

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

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

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

Absent: Board Member Emelda Martin

** Board Member Rod Tyler was inaudible for a portion of the meeting.*

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Building Official, Gail Lux; and Planner, Katherine Linares; Planning Secretary, Debra Kalsnes

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 October 6, 2020 regular meeting.

A motion made by Board Member Klipp, Alternate #1, and seconded by Vice-Chairperson Hibbs to approve the minutes of the October 6, 2020 regular meeting. The vote was as follows:

Ayes: 5– Chairperson Craig, Vice-Chairperson Hibbs, Board Members Lee, Klipp*, and Johnson*

Nays: None

Chairperson Craig declared the motion carried.

Only five members vote on applications before the Board. In the absence of one regular member, the alternate #1 member will vote. In the absence of two regular members, alternate #1 member and alternate #2 member will vote.

III. Public Comment.

No one submitted comments online.

Shannon Hart was present and sworn in.

IV. Public Hearings:

1. **Case No. APPL-302-2020** – Conduct a public hearing and consider an application for a variance to the side yard requirement on property zoned "SF-22" (Single-Family Residential – minimum 22,000-square-foot lots) District, legally described as Lot 32, Block 1 of the Sleepy Hollow Section 2, Phase 1 Addition, generally located on the west side of Sleepy Hollow Drive, south of Forest Hill Court with the approximate address being 721 Sleepy Hollow Drive.

Applicants/Property Owners: Adam and Lauren Frisch

Adam Frisch was present and sworn in.

Planner Katherine Linares briefed the Board on the request. She indicated that staff recommends denial.

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

Board Member Lee asked a question to staff if in the immediate area, have there been any other variances for accessory buildings granted or built without a permit. Gail Lux indicated there have not been and pointed out the difference between an accessory building and an accessory dwelling unit.

Chairperson Craig asked the applicant to address the Board. Adam Frisch addressed the Board.

Adam Frisch, applicant - 721 Sleepy Hollow Drive, Cedar Hill, TX 75104.

Chairperson Craig asked if any Board Members had any questions for the applicant.

Board Member Lee asked the applicant about prior construction on the property.

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

No one spoke in support.

Shannon Hart spoke in opposition.

Shannon Hart – 725 Sleepy Hollow Drive, Cedar Hill, TX 75104.

Chairperson Craig closed the public hearing.

Board Member Klipp, Alternate #1, made a motion to agree with the staff recommendation to deny the request.

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

The vote was as follows:

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

Nays: None

Only five members vote on applications before the Board. In the absence of one regular member, the alternate #1 member will vote. In the absence of two regular members, alternate #1 member and alternate #2 member will vote.

Chairperson Craig declared the motion carried.

V. Staff Reports

Planning Director LaShondra Stringfellow informed the Board regarding upcoming meetings.

VI. Adjourn.

The meeting adjourned at 1:49 p.m.



Debra Kalsnes
Planning Executive Secretary


Michael Craig
Chairperson