

**MINUTES  
ZONING BOARD OF ADJUSTMENTS  
MEETING OF SEPTEMBER 1, 2020**

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*The Zoning Board of Adjustments of the City of Cedar Hill, Texas conducted a meeting by telephone conference on Tuesday, September 1, 2020 at 1:00 p.m.*

*Zoning Board of Adjustments Members Present: Chairperson, Michael Craig; Board Members: Rod Tyler, Charles Lee Jr., Jim Klipp, Alternate #1, Charles Johnson, Alternate #2*

*Absent: Vice-Chairperson, Douglass Hibbs and Board Member Emelda Martin*

*City Staff Members Present: Director of Planning, LaShondra Stringfellow; Building Official, Gail Lux; 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 March 3, 2020 regular meeting.**

A motion made by Board Member Klipp, Alternate #1 and seconded by Board Member Tyler to approve the minutes of the March 3, 2020 regular meeting. The vote was as follows:

Ayes: 5- Chairperson Craig, Board Members Tyler, Lee, Klipp, and Johnson

Nays: None

Chairperson Craig declared the motion carried.

**III. Approve the minutes of the July 7, 2020 regular meeting.**

A motion made by Board Member Klipp, Alternate #1 and seconded by Board Member Tyler to approve the minutes of the July 7, 2020 regular meeting. The vote was as follows:

Ayes: 5- Chairperson Craig, Board Members Tyler, Lee, Klipp, and Johnson

Nays: None

Chairperson Craig declared the motion carried.

**IV. Public Comment.**

There was one public comment submitted online.

**V. Public Hearings:**

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- 1. Case No. APPL-263-2020** - Conduct a public hearing and consider an application for a variance to the side yard requirement on property zoned "SF-E" (Single-Family Residential - Estate with minimum 1-acre lots) District, legally described as Lot 2202 of the Lake Ridge Section 18-B Addition, generally located on the south side of Pinehurst Lane and on the north side of Park Ridge Drive with the approximate address being 2614 Pinehurst Lane.  
*Applicant: Joseph Terrance, J. Terrance Construction, LLC*  
*Property Owner: Sonja Terrance*

Planning Director LaShondra Stringfellow briefed the Board on the request. She informed the Board that additional work had been done on the site without permits. Whether or not these items comply would impact this request. Staff needed additional time to determine compliance. She indicated that staff recommends holding the public hearing today and tabling the item and continuing the public hearing until the October 6<sup>th</sup> meeting.

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

The applicant, Reyes Gomez, 335 Hastings, addressed the Commission. No one from the public spoke in support.

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

No one spoke in opposition.

Board Member Klipp, Alternative #1 made a motion to table the item and continue the public hearing until the October 6, 2020 regular meeting.

The motion was seconded by Board Member Charles Johnson, Alternate #2.

The vote was as follows:

Ayes: 5- Chairperson Craig, Board Members Tyler, Lee, Klipp, and Johnson

Nays: None

Chairperson Craig declared the motion carried.

## **VI. Staff Reports**

Ms. Stringfellow informed the Board regarding upcoming meetings.

## **VII. Adjourn.**

The meeting adjourned at 1:12 p.m.

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A handwritten signature in black ink, appearing to read "Michael Graig", written over a horizontal line.

Michael Graig  
Chairperson

Katherine Cenicola

Katherine Cenicola  
Planning Secretary

