

**Building Appeals & Advisory Board
Meeting Minutes
Monday, January 23, 2023
Executive Briefing Room of the Government Center**

Members Present

Joe Pitt
Jack Frost
Blake Morrison
Mike Bechdol
Deborah Fulwiler
Brodrick Rhodes

Staff Present

Gail Lux

Absent

David McDaniel
Augustine Fierro

I. Call meeting to order.

Mr. Joe Pitt called the meeting to order at 6:31 pm with a quorum present.

II. Approve the minutes from November 14, 2022.

Mr. Mike Bechdol made a motion to approve the minutes from November 14, 2022. 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 property located at Springfield; Block A; Lot 57; more commonly known as 1235 Beatty Drive a public nuisance, substandard structure, and direct staff to abate the nuisance.

Mr. Gail Lux gave an overview of the property located at 1235 Beatty Dr. The property had a structure fire February 28, 2022 and the previous owner sold the property. The Building Department performed an inspection on the property to determine the extent of the fire damage. The new owner then proceeded to start demolition and reconstruction without a permit and Stop Work order and Dangerous Premises sign was placed on the site.

Mr. Jack Frost made a motion to declare the property located at 1235 Beatty Dr. a public nuisance and substandard structure and give the property owner 14 days to obtain a building permit for the reconstruction or demolition or have direct staff to take the necessary steps to have the structure demolished. Mr. Mike Bechdol seconded the motion. The motion was approved unanimously.

- V. Review and consider the request by Janice Christopher for an exception to city code of ordinance Article XIV; Section 4-302 (6) requiring a fence located in the front yard to be decorative with openings not less than fifty (50) percent of the fence area for property located at 705 Ballard Street.**

Mr. Gail Lux gave an overview of the property located at 705 Ballard Street. The owner obtained a permit for a fence in the front yard but the fence exceeded the allowable 3 feet height limit and did not meet the 50% openings. The fence was installed at 4 feet and with approximately 20% openings. There also was a gate installed across the driveway without being set back the minimum of 20' from the Right of Way. Mr. Gail Lux explained that he is working on getting the fence ordinance changed to allow for a 4' decorative fence in the front yard.

Mr. Mike Bechdol made a motion to grant the request for an exception to the height and opening requirements but the owner will be required to remove the gate across the driveway. Mr. Brodrick Rhodes seconded the motion. The motion was approved unanimously.

VI. Adjourn

Mr. David McDaniel made a motion to adjourn. Mr. Mike Bechdol seconded the motion. The motion was approved unanimously.


Gail Lux
Building Official