

**MINUTES  
ZONING BOARD OF ADJUSTMENTS  
MEETING OF OCTOBER 1, 2024**

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*The Zoning Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, October 1, 2024, 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: Charles Lee Jr., Ronda Tyler, Jim Klipp, Alternate #1, Charles Johnson, Alternate #2*

*Absent: Board Member Rod Tyler*

*City Staff Members Present: Assistant Planning Director, Maria Pena; Building Official, Gail Lux; Senior Planner, Josue De La Vega; Planning Executive Assistant, Debra Kalsnes*

**1. 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.

**2. Approve the minutes of the July 16, 2024, regular meeting.**

A motion was made by Board Member Klipp and seconded by Vice-Chairperson Hibbs to approve the minutes of the July 16, 2024, regular meeting. The vote was as follows:

Ayes:	5 – Chairperson Craig , Vice-Chairperson Hibbs, and Board Members, Tyler, Klipp, and Johnson
Nays:	None
Abstain:	None

Chairperson Craig declared the motion carried.

**3. Swearing in of all persons presenting to the Board.**

Chairperson Craig swore in all citizens wishing to speak.

**4. Citizens Forum/Public Comments.**

No one spoke. There were no written comments submitted online.

At 1:03 pm, Board Member Lee came in and Board Member Johnson, stepped down.

**5. Public Hearing Items:**

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- a. Case No. APPL-673-2024** – An application for a special exception to the minimum lot area and minimum lot width requirements on property zoned “RR” (Rural Residential – minimum 2-acre lots with a minimum 200-foot lot width), legally described as Tract 9.8 of the George J. Newby Survey, Abstract No. 1085, generally located on the south side of East Little Creek Rd, approximately 400 feet east of Wood Lane with the approximate address being 630 East Little Creek Road.  
*Applicant: Dale Brady*  
*Property Owner: Brady Dale P & Cynthia D*

Senior Planner De La Vega briefed the Board on the request. He indicated that an affirmative vote of four members of the ZBA was required to approve this request.

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

Staff responded to the Board's question and stated that Rural Residential lots was 2 acres versus Single Family Estate lots being 1 acre.

Building Official Lux responded to the Board's question and stated that the right-of-way along Little Creek had already been obtained.

Chairperson Craig asked the applicant to address the Board. Dale Brady at 630 E Little Creek Rd, Cedar Hill, TX, came forward, made a brief statement, and stated he was available to answer questions.

The applicant responded to a question from the Board and stated that he had reviewed the requirements for a detached garage.

Chairperson Craig opened the public hearing.

Chairperson Craig asked if there was anyone wishing to speak in support or opposition of this request. No one came forward.

Chairperson Craig closed the public hearing.

The Board deliberated.

Vice-Chairperson Hibbs made a motion to approve subject to the conditions listed in the staff report.

The motion was seconded by Board Member Klipp.

The vote was as follows:

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

Nays: None

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Chairperson Craig declared the motion carried.

**6. Staff Reports**

Assistant Planning Director stated that there may be a meeting in December of 2024.

**7. Adjourn.**

A motion was made to adjourn by Board Member Klipp and it was seconded by Vice-Chairperson Hibbs.

The meeting adjourned at 1:14 p.m.

  
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Michael Craig  
Chairperson  
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Debra Kalsnes  
Planning Executive Assistant

