



MINUTES
PROPERTY STANDARDS BOARD
Meeting
OCTOBER 27, 2022

Council Chambers

6:30 p.m.

1945 E. Jackson Road

Board members present: Chair Dave Hermon, Les Folse, Annette Reese, Liz Fannin, Maggie Vera, Mike Garrett, Mike Whitley and Carol Sue Muravez.

Board members absent: Matt McCombs

Guests Present:

None

Staff members present: Building Official Brett King; Field Operations Manager Ray Davis; Asst. City Attorney Kanika Juneja; Code Enforcement Officer Greg Carrell and Lydia Tormos, Administrative Support Specialist.

CALL MEETING TO ORDER: 6:30 PM – Chair Hermon called the meeting to order

1. Approval of **minutes of the June 23, 2022 meeting.**

Commissioner Whitley moved approval of the minutes; second by Commissioner Muravez. The motion was approved with a unanimous 8-0 vote, McCombs absent.

PUBLIC HEARING

2. BOA 2022-02. Pupusas Dona Lola is requesting the Board of Adjustment to grant a meritorious exception from the following requirements for Rooftop Signs in Section 151.34 of the Carrollton Sign Code : 151.34(A) that rooftop signs shall be for multifamily or certain mixed-use buildings only; 151.34(B) have no specific tenant identification; 151.34(C) meet a minimum building height of four stories; 151.34(D) have a minimum building size of 225,000 square feet; 151.34(E)(1) not be above or in front of a mansard or pitched roof; and 151.34 (K) shall have internally illuminated channel letters without a backer. The granting of the exception would allow for a Roof Sign at 2512 E. Belt Line Road, Tract 26 of the Wilford W Cook Abstract 278 page 121.

Chair Hermon administered the Oath to those testifying on the case.

Eduardo Ventura, 1002 Webb Chapel Road, representing Pupusas Dona Lola, requested a meritorious exception for a roof top sign. He stated he has been in business for 16 years and is relocated to 2512 E. Belt Line Road. He expressed his appreciation for the support of the City and stated it is critical for his business to be able to have the requested rooftop sign due to the adjacent buildings.

Commissioner Muravez asked about the color that was selected. Mr. Ventura stated the color would be a sky blue.

Brett King, Building Official, stated staff did not have a presentation, but staff was available to answer any questions.

Commissioner Whitley referred to a previous business sign on the roof and asked if would be considered grandfathered. King advised the Sign Code was changed in the 1980's prohibiting rooftop signs and he stated that once the sign changes, non-conforming rights are lost. He stated there really isn't any place on the building to place a sign and he believed this was the fourth business to request a roof sign.

Commissioner Reese asked if the sign would be illuminated and Venture replied affirmatively. Commissioner Reese noted there were a few areas where the requested sign did not meet code and asked if the Board would need to address it. King referred to the meritorious exception language and stated it is there for cases where there is not a good way to meet the Code. He stated that the Code tried to recognize that there are some signs that don't fit the letter of the Code but may be advantageous to allow and gives the Board discretion. The granting of a meritorious exception is the granting of a sign that doesn't meet Code.

Commissioner Garrett asked if the previous business was a night club. King replied that it was approved as a restaurant but was treated as a hookah lounge and night club and the certificate of occupancy was ultimately revoked. He stated there was a roof sign for 7 or 8 months.

Commissioner Muravez asked what the business name means. Ventura stated that they offer traditional Salvadorian food and some Mayan culture food. Pupusa means something stuffed so it is a tortilla with some kind of stuffing like cheese and other ingredients.

Commissioner Whitley moved to close the public hearing; second by Commissioner Fannin. The motion was approved with a unanimous 8-0 vote, McCombs absent.

Commissioner Muravez moved to approve the request by Pupusas Dona Lola for a meritorious exception for a roof top sign at 2512 E. Belt Line Road; second by Commissioner Fannin. The motion was approved with a unanimous 8-0 vote, McCombs absent.

OTHER BUSINESS

- a. Mayor will address the PSB Members – Mayor Babick was not available
- b. Staff Reports – King advised that there would not be a meeting in November. He recognized and thanked Mr. Whitley for his 6 years of service on the PSB. He added that Scott Carstens was appointed to fill the position.

ADJOURNMENT

Commissioner Whitley moved to adjourn; second by Commissioner Reese. The meeting was adjourned at 6:47 p.m.

Chairperson

Secretary