

**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. Deborah 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