choice – Cedar Hill, LTD

Planner Linares briefed the Board on the request. Planner Linares indicated that staff recommends approval subject to the conditions in the staff report.

Chairperson Craig asked if there were questions for staff from the Board.

Planner Linares responded to questions about the screening requirements adjoining the residential neighborhoods.

Chairperson Craig asked the applicant to address the Board. Paul Glover, 41 Sagecliff Ct, Dallas, TX, 75248, addressed the Board and asked for clarification of a few items. Staff addressed applicant's questions.

The applicant responded to the Board's questions about the type of proposed screening and whether he or the new owner would be responsible for complying with the conditions.

Chairperson Craig opened the public hearing.

Chairperson Craig asked if there was anyone wishing to speak in support or opposition of this request. No one spoke in support or opposition to the request.

Chairperson Craig closed the public hearing.

Chairperson Craig asked if the Board had any more questions for staff or the applicant.

The Board asked about the types of vehicles to be stored. The applicant stated that the size of the space dictates what will be stored in each space.

Chairperson Craig stated that all the stored vehicles should have current registration and insurance to keep this from becoming a salvage area and suggested it be included as a condition.

Board Member Ronda Tyler made a motion to approve to continue the nonconforming use subject to staff's conditions and with the condition that all stored vehicles be operable and have current registration and insurance.

The motion was seconded by Board Member Rod Tyler.

The vote was as follows:

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

Nays: None

Vice-Chairperson Hibbs made a motion to approve the crushed rock with the condition that it be maintained.

The motion was seconded by Board Member Lee.

The vote was as follows:

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

Nays: None

Chairperson Craig declared both motions carried.

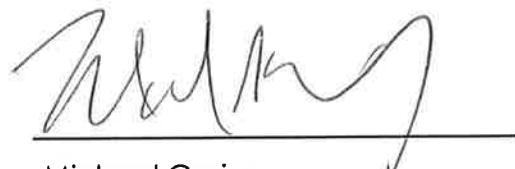
V. Staff Reports

Planning Director Stringfellow had nothing to report.

VI. Adjourn.

A motion was made by Vice-Chairperson Hibbs to adjourn, and it was seconded by Board Member Ronda Tyler.

The meeting adjourned at 2:23 p.m.



Michael Craig
Chairperson



Debra Kalsnes
Planning Executive Secretary