

**MINUTES**  
**ZONING BOARD OF ADJUSTMENTS**  
**MEETING OF MAY 3, 2022**

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The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, May 3, 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: Director of Planning, LaShondra Stringfellow; 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 April 5, 2022 regular meeting.**

A motion was made by Vice-Chairperson Hibbs and seconded by Board Member Rod Tyler to approve the minutes of the April 5, 2022 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:**

- 1. Case No. APPL-434-2022** – Conduct a public hearing and consider an application for a variance to the rear yard requirement on property zoned "PD" (Planned Development District) 84-698 legally described as Lot 8, Block 4 of the Sweetbriar at High Pointe Phase 3A Addition, generally located on the east side of East Miller

Drive, at the east terminus of Beard Drive with the approximate address being 1332 East Miller Drive.

*Applicants/Property Owners: Edward B. Clark & Kay Morgan Clark*

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

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

Staff responded to the Board's question of the significance of the 1989 development.

Chairperson Craig asked the applicant to address the Board. Edward Clark at 1332 E. Miller Dr., 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 use of the garage and if the applicant could build the carport in compliance.

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.

Chairperson Craig made a motion to deny APPL-434-2022.

The motion was seconded by Vice-Chairperson Hibbs.

The vote was as follows:

Ayes: 4 – Chairperson Craig, Vice-Chairperson Hibbs, Board Members Rod Tyler and Ronda Tyler

Nays: 1 - Board Member Lee

Chairperson Craig declared the motion carried.

**2. Case No. APPL-437-2022** – Conduct a public hearing and consider an application for a variance to the rear yard requirement on property zoned "SF-8.5" (Single-Family Residential District – minimum 8,500-square-foot lots) legally described as Lot 3, Block A of the Hidden Lakes Parkerville Holdings Addition, generally located on the east side of South Highland Drive, south of East Parkerville Road with the approximate address being 811 South Highland Drive.

*Representative: Robert Jordan, Cool River Hardscapes*

*Applicants/Property Owners: Ronald and Cecelia Rutherford*

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.

Chairperson Craig questioned staff on the dimensions of the structure.

Building Official Lux responded to the Board's question regarding the retaining wall.

Chairperson Craig asked the applicant to address the Board. Robert Jordan with Cool River Hardscapes at 5211 Cool River Ct, Mansfield, representing the applicant, made a statement to the Board and stated he was available to answer questions.

Mr. Jordan presented new information to the Board. Staff indicated the new information had not been submitted for review to determine compliance.

With the new information introduced, Director Stringfellow suggested that this item be tabled to give staff an opportunity to review the new information.

Chairperson Craig swore in the applicant, Cecelia Rutherford, at 811 S. Highland Dr., Cedar Hill, TX, who also addressed the Board.

Chairperson Craig motioned to table the application pending resubmittal.

The motion was seconded by Board Member Rod Tyler.

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**

Director Stringfellow updated the Board of the upcoming applications at the next meeting on June 7, 2022.

## **7. Adjourn.**

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

The meeting adjourned at 1:40 p.m.



Michael Craig  
Chairperson



Debra Kalsnes

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Planning Executive Secretary