
**MINUTES
ZONING BOARD OF ADJUSTMENTS
MEETING OF MAY 7, 2019**

The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, May 7, 2019 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: Ray Stroh, Rod Tyler, Charles Lee Jr., Alternate #1

Absent: Board Members: Emelda Martin and Jim Klipp, Alternate #2

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Building Official, Gail Lux; Planner, Dana Woods; and Executive Secretary, Katie Cenicola

I. 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.

II. Approve the minutes of the November 6, 2018 regular meeting.

Board Member Tyler proposed amendments to the minutes. A motion was made by Board Member Hibbs and seconded by Board Member Stroh to approve the amended minutes of the November 6, 2018 regular meeting. The vote was as follows:

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

Nays: None

Chairperson Craig declared the motion carried.

III. Public Hearing Items:

1. Case No. APPL-174-2019 – Conduct a public hearing and consider an application for a variance to the rear yard requirement for an accessory building on property zoned "SF-10" (Single-Family Residential District with minimum 10,000-square-foot lots), legally described as Lot 1, Block 2, Section 13 of Green Briar Addition, generally located on the north side of Rocky Creek Drive, east of New Clark Road with the approximate address being 1536 Rocky Creek Circle.
Applicant / Property Owner: Stephen Fultz

Planner Dana Woods briefed the Board on this request. She indicated that staff recommends denial.

Chairperson Craig asked the applicant to come forward, swore him in, and asked him to address his case. Stephen Fultz, 1536 Rock Creek Circle addressed the Board regarding the request.

Chairperson Craig asked the applicant why they did not stop construction once they received the notice from the City.

The applicant indicated that he did stop construction with the exception of the roof.

Building Official Gail Lux indicated that when the stop work order was issued, the roof had not been built, and all the siding had been placed. However, the pictures taken after the stop work order show a roof and complete siding on the structure.

Chairperson Craig opened the public hearing. He asked if there was anyone wishing to speak in support of this request.

One person spoke in support: Sharon Fultz, 1536 Rocky Creek Circle.

Chairperson Craig asked if there was anyone wishing to speak in opposition to this request.

No one spoke in opposition.

Chairperson Craig closed the public hearing.

Board Member Hibbs asked the applicant if their trash was picked up in the alley.

The applicant stated it was.

Board Member Hibbs asked the applicant the height of the structure.

The applicant indicated the structure was 8 ft along the alley and sloped up to 12 ft towards the house.

The Board deliberated.

Chairperson Craig made a motion to deny.

The motion was seconded by Vice-Chairperson Hibbs.

The vote was as follows:

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

Nays: None

Chairperson Craig declared the motion carried.

IV. Staff Reports.

1. Staff Introductions

Director of Planning LaShondra Stringfellow introduced staff to the Board.

2. Agenda Packets

Ms. Stringfellow informed the Board staff would like to make packets exclusively electronic. The Board agreed.

3. Pending Applications

Ms. Stringfellow informed the Board of current ZBA cases.

4. Upcoming Zoning Board of Adjustment Training: August 6, 2019

Ms. Stringfellow informed the Board of upcoming training. Ms. Stringfellow indicated that the training is tentatively scheduled for August 6th.

5. Zoning Board of Adjustment Ordinance Update

Ms. Stringfellow informed the Board of proposed amendments to the Zoning Ordinance regarding the Zoning Board of Adjustments.

6. Reapplication Deadline: Friday, May 10, 2019

Ms. Stringfellow reminded the Board of the reapplication deadline.

V. Adjourn.

The meeting adjourned at 1:58 p.m.


Michael Craig
Chairperson

Katherine Cenicola

Katie Cenicola
Planning Secretary
