

**MINUTES**  
**ZONING BOARD OF ADJUSTMENTS**  
**MEETING OF JANUARY 18, 2022**

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The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, January 18, 2022 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: Building Official, Gail Lux; Senior Planner, Maria Pena; Planner, Katherine Linares; Planning Secretary, Debra Kalsnes

**1. 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.

**2. Approve the minutes of the December 7, 2021 regular meeting.**

A motion was made by Board Member Hibbs and seconded by Board Member Ronda Tyler to approve the minutes of the December 7, 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.

**3. Swearing in of all persons presenting to the Board.**

Chairperson Craig swore in all citizens wishing to speak.

**4. Citizens Forum/Public Comments.**

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

**5. Public Hearing Items:**

a. **Case No. APPL-410-2021** – Conduct a public hearing and consider an application for a special exception to exceed the maximum allowed floor area for an accessory building on property zoned "SF-7" (Single-Family Residential – minimum 7,000 square-foot lots), legally described as Lot 66, Block 3 of the Wild Flower Addition, generally

located on the south side of Garden Gate Street, northwest of Green Pastures Drive, with the approximate address being 836 Green Pastures Drive.

*Applicant/Property Owner: Rhonda Hughes-Montee and James and Tyler Montee*

Planner Linares briefed the Board on the request. She indicated that an affirmative vote of four members of the ZBA is required to approve this request.

Planner Linares responded to the Board's questions about the special exception square footage of the accessory building and the completeness of the structure.

Chairperson Craig asked the applicant to address the Board. Rhonda Hughes-Montee at 836 Green Pastures Dr., Cedar Hill, TX, 75104, made a statement to the Board and stated she was available to answer questions.

The Board asked the applicant the current size of the shed. The applicant stated it was 16x24.

Building Official Lux responded to the Board's question regarding the enforcement of the 15% ordinance rule. Planner Linares responded to the question that the building material on the home was brick, and the accessory building would be wood siding.

Building Official Lux stated he would investigate the applicant's concern of the adjacent retail development excess water runoff onto subject property.

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.

The Board deliberated.

Vice-Chairperson Hibbs made a motion to approve to include the requirement of siding.

The motion was seconded by Board Member Ronda Tyler.

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.

## **6. Staff Reports**

Planner Linares had nothing to report.

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**7. Adjourn.**

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

The meeting adjourned at 1:28 p.m.



Michael Craig  
Chairperson



Debra Kalsnes

Debra Kalsnes  
Planning Executive Secretary

