

September 16, 2022

**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, time and location stated in this notice.

**Case No. APPL-487-2022** – An application for a variance to the minimum lot depth requirement on property zoned Old Town Residential Sub-District, legally described as Tracts 15 and 16 of the Joseph Munden Survey, Abstract No. 881, generally located on the east side of South Main Street, south of Texas Street, north of Cooper Street, with the approximate address being 317 and 319 South Main Street.

*Applicants/Property Owners: Robe Franke and Scott James, R&S Properties Partnership, LLC*

The applicant proposes to subdivide the existing 2 parcels into 3 lots. The proposed lots would not meet the minimum 100-foot lot depth requirement. Therefore, the applicant requests a variance. Attached is an exhibit showing the proposed subdivision of the parcels with locations of the existing buildings.

<b>ZONING BOARD OF ADJUSTMENTS (ZBA)</b>	
<b>DATE:</b>	Tuesday, October 4, 2022
<b>TIME:</b>	1:00 P.M.
<b>LOCATION:</b>	T.W. "Turk" Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104

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](mailto:katherine.linares@cedarhilltx.com).