

May 14, 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, time and location stated in this notice.

Case No. APPL-349-2021 – An application for a special exception to exceed the maximum allowed floor for accessory buildings and a variance to encroach into the rear yard requirement on property zoned “RR” (Rural Residential District) on property legally described as Tract 9.10 of the George Newby Survey, Abstract No. 1085, generally located on the south side of East Little Creek Road, west of South Joe Wilson Road, with the approximate address being 616 East Little Creek Road. *Applicant/Property Owner: Arnulfo Sepulveda, A S Development and Construction, Inc.*

The applicant had begun the construction of an outdoor kitchen area, outdoor shed and pergola without a building permit. Applicant requests a special exception to exceed the maximum allowed floor area of accessory buildings for the outdoor kitchen area. Additionally, the applicant requests a variance to encroach into the minimum required 50-foot rear yard by up to 20 feet on the southern side of the subject property. Attached is a site plan showing the location of the outdoor kitchen area and detached garage.

ZONING BOARD OF ADJUSTMENTS (ZBA)	
DATE:	Tuesday, June 1, 2021
TIME:	1:00 P.M.
LOCATION:	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



Planning Department

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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.