

**Building Appeals & Advisory Board
Meeting Minutes
Monday, March 20, 2023
Executive Briefing Room of the Government Center**

Members Present

Joe Pitt
Jack Frost
David McDaniel
Mike Bechdol
Deborah Fulwiler

Staff Present

Gail Lux

Absent

Brodrick Rhodes
Blake Morrison
Augustine Fierro

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 January 23, 2023.

Mr. Mike Bechdol made a motion to approve the minutes from January 23, 2023. 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 property located at Lone Cedar; Block 1; Lot 8 & ½ Lot 9; more commonly known as 706 Hendricks St. a public nuisance, substandard structure, and direct staff to abate the nuisance.

Mr. Gail Lux provided an overview of the property and the neglect the current owner has not maintained the property. The Code Enforcement Department has continuously worked open cases for the neglect.

Mr. Jack Frost made a motion to declare the property located at 706 Hendricks Street a public nuisance and substandard structure and give the owner thirty (30) days to bring the property into compliance as a habitable structure or demolish the structure and all outbuildings or direct staff to take the next steps to have the nuisance abated. Mr. David McDaniel seconded the motion. The motion was approved unanimously.

V. Review and consider the property located at Lake Ridge Section 21; Lot 1575; ACS 1.003 more commonly known as 2624 Creekwood Dr. a public nuisance, substandard structure, and direct staff to abate the nuisance.

Mr. Gail Lux gave an overview of the continuous issues that this property has had over the past five (5) years. The building permit was originally issued in 2018 and the original owner never completed the project, and the property was sold in 2021. There was a building permit issued to the new owner to complete the project in late 2021. The project has come to a standstill again and no activity on this property. This is a blight to the neighborhood and leaves the structure open for more damage and deterioration. It also invites unauthorized occupancy of the structure.

Mr. Mike Bechdol made a motion to declare the property located at 2624 Creekwood Drive a public nuisance and substandard structure and give the owner thirty (30) days to provide the Building Official a written schedule for completion of the project not to exceed one-hundred and eighty (180) days and the required registrations and fees to bring the permit back into issued status. If within the thirty days the permit is not in the issued status the Building Official will continue proceedings to have the structures demolished. Mr. Jack Frost seconded the motion. The motion was approved unanimously.

VI. Adjourn

Mr. Mike Bechdol made a motion to adjourn. Mr. Jack Frost seconded the motion. The motion was approved unanimously.


Gail Lux
Building Official