



Building Inspections

285 Uptown Blvd.
Cedar Hill, TX 75104
O. 972.291.5100 ext. 1090
F. 972.291.7250

NOTICE OF MEETING
MONDAY, MAY 20, 2024
BUILDING APPEALS AND ADVISORY BOARD
MULTI-PURPOSE COURT ROOM 1ST FLOOR OF THE GOVERNMENT CENTER
285 UPTOWN BLVD.-BLDG 100
CEDAR HILL, TEXAS
6:30 P.M.

MISSION STATEMENT: The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.

VISION STATEMENT: We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.

- I. Call meeting to order.
- II. Approve the minutes from March 25, 2024.
- III. Public Comments: *All comments received by 4pm on Monday, May 20, 2024, will be distributed to the Building Appeals & Advisory Board and entered into record.*
- IV. Review and consider the request by Darren Heitman for approval to the Code of Ordinance Chapter 4 Article XII; Sec. 4-244 – 4-248 Attachment "A" (E) to allow for a multi-tenant detached sign located at American Industrial Park Lot 1A1-R1; Block 3 more commonly known as 1026 Mt. Lebanon Rd.
- V. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 15th day of May 2024.

Tonya Mason

Tonya Mason
Permit Specialist



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PREMIER STATEMENTS

CEDAR HILL HAS DISTINCTIVE CHARACTER

CEDAR HILL IS SAFE

CEDAR HILL IS CLEAN

CEDAR HILL HAS VIBRANT PARKS, TRAILS AND NATURAL BEAUTY

CEDAR HILL HAS AN ENGAGED COMMUNITY

CEDAR HILL HAS EXCELLENT, SAFE & EFFICIENT INFRASTRUCTURE

CEDAR HILL HAS A STRONG AND DIVERSE ECONOMY

CEDAR HILL HAS TEXAS SCHOOLS OF CHOICE

Building Appeals & Advisory Board
Meeting Minutes
Monday, March 25, 2024
PLANNING AND ZONING CONFERENCE ROOM 2ND FLOOR OF THE GOVERNMENT CENTER
285 UPTOWN BLVD.-BLDG 100
CEDAR HILL, TEXAS
6:30PM

Members Present

Joe Pitt
Jack Frost
Deborah Fulwiler
Mike Bechdol
Margaret Mary Orjih

Staff Present

Gail Lux
Tonya Mason

Absent

David McDaniel

- 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 February 19, 2024.**
Mrs. Deborah Fulwiler made a motion to approve the minutes from February 19, 2024. Mr. Jack Frost 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 Mario Munoz Jr. to an exception to the Code of Ordinance Article II; Chapter 18; Division 7; Sec. 18-73 (1) to allow a property less than 1 acre to have an On-Site Sewer Facility located at J. Coldiron Abstr. No 305 (with proposed plat to Munzo Addition, Lot 1, Block 1) more commonly known as 328 Simmons Way (609 High Dr).**

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

After discussion, Mr. Mike Bechdol made a motion to approve the request by Mario Munoz Jr. to an exception to the Code of Ordinance Article II; Chapter 18; Division 7; Sec. 18-73 (1) to allow a property less than 1 acre to have an On-Site Sewer Facility located at J. Coldiron Abstr. No 305 (with proposed plat to Munzo Addition, Lot 1, Block 1) more commonly known as 328 Simmons Way (609 High Dr). Mrs. Deborah Fulwiler seconded the motion. The motion was approved unanimously.

V. Review and consider the property located at Highlands 8B; Block V; Lot 14; more commonly known as 469 Highland 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, Mr. Jack Frost made a motion to declare the property located at 469 Highland 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. Mrs. Deborah Fulwiler seconded the motion. The motion was approved unanimously.

VI. Review and consider the property located at Highlands 3; Block N; Lot 16; more commonly known as 466 Justice 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. Debrah Fulwiler made a motion declare the property located at 466 Justice Dr a public nuisance and substandard property and give the owner thirty (15) days to bring the property into compliance or the fence will be removed, and the property will be brought into compliance. Mr. Mike Bechdol seconded the motion. The motion was approved unanimously.

VII. Adjourn.

Mr. Mike Bechdol made a motion to adjourn at 7:03 PM. Mr. Joe Pitt seconded the motion. The motion was approved unanimously.

Gail Lux
Building Official

App 1-639-2024



BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: INDUSTRIAL
Filing Date: _____

Owner DARREN HEITMAN Applicant SAME

Address P.O. Box 1465 Address _____
CEDAR HILL, TX. 75106

Phone Number 972-291-7263 Phone Number _____

Email TEXASTRACTOR@SMBELL.NET Email _____

Address of Property Requesting Variance 1030 MT. LEBANON RD.

Lot 1A1-R1 Block 3 Subdivision AMERICAN INDUSTRIAL PARK
Tract _____ Acres .8103 Abstract _____ Survey _____

Building Description: Size 6,000 S.F. Occupancy Type S1

Occupancy Load 57 Type of Construction METAL

Use OFFICE/WAREHOUSE

Explain Variance Desired: MULTI-TENANT SIGN

Code: SIGN ORDINANCE Section: 4-244(2)a

Requirements: MULTI-TENANT MUST BE APPROVED BY BUILDING
APPEALS & ADVISORY BOARD

I am the owner of the herein described property and NONE is
(Applicant)

authorized to file this application on my behalf.

D. Darren Heitman
Applicant

D. Darren Heitman
Owner

Variance Fee: \$150.00

Attach Justification Material

REVISIONS



ROCK HILL PROPERTIES
WAREHOUSE
MT. LEBANON ROAD
CEDAR HILL, TEXAS

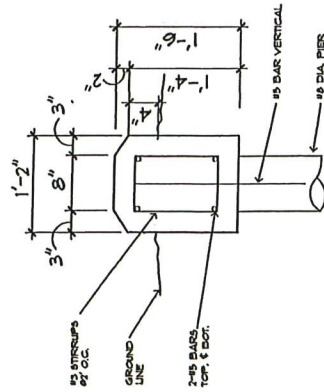
NORMAN PATTEN & ASSOC.
ARCHITECTURE & PLANNING
413 CEDAR ST. @ MWN - CEDAR HILL, TX 75104 - 972/293 - 2929
npatten@flashnet



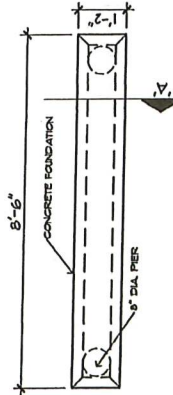
DATE
12-4-19

JOB NO.
1659-A

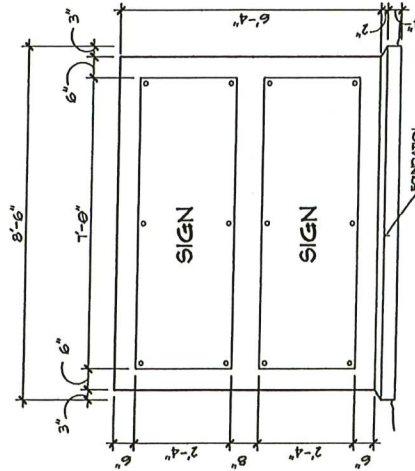
SHEET NO.



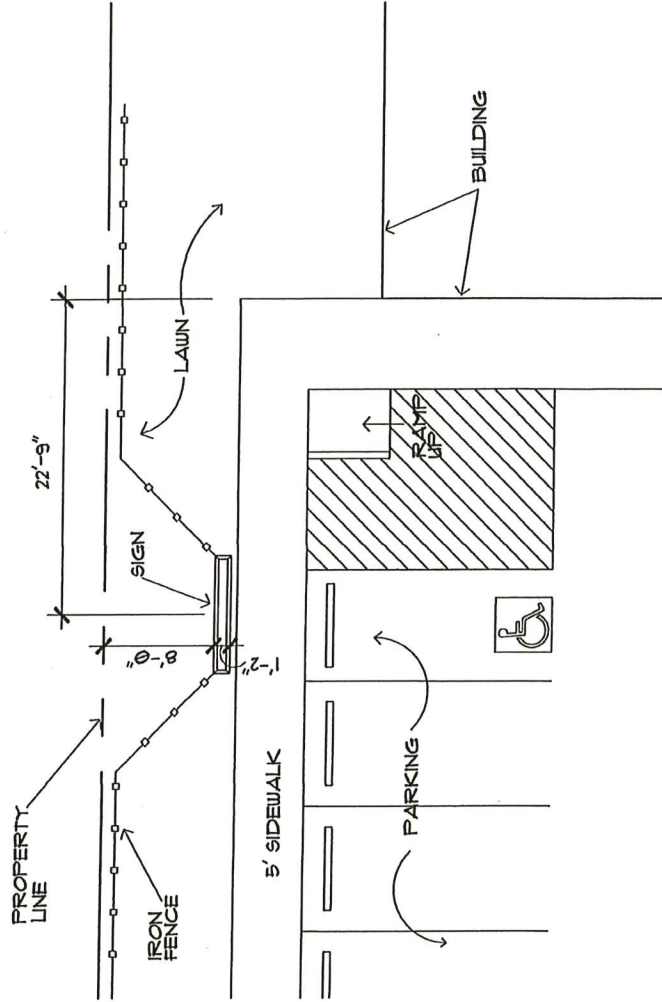
05-FOUNDATION DETAIL 'A'
SCALE 1/16" = 1'-0"



04-SIGN FOUNDATION
SCALE 3/4" = 1'-0"

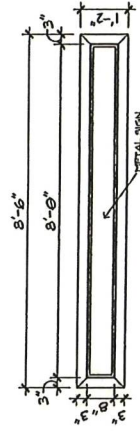


03-SIGN ELEVATION
SCALE 3/4" = 1'-0"

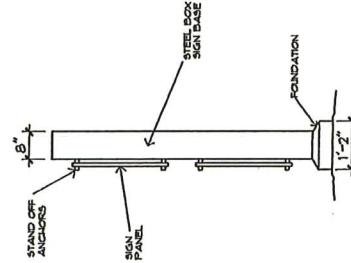


06-SIGN SITE LOCATION
SCALE 1/4" = 1'-0"

APPLICANT
DARREN HEITMAN
P.O. BOX 1465
CEDAR HILL, TX 75104
972-821-4966



01-SIGN PLAN
SCALE 3/4" = 1'-0"



02-END ELEVATION
SCALE 3/4" = 1'-0"