

**Building Appeals & Advisory Board
Meeting Minutes
Monday, June 22, 2020
Zoom Meeting**

Members Present

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

Staff Present

Gail Lux

Absent

I. Call meeting to order

Mr. Joe Pitt called the meeting to order at 6:52 pm with a quorum present.

II. Citizen Forum

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

III. Approve the meeting minutes from the December 16, 2019 and February 17, 2020.

Mr. Jack Frost made a motion to accept the minutes from December 16, 2019 and February 17, 2020 meetings. Mrs. Deborah Fulwiler seconded the motion. The motion was approved unanimously.

IV. Review and consider the property located at Lake Ridge Section 2; Lot 64; more commonly known as 2706 Lake Cove, in violation of the City of Cedar Hill Code of Ordinance 2017-631, Expiration of a permit, a public nuisance giving the owner 30 days to submit for re-permit, pay permit fee, and commences work on site to be completed within 180 days of submission or submit for demolition permit, or direct staff to start proceedings to abate the nuisance.

Mr. Gail Lux gave a brief summary of the situation for this project and explained that the City of Cedar Hill Code Enforcement Department has received several complaints of the length of time this project is taking and the condition of the site with trash, debris, and high grass at this location.

Mr. Arthur Graciano was present on the meeting and explained that he has ran into financial difficulties and is in the process of getting additional funding to complete the project. He stated that the job should be completed by February 2021.

Mr. Graciano provide the Building Official a letter and timeline for completion of the project.

Mrs. Deborah Fulwiler made a motion to grant an extension of the building permit until February 28, 2021 for the completion of the project. The motion was seconded by Mr. Jack Frost. The motion was approved unanimously.

V. Review and consider the property located at Lake Ridge Section 21; Lot 1575; more commonly known as 2624 Creekwood Dr, in violation of the City of Cedar Hill Code of Ordinance 2017-631, Expiration of a permit, a public nuisance giving the owner 30 days to submit for re-permit, pay permit fee, and commences work on site to be completed within 180 days of submission or submit for demolition permit, or direct staff to start proceedings to abate the nuisance.

Mr. Gail Lux gave a brief summary of the situation for this project and explained that the City of Cedar Hill Code Enforcement Department has received several complaints of the length of time this project is taking and the condition of the site with trash, debris, and high grass at this location. The City of Cedar Hill Code Enforcement has also received complaints of standing water on the property and drainage issues affecting the neighbors.

Mr. Donald Atkins was present on the meeting. Mr. Atkins explained that he can not do any work on the property until his legal issues are completed in August 2020. He plans on completing the project after the legal issues are resolved.

Mrs. Deborah Fulwiler asked Mr. Atkins to provide the Building Official a letter from his attorney stating the fact that no work can be done until the settlement of the legal issues within five days.

This item was tabled for a future meeting after the legal issue in August have been resolved before an extension of completion can be granted.

VI. Review and consider the property located at Wood Ridge Country Estates 1; Block A Lot 6; more commonly known as 718 Chaparral Trail, in violation of the City of Cedar Hill Code of Ordinance 2017-631, Expiration of a permit, a public nuisance giving the owner 30 days to submit for re-permit, pay permit fee, and commences work on site to be completed within 180 days

of submission or submit for demolition permit, or direct staff to start proceedings to abate the nuisance.

Mr. Gail Lux gave a brief summary of the situation for this project and explained that the City of Cedar Hill Code Enforcement Department has received several complaints of the length of time this project is taking and the condition of the site with trash, debris, and high grass at this location.

Mr. Paul Brooks was present on the meeting. Mr. Brooks explained that he is a veteran and is building his dream home for his family. He realizes that the time that it has taken for this project is longer than he anticipated but there were some delays due to weather and wrong materials delivered. Mr. Brooks stated that when this project is completed it will bring value to the neighborhood and to the city.

Mr. Brooks provided a letter of explanation and a completion timeline for this project to be completed by the end of September to the Building Official.

Mr. Jack Frost made a motion to grant an extension of the building permit until November 1, 2020. Mr. Mike Bechdol seconded the motion. The motion was approved unanimously.

VII. Adjourn

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


Gail Lux
Building Official