

MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF SEPTEMBER 2, 2025

The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, September 2, 2025, 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, Charles Johnson, Alternate #2

Absent: Board Member Jim Klipp, Alternate #1

City Staff Members Present: Planning Director, Angela Self; Assistant Planning Director, Maria Pena; Building Official, Gail Lux; Senior Planner, Josue De La Vega; 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 5, 2025, regular meeting.

A motion was made by Vice-Chairperson Hibbs and seconded by Board Member Ronda Tyler to approve the minutes of the August 5, 2025, regular meeting. The vote was as follows:

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

Nays: None

Abstain: 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:

a. **Case No. APPL-727-2025** – An application for a variance to the minimum rear yard setback on a property zoned Planned Development (PD) 84-698 District, legally described as Lot 19, Block 7 of the Sweetbriar at High Pointe Phase 2 Addition, generally located on the west side of Middleton Drive, approximately 200 feet north from the intersection of Middleton Drive and Williams Street, with the address being 1407 Middleton Drive.

Applicant: Santos Cecilia Rios

Property Owner: Santos C. Rios & Oscar M. Rios

Senior Planner De La Vega briefed the Board on the request. He indicated that an affirmative vote of four members of the ZBA was required to approve this request with the following condition:

1. The carport structure shall not be allowed to be enclosed.

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

Staff responded to the Board's question and stated that it was unknown if additional carports in that area were also in noncompliance but that this structure was constructed without a permit, that drainage issues were unknown, and that the fence line was at the rear of the property line.

Chairperson Craig asked the applicant to address the Board. Santos Rios and her daughter/translator Karen Rios at 1407 Middleton Dr, Cedar Hill, TX, came forward, made a brief statement, and stated they were available to answer questions.

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

The applicant responded to the Board stating that there were other carports in the area, and that the carport was constructed of metal.

Chairperson Craig opened the public hearing.

Chairperson Craig asked if there was anyone wishing to speak in support of this request. Marcus Pearson at 1405 Middleton Dr, Cedar Hill, TX, came forward and spoke in support.

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

Chairperson Craig closed the public hearing.

The Board deliberated. Building Official Lux stated that to bring the carport in compliance with the zoning ordinance, the roof structure would need to be 17 feet in length and the last post would need to be 13 feet from the main structure. The applicant agreed.

Chairperson Craig made a motion to deny.

The motion was seconded by Board Member Rod Tyler.

The vote was as follows:

Ayes: 3 – Chairperson Craig, Vice-Chairperson Hibbs, and Board Member Rod Tyler

Nays: 2 – Board Members Lee and Ronda Tyler

Chairperson Craig declared the motion carried.

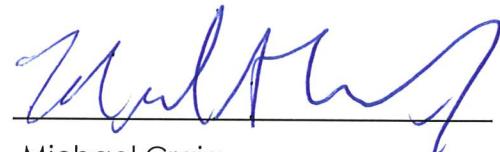
6. Staff Reports

Planning Director Self informed the Board that there would be a meeting on October 7, 2025.

7. Adjourn.

A motion was made to adjourn by Vice-Chairperson Hibbs and it was seconded by Chairperson Craig.

The meeting adjourned at 1:57 p.m.



Michael Craig
Chairperson



Debra Kalsnes
Planning Executive Assistant

