

Building Appeals & Advisory Board
Meeting Minutes
Monday, February 19, 2024
MULTI-PURPOSE COURTROOM 1ST FLOOR OF THE GOVERNMENT CENTER
285 UPTOWN BLVD.-BLDG 100
CEDAR HILL, TEXAS
6:30PM

Members Present

Joe Pitt
Jack Frost
David McDaniel
Deborah Fulwiler
Mike Bechdol
Margaret Mary Orjih

Staff Present

Gail Lux
Andrew Lipscomb
Tonya Mason

Absent

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 8, 2024.

Mr. Jack Frost made a motion to approve the minutes from January 8, 2024. Mrs. Debrah Fulwiler seconded the motion. The motion was approved unanimously.

Public Comments

III. 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 RGBH Holdings LLC and Garrett Byrum of RB Signs for exception to the Code of Ordinance Chapter 4 Article XII; Sec. 4-244 (2) b.4 to allow for single letter or logo to exceed the twenty-five percent taller than the specified maximum letter or logo height. Located at US 67 Industrial Park REP Lot 2A; ACS 2.99 more commonly known as 1211 Industrial Way.

Garrett Byrum of RB Signs was in attendance, He stated all the signs for Texas Collision Center in the metroplex have this same signage and explained why they would like to have the star the size requested.

After discussion, Mr. Jack Frost made a motion to approve the request by RGBH Holdings LLC and Garrett Byrum of RB Signs for exception to the Code of Ordinance Chapter 4 Article XII; Sec. 4-244 (2) b.4 to allow for single letter or logo to exceed the twenty-five percent taller than the specified maximum letter or logo height. Mr. Mike Bechdol seconded the motion. The motion was approved unanimously.

V. Review and consider the request by Daniel Max & Marc Andrea LLC and Robert Garland of AJ Signs for an exception to the Code of Ordinance Chapter 4 Article XII; Sec. 4-244 (2) b. 3 to exceed the maximum allowed area of 200 square feet for all attached signs sign located at Cedar Hill Crossing Lot 1; Block B; ACS 1.174 more commonly known as 401 N J Elmer Weaver Fwy.

Mr. Gail Lux provided needed information and the background of this property.

Robert Garland of AJ Signs was in attendance as well explaining that Stanton Optical wanted the same signage that had been on the building for the prior business.

After discussion, Mr. Jack Frost made a motion to approve the request by Daniel Max & Marc Andrea LLC and Robert Garland of AJ Signs for an exception to the Code of Ordinance Chapter 4 Article XII; Sec. 4-244 (2) b. 3 to exceed the maximum allowed area of 200 square feet by no more than 10 square feet. Mr. Mike Bechdol seconded the motion. The motion was approved unanimously.

VI. Review and consider the property located at Highlands 5; Block E; Lot 31; more commonly known as 916 Weaver St. a public nuisance and direct staff to abate the nuisance.

Mr. Gail Lux provided needed information and the background of this property.

After discussion, Mr. Jack Frost made a motion declare the property located at 916 Weaver St a public nuisance and substandard fence and give the owner thirty (15) days to bring the fence into compliance or the

fence will be removed. Mrs. Deborah Fulwiler seconded the motion. The motion was approved unanimously.

VII. Review and consider the property located at Stonewood Heights Ph 2 REP; Block 22; Lot 27; more commonly known as 717 Keessee Dr. a public nuisance and direct staff to abate the nuisance.

Mr. Gail Lux provided needed information and the background of this property.

After discussion, Mrs. Deboarh Fulwiler made a motion declare the property located at 717 Keessee Dr a public nuisance and substandard fence and give the owner thirty (15) days to bring the fence into compliance or the fence will be removed. Mr. Mike Bechdol seconded the motion. The motion was approved unanimously.

VIII. Review and consider the property located at Highlands North; Block H; Lot 15; more commonly known as 201 Nafus St. a public nuisance, substandard structure, and direct staff to abate the nuisance.

Mr. Gail Lux provided needed information and the background of this property.

After discussion, Mrs. Deboarh Fulwiler made a motion declare the property located at 201 Nafus St a public nuisance and substandard shed and fence and give the owner thirty (15) days to bring the shed and fence into compliance or they will be demolished. Mr. Jack Frost seconded the motion. The motion was approved unanimously.

IX. Review and consider the property located at Highlands 8; Block SE 1/2; Lot 4; more commonly known as 415 Weaver St. a public nuisance and direct staff to abate the nuisance.

Mr. Gail Lux provided needed information and the background of this property.

After discussion, Mr. Jack Frost made a motion declare the property located at 415 Weaver St a public nuisance and substandard fence and give the owner thirty (15) days to bring the fence into compliance or the fence will be removed. Mr. Mike Bechdol seconded the motion. The motion was approved unanimously.

- X. Review and consider the property located at Highlands 4 PH 2 REP; Block D; Lot 5; more commonly known as 513 Whitney St. a public nuisance and direct staff to abate the nuisance.**

Mr. Gail Lux provided needed information and the background of this property.

The homeowner, John Armstrong, was in attendance. He explained he plans to repair the fence.

After discussion, Mrs. Deborah Fulwiler made a motion declare the property located at 513 Whitney St a public nuisance and substandard fence and give the owner thirty (30) days to bring the fence into compliance or the fence will be removed. Mr. David McDaniel seconded the motion. The motion was approved unanimously.

- XI. Review and consider the property located at Winding Hollow PH 2; Block H; Lot 17; more commonly known as 520 Chancellor Dr. a public nuisance and direct staff to abate the nuisance.**

This case was removed, the homeowner made the repairs over the weekend prior to the meeting.

- XII. Adjourn.**

Mr. Mike Bechdol made a motion to adjourn at 7:35 PM. Mr. Joe Pitt seconded the motion. The motion was approved unanimously.


Building Official