



CODE ENFORCEMENT

285 Uptown Blvd.
Cedar Hill, TX 75104
O. 972.291.5100 Ext. 1090
F. 972.291.7250

NOTICE OF MEETING
Board of Adjustments
Tuesday, October 2, 2018
TURK CANNADY COUNCIL ROOM
1ST FLOOR
285 UPTOWN BLVD., BUILDING 100
1:00 P.M.

MISSION STATEMENT: *The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.*

VISION STATEMENT: *We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.*

- I. Call meeting to order.
- II. Approve meeting minutes for Tuesday, August 7, 2018.
- III. Review and consider a request by Stand Tidwell with Western Cabinets Inc. for a variance to Section 3.18.3.B of the Zoning Ordinance, which requires a minimum side yard (corner) of 25 feet on property zoned "I" (Industrial) District, legally described as Uzell Baggett Abst 138, Pg 070, Tr 29, Acs 4.17 more commonly known as 1001 Cedarview Drive.
- IV. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 26th day of September 2018.

Jeanette Cosme

Jeanette Cosme

Permit Tech/Executive Assistant

Mayor, Rob Franke • Mayor Pro Tem, Stephen Mason • Jami McCain • Daniel C. Haydin, Jr.
Wallace Swayze • Chad A. McCurdy • Clifford R. Shaw • City Manager, Greg Porter



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This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign interpretative services or special accommodations, please call 972-291-5100 Ext. 1081 or (TDD) 1-800- RELAY TX (1-800-735-2989), at least 48 hours in advance of the meeting.

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY"

"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE"

PREMIER STATEMENTS

Cedar Hill is Safe

Cedar Hill is Clean

Cedar Hill has Vibrant Parks and Natural Beauty Cedar Hill has Excellent, Safe and Efficient Mobility Cedar Hill has a Strong and Diverse Economy Cedar Hill has Texas Schools of Choice

**Minutes
Board of Adjustments and Appeals
Meeting of Tuesday, August 7, 2018**

The Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, August 7, 2018 at 1:00 p.m. in the T.W. "Turk" Cannady-Cedar Hill Room on the 1st floor of the Government Center, City of Cedar Hill, Texas.

Present: Ray Stroh, Douglass Hibbs, Michael Craig, Rod Tyler and Emelda Martin
Staff Present: Jeanette Cosme, Permit Tech, Stacey Graves, Neighborhood & Code Services Director and Gail Lux, Building Official.

I. Call the meeting to order.

Chairman Craig calls meeting to order at 1:00pm. He explained to the audience that the board must have four votes in favor for the variance to be approved.

II. Approve meeting minutes of meeting for Tuesday, June 5, 2018.

Doug Hibbs made a motion to approve the minutes from June 5, 2018 and Ray Stroh seconded the motion.

The motion was approved unanimously.

III. Review and consider a request by Justin Schaefer with Centralized Production LLC to authorize the expansion (parking lot) and continuation (light assembly) of a nonconforming use on property zoned "OT-Corr" (Old Town Corridor) District, legally described as Joseph Munden Abst 881, Pg 350, Tr 4.1, Acs 0.422 and Joseph Munden Abst 881, Pg 350, Tr.4.3, Acs 0.23 more commonly known as 500 and 504 Tidwell.

Justin Schaefer is present for the meeting. Mr. Schaefer lives at 2116 Tarr Rd in Cedar Hill. He explains that he requests to use 500 Tidwell as light assembly and at 504 Tidwell he would like to add parking. It is currently vacant, and he has a pending contract on it which they will execute once they know if this request is approved.

Louis Castillo is present at the meeting and is speaking in favor of approving this request. He knows Mr. Schaefer and feels that it will be good to bring his business here. Mr. Schaefer recently moved to Cedar Hill with his family and

is looking forward to having his business here. Louis feels that the City of Cedar Hill would benefit if this request is approved.

Board member Rod Tyler asks how long Mr. Schaefer has been negotiating this contract. Mr. Schaefer said that he has been in negotiations for 3 months. He has been working with the listing realtor and looking at a zoning map showing that his business is allowed in that area. He later realized that they were looking at an outdated zoning map. Rod asks what type of business he is planning on running out of this building. Mr. Schaefer explains that it will be light manufacturing and that small delivery trucks like Fed Ex and UPS are the ones that make deliveries there. Occasionally it will be a larger truck delivering but those are very few times throughout the year. Mr. Schaefer also explains that the parking lot is for employees because their customers do not come to the locations. The products are shipped out.

Chairman Michael Craig asks the Board members if they have any other questions for Mr. Schaefer and nobody has any.

Chairman Craig made a motion to approve the request.

The motion was seconded by Martin.

The vote was as follows:

Ayes: Chairman Craig, Board members Martin, Hibbs and Stroh.

Nays: Board member Tyler.

Chairman Craig declared the motion carried.

IV. Adjourn

Mr. Hibbs motions to adjourn the meeting. Mr. Stroh seconds the motion. Meeting Adjourned.

Jeanette Cosme/Permit Tech-Executive Assistant

RECEIVED

12380 2013

CITY OF CEDAR HILL,
CODE ENF & BLDNG INSP



BOARD OF ADJUSTMENT
APPLICATION FORM

Owner WESTERN CABINETS, INC.

Address 1001 CEDARVIEW DRIVE

Cedar Hill TX

Phone Number 972-816-9300

Address of property requesting variance:

1001 CEDARVIEW DRIVE

Legal Description of Property:

Lot _____, Block _____, of _____ Subdivision

AND/OR

Tract 29, Block UZELL BAGGETT Survey

NO. 138, PG. 70

Explain Variance Desired WESTERN HAS AN EXISTING MILLWORK OPERATION & PLANT AT THIS LOCATION AND NEED TO EXPAND THE PLANT. THE EXISTING STRUCTURE CURRENTLY HAS NO SETBACK FROM POTTER STREET. WE REQUEST THE SETBACK REQUIREMENT BE WAIVED FOR THE EXPANSION

Zoning Ordinance No. 3.17, Section 3.17.3.8(1), Requirement NO SIDE YARD.

BUILDING FRONTS CEDARVIEW, THEREFORE MAKING POTTER ST. A SIDEYARD AND NOT REQUIRING ANY SETBACK. THIS IS OUR INTERPRETATION.

Give reason for hardship and justify need for variance THE EXISTING PLANT NEEDS TO BE EXPANDED APPROXIMATELY 100 - 120 FEET TO THE NORTH BECAUSE OF BUSINESS GROWTH. THE EXISTING BUILDING, PURCHASED BY THE CURRENT OWNER, WAS BUILT WITH NO SETBACK. OUR DESIRE IS TO EXPAND w/o SETBACK.

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and JEFF ELSEMAN is authorized to file this application on my behalf.

X Jeff Elseman
Applicant

X Stanley R. Tidwell
Owner

Existing Zoning: Industrial

Filing Date: 8/21/10

Submit Application with Plot Plan, supporting documents & Filing Fee)

Residential Fee: \$125.00

Non-residential Fee: \$250.00

APPL 105-2018



Commercial Account #65013807010290000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#) [Building Footprint](#) [History](#)

Location (Current 2019)

Address: 1001 CEDARVIEW DR

Market Area: 0

Mapco: 81B-J (DALLAS)

DCAD Property Map

[View Photo](#)

2018 Appraisal Notice

Electronic Documents (ENS)


[Print Homestead Exemption Form](#)

Owner (Current 2019)

TIDWELL STANLEY FAMILY LP
 WESTERN CABINET INC
 PO BOX 967
 MIDLOTHIAN, TEXAS 760650967

Multi-Owner (Current 2019)

Owner Name	Ownership %
TIDWELL STANLEY FAMILY LP	100%

Legal Desc (Current 2019)

1: UZELL BAGGETT ABST 138 PG 070

2: TR 29 ACS 4.17

3:

4: VOL96253/8516 DD030294 CO-DALLAS

5: 0138070102900 21601380701

Deed Transfer Date: 12/31/1996

Value

2018 Certified Values	
Improvement:	\$1,563,150
Land:	+ \$90,610
Market Value:	= \$1,653,760
Tax Agent: RYAN LLC DA	
Revaluation Year:	2018
Previous Revaluation Year:	2016

Improvements (Current 2019)

#	Desc: LIGHT INDUSTRIAL	Total Area: 64,650 sqft	Year Built: 1967
1	Construction	Depreciation	Appraisal Method
	Construction: S-PRE-ENGINEERED STEEL BLDGS	Physical: 50%	INCOME
	Foundation (Area): PIERS (64,650 sqft)	Functional: + 0%	
	Net Lease Area : 87,040 sqft	External: + 0%	
	# Stories: 1	Total: = 50%	
	# Units: 0	Quality: AVERAGE	
	Basement (Area): NONE	Condition: AVERAGE	

RECEIPT (REC-002285-2018)
FOR CEDAR HILL

BILLING CONTACT

Tidwell Stanley Family LP
Western Cabinet Inc
P O Box 967
Cedar Hill, Tx 75104



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
APPL-000105-2018	Filing Fee (Non-Residential)	Fee Payment	Check #53546	\$250.00
SUB TOTAL				\$250.00
TOTAL				\$250.00





