

MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF FEBRUARY 7, 2023

The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, February 7, 2023, 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: Charles Lee Jr., Ronda Tyler; Jim Klipp, Alternate #1; Charles Johnson, Alternate #2

Absent: Chairperson, Michael Craig and Board Member Rod Tyler

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Building Official, Gail Lux; 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 January 10, 2023 regular meeting.

A motion was made Board Member Klipp and seconded by Board Member Johnson to approve the minutes of the January 10, 2023 regular meeting. The vote was as follows:

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

Nays: None

Abstain: 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-519-2023** – 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 Lots

1BR and 1CR of the B & J Industrial District, generally located on the northeast corner of North J. Elmer Weaver Freeway (North Highway 67) and Grigsby Way with the approximate address being 660 Grigsby Way.

Representative/Property Owner: Chad Ware, Central States Manufacturing, Inc.

Applicant: Adam Davis Babbitt, Central States Manufacturing, Inc.

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 the ZBA were to approve the special exception, it should be with the following conditions:

1. The crushed limestone and outdoor storage shall be consistent with the areas denoted on the site plan and the maintenance timeline.
2. The outdoor storage shall be limited to trailer trucks associated with the business operation.
3. Installation of a minimum 6-inch-high concrete curb for the containment of the proposed surface.

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

Staff responded to the Board's questions stating that the site plan would address the landscape and screening requirements.

Vice-Chairperson Hibbs asked the applicant to address the Board. The applicant was not present and the representative 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 or opposition of this request. There were none.

Vice-Chairperson Hibbs closed the public hearing.

Board Member Klipp made a motion to approve subject to staff's conditions.

The motion was seconded by Board Member Lee.

The vote was as follows:

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

Nays: None

Vice-Chairperson Hibbs declared the motion carried.

2. **Case No. APPL-521-2023** – Conduct a public hearing and consider an application for a variance to the side yard requirement on property zoned "SF-8.5" (Single-Family Residential –minimum 8,500-square-foot lots) District and legally described as Lot 6,

Block E of the Hidden Lakes Parkerville Holdings Addition, generally located on the west side of Hidden Lakes Drive, north of Cross Creek Drive with the approximate address being 922 Hidden Lakes Drive.

Applicant: Nedrick K. Taplin

Property Owners: Nedrick K. & Kathy D. Taplin

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 buildings are not allowed to encroach further into the setbacks than they are currently constructed as shown in the photographs and on the site plan submitted as exhibits.
2. The structures shall not be allowed to be enclosed.

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

Staff answered the Board's questions about permits and drainage.

Vice-Chairperson Hibbs asked the applicant to address the Board. Nedrick and Kathy Taplin at 922 Hidden Lakes Drive, Cedar Hill, TX, came forward and stated they were available to answer questions.

The applicants responded to the Board's questions about permitting and drainage.

Vice-Chairperson Hibbs opened the public hearing.

Vice-Chairperson Hibbs asked if there was anyone wishing to speak in support of this request. Chad McMurry at 918 Hidden Lakes, Cedar Hill, TX, stated he was in favor of the variance as long as a condition that gutters be installed.

Vice-Chairperson Hibbs asked if there was anyone wishing to speak in opposition of this request. No one came forward.

Vice-Chairperson Hibbs closed the public hearing.

Board Member Tyler made a motion to approve subject to staff's conditions and drainage requirements.

The motion was seconded by Board Member Klipp.

The vote was as follows:

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

Nays: None

Vice-Chairperson Hibbs declared the motion carried.

3. Case No. APPL-524-2023 – Conduct a public hearing and consider an application for a variance to the side yard requirement on property zoned "SF-10" (Single-Family Residential –minimum 10,000-square-foot lots) District, legally described as Lot 8, Block 4 of the Bent Creek, generally located at the southwest terminus of Canterbury Court, north of East Pleasant Run Road, with the approximate address being 901 Canterbury Court.

Applicant: Roger W. Hart, Barron-Stark Engineers, LP

Property Owners: Kevin Claros and Michelle Villela-Claros

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 structures are not allowed to encroach further into the setbacks than they are currently constructed as shown in the photographs and on the site plan submitted as exhibits.
2. The structure is not permitted to be enclosed.

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

Staff responded to the Board's questions about the side yard setback and the site plan process.

Vice-Chairperson Hibbs asked the applicant to address the Board. Roger Hart with Barron-Stark Engineers at 6221 Southwest Blvd., Fort Worth, TX, and Kevin Claros and Michelle Villela-Claros at 901 Canterbury Court, Cedar Hill, TX, came forward and stated they were available to answer questions.

The applicant responded to questions from the Board about building beyond what was submitted on the permit.

Vice-Chairperson Hibbs opened the public hearing.

Vice-Chairperson Hibbs asked if there was anyone wishing to speak in support or opposition of this request. There were none.

Vice-Chairperson Hibbs closed the public hearing.

The Board deliberated.

Board Member Lee made a motion to approve subject to staff's conditions.

The motion was seconded by Board Member Klipp

The vote was as follows:

Ayes: 4 – Board Members Lee, Ronda Tyler, Klipp, and Johnson

Nays: 1 - Vice-Chairperson Hibbs

Vice-Chairperson Hibbs declared the motion carried.

1. Staff Reports

Director Stringfellow informed the Board that staff would contact the Board regarding whether there would be a meeting on March 7, 2023.

2. Adjourn.

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

The meeting adjourned at 1:51 p.m.



Douglass Hibbs
Vice-Chairperson



Debra Kalsnes
Planning Executive Secretary