

MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF AUGUST 2, 2022

The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, August 2, 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

Absent: Board Member Charles Johnson, Alternate #2

City Staff Members Present: Building Official, Gail Lux; Senior Planner, Maria Pena; Planner, Katherine Linares; Planning Executive 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 June 7, 2022 regular meeting.

A motion was made by Vice-Chairperson Hibbs and seconded by Board Member Rod Tyler to approve the minutes of the June 7, 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-467-2022** – 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-E" (Single-Family Residential Estate – minimum 1-acre lots) District legally described as Tract 5 of the S.A. & M.R.R. Survey, Abstract No. 1441,

generally located on the east side of South Tar Road, south of Rocky Acres Drive with the approximate address being 1848 South Tar Road.

Applicants/Property Owners: *Raul & Olga Marquez*

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. She stated that if ZBA were to approve the special exception, it should be with the following conditions:

1. The special exception is subject to the site plan submitted with the application.
2. The accessory building is limited to 1,500 square feet.

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

Staff responded to the Board's questions regarding accessory dwellings in the SF-E district which are allowed and the use of the accessory building for storage.

Chairperson Craig asked if the applicant was present. She was not and the Board had questions for the applicant.

There was no one from the public to speak on the time; therefore, the public hearing was not opened.

Vice-Chairperson Hibbs made a motion to table the application pending the appearance of the applicant and the motion was seconded by Board Member Ronda Tyler.

The vote was as follows:

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

Nays: None

Chairperson Craig declared the motion carried.

2. Case No. APPL-469-2022 – Conduct a public hearing and consider an application for a special exception to allow an alternative pavement surface in lieu of the required reinforced concrete on property zoned "I" (Industrial District) legally described as Lot 3BR2, Block 3 of the American Industrial Park Addition, generally located on the east side of Freedom Way Court, south of Mt. Lebanon Road with the approximate address being 1490 Freedom Way.

Representative: *Josh Gleason, Foshea Construction Company*

Applicant: *Bill Foshea, Foshea Construction Company*

Property Owner: *Pamela Verner, Diamond P. Land Company, LLC*

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. If the Board approves, staff recommends the following conditions:

1. The crushed limestone shall be confined to areas shown on the site plan.
2. A concrete mow strip shall be installed to contain the crushed limestone to areas shown on the site plan.

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

Staff answered the Board's question regarding the length of the property past the limestone area and that there would be no impacts to the trees past the existing drainage easement on the property with this improvement. A tree survey and tree preservation plan will be required when they submit the Site Plan application.

Chairperson Craig asked the applicant to address the Board. Josh Gleason at 104 Meadowland Lane, Ovilla, TX, 75154, made a statement to the Board and stated he was available to answer questions.

The applicant responded to questions from the Board if the area was sufficient to park the trailers and asked for a business description of this company.

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.

The Board deliberated. Board Member Rod Tyler made a motion to approve subject to staff's conditions.

The motion was seconded by Vice-Chairperson Hibbs.

The vote was as follows:

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

Nays: None

Chairperson Craig declared the motion carried.

6. Staff Reports

Planner Linares informed the Board that there would be a meeting on September 6, 2022.

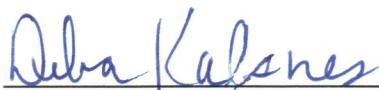
7. Adjourn.

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

The meeting adjourned at 1:22 p.m.



Douglas Hibbs
Douglas Hibbs
Vice-Chairperson



Debra Kalsnes
Debra Kalsnes
Planning Executive Secretary