

**NOTICE OF MEETING**  
**Building Appeals & Advisory Board**  
**Monday, September 9, 2019**  
**Administration Conference Room –4th FLOOR**  
**285 UPTOWN BLVD., BUILDING 100**  
**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. Approve the meeting minutes for August 19, 2019.
- III. Citizen forum
- IV. Review and consider the request by Brandon Chilcutt of Cowtown Graphics & Signs for an exception to City of Cedar Hill Code of Ordinance Section 4-244(2)(b)1&4, attached signs are limited to 100 square feet per façade; maximum single letter or logo is limited to 45 inches when located 21 – 48 feet above the ground with a limit of 36 inches for all other letters.
- V. Review and consider the request by Future Signs for an exception to City of Cedar Hill Code of Ordinance Section 4-244 (2)(a)(b)1,4,6, attached signs are limited to maximum of 100 square feet per façade; maximum area of all signs to 200 square feet, maximum height of detached sign 40 feet with maximum areas of 240 square feet. Located at 1107 N. J Elmer Weaver Hwy.
- VI. Review and consider declaring the property located at Heritage; Block 4; Lot 3, more commonly known as 468 Maplegrove Dr. a public nuisance and direct staff to have it abated.
- VII. Review proposed changes to the 2018 International Energy Conservation Code.
- VIII. Adjourn



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

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 14<sup>th</sup> day of August 2019.

**Jeanette Cosme**  
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*



**Building Appeals & Advisory Board  
Meeting Minutes  
Monday, August 19, 2019  
Administration Conference Room – 4th FLOOR  
285 UPTOWN BLVD., BUILDING 100**

**Members Present**

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

**Staff Present**

Gail Lux

**Absent**

Jack Frost

**I. Call meeting to order**

Mr. Joe Pitt called the meeting to order at 7:02 pm with a quorum present.

**II. Approve the meting minutes for June 17, 2019 and July 22, 2019.**

A motion to approve the minutes was made by Mrs. Deborah Fulwiler and seconded by Mr. David McDaniel. Motion approved unanimously.

**III. Review and consider the request by Brandon Chilcutt of Cowtown Graphics & Signs for an exception to City of Cedar Hill Code of Ordinance Section 4-244(2)(b)1&4, attached signs are limited to 100 square feet per façade; maximum single letter or logo is limited to 45 inches when located 21 – 48 feet above the ground with a limit of 36 inches for all other letters.**

Mr. Brandon Chilcutt explained that the building is located 350 feet off E. FM 1382 and is not very visible from the roadway and that the sign submitted would allow traffic passing by to locate the store Total Wine. The size if the sign is sized based on the area of the front façade. There are other spaces that have smaller spaces have larger signs than allowed.

Mr. Mike Bechdol asked about the signs that are currently on the building currently exceed the ordinance and if a variance was issued for the existing signs. Mr. Brandon Chilcutt offered to supply alterative designs for review by the board.

This item was tabled until the next board meeting on September 9<sup>th</sup>.

**IV. Review and consider declaring the property located at Waterford Oaks Garden Homes Phase 4; Block 7; Lot 20, more commonly known as 1118 Reitz a public nuisance and direct staff to have it abated.**

Mr. Gail Lux explained that this property has been notified countless times by the Code Enforcement department to repair the fence and fallen retaining wall and the owner has not made any attempt to repair the fence or retaining wall. A motion was made by Mrs. Deborah Fulwiler to declare the property a public nuisance and give the property owner 14 days to abate the nuisance or direct staff to abate the nuisance. The motion was seconded by Mr. David McDaniel. The motion was approved unanimously.

**V. Review and consider declaring the property located at Ellis C Thomas Abst 1472 Pg 410 Tr 2, more commonly known as 609 Chambers St. a public nuisance and direct staff to have it abated**

Mr. Gail Lux explained that this property has been notified countless times by the Code Enforcement department to repair the fence and fallen retaining wall and the owner has not made any attempt to repair the fence or retaining wall. A motion was made by Mr. Mike Bechdol to declare the property a public nuisance and give the property owner 14 days to abate the nuisance or direct staff to abate the nuisance. The motion was seconded by Mrs. Deborah Fulwiler. The motion was approved unanimously.

**VI. Review proposed changes to the 2018 International Fuel Gas Code.**

- (1) Section 101.1 is amended - Approved
- (2) Section 102.2 is amended - Approved
- (3) Section 102.8 is amended - Approved
- (4) Section 106.6.2 is amended - Approved
- (5) Section 106.6.3 is amended - Approved
- (6) Section 109.1.1 is added - Approved
- (7) Section 202 is amended by adding the following definition - Approved
- (8) Section 305.3 is amended - Approved
- (9) Section 305.5 is amended - Approved
- (10) Section [M] 306.3 is amended - Approved
- (11) Section [M] 306.3.1 is amended - Approved
- (12) Section [M] 306.4.1 is amended - Approved
- (13) Section [M] 306.5 is amended - Approved
- (14) Section [M] 306.5.1 is amended - Approved

- (15) Section 401.5 is amended - Approved
- (16) Section 402.3 is amended - Approved
- (17) Section 404.12 is amended - Approved
- (18) Section 406.4 is amended - Approved
- (19) Section 406.4.1 is amended - Approved
- (20) Section 409.1.4 is added – Approved
- (21) Section 409.5.1 is amended - Approved
- (22) Section 410.1 is amended - Approved
- (23) Section 621.2 is added - Approved

**VII. Adjourn**

Mr. Mike Bechdol made a motion to adjourn. Mr. Doug Walden seconded the motion. The motion was approved unanimously.





**BUILDING APPEALS & ADVISORY BOARD  
APPLICATION FORM**

APPL 216-2019

Existing Zoning: LR  
Filing Date: 8/9/19

Owner KRG Cedar Hill Plaza, LP Applicant Brandon Chilcutt  
Address c/o 30 S. Meridian St. 1100 Address Cowtown Graphics & Signs  
Indianapolis, IN 46201 5065 MLK Freeway, Fort Worth, TX 76119  
Phone Number 317-577-5601 Phone Number 817.446.600  
Email rlally@kiterealty.com Email brandon.chilcutt@cowtownsigns.com

Address of Property Requesting Variance 428 East FM 1382

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Plaza at Cedar Hill  
Tract \_\_\_\_\_ Acres \_\_\_\_\_ Abstract \_\_\_\_\_ Survey \_\_\_\_\_

Building Description: Size 24,814 s.f. Occupancy Type Retail

Occupancy Load \_\_\_\_\_ Type of Construction New Sign Construction

Use \_\_\_\_\_

Explain Variance Desired: Requesting variance on proposed exterior wall sign sizing.  
To allow a sign 291.66 square feet and Letters and Logo to  
be 59" in height

Code: Sign Code Code of Ordinance Section: 4-244 (2)(b)(1)(4)

Requirements: Attached signs are limited to 100 square feet per facade  
maximum single letter or logo is limited to 36" when located  
21-48' above the ground with a limit of 36" for all other  
letters.

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

Brandon Chilcutt  
Applicant

Richard S. Lally  
Richard S. LALLY Owner  
x Sr. VP of Construction - Kite Realty Group

Variance Fee: \$150.00

**Attach Justification Material**



# Total Wine

## **SPIRITS • BEER & MORE**

**428 EAST FM 1382  
CEDAR HILL, TX 75104**

**DRAWING NO.**

**028869 REV 6**

### REVISIONS

DATE:	REVISION # & DESCRIPTION
5-9-19	1. DELETED THE REPLACEMENT FACES FOR THE MIDDLE PYLON, ADDED BANNERS TO SIGN PACKAGE
6-27-19	2. ADDED BANNERS TO SIGN PACKAGE, MOUNTING DETAILS, INFO ON PYLON FACES
7-26-19	3. REDUCE SIZE OF 1.0 TO 100 S/F
7-30-19	4. REDUCED SIZE OF 1.0 TO 89.96 S/F
8-1-19	5. PUT 89.96 S/F SIGN ON ELEVATION, DELETED 100SQ. FT. SIGN
8-21-19	6. ADDED 3 MORE SIZES FOR CHANNEL LETTERS FOR VARIANCE MEETING

### DESIGNER

THW  
THW  
GMB  
GMB  
THW  
THW



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SUMMARY OF SIGNAGE

SIGN	GRAPHIC	DESCRIPTION	SQ FT
1.0		- STOREFRONT ELEVATION - (1) ONE LED FACE LIT CHANNEL LETTERS - 5" DEEP - FLUSH MOUNT	89.31
1.1		- STOREFRONT ELEVATION - (1) ONE LED FACE LIT CHANNEL LETTERS - 5" DEEP - FLUSH MOUNT	175.00
1.2		- STOREFRONT ELEVATION - (1) ONE LED FACE LIT CHANNEL LETTERS - 5" DEEP - FLUSH MOUNT	198.56
1.3		- STOREFRONT ELEVATION - (1) ONE LED FACE LIT CHANNEL LETTERS - 5" DEEP - FLUSH MOUNT	223.72
2.0		- (2) TWO SETS OF REPLACEMENT VINYL	39.81
3.0		- (2) TWO SETS OF REPLACEMENT VINYL	39.81
4.0		- TEMPORARY BANNERS - (2) TWO TOTAL - (1) ONE OF EACH DESIGN - WHITE BANNER MATERIAL - REINFORCED SEAMS & GROMMETS	60 EA

\* SEE DETAIL PAGE FOR BREAKDOWN

SIGN CODE

Jurisdiction: City of Cedar Hill TX

Zoned: Local Retail

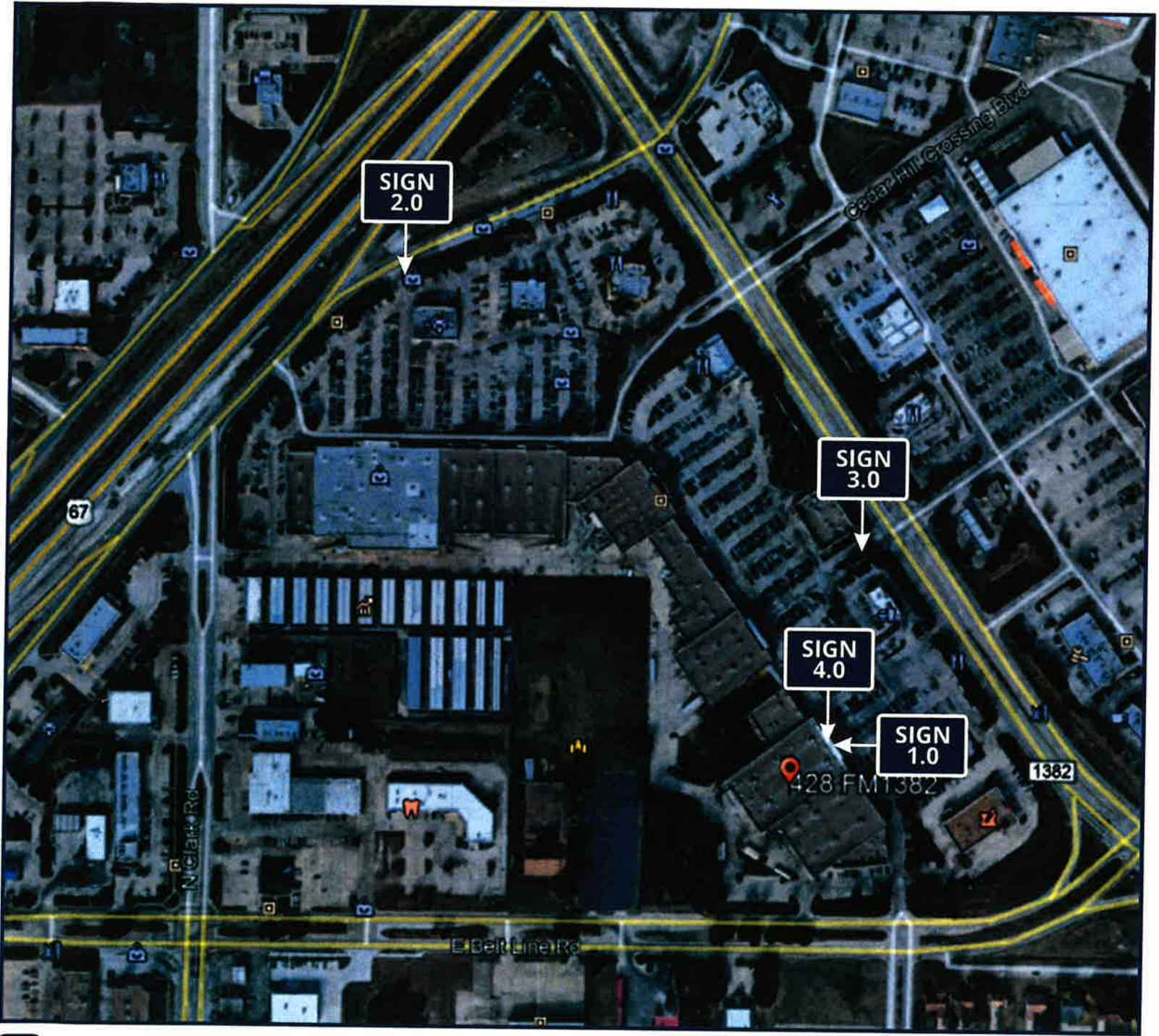
Sign Regulations:

(1) Sign allowed for each facade for each tenant  
No attached sign shall extend above the roof or facade height.

Buildings larger than 30,000sf and with a minimum set back from the street of 100ft will be allowed 1 attached sign limited in area to 7.5% of the front facade of the building. For each additional sign placed on the building the maximum amount of sign face total for the building facade will be reduced by 1/2 percent.

Max letter logo height for buildings setback 300' or more is 10'

LL Criteria: TBD



SITE MAP

NOT TO SCALE

428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.	028869	DATE OF LAST CHANGE:	8/21/19
SUM/SITE		REVISION NO.	6

APPROVALS

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CONSULTANT:  
ANDY WASSERSTROM

PROJECT MANAGER:  
BRIA STAIB

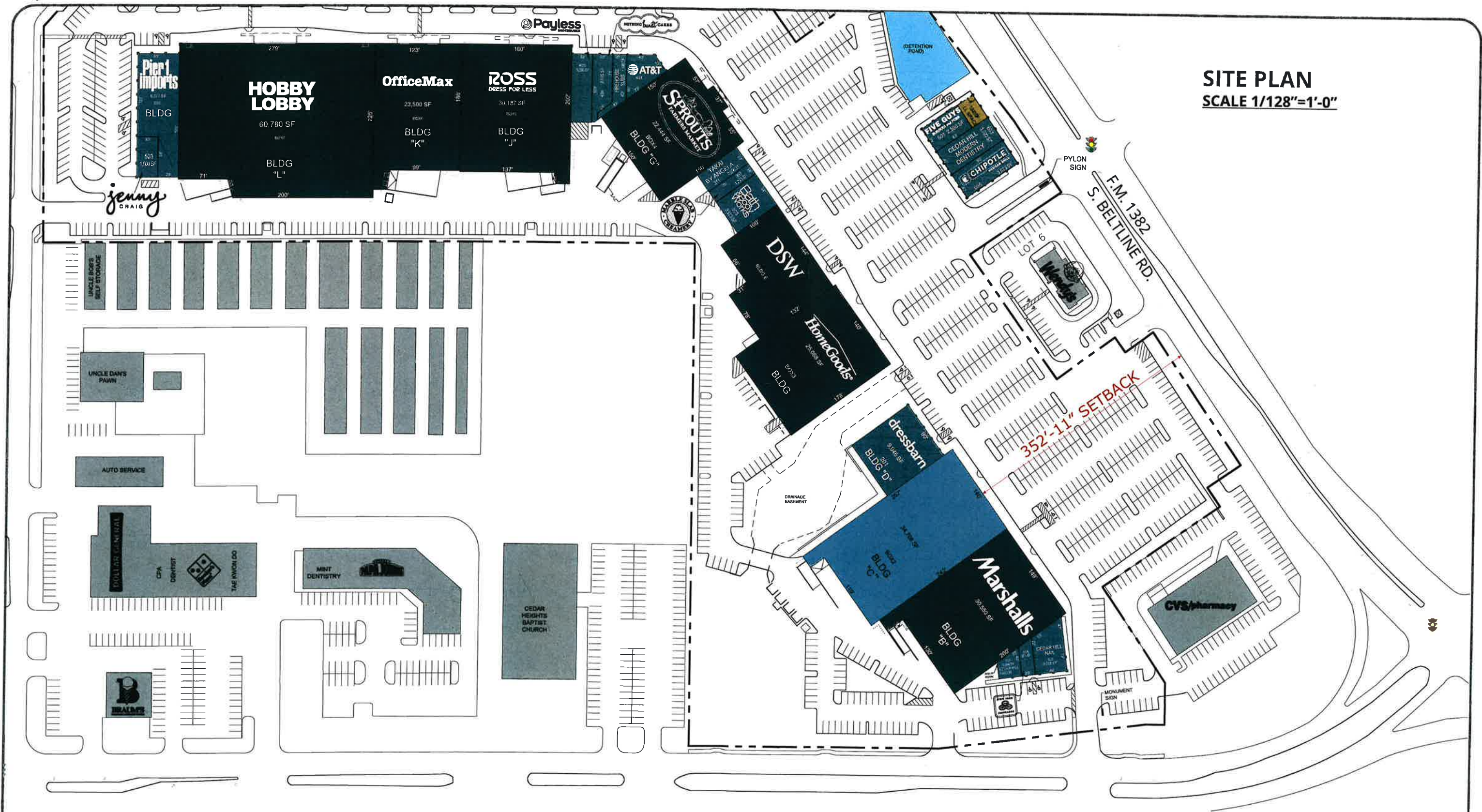
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THW

FILE LOC:  
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**SITE PLAN**  
**SCALE 1/128"=1'-0"**

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**  
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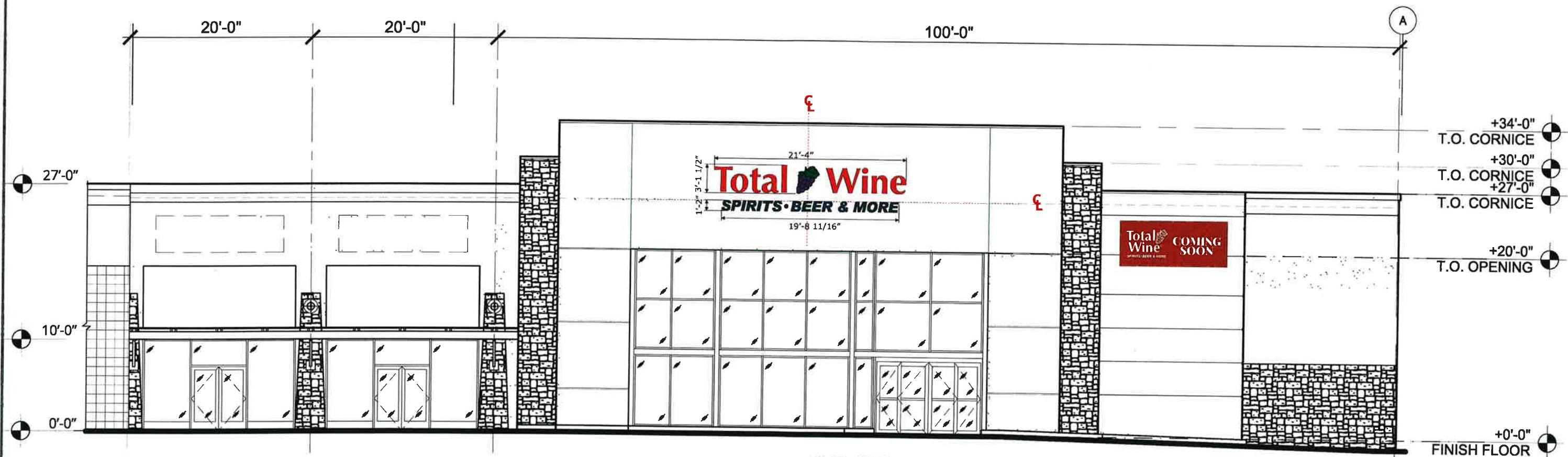
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89.31

TOTAL SQ. FT.

FRONT ELEVATION : PROPOSED

SCALE : 3/32" = 1'-0"

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
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DATE OF  
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ELEV  
**1.0**

REVISION NO.  
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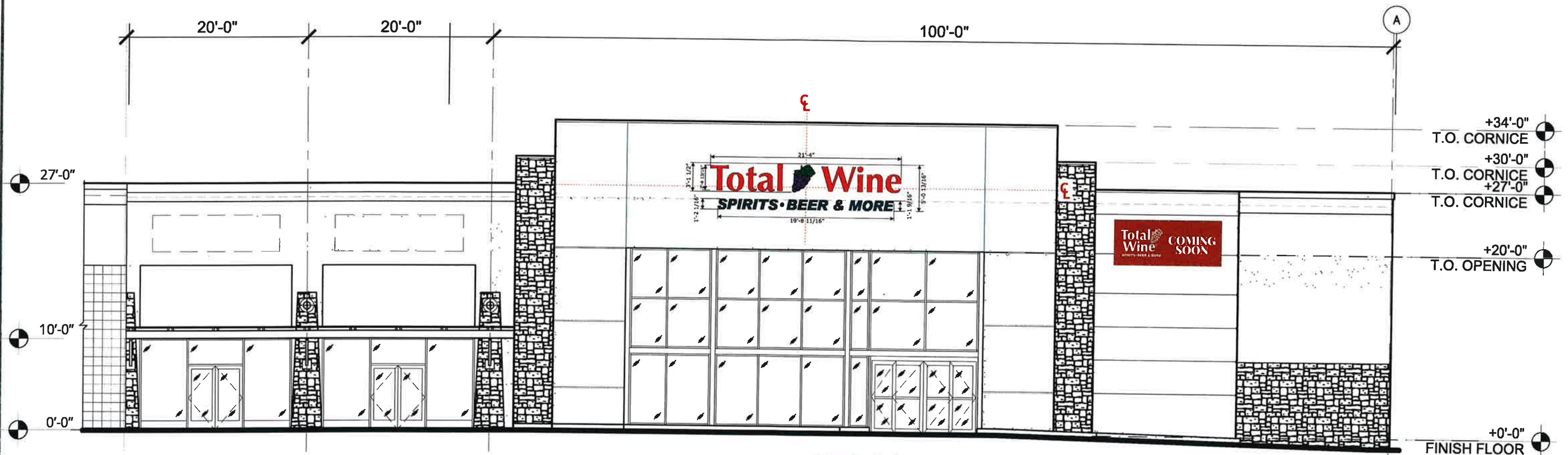
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BRIA STAIB  
**DESIGNER:**  
THW

**FILE LOC:**  
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& MORE\MT. CEDAR HILL  
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FRONT ELEVATION : PROPOSED

SCALE : 3/32" = 1'-0"

175.00  
TOTAL SQ. FT.

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**

DATE OF  
LAST CHANGE:  
**8/21/19**

ELEV  
**1.1**

REVISION NO.  
**6**

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**DESIGNER:**  
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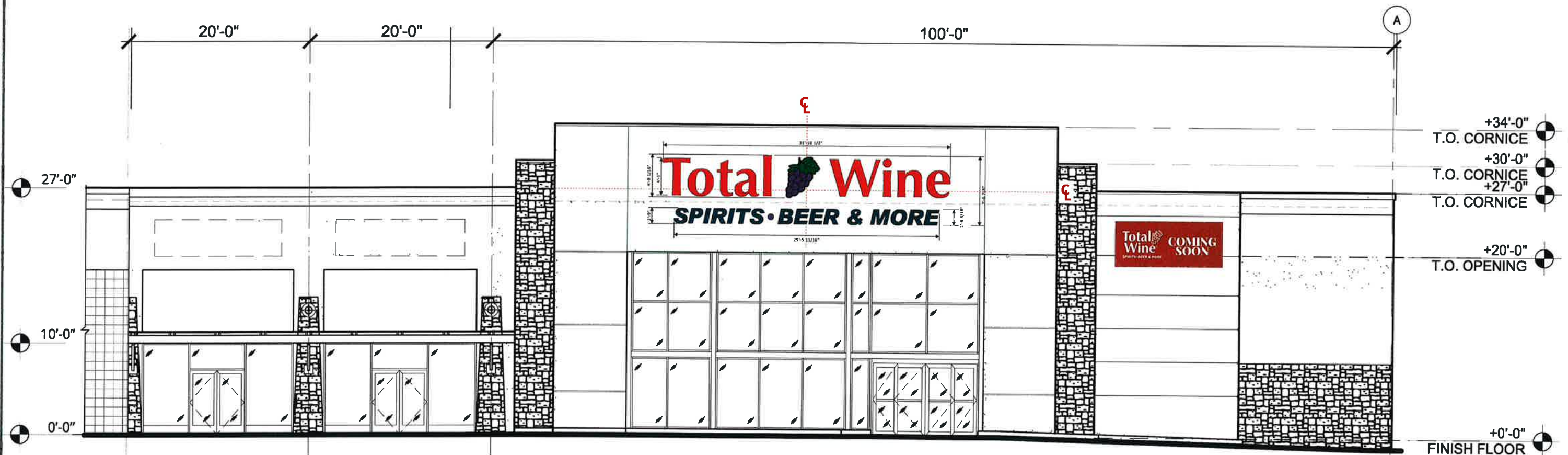
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FRONT ELEVATION : PROPOSED

SCALE : 3/32" = 1'-0"

198.56  
TOTAL SQ. FT.

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**  
ELEV  
**1.2**

DATE OF  
LAST CHANGE:  
8/21/19  
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**6**

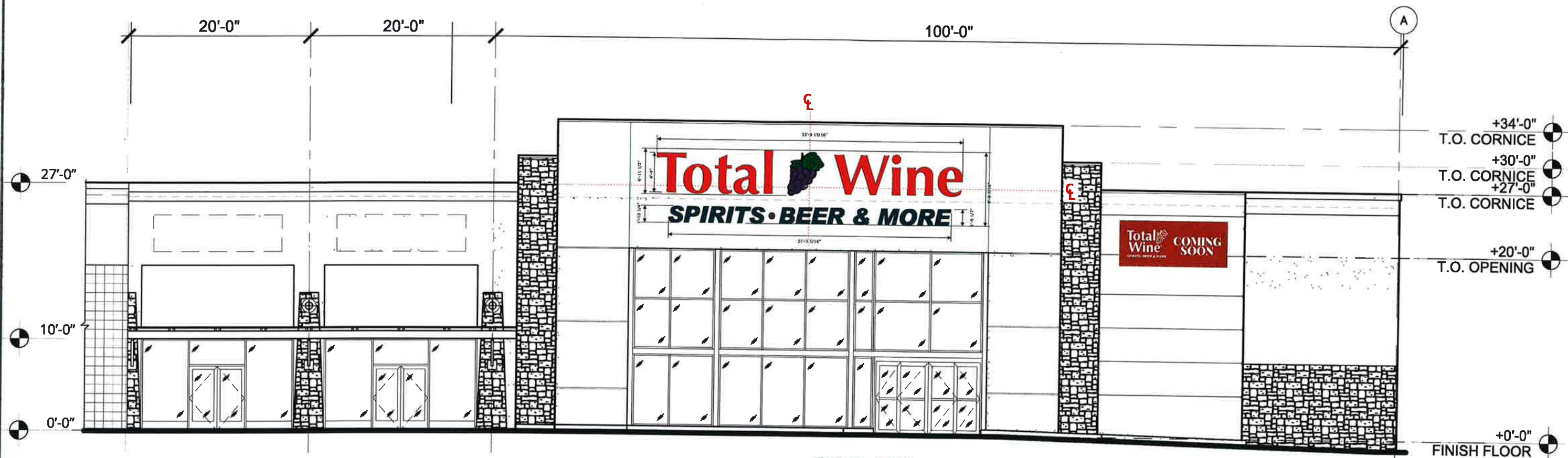
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**PROJECT MANAGER:**  
BRIA STAIB  
**DESIGNER:**  
THW  
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FRONT ELEVATION : PROPOSED

SCALE : 3/32" = 1'-0"

223.72  
TOTAL SQ. FT.

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**  
ELEV  
**1.3**

DATE OF  
LAST CHANGE:  
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REVISION NO.  
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**PROJECT MANAGER:**  
BRIA STAIB  
**DESIGNER:**  
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#### ILLUMINATED CHANNEL LETTERS

(1) ONE REQUIRED FOR STORE FRONT ELEVATION

SCALE 1/4" = 1'-0"

89.31 SQUARE FEET

#### SIGN DETAILS

\*SEE DETAILED MEASUREMENTS ON FOLLOWING PAGE

- 1 5" DEEP - .040" ALUMINUM RETURNS  
OUTSIDE BLACK/INSIDE WHITE
- 2 .040" ALUMINUM BACKS  
OUTSIDE WHITE/INSIDE WHITE
- 3 3/16" #2793 RED ACRYLIC FACES
- 4 3/16" 7328 WHITE ACRYLIC FACES W/ 3630-106 BRILLIANT GREEN PSV ON FIRST SURFACE
- 5 3/16" 7328 WHITE ACRYLIC FACES W/ 3630-128 PLUM PURPLE PSV ON FIRST SURFACE
- 6 3/16" 7328 WHITE ACRYLIC FACES W/ 3630-246 TEAL GREEN PSV ON FIRST SURFACE
- 7 3/16" 7328 WHITE ACRYLIC FACES W/ 3630-22 BLACK PSV ON FIRST SURFACE
- 8 1" BLACK JEWELITE TRIM CAP
- 9 RED LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 10 WHITE LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 11 REMOTE 120/277V POWER SUPPLIES MOUNTED INSIDE UL LISTED/RECOGNIZED BOX
- 12 UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES
- 13 SIGN TO HAVE AN 8'-0" WHIP, INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED
- 14 MOUNTING TO BE THRU-BOLTS
- 15 WALL CONSTRUCTION IS EIFS
- 16 EXTERIOR SIGN TO BE MANUFACTURED WITH WEEP HOLES

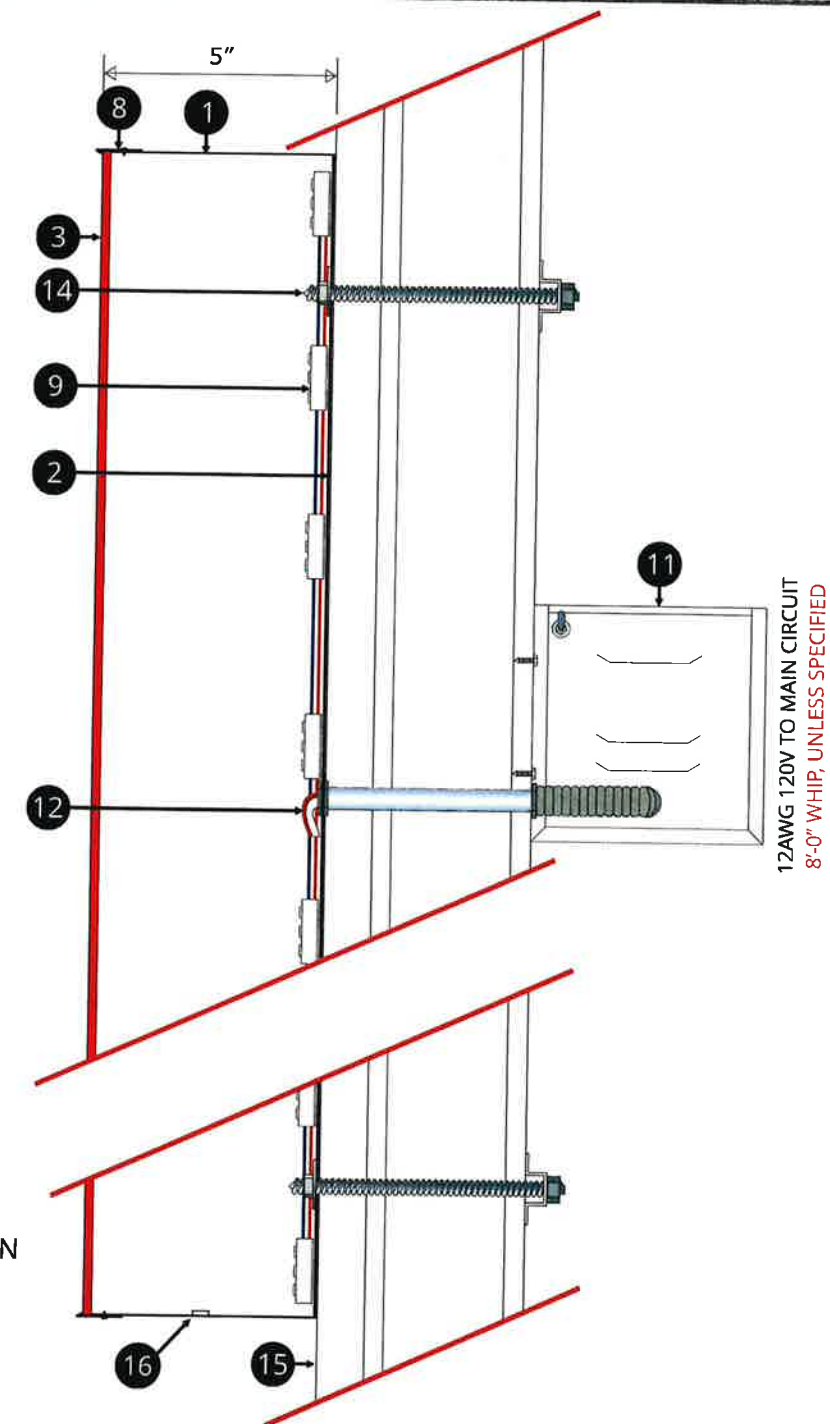
#### CORPORATE COLORS

-  PMS 032C
-  PMS 2582C
-  PMS 361C
-  PMS 329C

#### SIGNAGE COLORS

-  2793 RED ACRYLIC
-  3M 3630-53 CARDINAL RED
-  3M 3630-128 PLUM PURPLE
-  3M 3630-106 BRILLIANT GREEN
-  3630-246 TEAL GREEN
-  3630-22 BLACK

#### SECTION DETAIL



SCALE: 3" = 1'-0"

**INSTALLATION NOTES 1:** USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

**INSTALLATION NOTES 2:** ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

**INSTALLATION NOTES 3:** GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**

DATE OF  
LAST CHANGE:  
**8/21/19**

SIGN NO.  
**1.0**

REVISION NO.  
**6**

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DATE: \_\_\_\_\_

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CONSULTANT:  
ANDY WASSERSTROM  
PROJECT MANAGER:  
BRIA STAIB  
DESIGNER:  
THW

FILE LOC:  
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& MORE\IT. PLEASANT SC 027744  
11 PRODUCTION FILES\027744.CD

**ASG**  
ADVANCE SIGN GROUP

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#### ILLUMINATED CHANNEL LETTERS

(1) ONE REQUIRED FOR STORE FRONT ELEVATION

SCALE 3/16" = 1'-0"

198.56 SQUARE FEET

#### SIGN DETAILS

- 1 5" DEEP - .040" ALUMINUM RETURNS  
OUTSIDE BLACK/INSIDE WHITE
- 2 .040" ALUMINUM BACKS  
OUTSIDE WHITE/INSIDE WHITE
- 3 3/16" #2793 RED ACRYLIC FACES
- 4 3/16" 7328 WHITE ACRYLIC FACES W/ 3630-106 BRILLIANT GREEN PSV ON FIRST SURFACE
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- 11 REMOTE 120/277V POWER SUPPLIES MOUNTED INSIDE UL LISTED/RECOGNIZED BOX
- 12 UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES
- 13 SIGN TO HAVE AN 8'-0" WHIP, **INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED**
- 14 MOUNTING TO BE THRU-BOLTS
- 15 WALL CONSTRUCTION IS EIFS
- 16 EXTERIOR SIGN TO BE MANUFACTURED WITH WEEP HOLES

#### CORPORATE COLORS

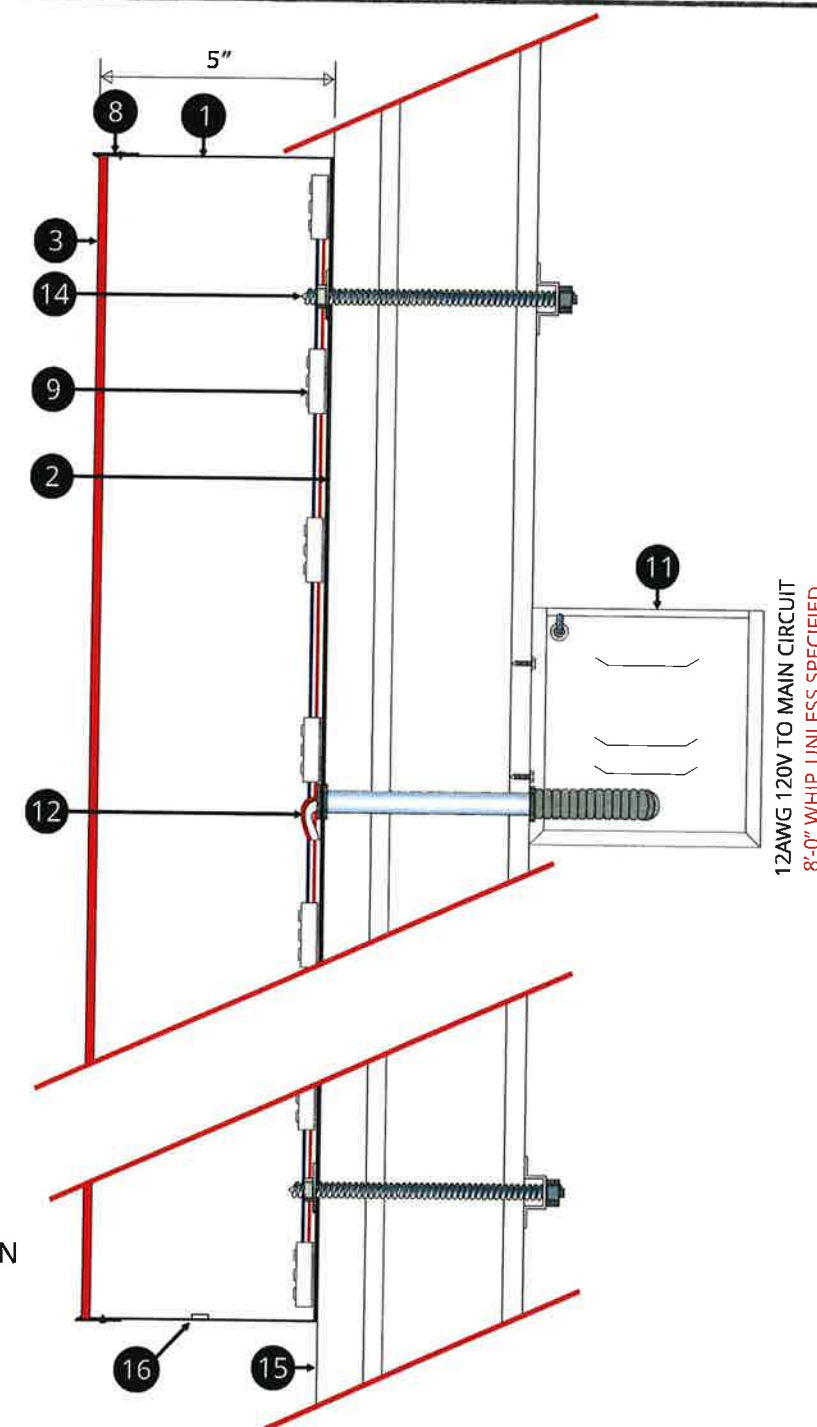
- PMS 032C
- PMS 2582C
- PMS 361C
- PMS 329C

#### SIGNAGE COLORS

- 2793 RED ACRYLIC
- 3M 3630-53 CARDINAL RED
- 3M 3630-128 PLUM PURPLE
- 3M 3630-106 BRILLIANT GREEN
- 3630-246 TEAL GREEN
- 3630-22 BLACK

#### SECTION DETAIL

SCALE: 3" = 1'-0"



**INSTALLATION NOTES 1:** USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

**INSTALLATION NOTES 2:** ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

**INSTALLATION NOTES 3:** GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**

DATE OF  
LAST CHANGE:  
**8/21/19**

SIGN NO.  
**1.2**

REVISION NO.  
**6**

APPROVALS

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CLIENT APPROVED SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

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CONSULTANT:  
ANDY WASSERSTROM  
PROJECT MANAGER:  
BRIA STAIB  
DESIGNER:  
THW

FILE LOC:  
S:\CURRENT PROJECTS\TOTAL WINE  
& MORE\MT. PLEASANT SC 027744  
11 PRODUCTION FILES\027744.CD

**ASG**  
ADVANCE SIGN GROUP

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#### ILLUMINATED CHANNEL LETTERS

(1) ONE REQUIRED FOR STORE FRONT ELEVATION

SCALE 3/16" = 1'-0"

223.72 SQUARE FEET

#### SIGN DETAILS

- 5" DEEP - .040" ALUMINUM RETURNS  
OUTSIDE BLACK/INSIDE WHITE
- .040" ALUMINUM BACKS  
OUTSIDE WHITE/INSIDE WHITE
- 3/16" #2793 RED ACRYLIC FACES
- 3/16" 7328 WHITE ACRYLIC FACES W/ 3630-106 BRILLIANT GREEN PSV ON FIRST SURFACE
- 3/16" 7328 WHITE ACRYLIC FACES W/ 3630-128 PLUM PURPLE PSV ON FIRST SURFACE
- 3/16" 7328 WHITE ACRYLIC FACES W/ 3630-246 TEAL GREEN PSV ON FIRST SURFACE
- 3/16" 7328 WHITE ACRYLIC FACES W/ 3630-22 BLACK PSV ON FIRST SURFACE
- 1" BLACK JEWELITE TRIM CAP
- RED LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- WHITE LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- REMOTE 120/277V POWER SUPPLIES MOUNTED INSIDE UL LISTED/RECOGNIZED BOX
- UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES
- SIGN TO HAVE AN 8'-0" WHIP, **INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED**
- MOUNTING TO BE THRU-BOLTS
- WALL CONSTRUCTION IS EIFS
- EXTERIOR SIGN TO BE MANUFACTURED WITH WEEP HOLES

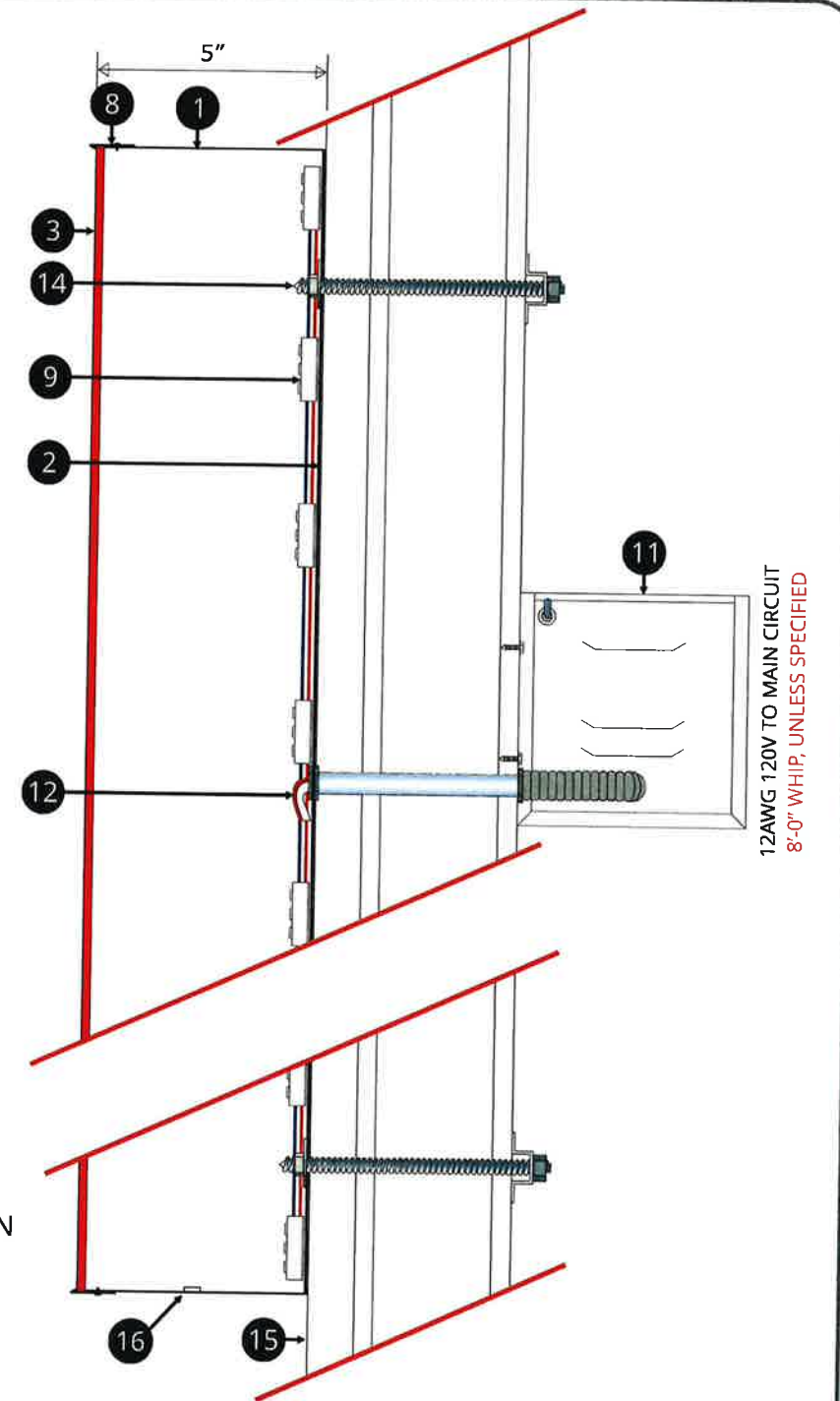
#### CORPORATE COLORS

- PMS 032C
- PMS 2582C
- PMS 361C
- PMS 329C

#### SIGNAGE COLORS

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- 3M 3630-53 CARDINAL RED
- 3M 3630-128 PLUM PURPLE
- 3M 3630-106 BRILLIANT GREEN
- 3630-246 TEAL GREEN
- 3630-22 BLACK

#### SECTION DETAIL



SCALE: 3" = 1'-0"

**INSTALLATION NOTES 1:** USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

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**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.

028869

DATE OF  
LAST CHANGE:  
8/21/19

SIGN NO.

1.3

REVISION NO.

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**CONSULTANT:**  
ANDY WASSERSTROM  
**PROJECT MANAGER:**  
BRIA STAIB  
**DESIGNER:**  
THW

**FILE LOC:**  
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& MORE\MT. PLEASANT SC 027744  
11 PRODUCTION FILES\027744.CD

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UL US



89.31  
TOTAL SQ. FT.

ILLUMINATED CHANNEL LETTERS  
EACH LINE BOXED SEPARATELY

SCALE 3/8" = 1'-0"  
89.31 SQUARE FEET

 <b>SPIRITS • BEER &amp; MORE</b> 428 EAST FM 1382 CEDAR HILL, TX 75104	DRAWING NO. <b>028869</b>	DATE OF LAST CHANGE: 8/21/19	<b>APPROVALS</b> THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.  CLIENT APPROVED SIGNATURE: _____ DATE: _____  <b>DESIGN DOCUMENTATION:</b> THIS DESIGN IS THE PROPERTY OF ADVANCE SIGN GROUP. NEITHER THE DRAWINGS NOR THE DESIGN MAY BE USED OR DISTRIBUTED WITHOUT APPROVAL OF ADVANCE SIGN GROUP.	<b>CONSULTANT:</b> ANDY WASSERSTROM <b>PROJECT MANAGER:</b> BRIA STAIB <b>DESIGNER:</b> THW  <b>FILE LOC:</b> <small>S:\CURRENT PROJECTS\TOTAL WINE &amp; MORE\MT. PLEASANT SC 027744\11 PRODUCTION FILES\027744.CDW</small>	 <b>ADVANCE SIGN GROUP</b>  	<b>800.861.8006</b> ADVANCESIGNGROUP.COM
	SIGN NO. <b>1.0</b> <b>DETAIL</b>	REVISION NO. <b>6</b>				





ILLUMINATED CHANNEL LETTERS  
EACH LINE BOXED SEPARATELY

SCALE 3/8" = 1'-0"  
175.00 SQUARE FEET

175.00  
TOTAL SQ. FT.

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**

DATE OF  
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SIGN NO.  
**1.1**  
**DETAIL**

REVISION NO.  
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& MORE\MT. PLEASANT SC 027744  
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ILLUMINATED CHANNEL LETTERS  
EACH LINE BOXED SEPARATELY

SCALE 3/8" = 1'-0"  
198.56 SQUARE FEET

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**  
SIGN NO.  
**1.2**  
DETAIL

DATE OF  
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\_\_\_\_\_  
CLIENT APPROVED SIGNATURE: DATE:  
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ILLUMINATED CHANNEL LETTERS  
EACH LINE BOXED SEPARATELY

SCALE 3/8" = 1'-0"  
223.72 SQUARE FEET

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**

DATE OF  
LAST CHANGE:  
**8/21/19**

SIGN NO.  
**1.3**  
**DETAIL**

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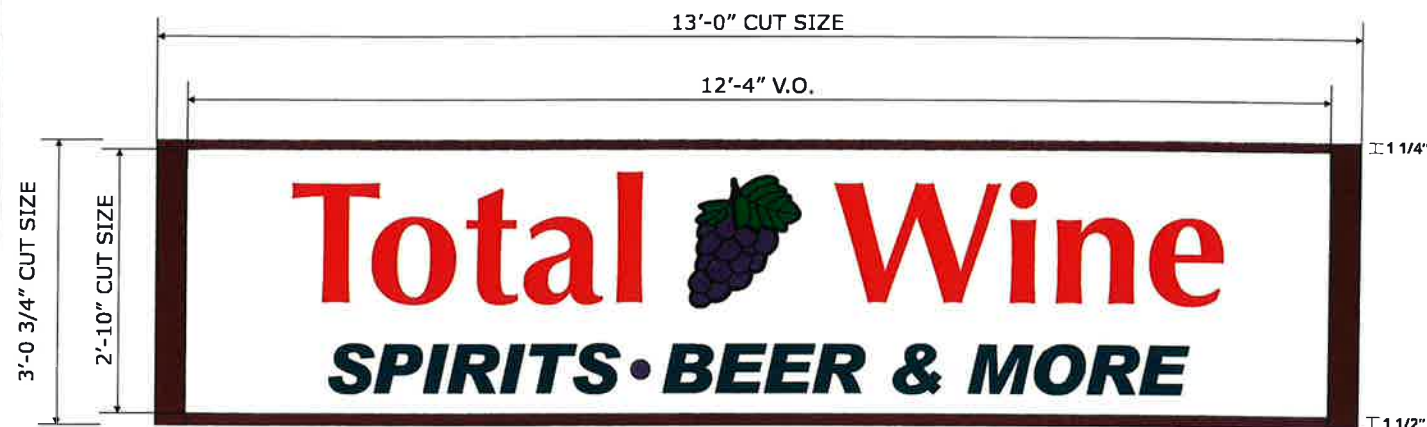
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REPLACEMENT VINYL FOR TENANT PANELS  
(2) TWO REQUIRED FOR EXISTING D/F PYLON SIGN

SCALE 1/2" = 1'-0"  
39.81 SQUARE FEET

#### SIGN DETAILS

1 PSV FIRST SURFACE FOR EXISTING SIGN

- 3M 3630-53 CARDINAL RED
- 3M 3630-128 PLUM PURPLE
- 3M 3630-106 BRILLIANT GREEN
- 3M 3630-246 TEAL GREEN
- 3M 3630-22 BLACK



#### REPLACEMENT FACES - EXISTING & PROPOSED

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**

DATE OF  
LAST CHANGE:  
**8/21/19**

SIGN NO.  
**2.0**

REVISION NO.  
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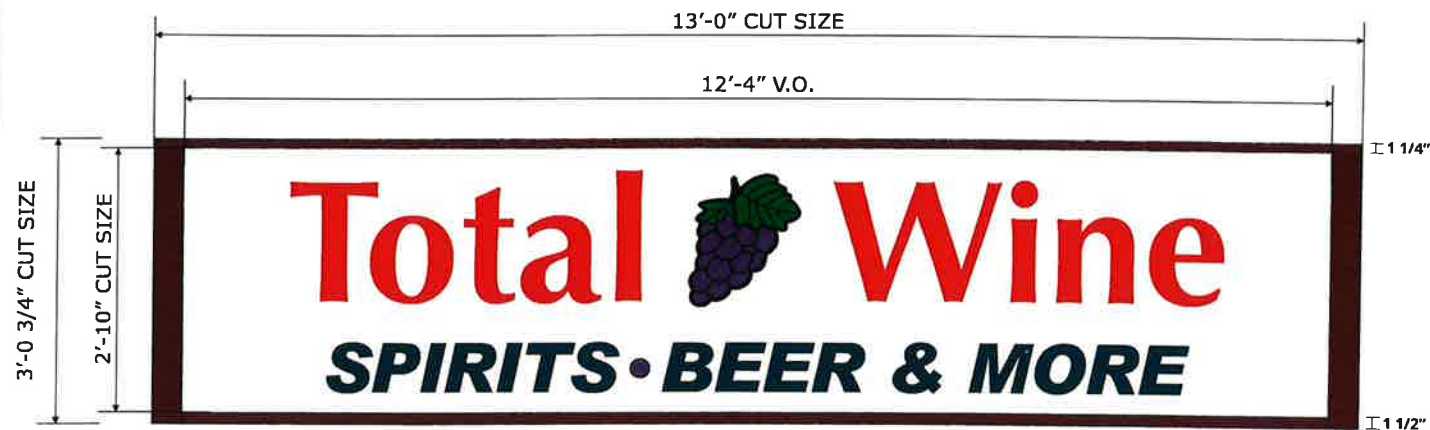
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& MORE\MT. CEDAR HILL  
11 PRODUCTION FILES\028869.CDR

**ASG**  
ADVANCE SIGN GROUP

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REPLACEMENT VINYL FOR TENANT PANELS  
(2) TWO REQUIRED FOR EXISTING D/F PYLON SIGN

SCALE 1/2" = 1'-0"  
39.81 SQUARE FEET

#### SIGN DETAILS

1 PSV FIRST SURFACE FOR EXISTING SIGN

- 3M 3630-53 CARDINAL RED
- 3M 3630-128 PLUM PURPLE
- 3M 3630-106 BRILLIANT GREEN
- 3M 3630-246 TEAL GREEN
- 3M 3630-22 BLACK



#### REPLACEMENT FACES - EXISTING & PROPOSED

**Total Wine**  
**SPIRITS • BEER & MORE**

428 EAST FM 1382  
CEDAR HILL, TX 75104

DRAWING NO.  
**028869**

DATE OF  
LAST CHANGE:  
**8/21/19**

SIGN NO.  
**3.0**

REVISION NO.  
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S:\CURRENT PROJECTS\TOTAL WINE  
& MORE\MT CEDAR HILL  
11 PRODUCTION FILES\028869.CDR

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**SIGNAGE COLORS**

 PMS 180c RED

 WHITE

**TEMPORARY BANNERS**

(1) ONE OF EACH REQUIRED FOR FRONT ELEVATION

**SCALE: 1/2" = 1'-0"**

60 SQUARE FEET EACH

**SIGN DETAILS**

- WHITE BANNER MATERIAL
- REINFORCED SEAMS & GROMMETS AS REQUIRED
- FULL-COLOR DIGITALLY PRINTED GRAPHICS

**Total Wine**  
**SPIRITS • BEER & MORE**  
428 EAST FM 1382  
CEDAR HILL, TX 75104

**DRAWING NO.**  
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**REVISION NO.**  
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**BUILDING APPEALS & ADVISORY BOARD  
APPLICATION FORM**

APP 221-2019

Existing Zoning: \_\_\_\_\_

Filing Date: \_\_\_\_\_

Owner FUEL CITY

Applicant Tony Drake / Mark Dietz

Address 1107 J. Elmer Freeway

Address 113 Cumberland Dr. Ovilla, TX

Phone Number 214-808-7235

Phone Number 214-532-4000

Email \_\_\_\_\_

Email \_\_\_\_\_

Address of Property Requesting Variance 1107 J. Elmer Weaver Freeway

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Tract 3.2 Acres 8.0809 Abstract Joseph Combs Abst 292 PS<sup>290</sup> Survey

Building Description: Size \_\_\_\_\_ Occupancy Type M

Occupancy Load \_\_\_\_\_ Type of Construction VB

Use Gas Station / convenience store

Explain Variance Desired: FUEL SIGNAGE PACKAGE

Code: Code of Ordinance Section: 4-244 (2)(a)(b) 1, 2, 4

Requirements: Maximum letter height 36", max logo 37 1/2", maximum area 100 sq ft per facade with maximum area 200 sq ft, Detached signs limited to 40' in height and max area 240 sq ft

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

Tony Drake owner Rep.  
Applicant

\_\_\_\_\_  
Owner

Variance Fee: \$150.00

**Attach Justification Material**

RECEIPT (REC-005188-2019)  
FOR CEDAR HILL

**BILLING CONTACT**  
Joseph Bickham  
Fuel City-Joseph Bickham  
801 S Riverfront Blvd  
Dallas, Tx 75207



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
APPL-000221-2019	Building Appeals Variance Fee	Fee Payment	Cash	\$150.00
SUB TOTAL				\$150.00
TOTAL				\$150.00



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Commercial Account #65029229010030200

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#) [Building Footprint](#) [History](#)

Location (Current 2020)

**Address:** 1107 N J ELMER WEAVER FWY  
**Market Area:** 0  
**Mapsc:** 71B-Z (DALLAS)

[DCAD Property Map](#)

[View Photo](#)

2019 Appraisal Notice

[Electronic Documents \(ENS\)](#)



[Print Homestead Exemption Form](#)

Owner (Current 2020)

FUEL CITY CEDAR HILL LLC  
801 S RIVERFRONT BLVD  
DALLAS, TEXAS 752074510

Multi-Owner (Current 2020)

Owner Name	Ownership %
FUEL CITY CEDAR HILL LLC	100%

Legal Desc (Current 2020)

- 1: JOSEPH COOMBS ABST 292 PG 290  
2: TR 3.2 ACS 8.0809  
3:  
4: INT201800288993 DD10292018 CO-DC  
5: 0292290100301 5CH02922901

**Deed Transfer Date:** 10/30/2018

Value

2019 Certified Values	
Improvement:	\$0
Land:	+ \$352,000
Market Value:	= \$352,000
Revaluation Year:	2019
Previous Revaluation Year:	2018

Improvements (Current 2020)

No Improvements.



Land (2019 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	LOCAL RETAIL	0	0	352,004.0000 SQUARE FEET	STANDARD	\$4.00	-75%	\$352,004	N

\* All Exemption information reflects 2019 Certified Values. \*

Exemptions (2019 Certified Values)

No Exemptions

Estimated Taxes (2019 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.697028	\$1.376	\$0.2531	\$0.124	\$0.2794	N/A
Taxable Value	\$352,000	\$352,000	\$352,000	\$352,000	\$352,000	\$0
Estimated Taxes	\$2,453.54	\$4,843.52	\$890.91	\$436.48	\$983.49	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$9,607.94

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

Building Footprint (Current 2020)

Building Footprint Not Available

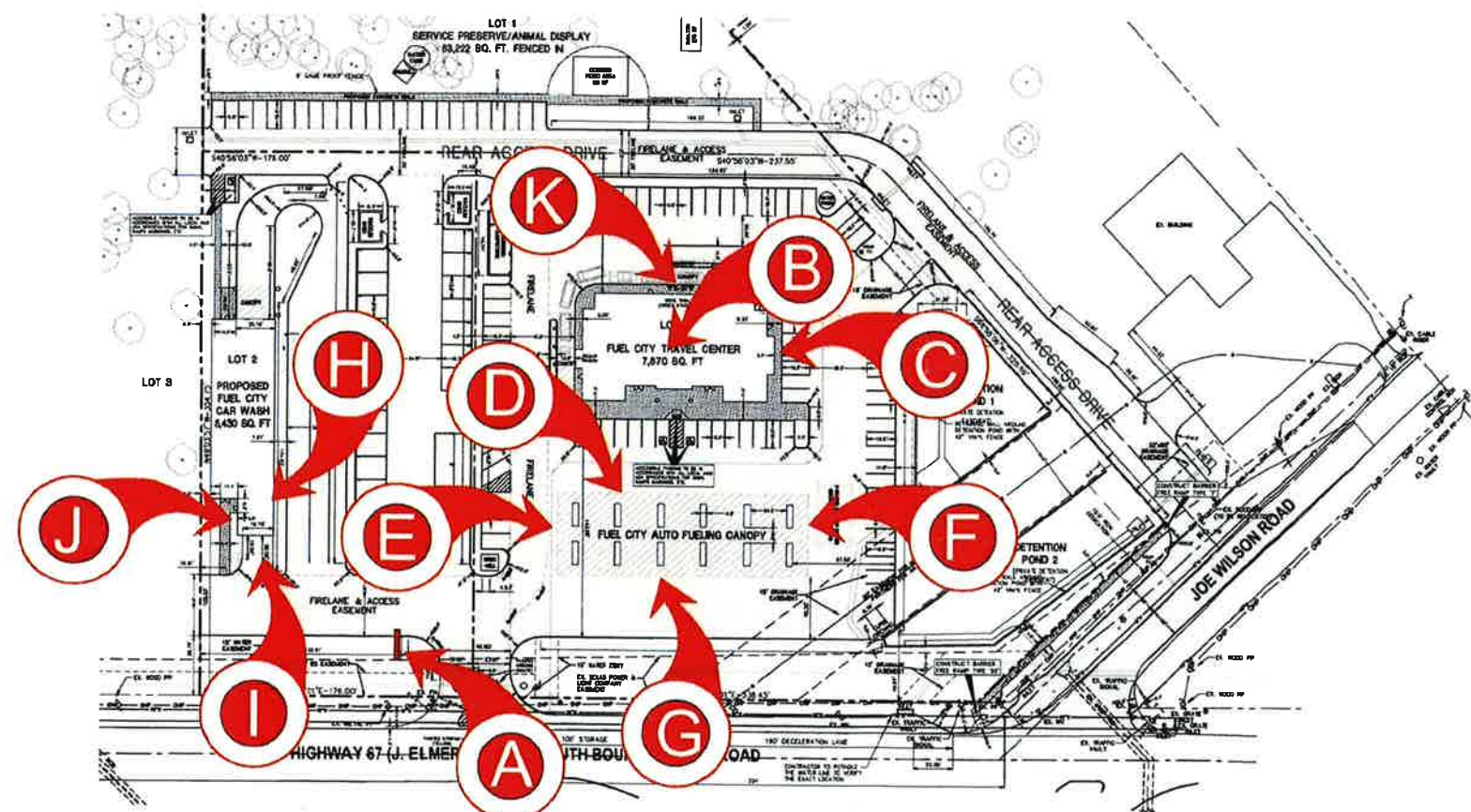


**History**  
**History**



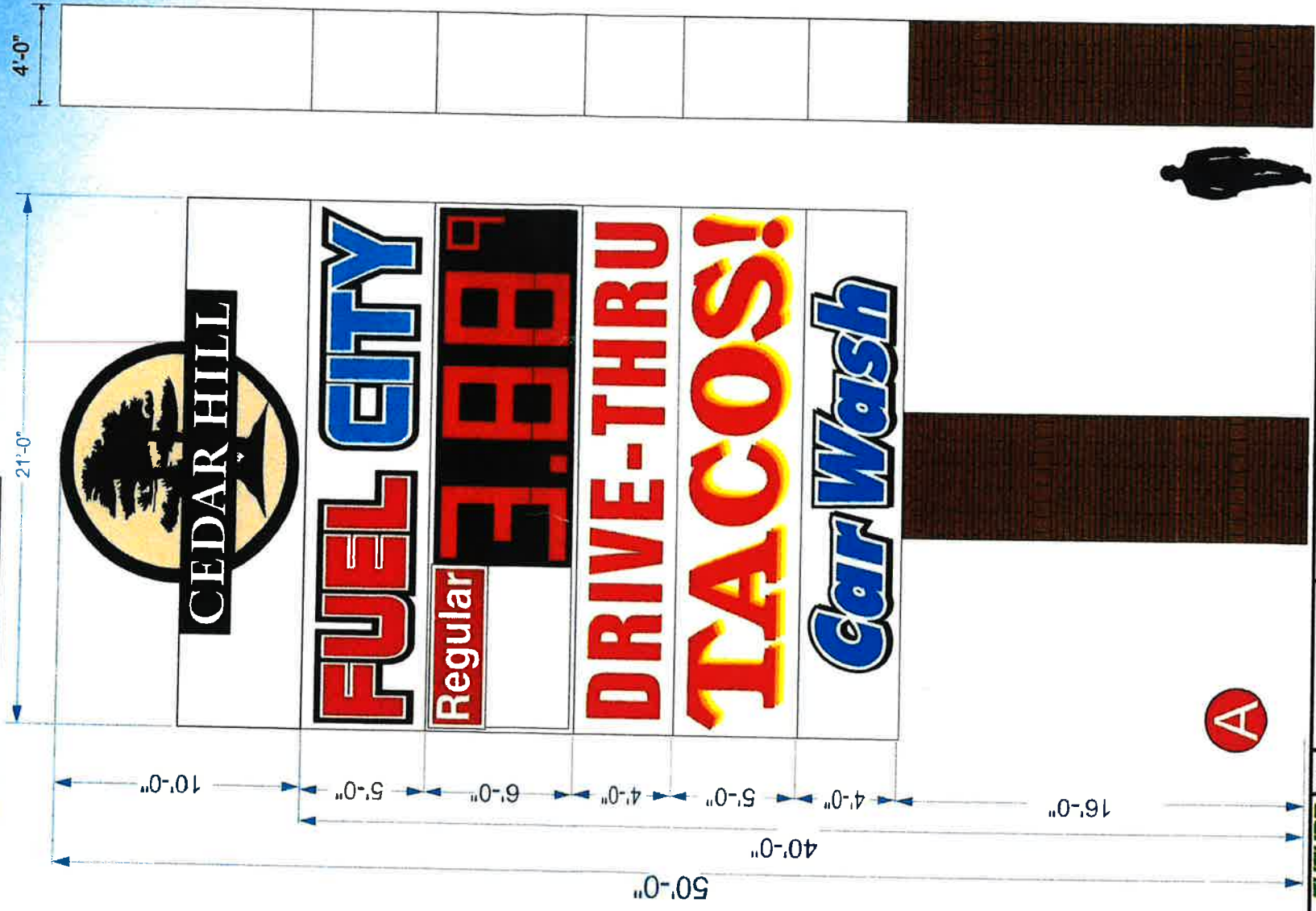
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 <b>FUTURE SIGNS</b> 972-205-9090 SALES@MYFUTURESIGNS.COM	CUSTOMER		TOTAL SQUARE FEET	MATERIAL AND INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL SIGN CODE AND USES ONLY U/L LISTED COMPONENTS U/L LABELS REQUIRED	This drawing is the property of FUTURE SIGNS, INC. and all rights to its reproduction and display are reserved by FUTURE SIGNS, INC.	FUEL CITY CEDAR HILL, LLC      DATE
	COMPANY					
	LOCATION					
	CITY/STATE					
	FUEL CITY CEDAR HILL, LLC					
	1107 J Elmer Weaver Freeway					
	Cedar Hill, TX 75106					

FUEL CITY = 4' X 20' 6" = 82
Regular = 2' X 6' = 12
3.99 = 6' 1" X 11' 5" = 58
9 = 2' 6" X 1' 6" = 3.75
Drive Thru = 3' X 19' 9" = 59.25
Tacos = 4' X 20' 6" = 82
Car wash = 3' 6" X 15' 9" = 55.125
Total 235.125



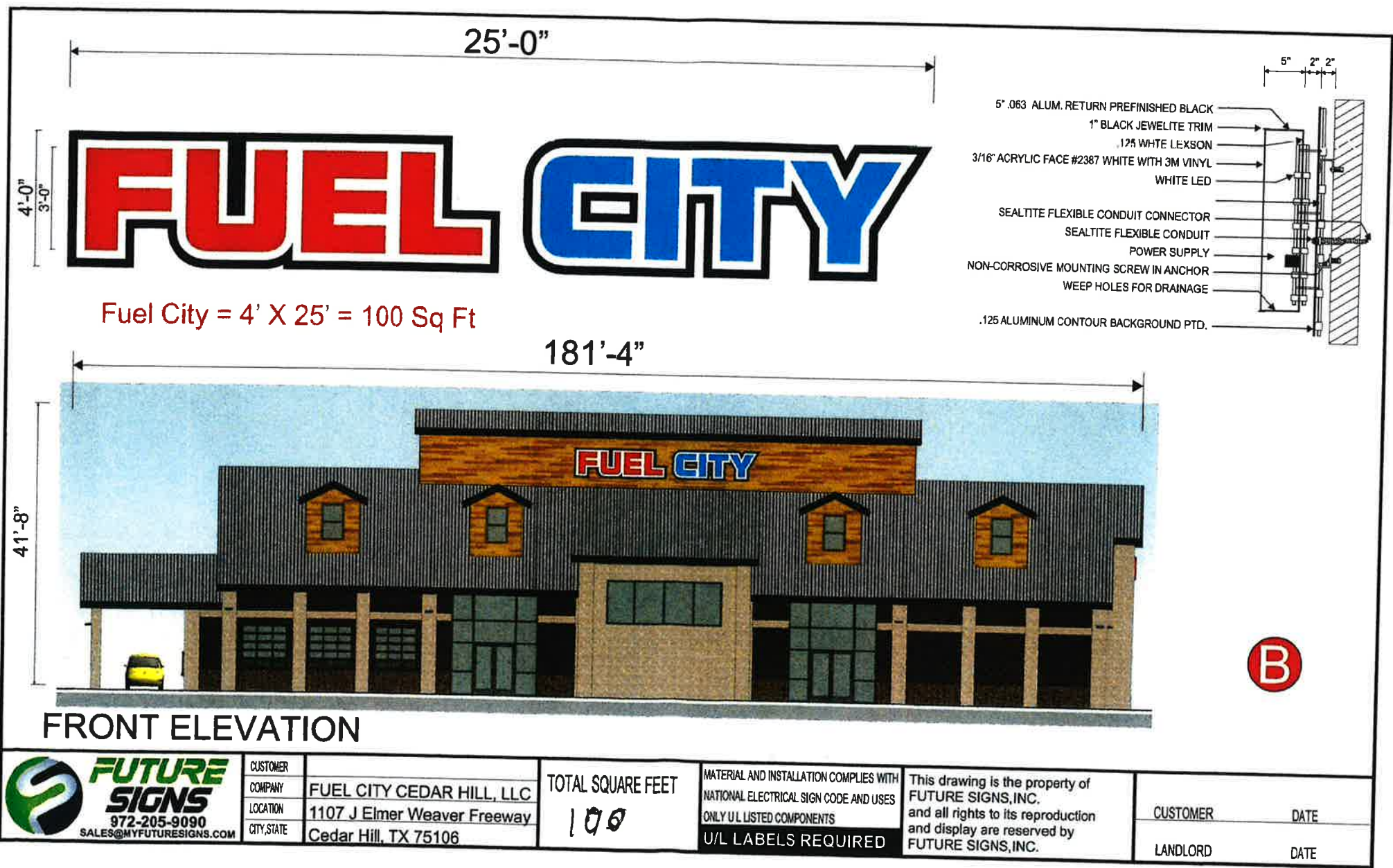
Non Compliance  
 ① Exceeds maximum height of 40'

② Exceeds maximum area 240 #

Proposed  
 Sign height 50'  
 Sign area 714 #

	<b>FUTURE SIGNS</b> 972-205-2000 sales@future-signs.com	CUSTOMER: FUEL CITY CEDAR HILL, LLC LOCATION: 1107 J. Elmer Weaver Freeway CITY, STATE: Cedar Hill, TX 75105	TOTAL SQUARE FEET:	METAL AND INSULATION COMPLIES WITH NATIONAL ELECTRICAL CODE AND USES ONLY LISTED COMPONENTS ALL LABELS REQUIRED	THE DRAWING IS THE PROPERTY OF FUTURE SIGNS, INC. And all rights to its reproduction and copy are reserved by FUTURE SIGNS, INC.	CUSTOMER	DATE
		LABORED	DATE				





In Compliance

12'-6"

2'-3"

**TACOS!**

11'-6"

138"

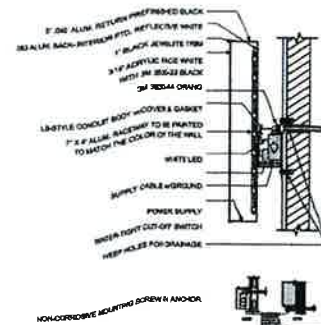
52"

**Little Caesars**

**express**

20"

9"

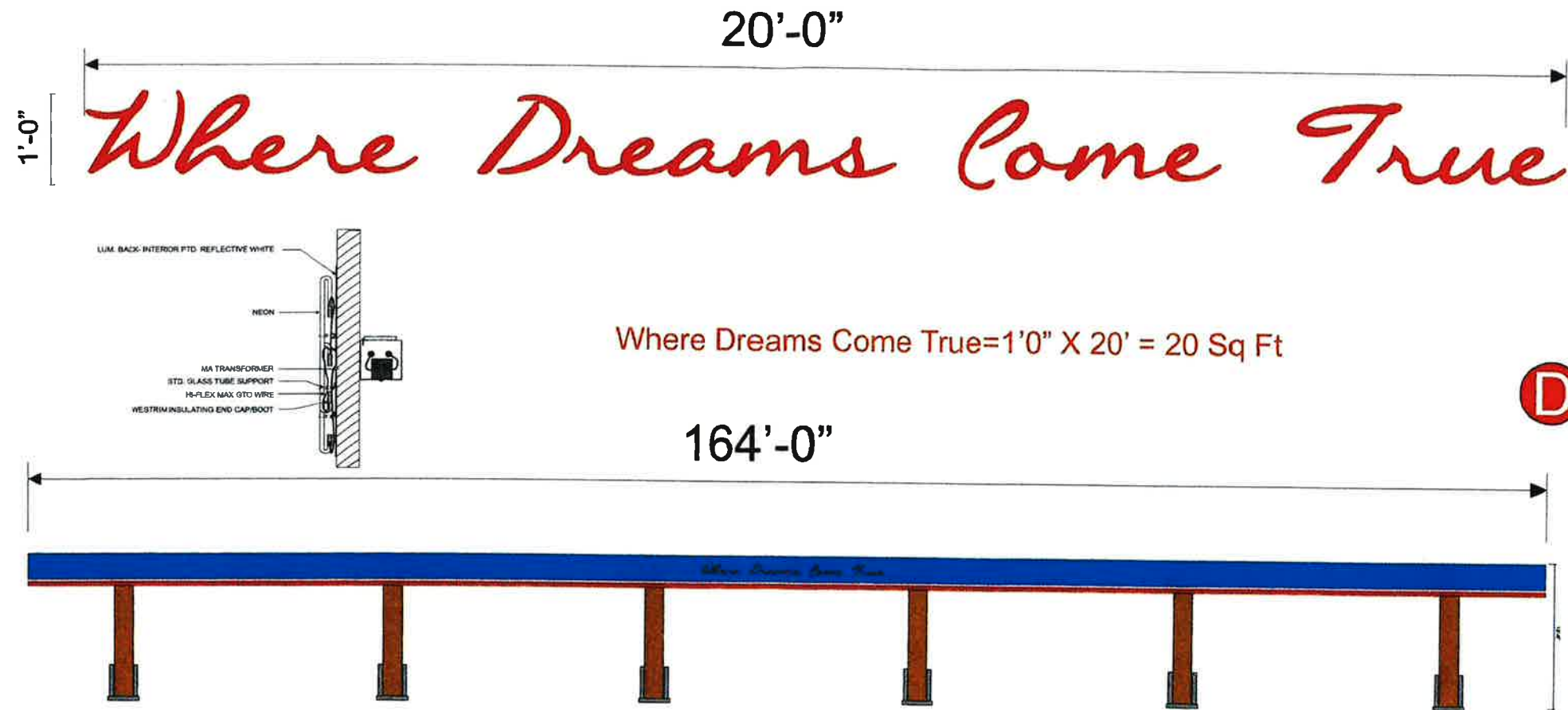


**NORTH ELEVATION**



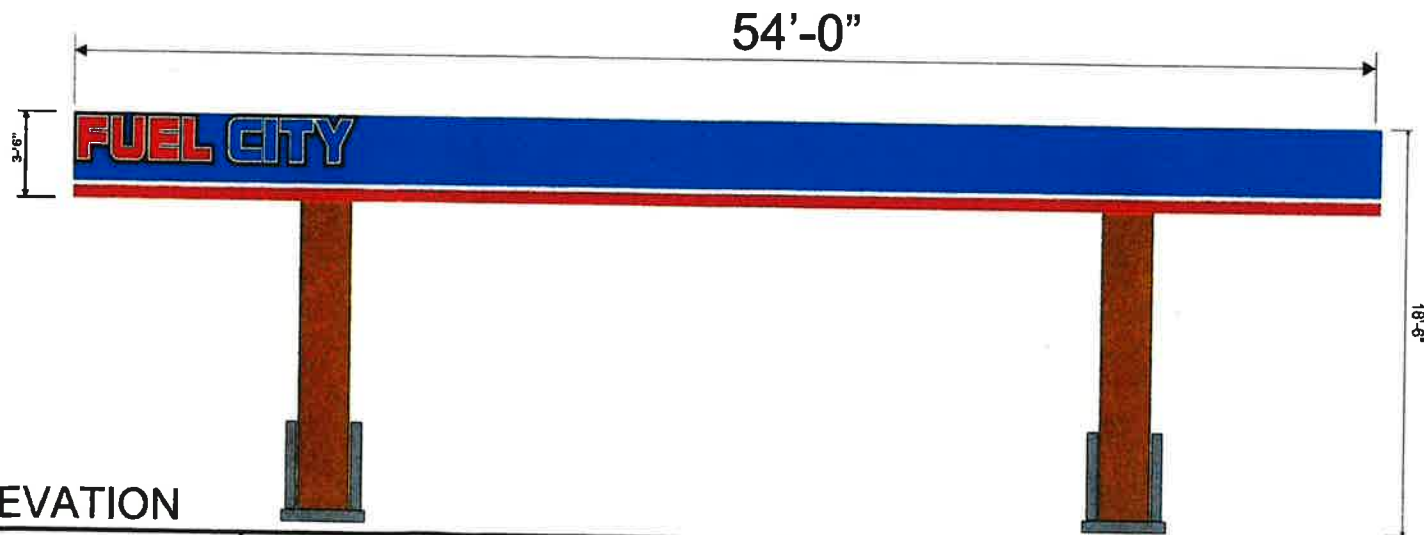
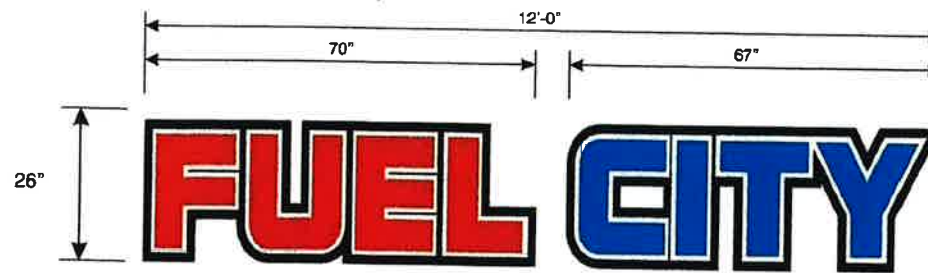
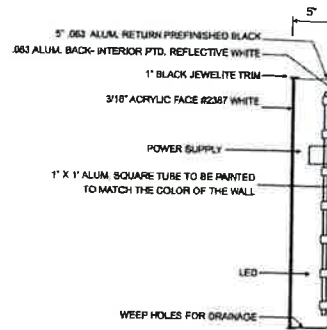
 <b>FUTURE SIGNS</b> 972-205-9090 SALES@MYFUTURESIGNS.COM	CUSTOMER		TOTAL SQUARE FEET	MATERIAL AND INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL SIGN CODE AND USES ONLY UL LISTED COMPONENTS <b>UL LABELS REQUIRED</b>	This drawing is the property of FUTURE SIGNS, INC. And all rights to its reproduction and display are reserved by FUTURE SIGNS, INC.	CUSTOMER	DATE
	COMPANY	FUEL CITY CEDAR HILL, LLC				LANDLORD	DATE
	LOCATION	1107 J Elmer Weaver Freeway					
	CITY, STATE	Cedar Hill, TX 75106					





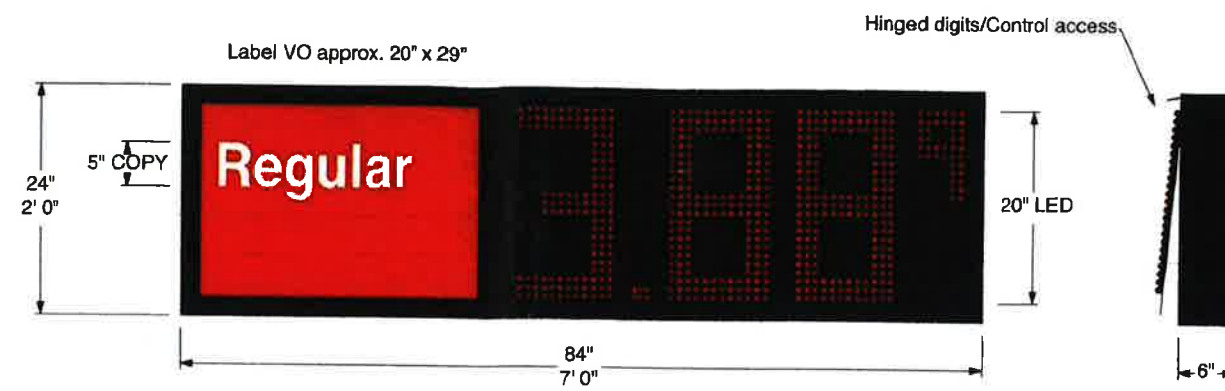
AUTO CANOPY WEST ELEVATION

 <b>FUTURE SIGNS</b> 972-205-9090 SALES@MYFUTURESIGNS.COM	CUSTOMER		TOTAL SQUARE FEET	MATERIAL AND INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL SIGN CODE AND USES ONLY UL LISTED COMPONENTS UL LABELS REQUIRED	This drawing is the property of FUTURE SIGNS, INC. And all rights to its reproduction and display are reserved by FUTURE SIGNS, INC.	CUSTOMER	DATE
	COMPANY	FUEL CITY CEDAR HILL, LLC					
	LOCATION	1107 J Elmer Weaver Freeway					
	CITY, STATE	Cedar Hill, TX 75106				LANDLORD	DATE

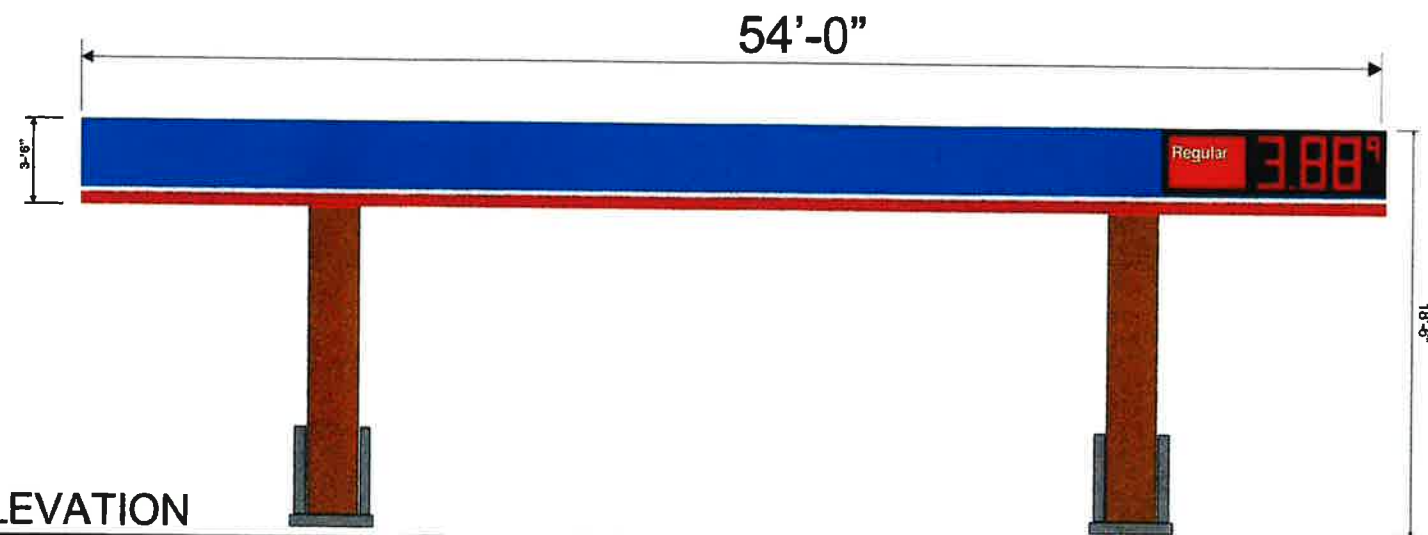


AUTO CANOPY SOUTH ELEVATION

 <b>FUTURE SIGNS</b> 972-205-9090 SALES@MYFUTURESIGNS.COM	CUSTOMER		TOTAL SQUARE FEET	MATERIAL AND INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL SIGN CODE AND USES ONLY UL LISTED COMPONENTS <b>UL LABELS REQUIRED</b>	This drawing is the property of FUTURE SIGNS, INC. And all rights to its reproduction and display are reserved by FUTURE SIGNS, INC.	CUSTOMER	DATE
	COMPANY	FUEL CITY CEDAR HILL, LLC					
	LOCATION	1107 J Elmer Weaver Freeway					
	CITY, STATE	Cedar Hill, TX 75106				LANDLORD	DATE

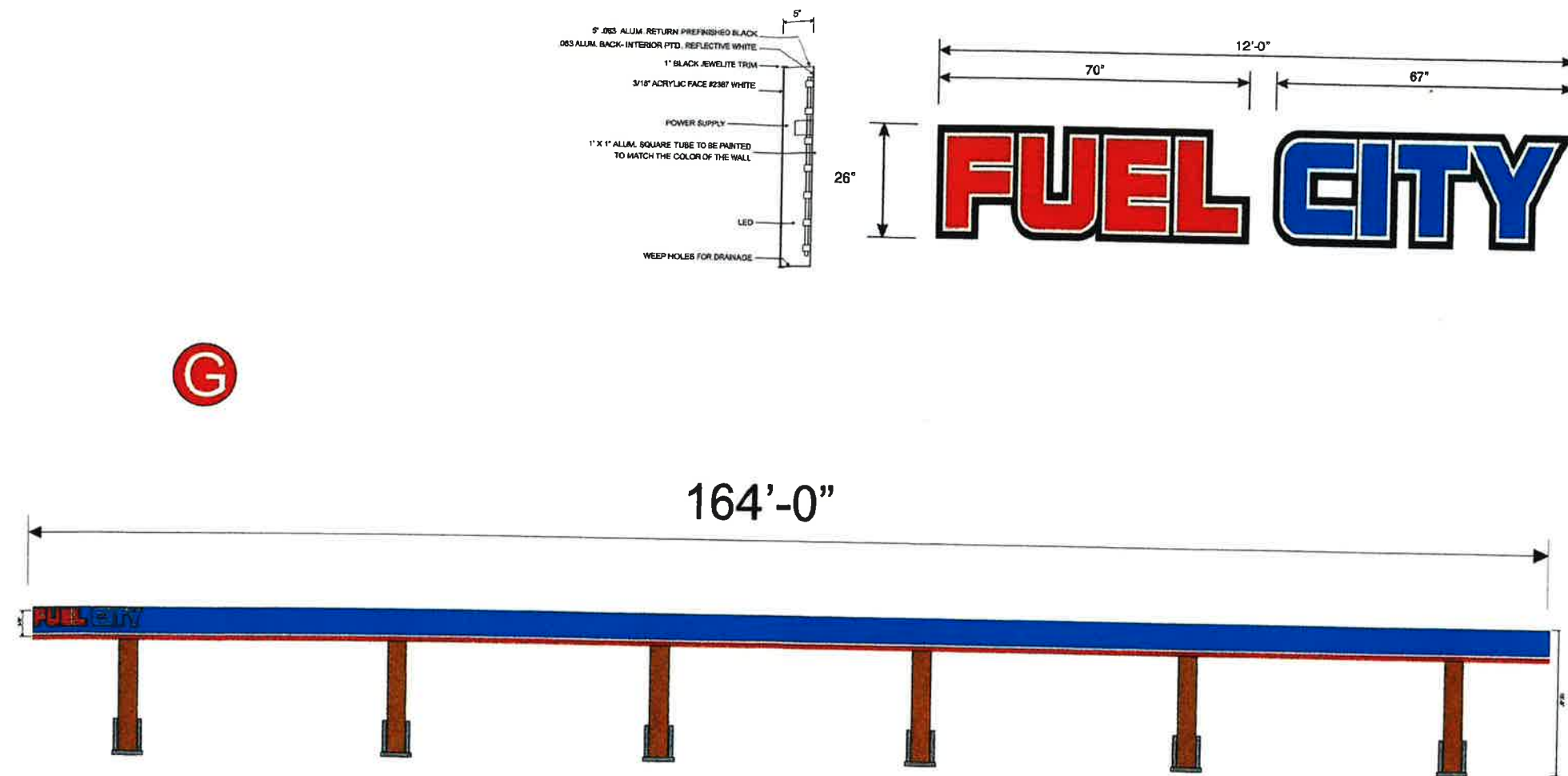


Price = 2'0" X 7' = 14 Sq Ft




### AUTO CANOPY NORTH ELEVATION

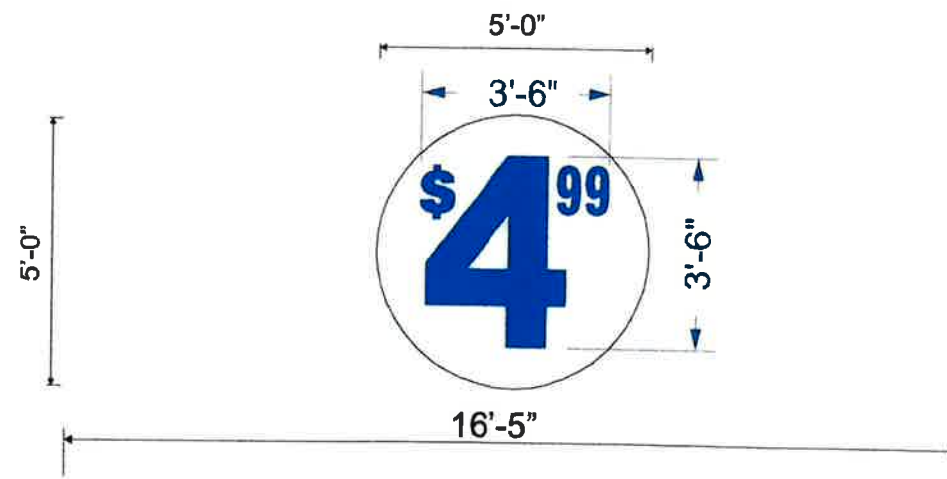
 <b>FUTURE SIGNS</b> 972-205-9090 SALES@MYFUTURESIGNS.COM	CUSTOMER		TOTAL SQUARE FEET	MATERIAL AND INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL SIGN CODE AND USES ONLY UL LISTED COMPONENTS UL LABELS REQUIRED	This drawing is the property of FUTURE SIGNS, INC. And all rights to its reproduction and display are reserved by FUTURE SIGNS, INC.	CUSTOMER	DATE
	COMPANY	FUEL CITY CEDAR HILL, LLC				LANDLORD	DATE
	LOCATION	1107 J Elmer Weaver Freeway					
	CITY, STATE	Cedar Hill, TX 75106					



### AUTO CANOPY EAST ELEVATION

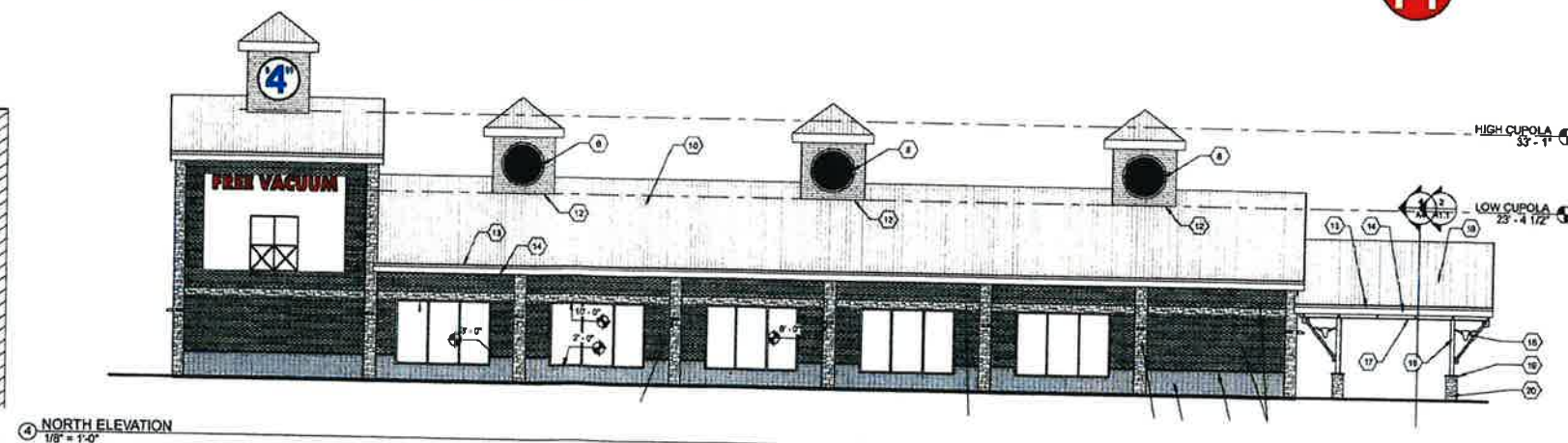
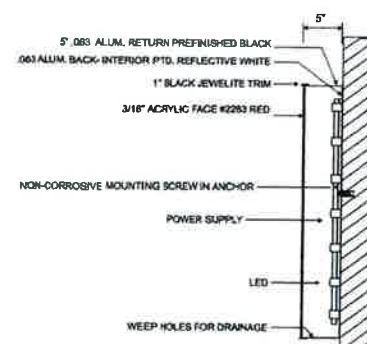
 <b>FUTURE SIGNS</b> 972-205-9090 SALES@MYFUTURESIGNS.COM	CUSTOMER		TOTAL SQUARE FEET	MATERIAL AND INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL SIGN CODE AND USES ONLY UL LISTED COMPONENTS UL LABELS REQUIRED	This drawing is the property of FUTURE SIGNS, INC. And all rights to its reproduction and display are reserved by FUTURE SIGNS, INC.	CUSTOMER	DATE
	COMPANY	FUEL CITY CEDAR HILL, LLC				LANDLORD	DATE
	LOCATION	1107 J Elmer Weaver Freeway					
	CITY, STATE	Cedar Hill, TX 75106					




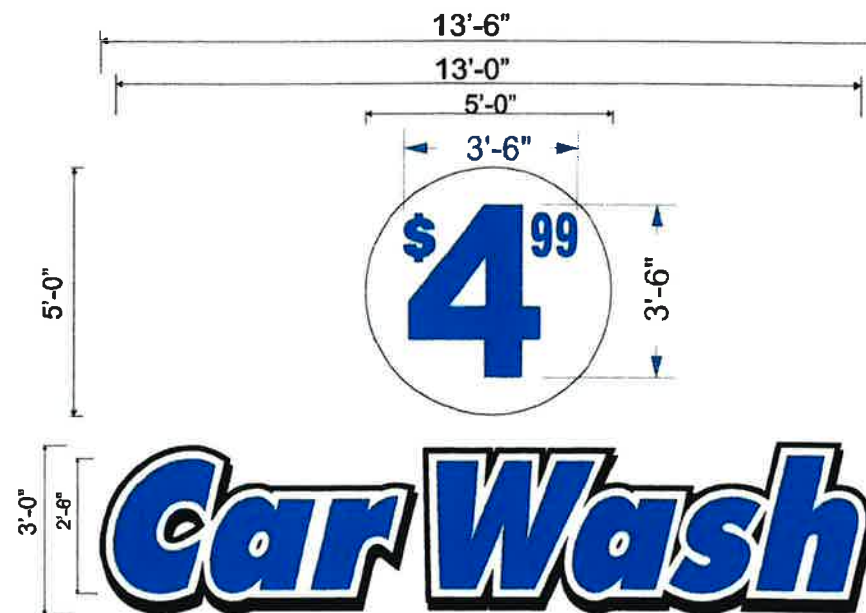


4.99 = 3'6" X 3'6" = 12.25 SQ FT  
FREE VACUUM = 2'0" X 16'5" = 32.83 SQ FT

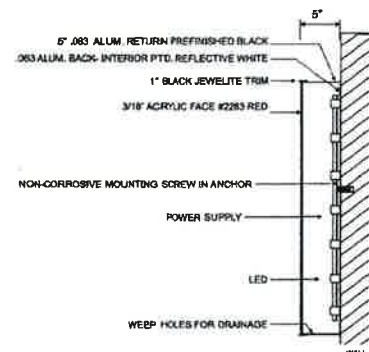
2'-0" **FREE VACUUM**



 <b>FUTURE SIGNS</b> 972-205-9090 SALES@MYFUTURESIGNS.COM	④ NORTH ELEVATION 1/8" = 1'-0"		TOTAL SQUARE FEET	MATERIAL AND INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL SIGN CODE AND USES ONLY UL LISTED COMPONENTS <b>UL LABELS REQUIRED</b>	This drawing is the property of FUTURE SIGNS, INC. And all rights to its reproduction and display are reserved by FUTURE SIGNS, INC.	FUEL CITY CEDAR HILL, LLC      DATE
	CUSTOMER COMPANY LOCATION CITY, STATE	FUEL CITY CEDAR HILL, LLC 1107 J Elmer Weaver Freeway Cedar Hill, TX 75106				

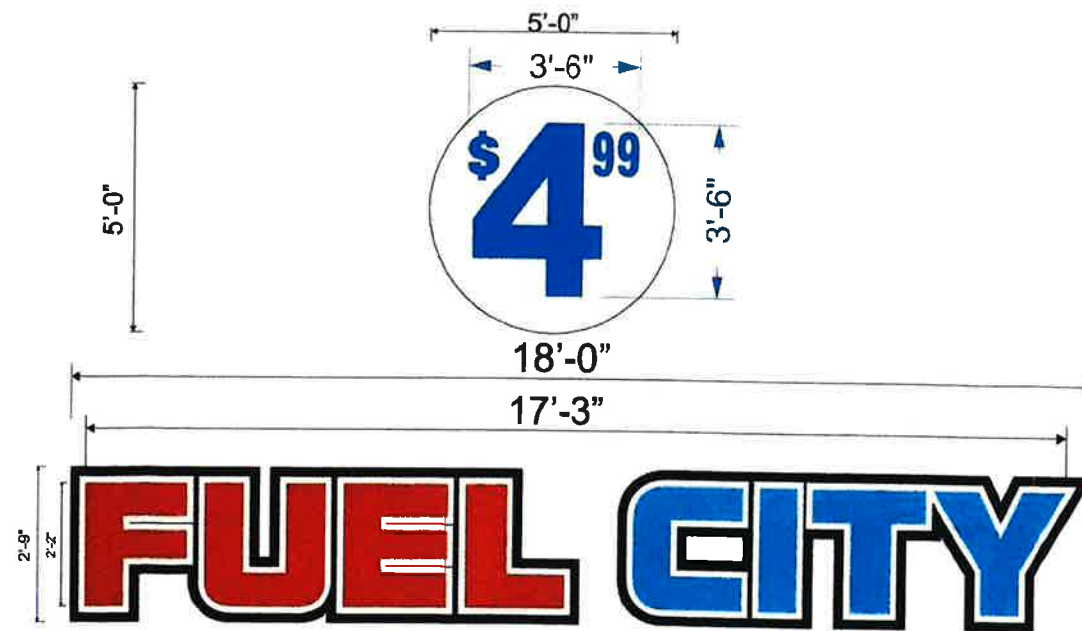


4.99 = 3'6" X 3'6" = 12.25 SQ FT  
 CAR WASH = 3'0" X 13'6" = 40.5 SQ FT

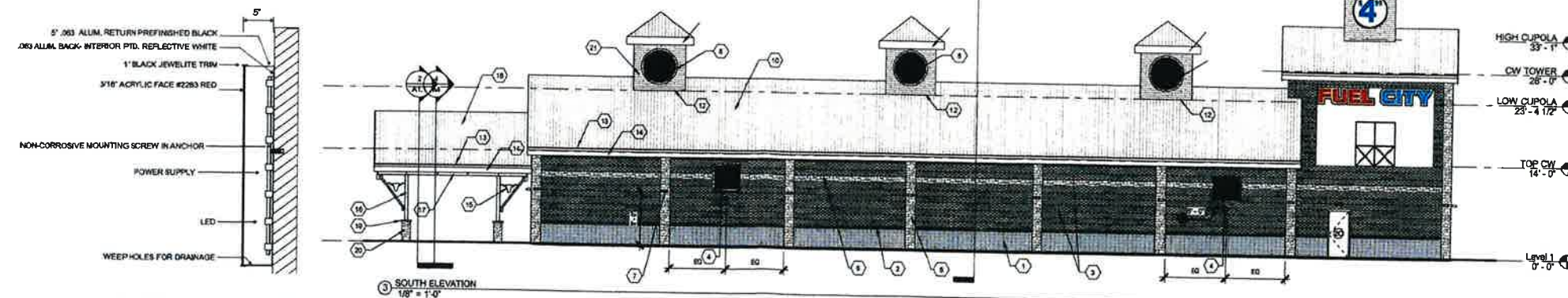



① EAST ELEVATION  
 1/8" = 1'-0"

 <b>FUTURE SIGNS</b> 972-205-9090 SALES@MYFUTURESIGNS.COM	CUSTOMER		TOTAL SQUARE FEET	MATERIAL AND INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL SIGN CODE AND USES ONLY UL LISTED COMPONENTS  UL LABELS REQUIRED	This drawing is the property of FUTURE SIGNS, INC. And all rights to its reproduction and display are reserved by FUTURE SIGNS, INC.	FUEL CITY CEDAR HILL, LLC      DATE
	COMPANY					
	LOCATION					
	CITY, STATE					
	FUEL CITY CEDAR HILL, LLC					
	1107 J Elmer Weaver Freeway					
	Cedar Hill, TX 75106					



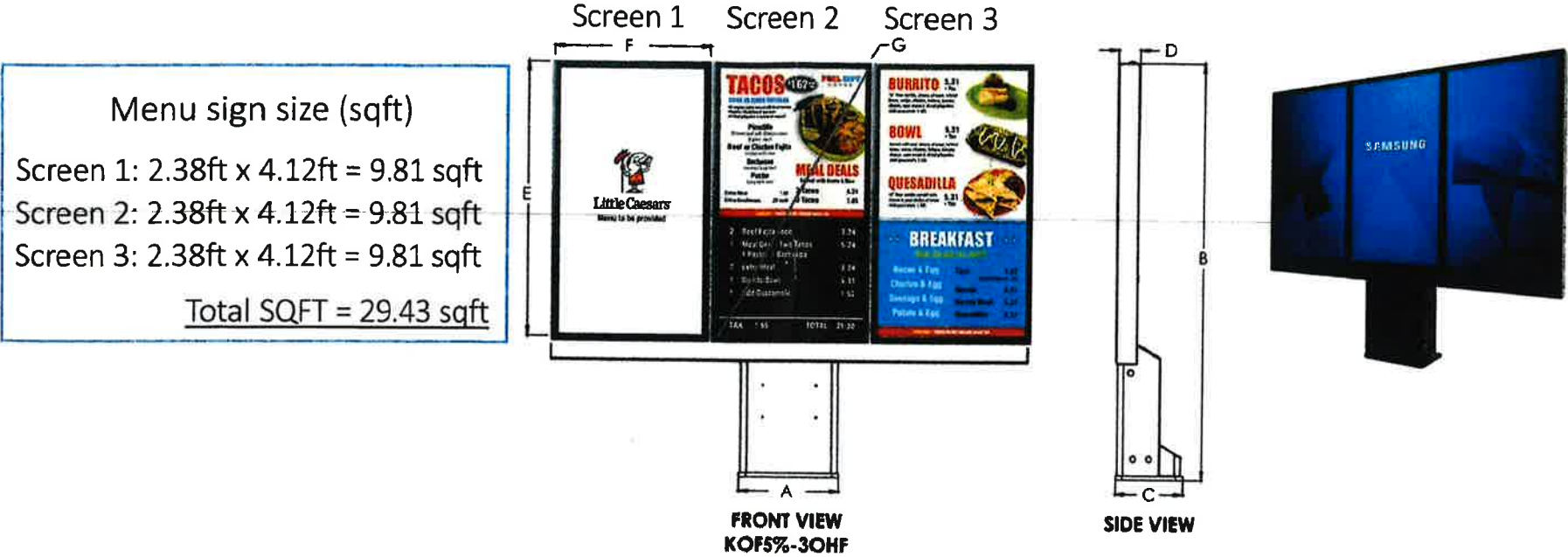
4.99 = 3'6" X 3'6" = 12.25 SQ FT  
FUEL CITY = 2'2" X 17'3" = 37.375 SQ FT



 <b>FUTURE SIGNS</b> 972-205-9090 SALES@MYFUTURESIGNS.COM	CUSTOMER	FUEL CITY CEDAR HILL, LLC	TOTAL SQUARE FEET	MATERIAL AND INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL SIGN CODE AND USES ONLY UL LISTED COMPONENTS UL LABELS REQUIRED	This drawing is the property of FUTURE SIGNS, INC. And all rights to its reproduction and display are reserved by FUTURE SIGNS, INC.	FUEL CITY CEDAR HILL, LLC      DATE
	COMPANY	FUEL CITY CEDAR HILL, LLC				
	LOCATION	1107 J Elmer Weaver Freeway				
	CITY, STATE	Cedar Hill, TX 75106				



Food Service – Drive Thru Menu Board



MODEL NO.	DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	DIMENSION "D"	DIMENSION "E"	DIMENSION "F"	DIMENSION "G"
KOF555-3OHF	18.50" (470mm)	74.96" (1904mm)	12.50" (318mm)	4.08" (104mm)	49.43" (1256mm)	28.60" (726mm)	57.16" (1452mm)
KOF555-3OHF	1.54 ft	6.25 ft	1.04 ft	0.34 ft	4.12 ft	2.38 ft	4.76 ft

Inches (mm)

Feet



CUSTOMER	
COMPANY	FUEL CITY CEDAR HILL, LLC
LOCATION	1107 J Elmer Weaver Freeway
CITY/STATE	Cedar Hill, TX 75106

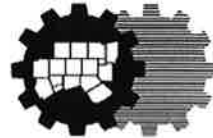
TOTAL SQUARE FEET

MATERIAL AND INSTALLATION COMPLIES WITH  
NATIONAL ELECTRICAL SIGN CODE AND USES  
ONLY U L LISTED COMPONENTS  
U/L LABELS REQUIRED

This drawing is the property of  
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and display are reserved by  
FUTURE SIGNS, INC.

FUEL CITY CEDAR HILL, LLC      DATE





North Central Texas  
Council of Governments  
**Recommended Amendments to the  
2018 International Energy Conservation Code  
And the energy provisions of the  
2018 International Residential Code**  
North Central Texas Council of Governments Region  
(Climate Zone 3 of the IECC)

The following sections, paragraphs, and sentences of the 2018 *International Energy Conservation Code* (IECC) are hereby amended as follows: Standard type is text from the IECC. Underlined type is text inserted. ~~Lined through type is deleted text from IECC.~~ A double (\*\*) asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple (\*\*\*) asterisk identifies a new or revised amendment with the 2018 code. Section numbers in parenthesis represent the corresponding numbers of the energy provisions of the 2018 *International Residential Code* for parallel amendments.

**2018 IECC (Energy Provisions of the 2018 IRC)**

**\*\*Section C102/R102 General; add Section C102.1.2 and R102.1.2 (N1101.4.1) to read as follows:**

**C102.1.2 Alternative compliance.** A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

**R102.1.2 (N1101.4.1) Alternative compliance.** A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4.1.2 (N1102.4.1.2) and R403.3.3 (N1103.3.3) respectively.

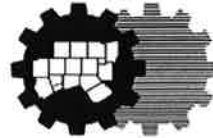
*(Reason: This amendment is added to allow alternative compliance in accordance with Texas HB 1365, 78<sup>th</sup> Legislature. Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003(i). The last sentence to Section R102.1.2 (N1101.4.1) was added to insure that every house is tested in accordance with the mandatory provisions of the code.)*

**Section R202 (N1101.6) Definitions; add the following definition:**

**\*\*PROJECTION FACTOR.** The ratio of the horizontal depth of the overhang, eave or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave or permanently attached shading device.

*(Reason: The amendment to Section 402.3.2 (N1102.3.2) Glazed fenestration SHGC was proposed by the TAB. ESL determined the proposal to be not less restrictive than the 2015 IECC. This added definition is necessary as part of that amendment. The amendment will provide additional options for SHGC selection.)*





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**Section R202 (N1101.6) Definitions; add the following definition:**

**\*\*DYNAMIC GLAZING.** Any fenestration product that has the fully reversible ability to change its performance properties, including *U*-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

*(Reason: This term is referenced in Section R402.3.2. This definition of DYNAMIC GLAZING is also found in the Commercial provisions of the code.)*

**\*\*\*Table 402.1.2 (N1102.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT; the Fenestration *U*-factor for Climate Zone 3 is amended as follows:**

CLIMATE ZONE	FENESTRATION <i>U</i> -FACTOR
3	0.32 0.35

*(Reason: Carries forward the value in the 2015 IECC/IRC.)*

**\*\*\*Table 402.1.4 (N1102.1.4) EQUIVALENT *U*-FACTORS; the Fenestration *U*-factor for Climate Zone 3 is amended as follows:**

CLIMATE ZONE	FENESTRATION <i>U</i> -FACTOR
3	0.32 0.35

*(Reason: Carries forward the value in the 2015 IECC/IRC.)*

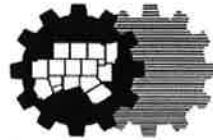
**\*\*Section R402.3.2 (N1102.3.2) Glazed fenestration SHGC; amend by adding a paragraph and table following the exception to read as follows:**

Where vertical fenestration is shaded by an overhang, eave, or permanently attached shading device, the SHGC required in Table R402.1.2 shall be reduced by using the multipliers in Table R402.3.2 SHGC Multipliers for Permanent Projections.

**Table R402.3.2 SHGC Multipliers for Permanent Projections <sup>a</sup>**

Projection Factor	SHGC Multiplier (all Other Orientation)	SHGC Multiplier (North Oriented)
0 - 0.10	1.00	1.00
>0.10 – 0.20	0.91	0.95
>0.20 – 0.30	0.82	0.91
>0.30 – 0.40	0.74	0.87
>0.40 – 0.50	0.67	0.84
>0.50 – 0.60	0.61	0.81
>0.60 – 0.70	0.56	0.78
>0.70 – 0.80	0.51	0.76
>0.80 – 0.90	0.47	0.75
>0.90 – 1.00	0.44	0.73

<sup>a</sup> North oriented means within 45 degrees of true north.



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*(Reason: The amendment to Section 402.3.2 Glazed fenestration SHGC was proposed by the TAB and ESL determined the proposal to be not less restrictive than the 2015 IECC. This added definition is necessary as part of that amendment. The amendment will provide additional options for SHGC selection.)*

**\*\*R402.4.1.2 (N1102.4.1.2) Testing; add a last paragraph to read as follows:**

Mandatory testing shall only be performed by individuals that are certified to perform air infiltration testing certified by national or state organizations as approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

*(Reason: The 2018 International Residential Code (IRC) and International Energy Conservation Code (IECC) includes enhanced emphasis on envelope infiltration and duct leakage. Significant changes in the residential energy requirements include more frequent requirement of performance testing for leakage. Residential Duct systems must be tested unless all ducts and equipment are located within the conditioned space. Envelope testing is required to demonstrate compliance with maximum allowable leakage rate. This language puts the regulatory authority on notice that the testing requires specialized credentials and establishes a conflict of interest baseline.)*

**\*\*\*Section R402.4 (N1102.4) Air leakage (Mandatory); add a new section and table to read as follows:**

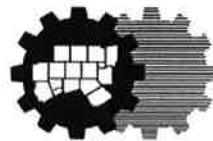
**R402.4.1.3 (N1102.4.1.3) Testing option – ACH tradeoff.** As an option to the air leakage rate set out in Section R402.4.1.2 (N1102.4.1.2), 1- and 2-family homes meeting all of the listed criteria below and the *thermal envelope* requirements in Table R402.4.1.3 (N1102.4.1.3) will be considered compliant when tested and verified as having an air leakage rate to not less than or equal to four air changes per hour when tested and reported in accordance with the testing standards and reporting criteria listed in Section R402.4.1.2 (N1102.4.1.2).

The compliance equivalency is limited as follows:

1. Limited to a conditioned floor area between 1,000 and 6,000 square feet,
2. Limited to between 2 to 6 bedrooms,
3. Assumes all ductwork and mechanical equipment is located in the unconditioned attic,
4. Assumes typical wood framing in the walls and roof, and
5. Assumes one of the following heating/cooling systems:
  - a. All electric system with a heat pump for heating, or
  - b. A system with electric cooling and natural gas heating.

Dwellings using electric resistance strip heating do not qualify for this tradeoff.





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TABLE R402.4.1.3 (N1102.4.1.3)<sup>a</sup>

Envelope Component	Option #1	Option #2
R402.4 Air Leakage	$\leq 4$ ACH50	$\leq 4$ ACH50
Wall Insulation <i>R</i> -value	$R_{13} + R_3^b$	$R_{13} + R_3^b$
Fenestration <i>U</i> -factor	$\leq 0.32$	$\leq 0.32$
Fenestration SHGC	$\leq 0.25$	$\leq 0.25$
Ceiling <i>R</i> -value	$\geq R_{49}$	$\geq R_{49}$
Duct Insulation <i>R</i> -value	R8	R6
Radiant Barrier Required	No	Yes

<sup>a</sup> Except for the values listed in the table, all other mandatory code provisions are applicable.

<sup>b</sup> The first value listed is the *R*-value of cavity insulation, the second value is the *R*-value of the continuous insulation or insulated siding.

*(Reason: This provides a viable option to the single-family residential builder. The Energy Systems Laboratory determined that this tradeoff option to be not less stringent than the residential provisions of the 2015 IECC and the energy provisions of the 2015 IRC.)*

\*\*\* Section R402.4 Air leakage (Mandatory); add a new section to read as follows:

**R402.4.1.4 Testing options for R2 multifamily dwelling units.** As an option to the air leakage rate set out in Section R402.4.1.2, multifamily dwelling units will be considered compliant when tested and verified as having an air leakage rate to the air leakage rate set out in either Section R402.4.1.4.1 or Section R402.4.1.4.2 when tested and reported in accordance with the testing standards and reporting criteria listed in Section R402.4.1.2

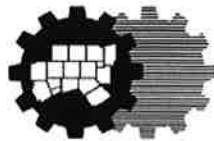
**R402.4.1.4.1 Total air leakage rate for interior multifamily dwelling units.** Interior multifamily dwelling units with a measured, "unguarded" total air leakage result of 5.3 ACH50 or less shall be considered compliant.

**R402.4.1.4.2 Total air leakage rate for corner multifamily dwelling units.** Corner multifamily units with a measured, "unguarded" total leakage result of less than 5.0 ACH50 shall be considered compliant.

*(Reason: The Mandatory Section R402.4 Air Leakage of the 2015 IECC requires that the building thermal envelope be tested and verified in accordance with R402.4.1.2. Measuring air leakage for multifamily buildings or dwelling units using an air leakage to outside test (i.e. guarded) can be costly and time prohibitive. This is because in order to isolate leakage only through the building thermal envelope, all leakage to adjacent units through adiabatic surfaces must be pressure neutralized. The methodology below therefore allows for the use of total air leakage testing for multifamily dwelling units that includes air leakage to the exterior and to adjacent units (i.e. unguarded) to show compliance with R402.4.1.2. This increases the flexibility of the code without affecting stringency. This methodology has been approved for use by ESL, and the methodology applies only to jurisdictions in the NCTCOG area.)*

\*\*\* Section R402.4 Air leakage (Mandatory); add a new section to read as follows:

**R402.4.1.5 Sampling options for R2 multifamily dwelling units.** For buildings having three or more



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dwelling units, a minimum of 15% of the dwelling units in each building must be tested as required by Section R402.4.1.2. Prior to beginning sampling for testing, "Initial Testing" is required for each multifamily property. "Initial Testing" shall consist of the 3<sup>rd</sup> party testing contractor performing the required tests on at least three consecutive dwelling units. Test results from the "Initial Testing" must satisfy minimum code requirements before sampling is permitted. Dwelling units selected for the "Initial Testing" must be within the same building. Dwelling units selected for "Initial Testing" shall not be included in a "sample group" or counted toward the minimum 15% of dwelling units tested. The building official shall randomly select the three dwelling units for "Initial Testing." The building official may delegate the random selection to the designated 3<sup>rd</sup> party testing contractor.

**R402.4.1.5.1 Sample group Identification and Sampling.** The builder shall identify a "sample group" which may be a building, floor, fire area or portion thereof. All of the dwelling units within the "sample group" must be at the same stage of construction and must be ready for testing. The building official shall randomly select at least 15% of dwelling units from each "sample group" for testing. The building official may delegate the random selection to the designated 3<sup>rd</sup> party testing contractor.

If each tested dwelling unit within a "sample group" meets the minimum code requirements, then all dwelling units in the "sample group" are considered to meet the minimum code requirements.

Before a building may be deemed compliant with the testing as required, each "sample group" must be deemed compliant with the minimum code requirements. The sum total of all of the tested dwelling units across all "sample groups" shall not be less than a minimum of 15% of the dwelling units in a building.

**R402.4.1.5.2 Failure to Meet Code Requirement(s).** If any dwelling units within the identified "sample group" fail to meet a code requirement as determined by testing, the builder will be directed to correct the cause(s) of failure, and 30% of the remaining dwelling units in the "sample group" will be randomly selected for testing by the building official, or third-party testing contractor, regarding the specific cause(s) of failure.

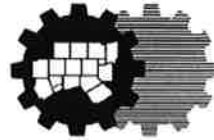
If any failures occur in the additional dwelling units, all remaining dwelling units in the sample group must be individually tested for code compliance.

A multifamily property with three failures within a 90-day period is no longer eligible to use the sampling protocol in that community or project until successfully repeating "Initial Testing." Sampling may be reinstated after at least three consecutive dwelling units are individually verified to meet all code requirements.

A Certificate of Occupancy may not may be issued for any building until testing has been performed and deemed to satisfy the minimum code requirements on the dwelling unit(s) identified for testing.

*(Reason: For many multifamily (R2 classifications) projects, it is very costly and time consuming to test each dwelling unit for projects where there may be dozens of dwelling units in each building. Considering that the same tradesman generally constructs a building, it is reasonable to deem that construction practices are consistent and that if a reasonable sampling of units tested pass then all units would pass. These amendments are very similar to other ordinances/policies from Austin and San Antonio.)*





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**\*\* R403.3.3 (N1103.3.3) Duct Testing (Mandatory); add a last paragraph to read as follows:**

Mandatory testing shall only be performed by individuals that are certified to perform duct testing leakage testing certified by national or state organizations as approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

*(Reason: The 2015 International Residential Code (IRC) and International Energy Conservation Code (IECC) includes enhanced emphasis on envelope infiltration and duct leakage. Significant changes in the residential energy requirements include more frequent requirement of performance testing for leakage. Residential Duct systems must be tested unless all ducts and equipment are located within the conditioned space. Envelope testing is required to demonstrate compliance with maximum allowable leakage rate. This language puts the regulatory authority on notice that the testing requires specialized credentials and establishes a conflict of interest baseline).*

**\*\*\* Section R403.3 Ducts; add a new section to read as follows:**

**R403.3.4.1 Sampling options for R2 multifamily dwelling units.** For buildings having three or more dwelling units, a minimum of 15% of the dwelling units in each building must be tested as required by Section R403.3.3. Prior to beginning sampling for testing, "Initial Testing" is required for each multifamily property. "Initial Testing" shall consist of the 3<sup>rd</sup> party testing contractor performing the required tests on at least three consecutive dwelling units. Test results from the "Initial Testing" must satisfy minimum code requirements before sampling is permitted. Dwelling units selected for the "Initial Testing" must be within the same building. Dwelling units selected for "Initial Testing" shall not be included in a "sample group" or counted toward the minimum 15% of dwelling units tested. The building official shall randomly select the three dwelling units for "Initial Testing." The building official may delegate the random selection to the designated 3<sup>rd</sup> party testing contractor.

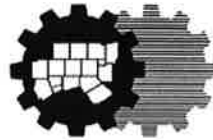
**R403.3.4.1.1 Sample group Identification and Sampling.** The builder shall identify a "sample group" which may be a building, floor, fire area or portion thereof. All of the dwelling units within the "sample group" must be at the same stage of construction and must be ready for testing. The building official shall randomly select at least 15% of dwelling units from each "sample group" for testing. The building official may delegate the random selection to the designated 3<sup>rd</sup> party testing contractor.

If each tested dwelling unit within a "sample group" meets the minimum code requirements, then all dwelling units in the "sample group" are considered to meet the minimum code requirements.

Before a building may be deemed compliant with the testing as required, each "sample group" must be deemed compliant with the minimum code requirements. The sum total of all of the tested dwelling units across all "sample groups" shall not be less than a minimum of 15% of the dwelling units in a building.

**R403.3.4.1.2 Failure to Meet Code Requirement(s).** If any dwelling units within the identified "sample group" fail to meet a code requirement as determined by testing, the builder will be directed to correct the cause(s) of failure, and 30% of the remaining dwelling units in the "sample group" will be randomly selected for testing by the building official, or third-party testing contractor, regarding the specific cause(s) of failure.

If any failures occur in the additional dwelling units, all remaining dwelling units in the sample group must be individually tested for code compliance.



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A multifamily property with three failures within a 90-day period is no longer eligible to use the sampling protocol in that community or project until successfully repeating "Initial Testing." Sampling may be reinstated after at least three consecutive dwelling units are individually verified to meet all code requirements.

A Certificate of Occupancy may not may be issued for any building until testing has been performed and deemed to satisfy the minimum code requirements on the dwelling unit(s) identified for testing.

*(Reason: For many multifamily (R2 classifications) projects, it is very costly and time consuming to test each dwelling unit for projects where there may be dozens of dwelling units in each building. Considering that the same tradesman generally constructs a building, it is reasonable to deem that construction practices are consistent and that if a reasonable sampling of units tested pass then all units would pass. These amendments are very similar to other ordinances/policies from Austin and San Antonio.)*

**\*\*Section C402.2/R402.2 (N1102.2) Specific insulation requirements (Prescriptive); add Section C402.2.8 and R402.2.14 (N1102.2.14) to read as follows:**

**Section C402.2.8/R402.2.14 (N1102.2.14) Insulation installed in walls.** Insulation installed in walls shall be totally enclosed on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the building official.

*(Reason: This will increase the performance of the insulation.)*

**\*\*\*Section C403.7.4 Energy recovery ventilation systems (Mandatory); add exception #12 to read as follows:**

12. Individual ventilation systems that serve an individual dwelling unit or sleeping unit.

*(Reason: This will clarify the intent of the section without requiring the user or the code official to analyze the numbers in the table. So a ventilation system that serves only an individual dwelling unit or sleeping unit does not require an energy recovery system.)*

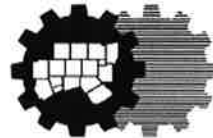
**\*\*\*Section C403.11.1 Duct and Plenum Insulation and Sealing (Mandatory); is amended by adding a second paragraph to read as follows:**

Environmental ducts and plenums installed in vertical chases, both supply and exhaust, where the ducts or plenums will not be accessible after construction completion, shall be leak tested in accordance with the SMACNA HVAC Air Leakage Test Manual to the installed ductwork class and pressure requirements.

Documentation shall be furnished demonstrating that representative sections totaling not less than 25 percent of the duct area have been tested and that all tested sections comply with the requirements of this section.

*(Reason: Ductwork installed in chases is not accessible after construction completion. Leakage in these ducts will increase the energy use of the buildings and systems for the life of the building and reduce the system performance. Since the leakage in the chase enclosed ductwork would be difficult if not impossible to locate and correct, testing at the time of installation would assure that the ducts are properly installed and efficient.)*





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**\*\*\*Section R404.1 (N1104.1); revised in its entirety to read as follows:**

**Section R404.1 (N1104.1) Lighting equipment (Mandatory).** Not less than 75 percent of the lamps in permanently installed lighting fixtures or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

*(Reason: This retains the 2015 language will allows for more flexibility.)*

**\*\*Section 405.2 (N1105.2); add the exception to read as follows:**

Section 405.2 (N1105.2) Mandatory requirements. Compliance with the section requires that the mandatory provisions identified in Section 401.2 be met. Supply and return ducts not completely inside the building thermal envelope shall be insulated to an R-value of not less than R-6.

**Exceptions:**

1. For one and two family dwellings the maximum envelope leakage of 4 ACH50 is permitted provided the envelope leakage in the Standard Reference Design is 3 ACH50 and all other requirements of Section R405 are met, including all other mandatory measures. The annual energy cost or source energy usage of the Proposed Design must be equal to or less than that of the Standard Reference Design.
2. For multifamily or townhomes and buildings classified as Group R2 and Group R4 of three stories or less the maximum envelope leakage of less than 5 ACH50 is permitted provided the envelope leakage in the Standard Reference Design is 3 ACH50 and all other requirements of Section R405 are met, including all other mandatory measures. The annual energy cost or source energy usage of the Proposed Design must be equal to or less than that of the Standard Reference Design.

*(Reason: This ACH tradeoff is approved by ESL and will require additional energy efficiencies to be implemented. This tradeoff is incorporated in ESL's IC3 Code Compliance Calculator as the 2015 NCTCOG path in the code drop down menu. Builders using IC3 will receive a code compliant notification if their designs meet the requirements of this tradeoff and all other energy code requirements. Other compliance software products have not incorporated this tradeoff into their compliance reports. Building Officials receiving Section R405 submittals from software other than IC3 may approve a R405 compliance report that designates the building as not in compliance due to noncompliance with the 3 ACH50 envelope leakage mandatory measure, provided the report also states that the envelope leakage is no greater than 4 ACH50 for single family homes. REScheck™ does not have the flexibility to accommodate this tradeoff.)*

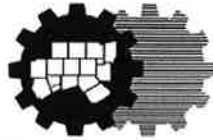
**\*\*Section R405.6.2 (N1105.6.2); add the following sentence to the end of paragraph:**

Acceptable performance software simulation tools may include, but are not limited to, REM Rate™; Energy Gauge®; ICF International Beacon Residential; Ekotrope; HERS Module; Right-Energy HERS and IC3. Other performance software programs as listed by RESNET® and having the ability to provide a report as outlined in R405.4.2 may also be deemed acceptable performance simulation programs and may be considered by the building official.

*(Reason: These performance software tools are listed by RESNET at the time of recommendation.)*

**\*\*\*Section C405.9. Voltage drop in feeders; deleted in its entirety.**

*(Reason: There are similar provisions in the NEC where this type of requirement is best managed.)*



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**\*\*TABLE R406.4 (N1106.4) MAXIMUM ENERGY RATING INDEX; amend to read as follows:**

**TABLE R406.4 (N1106.4) <sup>1</sup>  
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
3	65

<sup>1</sup> This table is effective until August 31, 2019.

**TABLE R406.4 (N1106.4) <sup>2</sup>  
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
3	63

<sup>2</sup> The table is effective from September 1, 2019 to August 31, 2022.

**TABLE R406.4 (N1106.4) <sup>3</sup>  
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
3	59

<sup>3</sup> This table is effective on or after September 1, 2022.

*(Reason: The tables reflect the values and time table set forth in HB1736, 84<sup>th</sup> Regular Session Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003.)*

**\*\*\*Section C408.3.1 Functional Testing; amend to read as follows:**

**C408.3.1 Functional Testing.** Prior to passing final inspection, the *registered design professional or approved agency* shall provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed, and in proper working condition in accordance with the *construction documents* and manufacturer's instructions. Functional testing shall be in accordance with Sections C408.3.1.1 through C408.3.1.3 for the applicable control type.

*(Reason: The addition of 'or approved agency' will make the lighting systems requirements match the mechanical system requirements in C 408.2.1. This will facilitate and add flexibility to the enforcement of the commissioning requirements.)*

**END**