

MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF DECEMBER 6, 2022

The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, December 6, 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: Vice-Chairperson Douglass Hibbs; Board Members: Rod Tyler, Charles Lee Jr., Ronda Tyler; Jim Klipp, Alternate #1; Charles Johnson, Alternate #2

Absent: Chairperson, Michael Craig

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Building Official, Gail Lux; City Engineer, Robert Woodbury; Senior Planner, Maria Pena; Planner, Katherine Linares; Planning Executive Secretary, Debra Kalsnes

1. Call the Meeting to Order.

Vice-Chairperson Hibbs 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 November 1, 2022 regular meeting.

A motion was made by Board Member Klipp and seconded by Board Member Rod Tyler to approve the minutes of the November 1, 2022 regular meeting. The vote was as follows:

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

Nays: None

Vice-Chairperson Hibbs declared the motion carried.

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

Vice-Chairperson Hibbs 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-503-2022** – Conduct a public hearing and consider an application for a special exception to the minimum lot depth requirement on property zoned Old Town Residential Sub-District, legally described as Tract 5, Block 45 of the Original Town

Cedar Hill Addition, generally located on the west side of South Main Street, north of Cooper Street, with the approximate address being 324 South Main Street.
Applicant/Property Owner: Joshlan S. Raymo, Real Estate Group of America

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.

Vice-Chairperson Hibbs asked the Board if there were any questions for staff.

Staff responded to the Board's questions regarding the city code requiring the need for the Board to approve this special exception and the setbacks for the property.

Vice-Chairperson Hibbs asked the applicant to address the Board. The applicant chose not to come forward.

Vice-Chairperson Hibbs opened the public hearing.

Vice-Chairperson Hibbs asked if there was anyone wishing to speak in support of this request. No one spoke in support to the request.

Vice-Chairperson Hibbs asked if there was anyone wishing to speak in opposition of this request.

Kevin Coyne at 4226 Whitehead Rd, Midlothian, TX, who is the property owner of 318 and 320 S. Main St, Cedar Hill, TX, came forward and presented his opposition to the application.

The Board clarified Mr. Coyne's concerns of drainage.

Director Stringfellow informed the Board of the complete streets plan and that it does not extend to this property, and that it was in compliance with the city's plans.

Vice-Chairperson Hibbs closed the public hearing.

City Engineer Woodbury answered the Board's question stating that the city currently does not have any plans to improve this area other than resurfacing and stated that the drainage tends to go West. He stated that it would be up to Building Inspections to ensure that the property plans include adequate drainage.

Building Official Lux responded to the Board's questions regarding a drainage plan for this property stating that there was a plan submitted and the current drainage problem may be due to movement of dirt in preparation of building on this lot.

City Engineer Woodbury answered the Board's question regarding any complaints of the streets backing up stating there were a few but this was always the case with new construction.

The Board deliberated.

Board Member Rod Tyler made a motion to approve.

The motion was seconded by Board Member Rhonda Tyler.

The vote was as follows:

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

Nays: 1 – Board Member Jim Klipp

Vice-Chairperson Hibbs declared the motion carried.

6. Staff Reports

Director Stringfellow informed the Board that the next meeting would be on January 10, 2022.

7. Adjourn.

A motion was made to adjourn by Board Member Klipp and it was seconded by Board Member Lee.

The meeting adjourned at 1:45 p.m.



Douglass Hibbs, Jr.
Vice-Chairperson



Debra Kalsnes
Planning Executive Secretary