



February 12, 2021

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The City of Cedar Hill has received the application noted below (on file in the Planning Department). A public hearing will be conducted on the date and time stated in this notice.

Case No. APPL-330-2021 – An application for a variance to the side yard requirement on property zoned Planned Development District No. 99-452, legally described as Lot 1148 of the Lake Ridge Section 15, Phase 2 Addition, generally located south of Mansfield Road, east of Lakeview Drive with the approximate address being 235 Royal Vista Drive.

Applicant/Property Owner: Confidential pursuant to Sec. 552.117 of the Texas Government Code

The applicant requests a variance to encroach into the minimum required 10-foot side yard by up to 5 feet along the northern and southern property lines.

ZONING BOARD OF ADJUSTMENTS (ZBA)	
DATE:	Tuesday, March 2, 2021
TIME:	1:00 P.M.
LOCATION:	<p>Link to join the webinar: zoom.us/join Meeting ID#: 815 0072 9301 Password: 994086 OR Dial In: 1-877-853-5247 Meeting ID#: 815 0072 9301 Password: 994086</p> <p>When the chair opens the public hearing, those wishing to speak on the item will be asked to click "raise hand" in the webinar or press *9 on their phone to be recognized to speak.</p>

In accordance with an Order of the Office of the Governor issued on March 16, 2020, the Zoning Board of Adjustments for the City of Cedar Hill, Texas will conduct the public hearing by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") in an effort to slow the spread of the Coronavirus (COVID-19) pandemic. This is an open meeting conducted by telephone conference. *There will be no public access to a physical location.*

You are receiving this notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, the Zoning Board of Adjustments is seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearing, written comments may also be submitted. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the Planning Department prior to the close of the Public Hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the Planning Department at 972-291-5100, ext. 1076 or via e-mail at katherine.linares@cedarhilltx.com.