

**Building Appeals & Advisory Board
Meeting Minutes
Monday, April 15, 2019
Planning/Code Conference Room 2nd - Floor Government Center**

Members Present

Joe Pitt
Mike Bechdol
David McDaniel
Jack Frost
Mark Dale
Deborah Fulwiler

Staff Present

Gail Lux
Absent
Jeanetta Dagley
Tom Tahnaey

I. Call meeting to order.

Chairman Joe Pitt called the meeting to order at 7:02 pm declaring it an open meeting and that all notices had been properly posted and verified.

II. Approve the meeting minutes for March 18, 2019.

Mr. David McDaniel made a motion to approve the minutes from March 18th. The motion was seconded by Mr. Mike Bechdol. The motion was approved unanimously.

III. Review and consider the request for approval to the Cedar Hill Code of Ordinance Section 4-244, 2(a); All multi-tenant signs must be approved by the Sign Board; Located at JOSEPH COOMBS ABST 292 PG 290 TR 5 ACS 2.00, more commonly known as 1121 N. Joe Wilson Rd.

Mr. Gail Lux explained that the ordinance requires that all multi-tenant signs be reviewed by the Sign Board. He explained that the sign was in compliance with all regulations in regard to height and allowable square footage. The existing pole sign and monument sign will be removed from the site.

Mr. David McDaniel made a motion to approve the request to the Cedar Hill Code of Ordinance Section 4-244, 2(a) for a multi-tenant sign to be located at Joseph Coombs ABST 292 PG 290 TR 5 ACS

2.00, more commonly known as 1121 N. Joe Wilson Rd. The motion was seconded by Mr. Mike Bechdol. The motion was approved unanimously.

IV. Review and consider the request by Tayde Carranza and Norma Garcia for a variance to the City of Cedar Hill Code of Ordinance Division 7 On-Site Sewer Disposal; Section 18-73(1) On site sewerage for new structures shall only be allowed on lots which are a minimum of one (1) acre at JAMES HUGHES ABST 539 PG 400; TR 24 ACS 1.00; more commonly known as 1776 W. Belt Line Rd.

Mr. Don Merchant and Cody Scoda spoke in favor of the request for an On-Site Sewer facility on less than one acre. They explained that there was at one time a residence located on this lot. They had submitted a OSSF design that meets the requirements of the City of Cedar Hill and the TCEQ.

Mr. Gail Lux explained that the property will be just under one acre because of the requirement of platting a property prior to issuing a building permit and the OSSF has been reviewed and approved by our Environmental Department.

Mr. Mike Bechdol made a motion to approve the request for a variance to the City of Cedar Hill Code of Ordinance Division 7 On-Site Sewer Disposal; Section 18-73(1) On site sewerage for new structures shall only be allowed on lots which are a minimum of one (1) acre located at James Hughes ABST 539 PG 400; TR 24 ACS 1.00; more commonly known as 1776 W. Belt Line Rd. The motion was seconded by Mr. Jack Frost. The motion was approved unanimously.

V. Review the proposed amendments to the 2018 International Plumbing Code for adoption to the City Code of Ordinance.

This item was removed from the agenda by Mr. Gail Lux.

VI. Adjourn.

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

Gail Lux

Gail Lux
Building Official