



Code Enforcement

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X 1090
F. 972.291.7250

NOTICE OF MEETING
Building Appeals & Advisory Board
Monday, December 17, 2018
ADMINISTRATIVE CONFERENCE ROOM-
4ST FLOOR
285 UPTOWN BLVD., BUILDING 100
7:00 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.** Approve the meeting minutes for November 12, 2018
- III.** Review and consider the request by Signs & Banners, Inc. for an exception to the City of Cedar Hill Code of Ordinance Article XII, Division 1, Sec.4-244(2)b1,3,6 Attached sign maximum area of 100 square feet per façade, Maximum area of all signs exceeding twice the allowable area per façade, Maximum number of signs per façade of one. Located at Lyon Block A, Lot 4 ACS 0.43 more commonly known as 525 E Belt Line Rd.
- IV.** Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 12TH day of December, 2018.

Jeanette Cosme
Jeanette Cosme

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHAD A. MCCURDY • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG PORTER



Code Enforcement

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X 1090
F. 972.291.7250

Permit Tech/Executive Assistant

This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign interpretative services or special accommodations, please call 972-291-5100 Ext. 1081 or (TDD) 1-800-RELAY TX (1-800-735-2989), at least 48 hours in advance of the meeting.

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY"

"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE"

PREMIER STATEMENTS

Cedar Hill is Safe

Cedar Hill is Clean

Cedar Hill has Vibrant Parks and Natural Beauty

Cedar Hill has Excellent, Safe and Efficient Mobility

Cedar Hill has a Strong and Diverse Economy

Cedar Hill has Texas Schools of Choice

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHAD A. MCCURDY • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG PORTER

**Building Appeals & Advisory Board
Meeting Minutes
Monday, November 12, 2018
Administrative Conference Room, 4th Floor Government Center**

Members Present

Jack Frost
Mike Bechdol
David McDaniel
Tom Tahaney
Mark Dale
Jeanetta Dagley
Joe Pitt
Deborah Fulwiler

Staff Present

Gail Lux

I. Call meeting to order.

Chairman Joe Pitt called the meeting to order at 7:00 pm declaring it an open meeting and that all notices had been properly posted and verified.

II. Approve the meeting minutes for October 15, 2018 meeting.

Mr. Jack Frost made a motion to accept the minutes as written for the October 15, 2018 meeting. The motion was seconded by Mr. Tom Tahaney. The motion was approved unanimously.

III. Review and consider the request by Signs Manufacturing & Maintenance Corp. for an exception to the City of Cedar Hill Code of Ordinance Article XII, Division 1, Sec.4-244(2)(a) Attachment A (A) Maximum Height 8', Maximum Size 64 square feet. E D BALCOMS; BLK 1 S 164' LOT 9; COOPER, HARDY & US HWY 67 more commonly known as 303 Cooper St.

Elizabeth Cardenas from Signs Manufacturing spoke in favor of the exception. The property was purchased for its visibility to HWY 67 and the highway sign that would be visible from the highway. The city only allowed a six-month window for this sign to be used from the time the other business stopped using it however it took longer for the closing of this property and the owners were not aware of

this restriction. We are asking for an exception to this rule. We would like to use the existing pole with our sign which is not in compliance with the current regulation of the overlay district which limits the signs to ground monument sign not greater than 8' in height.

Mr. David McDaniel asked when the purchase of this property was. Mr. Gail Lux stated that DCAD showed the property deed transfer was July 26, 2018.

Mrs. Deborah Fulwiler asked what the ordinance says about the length of time a sign can be used. Mr. Gail Lux stated that a sign can be refaced if the use of the property does not stop operation for more than six months. The Dairy Queen had been closed longer than six months before the sale of the property.

Mr. Gail Lux explained that the current sign pole is 61' and the maximum height of a sign in this area would only be allowed to be 30' in height. The current overlay district only allows for a maximum 8' monument sign.

Mrs. Deborah Fulwiler explained that the ordinance is there to bring all properties in compliance even when non-conforming.

Douglas from Signs Manufacturing said this would be a business killer if this sign was not allowed. The visibility of this property is one block off the serviced road. He stated that the overlay district is based on a reward system that if you are located north of Beltline a pole sign would be allowed and if you are south it is not allowed.

Mr. Mark Dale asked if they had investigated utilizing the signs on the Highway to advertise on the exit signs. Douglas explained he has never dealt with TXDOT in that regards.

Mr. Mark Dale made a motion to deny the request for the exception. Mr. David McDaniel seconded the motion. The motion was approved unanimously.

IV. Review and consider the request by Zachary and Rosana Pratt 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 Amos M James ABST 690 PG 645; TR1 ACS 0.55; more commonly known as 1432 N. Joe Wilson Rd.

Mrs. Rosana Pratt spoke in favor granting a variance for the requirement of one-acre parcel. We are wanting to build our home on the 0.55-acre lot.

Mr. Gail Lux explained that the State TCEQ allows for an on-site sewer facility on properties of 0.5-acre. Mr. Gregg Kidd the city sanitarian has reviewed the design and required a sub-surface drip system. Mr. Gail Lux explained how this type of system works and how it is monitored by the city.

Mr. Mike Bechdol made a motion to approve the exception to the ordinance. Mr. Davide McDaniel seconded the motion. The motion was approved unanimously.

V. Review and consider the property at JAMES HUGHES ABST 539 PG 401; TR 19 ACS 0.8232; more commonly known as 1880 W. Belt Line Rd., a public nuisance and direct staff to abate the nuisance.

Mr. Gail Lux explained the time line of the activity of the Code Enforcement Department that started back in January 2018 and the multiple attempts over the last ten months to bring this property into compliance. The owner has not complied with the requests.

Mrs. Deborah Fulwiler made a motion to give the owner 14 days to obtain a building permit or direct staff to abate the nuisance. Mr. Tom Tahaney seconded the motion. The motion was approved unanimously.

VI. Review and consider the property at HERITAGE PH 2; BLK 6 LT 18; more commonly known as 412 Round Rock., a public nuisance and direct staff to abate the nuisance.

Mr. Gail Lux explained the time line of the activity of the Code Enforcement Department that started in September 2018 and the multiple attempts over the last three months to bring this property into compliance. The owner has not complied with the requests.

Mr. Jack Frost made a motion to give the owner 14 days to bring the property into compliance or direct staff to abate the nuisance.

Mr. Mark Dale seconded the motion. The motion was approved unanimously.

VII. Review the progress of 2415 Amber Leaf.

Mr. Gail Lux gave an update on the status of the 2415 Amber Leaf. Mr. Ramsey has entered into a contract to sell the property. The expected closing date is to be October 29, 2018. The property did not close on this date but was extended for 30 day as the potential buyers complete their due diligence prior to the purchase.

VIII. Adjourn.

Mr. Mike Bechdol made a motion to adjourn. Mr. Tom Tahaney seconded the motion. The motion was approved unanimously.

Gail Lux

Gail Lux
Building Official



BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: LR
Filing Date: 12/10/2018

Owner Hisham Kaafarani

Applicant Signs & Banners, Inc.

Address 525 E. Belt Line Rd

Address 8992 Preston Rd. #110, Frisco TX 750

Phone Number 469-274-7748

Phone Number 214-478-2500

Email

Email margaret@singsandbannersinc.com

Address of Property Requesting Variance 525 E. Belt Line Rd, Cedar Hill, TX 75104

Lot Block Subdivision
Tract Acres Abstract Survey

Building Description: Size Occupancy Type Auto Repair

Occupancy Load Type of Construction

Use Auto service and repair

Explain Variance Desired: Multiple signs per facade that exceed the allowable square foot allowed per facade and total per building. The signs are to label working bays with different services provided.

Code: Chapter 4, Article XII Section: 4-244 (2)b1,3,6

Requirements: Attached sign located at a height up to thirty-six feet or less the sign area limited to two square feet of sign area for each lineal foot of building frontage not to exceed one hundred square feet. 3. Attached signs may be located on each facade; however, the effective area of all attached signs shall not exceed twice the allowable effective area specified in above paragraphs (a) and (b). 6. There shall be only one sign for each facade.
I am the owner of the herein described property and Signs & Banners Inc. is

(Applicant)

authorized to file this application on my behalf.

Applicant

Owner

Variance Fee: \$150.00

Attach Justification Material



BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: LR
Filing Date: 12/10/2018

Owner Hisham Kaafarani

Applicant Signs & Banners, Inc.

Address 525 E. Belt Line Rd

Address 8992 Preston Rd. #110, Frisco TX 75034

Phone Number 469-274-7748

Phone Number 214-478-2500

Email

Email margaret@singsandbannersinc.com

Address of Property Requesting Variance 525 E. Belt Line Rd, Cedar Hill, TX 75104

Lot Block Subdivision
Tract Acres Abstract Survey

Building Description: Size Occupancy Type Auto Repair

Occupancy Load Type of Construction

Use Auto service and repair

Explain Variance Desired: Multiple signs per facade that exceed the allowable square footage allowed per facade and total per building. The signs are to label working bays with different services provided.

Code: Chapter 4, Article XII Section: 4-244 (2)b1,3,6

Requirements: Attached sign located at a height up to thirty-six feet or less the sign area is limited to two square feet of sign area for each lineal foot of building frontage not to exceed one hundred square feet. 3. Attached signs may be located on each facade; however, the sum of the effective area of all attached signs shall not exceed twice the allowable effective area as specified in above paragraphs (a) and (b). 6. There shall be only one sign for each facade.
I am the owner of the herein described property and Signs & Banners Inc. is

(Applicant) authorized to file this application on my behalf.

Applicant

Owner

Variance Fee: \$150.00

Attach Justification Material



BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: _____
Filing Date: 12/07/18

Owner Hisham Kaafarani

Applicant Signs & Banners, Inc.

Address 525 E. Beltline, Cedar Hill

Address 8992 Preston Rd, #110, Frisco 75034

Phone Number 469.271.7748

Phone Number 214.478.7500

Email _____

Email marquise@signsandbannersinc.com

Address of Property Requesting Variance 525 E. Beltline

Lot _____ Block _____ Subdivision _____
Tract _____ Acres _____ Abstract _____ Survey _____

Building Description: Size _____ Occupancy Type Commercial

Occupancy Load _____ Type of Construction _____

Use car service/repair

Explain Variance Desired: Additional signage on storefront that will exceed ordinance limits

Code: Sign Section: Article XII Sec 4-244

Requirements: An attached sign located at a height up to thirty-six (36) feet or less, the sign area is limited to two (2) square feet of the sign face, for each linear foot of building frontage, not to exceed one hundred (100) square feet.

I am the owner of the herein described property and Signs & Banners, Inc. is authorized to file this application on my behalf.

Marquise Jones
Applicant

Owner

Variance Fee: \$150.00

Attach Justification Material



client: Castrol | Kwik Kar

address: 525 East Beltline Road
Cedar Hill, TX 75104

TSM: Todd Lange

rn number: 81147

category: Full Site Rendering



BLAIR COMPANIES

Architectural Services
Planning & Development
Building & Remodeling
Landscaping & Irrigation
Address: 5107 Kissell Avenue
Altoona PA 16601
Telephone: 814.949.8287
Fax: 814.949.8293
Web: blaircompanies.com

project information

client: **Castrol**

Address: 526 E. Beltline Rd.
Cedar Hill, TX 75104

store #: 636

mn number: 81147

date: 10/17/18

rendered: RSF

file name:

category: Full Site Rendering
revisions

sign code:

These drawings are not for
construction. The information
contained herein is intended to
express design intent only.

This original design is the sole
property of the Blair Companies, it
cannot be reproduced, copied or
exhibited in whole or part, without
first obtaining written consent
from the Blair Companies.



AERIAL SITE PLAN





These drawings are not for construction. The information contained herein is intended to express design intent only.

This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited in whole or part, without first obtaining written consent from the Blair Companies.



PROPOSED SIGNAGE

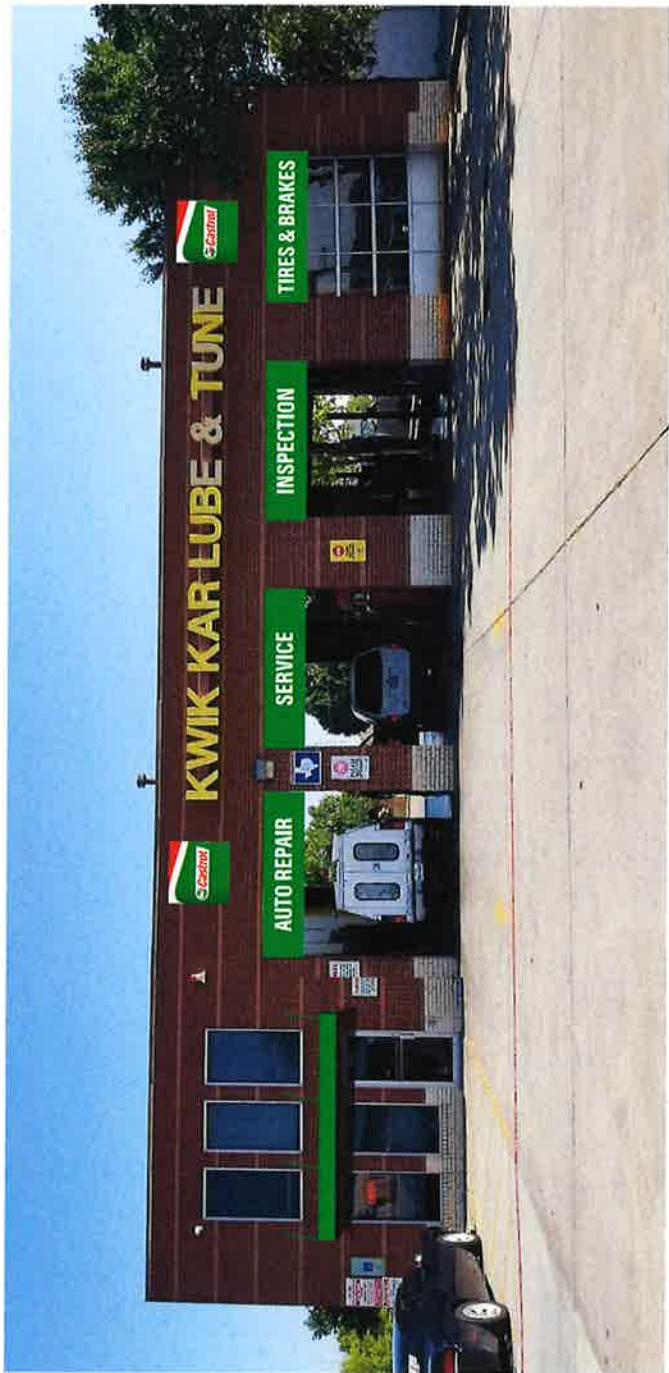


EXISTING CONDITIONS

SIGN 1
CONCEPTUAL LAYOUT



EXISTING CONDITIONS



PROPOSED SIGNAGE

SIGN 2-3-4-5-6-7 + CANOPY
CONCEPTUAL LAYOUT

BLAIR COMPANIES
ARCHITECTURAL, IMAGING
BRANDING, FIXTURES & LIGHTING

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: **Castrol**
address: 525 E. Bellline Rd.
Cedar Hill TX 75104
date: 10/17/18
rendered: RFS
file name:
category: Full Site Rendering
revisions: _____
store #: 636
m number: 81147

sign code: _____

These drawings are not for
construction. The information
contained herein is intended to
cannot be reproduced, copied or
exhibited in whole or part, without
first obtaining written consent
from the Blair Companies.

This original design is the sole
property of the Blair Companies; it
cannot be reproduced, copied or
exhibited in whole or part, without
first obtaining written consent
from the Blair Companies.



2014



BLAIR COMPANIES

ARCHITECTURAL

MASSING

DISPLAYS

FURNITURE

LIGHTING

address: 5107 Kissell Avenue

Alticoona PA 16601

telephone: 814.949.8287

fax: 814.949.8293

web: blaircompanies.com

project information

client:

address: 525 E Bellmire Rd,
Cedar Hill, TX 75114

store #: 636

rn number: 81147

date: 10/1/18

rendered: RSF

file name:

category: Full Site Rendering

revisions:

sign code:

These drawings are not for
construction. The information
contained herein is intended to
express design intent only.

This original design is the sole
property of the Blair Companies; it
cannot be reproduced, copied or
exhibited, in whole or part, without
first obtaining written consent
from the Blair Companies.



PROPOSED SIGNAGE



EXISTING CONDITIONS

SIGN 8
CONCEPTUAL LAYOUT



BLAIR COMPANIES
ARCHITECTURAL MANUFACTURING
BUILDINGS & FIXTURES + LIGHTING

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: **CS5104**
address: 525 E. Bellvue Rd.
Cedar Hill TX 75114

date: 10/17/18
m number: 83147
store #: 636

rendered: RSF
file name:
category: Full Site Rendering
revisions

sign code:

These drawings are not for
construction. The information
contained herein is intended to
express design intent only.

This original design is the sole
property of the Blair Companies; it
cannot be reproduced, copied or
exhibited in whole or part, without
first obtaining written consent
from the Blair Companies.



PROPOSED SIGNAGE



EXISTING CONDITIONS

SIGN 9-10-11-12
CONCEPTUAL LAYOUT

FACE REPLACEMENTS FOR EXISTING D/F PYLON

1

120 1/2"

.02



Front View

Scale 1/2" = 4"

NOTE: Pan faces

SPECIFICATIONS:

KEY DETAILS	DEALER NAME/PNAME	CASTROL LOGO PANEL
<ul style="list-style-type: none"> Phillipe 348 Green Phillipe 445 Red White 	<ul style="list-style-type: none"> Phillipe 348 Green vinyl type On white Ultron's lamination 	<ul style="list-style-type: none"> Castrol logo 3D on Phillipe 348 Green lamination Green lamination indicate a white highlight accent element



BLAIR COMPANIES

Architectural, Mechanical, Electrical, Plumbing, Fire Sprinkler, Fire Alarm, Life Safety

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: Castrol
address: 505 E Bellline Rd
Cedar Hill, TX 75114

date: 10/17/18
rendered: RSF
file name:
category: Full Site Rendering
revisions:

store #: 636
m number: 81147

sign code:

These drawings are not for construction. The information contained herein is intended to express design intent only.

This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.





BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGN FAIRINGS - LOGOING

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: Castrol
address: 525 E. Bellville Rd.
Cedar Hill TX 75104

store #: 636

rn number: 81147

date: 10/7/18

rendered: RSF

file name:

category: Full Site Rendering
revisions: 2

sign code:

These drawings are not for
construction. The information
contained herein is intended to
express design intent only.

This original design is the sole
property of the Blair Companies, it
cannot be reproduced, copied or
exhibited in whole or part, without
first obtaining written consent
from the Blair Companies.



S/F WALL CABINETS

2

3



Front View

Scale 1" = 1'-0"

NOTE: Pan faces

SPECIFICATIONS:	
Material: • Polycarbonate • Thickness: 1/8" (2.0mm) • Finish: Clear	<ul style="list-style-type: none"> • Material: Acrylic/PMMA • Material type: ED 911 Vinyl/PVC 243 2900 1001 • Sign face includes a built-in lighting source: Yes (top)





BLAIR COMPANIES
ARCHITECTURE • ENGINEERING
BUILDING • EXTERIOR • LIGHTING

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fac: 814.949.8293
web: blaircompanies.com

project information

client: Castrol
address: 325 E. Bellline Rd.
Cedar Hill, TX 75104
date: 10/17/18
store #: 636
m number: B1147
rendered: RSF
file name:
category: Full Site Rendering
revisions

sign code:

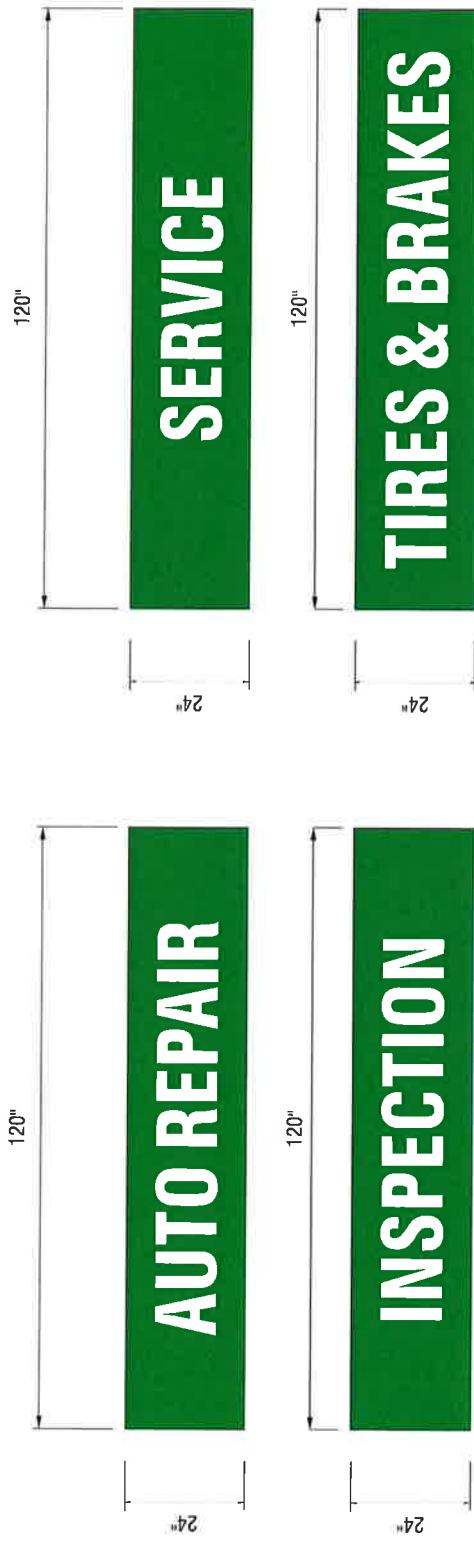
These drawings are not for
construction. The information
contained herein is intended to
cannot be reproduced, copied or
exhibited in whole or part, without
first obtaining written consent
from the Blair Companies.

This original design is the sole
property of the Blair Companies, it
cannot be reproduced, copied or
exhibited in whole or part, without
first obtaining written consent
from the Blair Companies.



NON-ILLUM. S/F WALL PANELS

4 5 6 7



Front View
Scale: 1/2" - 1'-0"

NOTE: Flat faces

SPECIFICATIONS:	
• EPOXY COATINGS • Painting: Satin Urethane • White	1. Painted Satin Urethane 2. White

CO-BRANDING PROGRAM



BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client:  **Castrol**
address: 525 E. Bellme Rd.
Cedar Hall, TX 75104

store #: 636

item number: 81147
date: 10/17/18
rendered: R5F

file name:
category: Full Site Rendering
revisions

sign code

These drawings are not for construction. The information contained herein is intended to express design intent only.

This original design is the sole property of the Blair Companies, It cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.



6

S/F WALL CABINET



Front View

Sc2|P-1" 1-0

SPECIFICATIONS

SPECIFICATIONS :	
KEY CONTROLS	GEARBOX, BRAKE/NEUTRAL
	4 forward, 1 reverse, 30 sec
	PERIODIC BRAKE TEST
	* 1000 hrs (100 hrs initial)
	RIGHT TURN ACCURACY TEST





BLAIR COMPANIES

Architectural, Structural, Mechanical
And Financial Services

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client:

address: 525 E Bellline Rd.
Cedar Hill, TX 75104

store #: 696

date: 10/17/18

rendered: RSF

file name:

category: Full Site Rendering

revisions

sign code:

These drawings are not for
construction. The information
contained herein is intended to
express design intent only.

This original design is the sole
property of the Blair Companies, it
cannot be reproduced, copied or
exhibited, in whole or part, without
first obtaining written consent
from the Blair Companies.



NON-ILLUM. S/F WALL PANELS



Front View
Scale 1/8" - 1'-0"

NOTE: Flat faces

SPECIFICATIONS:	
EX. DETAILS: • Polystyrene 3/8" foam • White	1. Paintable 3/4" Dibond • White face

