

MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF APRIL 5, 2022

The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, April 5, 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 and Charles Lee Jr.; Jim Klipp, Alternate #1; Charles Johnson, Alternate #2

Absent: Board Member Ronda Tyler

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 1:01 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 January 18, 2022 regular meeting.

A motion was made by Board Member Rod Tyler and seconded by Vice-Chairperson Hibbs to approve the minutes of the January 18, 2022 regular meeting. The vote was as follows:

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

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.

At this point, Charles Lee entered the meeting.

5. Public Hearing Items:

1. Conduct a public hearing and consider the following applications on property zoned "RR" (Rural Residential District minimum 2-acre lot size), legally described as

Tract 7.1 of the Ambrose Powers Survey, Abstract No. 1122, generally located on the east side of South Duncanville Road, north of Bear Creek Road with the approximate address being 1202 South Duncanville Road.

[Applicant/Property Owner: Kenneth and Yvonne D. Horton]

Case No. APPL-418-2022 – An application for a special exception to exceed the maximum allowed floor area for an accessory building.

Case No. APPL-420-2022 – An application for a variance to the maximum height requirement allowed for an accessory building.

Case No. APPL-419-2022 An application for a special exception to the minimum lot area requirement.

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.

Chairperson Craig asked the Board if there were any questions for staff and there were none.

Chairperson Craig asked the applicant to address the Board. Kenneth Horton at 1202 S. Duncanville Road, Cedar Hill, TX, 75104, made a statement to the Board and stated he was available to answer questions.

The applicant responded to questions from the Board regarding the dimensions of the driveway, surrounding properties, and the necessity for the proposed building height.

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.

2. Case No. APPL-418-2022 – Consider and take action on an application for a special exception to exceed the maximum allowed floor area for an accessory building on property zoned "RR" (Rural Residential District minimum 2-acre lot size), legally described as Tract 7.1 of the Ambrose Powers Survey, Abstract No. 1122, generally located on the east side of South Duncanville Road, north of Bear Creek Road with the approximate address being 1202 South Duncanville Road. [Applicant/Property Owner: Kenneth and Yvonne D. Horton]

Board Member Klipp made a motion to approve APPL-418-2022 subject to the following condition: Prior to the issuance of a building permit, a final plat for the parcel shall be submitted and recorded.

The motion was seconded by Board Member Lee.

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.

3. Case No. APPL-420-2022 – Consider and take action on an application for a variance to the maximum height requirement allowed for an accessory building on property zoned "RR" (Rural Residential District minimum 2-acre lot size), legally described as Tract 7.1 of the Ambrose Powers Survey, Abstract No. 1122, generally located on the east side of South Duncanville Road, north of Bear Creek Road with the approximate address being 1202 South Duncanville Road.
[Applicant/Property Owner: Kenneth and Yvonne D. Horton]

Board Member Klipp made a motion to approve APPL-420-2022 with a wall height of 14 feet and subject to the following conditions: Prior to the issuance of a building permit, a final plat for the parcel shall be submitted and recorded.

The motion was seconded by Board Member Lee.

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.

4. Case No. APPL-419-2022 – Consider and take action on an application for a special exception to the minimum lot area requirement on property zoned "RR" (Rural Residential District minimum 2-acre lot size), legally described as Tract 7.1 of the Ambrose Powers Survey, Abstract No. 1122, generally located on the east side of South Duncanville Road, north of Bear Creek Road with the approximate address being 1202 South Duncanville Road.
[Applicant/Property Owner: Kenneth and Yvonne D. Horton]

Board Member Tyler made a motion to approve APPL-419-2022 subject to the following conditions: Prior to the issuance of a building permit, a final plat for the parcel shall be submitted and recorded.

The motion was seconded by Board Member Klipp.

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.

6. Staff Reports

Planner Linares updated the Board of the upcoming applications at the next meeting on May 3, 2022.

7. Adjourn.

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

The meeting adjourned at 1:41 p.m.



Michael Craig
Chairperson



Debra Kalsnes

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Planning Executive Secretary