

**MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF FEBRUARY 6, 2024**

The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, February 6, 2024, 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: Planning Director, Chasidy Benson; Building Official, Gail Lux; Planning Executive Assistant, 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 August 1, 2023, regular meeting.

A motion was made by Vice-Chairperson Hibbs and seconded by Board Member Ronda Tyler to approve the minutes of the August 1, 2023 regular meeting. The vote was as follows:

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

Nays: None

Abstain: 1 - Chairperson Craig due to absence.

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:

- a. Case No. APPL-614-2024** - An application for a special exception to exceed the maximum allowed floor area for accessory buildings on property zoned "SF-22" (Single-Family Residential – 22,000 square-foot lots) District, legally described as a 4.10-acre tract out of the S.J. Baggett Abstract 131, generally located on the north side of Jorgenson Road, west of Meadow Ridge Drive, with the approximate address being 1022 Jorgenson Road.

Applicant: Brandon Harvey

Property Owner: Brandon and Stefani Jo Harvey

Planning Director Benson 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 special exception is subject to the site plan (specifically designating Option 1 or Option 2) and accompanying plans submitted with the application. Option 1 appears to provide more screening from the right-of-way and neighboring properties via the house and trees along the shared property lines.
2. The accessory building is limited to 1,200 square feet and shall be limited to personal use.

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

Staff responded to the Board's question regarding the preference of staff of the two options presented, with Option 1 being more obscured from view.

Building Official Lux stated that Option 1 should have a 10-foot side yard setback per SF-22 due to the fact that it would be a permanent 1,200 square foot structure with possible development on the adjacent property to the west.

Chairperson Craig asked the applicant to address the Board. Brandon Harvey at 1022 Jorgenson Rd, Cedar Hill, TX, came forward, made a brief statement, and stated he was available to answer questions.

The applicant responded to questions from the Board that the structure would be for storage of yard equipment, Christmas décor and woodworking materials, and that there would be no paved drive to the structure. The applicant stated that there is electricity and water access if the building is placed at Option 2. He also stated that the 10-foot side yard setback would be difficult due to the pool location and at that point, he would prefer Option 2.

The applicant responded to Building Official Lux's question stating that no vehicles would be stored in the accessory structure.

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 came forward.

Chairperson Craig closed the public hearing.

The Board deliberated.

Board Member Ronda Tyler made a motion to approve the structure to exceed the maximum allowed floor area for accessory buildings, provided the accessory building meets side and rear setbacks, and must be behind the main residence.

The motion was seconded by Vice-Chairperson Hibbs.

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.

6. Other Business Items

- a. Consider approval of meeting dates for 2024. The meetings are tentative and dependent upon case applications.

Planning Director Benson asked the Board to review the meeting dates.

Vice-Chairperson Hibbs made a motion to approve and it was seconded by Board Member Rod Tyler.

The vote was as follows:

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

Nays: None

7. Staff Reports

Planning Director Benson stated there was nothing to report.

8. Adjourn.

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

The meeting adjourned at 1:44 p.m.



Michael Craig
Chairperson



Debra Kalsnes
Planning Executive Assistant