

**Building Appeals & Advisory Board
Meeting Minutes
Monday, August 15, 2022
Multi-Purpose Court Room of the Government Center**

Members Present

Joe Pitt
Jack Frost
David McDaniel
Mike Bechdol
Augustine Fierro

Staff Present

Gail Lux

Absent

Brodrick Rhodes
Deborah Fulwiler
Blake Morrison

I. Call meeting to order.

Mr. Joe Pitt called the meeting to order at 6:30 pm with a quorum present.

II. Approve the minutes from July 18, 2022.

Mr. Jack Frost made a motion to approve the minutes from July 18, 2022. Mr. David McDaniel 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 Jim Ward owner 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 304 N J Elmer Weaver Fwy Suite 501.

Mr. Gail Lux explained that the window signs installed exceeded the maximum allowable area of the sign. There is limited advertising on the signs as the only words is the name of the business.

Mrs. Leia Young spoke in favor of the variance and explained that there is a wall that was constructed directly behind the windows to increase the sale floor area and removing the window coverings would leave the framing exposed to the exterior.

Mr. Gail Lux explained that if the wording was removed that it could be considered a mural and meet the requirement of being in compliance.

Mr. Jack Frost made a motion to deny the request for a variance to Section 4-244 (2) b. 8. Window Signs. The motion was seconded by Mr. Mike Bechdol. The motion was unanimous.

V. Review and consider the request by Julie Denton to allow a projection sign above the roof. Sign ordinance Section 4-243 (9) Prohibited Signs: No sign shall be located on or project over the roof of a building. Located at E D Balcoms Lot 5 Block 2 more commonly known as 316 Cooper St.

Mr. Gail Lux explained the requirements of the sign and prohibited location.

Mrs. Julie Denton spoke in favor of the variance and explained that the location of the sign did not face the front street. The sign faces the courtyard and east toward the highway. She explained that the sign would only be illuminated during business hours to allow for more visibility for the business.

Mr. Jack Frost made a motion to approve the variance to Section 4-243 (9) Prohibited Signs. The motion was seconded by Mr. Mike Bechdol. The motion was unanimous.

VI. Review and consider the request by Julie Denton to allow a sign attached to the wall. Sign ordinance Section 4-243 (10) Prohibited Signs: No person shall paint or attach a sign, other than a nameplate sign or a protective sign, to the outside of a fence, railing or a wall which is not a structural part of a building, whether or not such fence, railing or wall is on the property line. Located at E D Balcoms Lot 5 Block 2 more commonly known as 316 Cooper St.

This item was removed from the agenda.

VII. Adjourn

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


Building Official