

**Building Appeals & Advisory Board  
Meeting Minutes  
Monday, July 18, 2022  
Multi-Purpose Court Room of the Government Center**

**Members Present**

Joe Pitt  
Jack Forst  
David McDaniel  
Blake Morrison  
Brodrick Rhodes

**Staff Present**

Gail Lux

**Absent**

Mike Bechdol  
Deborah Fulwiler

**I. Call meeting to order.**

Mr. Joe Pitt called the meeting to order at 6:32 pm with a quorum present.

**II. Approve the minutes from July 18, 2022.**

Mr. Jack Frost made a motion to approve the minutes from January 24, 2022. Mr. Brodrick Rhodes 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 Mark Jenkins and Leia Young of Sign Remedy Inc. to allow an attached sign to exceed the allowable area of 100 square feet of area. Sign ordinance Section 4-244 (2) b. 1. An attached sign located at a height up to thirty-six (36) feet or less, the sign area is limited to two (2) square feet of sign area for each lineal foot of building frontage not to exceed one hundred (100) square feet. Located at Plaza at Cedar Hill Replat Lot 1, ACS 26.316 more commonly known as 328 N J Elmer Weaver Fwy.**

Leia Young from Sign Remedy Inc. spoke in favor of granting this variance and gave a power point presentation as to why allowing for a sign larger than what is allowed would not be harmful to the city. The stores adjacent to this one have larger signs because they are over the 30,000 square feet and this particular store is just under this threshold but the store front is comparable to the other stores adjacent. This sign would not dwarf the existing signs.

Mr. Jack Frost made a motion to approve the variance to allow a sign to exceed the allowable area per facade. The motion was seconded by Mr. Brodrick Rhodes. The motion was approved unanimously.

**V. Review and consider the request by Mark Jenkins and Leia Young of Sign Remedy Inc. to allow an attached sign to exceed the allowable letter height of 30". Sign ordinance Section 4-244 (2) b. 4. Maximum letter/logo height of attached signs shall be determined by the schedule. One letter or log may be twenty-five (25) percent taller than the specified maximum letter/logo height. Located at Plaza at Cedar Hill Replat Lot 1, ACS 26.316 more commonly known as 328 N J Elmer Weaver Fwy.**

Leia Young from Sign Remedy Inc. spoke in favor of granting this variance and gave a power point presentation as to why allowing for a sign larger than what is allowed would not be harmful to the city. The stores adjacent to this one have larger signs because they are over the 30,000 square feet and this particular store is just under this threshold but the store front is comparable to the other stores adjacent. This sign would not dwarf the existing signs.

Mr. Jack Frost made a motion to approve the variance to allow a sign to exceed the letter height not to exceed 66 inches. The motion was seconded by Mr. Brodrick Rhodes. The motion was approved unanimously.

**VI. Review and consider the request by Mark Jenkins and Leia Young of Sign Remedy Inc. to allow more than 1 attached sign per facade. Sign ordinance Section 4-244 (2) b. 6. There shall be only one (1) sign for each façade for each tenant. Located at Plaza at Cedar Hill Replat Lot 1, ACS 26.316 more commonly known as 328 N J Elmer Weaver Fwy.**

Mr. Jack Frost made a motion to deny this request. The motion was seconded by Mr. David McDaniel. The motion was approved unanimously.

**VII. Review and consider the request by Mark Jenkins and Leia Young of Sign Remedy Inc. to allow a window sign to exceed the allowable forty (40) percent. Sign ordinance Section 4-244 (2) b. 8. Window Signs: Signs in windows facing public right-of-way are limited to forty (40) percent of the window area per facade. Located at Plaza at Cedar Hill Replat Lot 1, ACS 26.316 more commonly known as 328 N J Elmer Weaver Fwy.**

Mr. Jack Frost made a motion to deny this request. The motion was seconded by Mr. David McDaniel. The motion was approved unanimously.

**VIII. Review and consider the request by Mark Jenkins and Leia Young of Sign Remedy Inc. to allow a hanging sign below the awning. Sign ordinance Section 4-243 (15) Prohibited Signs: Projecting Signs. Located at Plaza at Cedar Hill Replat Lot 1, ACS 26.316 more commonly known as 328 N J Elmer Weaver Fwy.**

Mr. Gail Lux explained that the hanging sign is for pedestrian traffic only and is not visible from the road. This type of sign is consistent with the vision of a walkable community.

Mr. Jack Frost made a motion to approve the request for a projection sign under the canopy walk area. The motion was seconded by Mr. David McDaniel. The motion was approved unanimously.

**IX. Adjourn**

Mr. Jack Frost made a motion to adjourn. Mr. David McDaniel seconded the motion. The motion was approved unanimously.

*Gail Lux*  
Building Official