

**Building Appeals & Advisory Board
Meeting Minutes
Monday, August 16, 2021
Zoom Meeting**

Members Present

Deborah Fulwiler
Jack Frost
Mark Dale
Mike Bechdol
Jeanetta Dagley
Brodrick Rhodes
Blake Morrison
David McDaniel
Joe Pitt

Staff Present

Gail Lux

Absent

I. Call meeting to order.

Mr. Joe Pitt called the meeting to order at 6:35 pm with a quorum present.

II. Approve the minutes from July 19, 2021.

Mrs. Deborah Fulwiler made a motion to approve the minutes from July 19th 2021. Mr. Jack Frost seconded the motion. The motion was approved unanimously.

III. 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.

IV. 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. Richard Brown requested that this item be removed for consideration because the site plan has been revised to remove this sign.

Mr. Joe Pitt stated that this item would be removed from consideration.

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 4-244 (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 requirements for this Zoning District of SF10 only allows for one detached sign however if this property was zoned Local Retail multiple signs would be allowed based on the size and condition of the parcel having more than one street frontage and the distance the signs would be apart.

Mr. Richard Brown commented that they did revise the site plan for the new location and the signs are greater apart than what would be required, and all located on the church property.

Mr. Jack Frost made a motion to approve multiple signs located on a single parcel. The motion was seconded by Mr. Davide McDaniel. The motion was approved unanimously.

VI. Review and consider the request by Total Care Emergency Room and Matthew Wilson of Chandler Signs LLC for a variance to the sign ordinance Section 4-244 (2)b4; to allow an attached sign to exceed the allowable letter height or logo of 37.5". Located at Wild Flower; Block 2; Lot 1 less ROW ACS 1.6317 more commonly known as 850 N J Elmer Weaver Fwy.

Mr. Basil Haddad of Total Care and Mr. Mathew Wilson of Chandler Signs spoke in favor of granting the variance to allow the attached sign to exceed the allowable letter height because the visibility of the signs from the highway are limited because the highway sets below the building location.

Mr. Jack Frost made a motion to table this item to allow the applicant to go back and see if they can redesign the signs to meet the ordinance. The motion was seconded by Mrs. Deborah Fulwiler. The motion was approved unanimously.

VII. Review and consider the request by Total Care Emergency Room and Matthew Wilson of Chandler Signs LLC for a variance to the sign ordinance Section 4-244 (2)b1& 3; to allow an attached sign to exceed the allowable area of signs per façade to exceed 100 square feet and all signs combined to exceed twice the allowable area. Located at Wild Flower; Block 2; Lot 1 less ROW ACS 1.6317 more commonly known as 850 N J Elmer Weaver Fwy.

Mr. Basil Haddad of Total Care and Mr. Mathew Wilson of Chandler Signs spoke in favor of granting the variance to allow the attached sign to exceed the allowable area because the visibility of the signs from the highway are limited because the highway sets below the building location.

Mr. Jack Frost made a motion to table this item to allow the applicant to go back and see if they can redesign the signs to meet the ordinance. The motion was seconded by Mrs. Deborah Fulwiler. The motion was approved unanimously.

VIII. Review and consider the request by Total Care Emergency Room and Matthew Wilson of Chandler Signs LLC for a variance to the sign ordinance Section 4-244 (2)b 6; to allow attached sign to exceed the allowable number of signs per facade of one. Located at Wild Flower; Block 2; Lot 1 less ROW ACS 1.6317 more commonly known as 850 N J Elmer Weaver Fwy.

Mr. Basil Haddad of Total Care and Mr. Mathew Wilson of Chandler Signs spoke in favor of granting the variance to allow the attached sign to exceed the allowable number per facade because the visibility of the signs from the highway are limited because the highway sets below the building location.

Mr. Jack Frost made a motion to table this item to allow the applicant to go back and see if they can redesign the signs to meet the ordinance. The motion was seconded by Mrs. Deborah Fulwiler. The motion was approved unanimously.

IX. Review and consider the request by Target and Raphael Cobarrubias of Kimberly-Horn for a variance to the sign ordinance Section 4-244 (2)b10 A2(d); to allow an attached sign to exceed the allowable letter height or logo of 10'. Located at Wild Flower; Block 2; Lot 1 less ROW ACS 1.6317 more commonly known as 850 N J Elmer Weaver Fwy.

This item was removed from the agenda.

X. Adjourn

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

Gail Lux
Building Official