

**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. Davide 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 and 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 stared 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