

SUPPLEMENTAL NOTICE OF MEETING BY TELEPHONE CONFERENCE

In accordance with an Order of the Office of the Governor issued on March 16, 2020, the City Council for the City of Cedar Hill, Texas will conduct a City Council Meeting by video conference at 6:30pm on Monday, August 17, 2020, 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 video conference. There will be no public access to a physical location.*

To submit public comments, visit cedarhilltx.com/publiccomment. All public comments submitted by 4pm on Monday, August 17, 2020 will be entered into record.

Options for public access to the meeting:

Via webinar: zoom.us/join
Meeting ID# 882 5843 1027
Password: 184994

OR

Via Phone: Dial 1-346-248-7799 or toll-free 1-877-853-5247
Meeting ID: 882 5843 1027
Password: 184994

A recording of this meeting will be made available to the public in accordance with the Open Meetings Act upon written request.

This written notice, the meeting agenda and the agenda packet are posted online at www.cedarhilltx.com

NOTICE OF MEETING
Building Appeals & Advisory Board
Monday, August 17, 2020
6:30 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. **Public Comments:** All comments received by 4pm on Monday, August 17, 2020 will be distributed to the City Council and entered into record.
- III. Approve the meeting minutes from the July 20, 2020.
- IV. Review and consider the request by Lily Lopez and Bassam Odeh for a variance to the Cedar Hill Code of Ordinance; Article XIV; Section 4-03 (5) & (6) to allow a 8' privacy fence to be located closer than twenty feet to a public street and allow the decorative fence openings to be less than fifty percent of the area.
- V. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 12th day of August 2020.



Jeanette Cosme
Permit Tech/Executive Assistant

PREMIER STATEMENTS
CEDAR HILL HAS DISTINCTIVE CHARACTER
CEDAR HILL IS SAFE



Building Inspection
285 Uptown Blvd., Bldg. 100
Cedar Hill, TX 75104
O. 972-291-5100 Ext. 1090
F. 972-291-7250

CEDAR HILL IS CLEAN

CEDAR HILL HAS VIBRANT PARKS, TRAILS AND NATURAL BEAUTY

CEDAR HILL HAS AN ENGAGED COMMUNITY

CEDAR HILL HAS EXCELLENT, SAFE & EFFICIENT INFRASTRUCTURE

CEDAR HILL HAS A STRONG AND DIVERSE ECONOMY

CEDAR HILL HAS TEXAS SCHOOLS OF CHOICE

**Building Appeals & Advisory Board
Meeting Minutes
Monday, July 20, 2020
Zoom Meeting**

Members Present

Joe Pitt
Mark Dale
Deborah Fulwiler
Jeanetta Dagley
Doug Walden
Mike Bechdol
David McDaniel

Staff Present

Gail Lux

Absent

Jack Frost

I. Call meeting to order

Mr. Joe Pitt called the meeting to order at 6:34 pm with a quorum present.

II. Citizen Forum

Mr. Joe Pitt opened the meeting for citizen comments. No citizens came forward or submitted comments to the City of Cedar Hill prior to the meeting. Mr. Joe Pitt closed the citizen forum.

III. Approve the meeting minutes from the June 22, 2020

Mrs. Deborah Fulwiler made a motion to accept the minutes from June 22, 2020 meetings. Mr. Mike Bechdol seconded the motion. The motion was approved six with one abstention.

IV. Review and consider the property located at Creeks of Windmill Hill; Block A; Lot 13 more commonly known as 1411 Oxbow Drive a public nuisance and direct staff to abate the nuisance.

Mr. Gail Lux gave a brief summary of the situation for this project and explained that the City of Cedar Hill Code Enforcement Department has received several complaints and have issued several notices to the owner to remove the trash and debris and fence panels from the side of the residence. Code Enforcement has also requested that the fence be repaired or removed.

Mrs. Deborah Fulwiler made a motion to declare the property at 1411 Oxbow a public nuisance and give the owner seven (7) days to abate the

nuisance or direct staff to have the nuisance abated. The motion was seconded by Mr. Doug Walden. The motion was approved unanimously.

V. Adjourn

Mr. Mike Bechdol made a motion to adjourn. Mrs. Deborah Fulwiler seconded the motion. The motion was approved unanimously.


Building Official



BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: Single Family Estate 1-ac
Filing Date: 7/20/20

Owner Bassam Odeh Applicant Lily Lopez

Address 1414 N. Cedar Hill Rd Cedar Hill, TX Address 3618 Tivoli Dr

Phone Number 214-232-4044 Phone Number 214-418-9625

Email BassamOdeh@AOL.co Email LilyL@Odehgroup.net

Address of Property Requesting Variance 1414 N. Cedar Hill Rd

Lot 14 Block _____ Subdivision Ten Mile Creek Estates
Tract _____ Acres 5.95 Abstract _____ Survey _____

Building Description: Size 4,825 + 1,350 Occupancy Type Residence

Occupancy Load _____ Type of Construction Remodel

Use Single Family Residence

Explain Variance Desired: Ensuring safety and security, maintaining privacy, conserving property value

Code: Code of Ordinance: Article XIV Section: Section 4-302 (5), (6)

Requirements: No residential fence shall be closer than twenty (20) feet to a public street.

Decorative fences with opening not less than fifty (50) percent of the fence area and int exceeding three (3) feet in height are permitted in front yard.

I am the owner of the herein described property and Lily Lopez is
(Applicant)
authorized to file this application on my behalf.

Lily Lopez
Applicant

Bassam Odeh
Owner

Variance Fee: \$150.00

Attach Justification Material

Sec. 4-302. - Fences in residential areas.

- (1) Any person wishing to construct a new fence shall make written application for a permit on forms provided by the city. The permit application shall be accompanied by a site plan showing the location of the fences on the property.
- (2) Any person replacing more than fifty (50) percent of a fence shall make written application for a permit on forms provided by the city. The permit application shall be accompanied by a site plan showing the location of the fences on the property.
- (3) The permit fee for a fence shall be twenty-five dollars (\$25.00).
- (4) Any fence or wall located to the rear of the minimum required front yard line shall not exceed eight (8) feet in height.
- (5) Except as provided by subsection (5) below, no fence or wall shall be permitted in front of any single-family or townhouse structure except platted lots within the rural residential or single-family estate district or lots greater than one (1) acre in area where the fence may be constructed to the front property line. No fence shall be erected in any front yard or side yard which is adjacent to a public street. No residential fence shall be closer than twenty (20) feet to a public street except in cases where the side or rear building line of the yards on continuous corner lots adjoin the fence may be constructed out to the property line of said side yard.
- (6) Decorative fences with openings not less than fifty (50) percent of the fence area and not exceeding three (3) feet in height are permitted in front yards. Chain link, woven wire mesh or similar materials are not considered decorative fencing.
- (7) No barbed wire or high voltage electrical fencing shall be allowed except as used for farm or ranching purposes on undeveloped land over three (3) acres in size.
- (8) Gates designed for vehicular access shall be set back from the property or right-of-way line a minimum of twenty (20) feet, and shall have gates designed to swing inward and away from the property or right-of-way line. If gates are to be of the sliding type, they shall operate (i.e., slide) fully within the property into which the gates give access, and they shall not encroach (i.e., project or slide over) any neighboring property line or street/alley right-of-way line.
- (9) Fences around swimming pools shall comply with Appendix G of the current adopted International Residential Code.
- (10) See Section 23-5.4.10 of the City of Cedar Hill Zoning Code for sight visibility requirements.
- (11) Special purpose fencing, such as fencing around tennis courts, is permitted.
- (12) Appeals and exception to the fence regulations. Appeals and exceptions to these regulations shall be heard by five (5) or more members of the building appeals and advisory board. The building official shall be ex officio member and shall act as staff to the board. The board shall have the authority to adopt reasonable rules and regulations for the enforcement of the fence regulations. The board may consider appeals from a decision of the building official on a fence permit, and may grant exceptions on the basis that the application of such regulations and/or standards will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship.
 - a. *Required information.* The applicant shall first file a written application for exception form furnished by the building inspections department. Every such application shall contain the following information:
 1. Name, address, and telephone number of the applicant.
 2. Name, address and telephone number of the owner of the property on which fence will be located.
 3. A site plan showing the fences location on the property.
 4. Pay application fee of one hundred fifty dollars (\$150.00).

- b. *Quorum.* All cases brought before the board, under this section, must be heard by no less than five (5) members. A majority vote of the members is required to grant a variance of this section or to overrule any decision or interpretation made under this section by the building official.
- c. *Board decisions.* The decisions of the board shall be final.

(Ord. No. 2011-457, § 1, 9-13-11)

