

**Building Appeals & Advisory Board
Meeting Minutes
Monday, August 19, 2019
Administration Conference Room – 4th FLOOR
285 UPTOWN BLVD., BUILDING 100**

Members Present

Joe Pitt
Deborah Fulwiler
Mark Dale
Mike Bechdol
Jeanetta Dagley
David McDaniel
Doug Walden

Staff Present

Gail Lux

Absent

Jack Frost

I. Call meeting to order

Mr. Joe Pitt called the meeting to order at 7:02 pm with a quorum present.

II. Approve the meeting minutes for June 17, 2019 and July 22, 2019.

A motion to approve the minutes was made by Mrs. Deborah Fulwiler and seconded by Mr. David McDaniel. Motion approved unanimously.

III. Review and consider the request by Brandon Chilcutt of Cowtown Graphics & Signs for an exception to City of Cedar Hill Code of Ordinance Section 4-244(2)(b)1&4, attached signs are limited to 100 square feet per façade; maximum single letter or logo is limited to 45 inches when located 21 – 48 feet above the ground with a limit of 36 inches for all other letters.

Mr. Brandon Chilcutt explained that the building is located 350 feet off E. FM 1382 and is not very visible from the roadway and that the sign submitted would allow traffic passing by to locate the store Total Wine. The size if the sign is sized based on the area of the front façade. There are other spaces that have smaller spaces have larger signs than allowed.

Mr. Mike Bechdol asked about the signs that are currently on the building currently exceed the ordinance and if a variance was issued for the existing signs. Mr. Brandon Chilcutt offered to supply alternative designs for review by the board.

This item was tabled until the next board meeting on September 9th.

IV. Review and consider declaring the property located at Waterford Oaks Garden Homes Phase 4; Block 7; Lot 20, more commonly known as 1118 Reitz a public nuisance and direct staff to have it abated.

Mr. Gail Lux explained that this property has been notified countless times by the Code Enforcement department to repair the fence and fallen retaining wall and the owner has not made any attempt to repair the fence or retaining wall. A motion was made by Mrs. Deborah Fulwiler to declare the property a public nuisance and give the property owner 14 days to abate the nuisance or direct staff to abate the nuisance. The motion was seconded by Mr. David McDaniel. The motion was approved unanimously.

V. Review and consider declaring the property located at Ellis C Thomas Abst 1472 Pg 410 Tr 2, more commonly known as 609 Chambers St. a public nuisance and direct staff to have it abated

Mr. Gail Lux explained that this property has been notified countless times by the Code Enforcement department to repair the fence and fallen retaining wall and the owner has not made any attempt to repair the fence or retaining wall. A motion was made by Mr. Mike Bechdol to declare the property a public nuisance and give the property owner 14 days to abate the nuisance or direct staff to abate the nuisance. The motion was seconded by Mrs. Deborah Fulwiler. The motion was approved unanimously.

VI. Review proposed changes to the 2018 International Fuel Gas Code.

- (1) Section 101.1 is amended - Approved
- (2) Section 102.2 is amended - Approved
- (3) Section 102.8 is amended - Approved
- (4) Section 106.6.2 is amended - Approved
- (5) Section 106.6.3 is amended - Approved
- (6) Section 109.1.1 is added - Approved
- (7) Section 202 is amended by adding the following definition - Approved
- (8) Section 305.3 is amended - Approved
- (9) Section 305.5 is amended - Approved
- (10) Section [M] 306.3 is amended - Approved
- (11) Section [M] 306.3.1 is amended - Approved
- (12) Section [M] 306.4.1 is amended - Approved
- (13) Section [M] 306.5 is amended - Approved
- (14) Section [M] 306.5.1 is amended - Approved

- (15) Section 401.5 is amended - Approved
- (16) Section 402.3 is amended - Approved
- (17) Section 404.12 is amended - Approved
- (18) Section 406.4 is amended - Approved
- (19) Section 406.4.1 is amended - Approved
- (20) Section 409.1.4 is added – Approved
- (21) Section 409.5.1 is amended - Approved
- (22) Section 410.1 is amended - Approved
- (23) Section 621.2 is added - Approved

VII. Adjourn

Mr. Mike Bechdol made a motion to adjourn. Mr. Doug Walden seconded the motion. The motion was approved unanimously.