

**Building Appeals & Advisory Board
Meeting Minutes
Monday, July 19, 2021
Zoom Meeting**

Members Present

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

Staff Present

Gail Lux

Absent

Joe Pitt

I. Call meeting to order.

Mr. Jack Frost called the meeting to order at 6:49 pm with a quorum present.

II. Citizen Forum

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

III. Review and consider the property located at Rushing Green at High Point; Block 2; Lot 3; more commonly known as 105 Hunter Dr. a public nuisance and direct staff to abate the nuisance.

Mr. Gail Lux gave the board an overview of the efforts the city code enforcement department has done to address the public nuisance. Amanda Warren spoke as a representative of the owner and informed the board that a work order has been issued by their company to remove the fence within the next couple of weeks and that the brush in the alley will be removed within the next week.

Mrs. Deborah Fulwiler made a motion to declare the property located at 105 Hunter Dr. a public nuisance and give the owner thirty (30) days to remove the fence and seven (7) days to remove the brush or direct staff to have the nuisance abated. The motion was seconded by Mr. Mike Bechdol. The motion was approved unanimously.

IV. Review and consider the property located at Windsor Park Phase 2; Block S; Lot 2 more commonly known as 322 Sweetgum Dr. a public nuisance and direct staff to abate the nuisance.

Mr. Gail Lux gave the board an overview of the efforts the city code enforcement department has done to address the public nuisance. The owner explained that their contractor is scheduled to remove the fence by July 30th. The code officer gave the owner until August 14th to remove the fence.

Mrs. Deborah Fulwiler made a motion to declare the property located at 322 Sweetgum a public nuisance and give the owner until August 14th to abate the nuisance or direct staff to have the nuisance abated. The motion was seconded by Mr. David McDaniel. The motion was approved unanimously.

- V.** Review and consider the request by Hillcrest Baptist Church and Richard Brown of Chandler Signs LLC for a variance to the sign ordinance Section 4-243 (18); to allow a detached sign located off-premises of the property advertised. Located at Hillcrest Sec 1 Revised Block 1 Lot 2RA ACS 4.872 more commonly known as 235 W Pleasant Run Rd.

Mr. Gail Lux explained the variance requested.

Mr. Mike Simmons explained that this location was selected in error and the sign would actually be located on the Hillcrest Baptist Church property along W. Pleasant Run Rd.

Mr. Mike Bechdol made a motion to table this item until the August meeting. The motion was seconded by Mr. David McDaniel. The motion was approved unanimously.

- VI.** Review and consider the request by Hillcrest Baptist Church and Richard Brown of Chandler Signs LLC for a variance to the sign ordinance Section 4-243 (18); to allow a detached sign located off-premises of the property advertised. Located at Cresthaven Cottages Condo; Hillcrest 1; Located at the corner of Old Clark Rd.

Mr. Gail Lux explained the variance requested.

Mr. Mike Simmons explained that this location was selected to provide direction to the Hillcrest Baptist Church property along Old Clark Rd.

Mr. Mike Bechdol made a motion to table this item until the August meeting. The motion was seconded by Mr. David McDaniel. The motion was approved unanimously.

- VII.** Review and consider the request by Hillcrest Baptist Church and Richard Brown of Chandler Signs LLC for a variance to the sign ordinance Section 4-244 (2)a; to allow a detached sign to exceed the allowable number of signs per parcel of one. Located at

Hillcrest Sec 1; Block 1; Lot 1R1R; ACS 23.204 more commonly known as 265 W Pleasant Run Rd.

Mr. Gail Lux explained the variance requested.

Mr. Mike Simmons explained that this location was selected to provide direction to the Hillcrest Baptist Church property along Old Straus Rd

Mr. Mike Bechdol made a motion to table this item until the August meeting. The motion was seconded by Mr. David McDaniel. The motion was approved unanimously.

VIII. Adjourn

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

Gail Lux
Building Official