



City of Cedar Hill  
285 Uptown Boulevard  
Cedar Hill, Texas 75104  
972-291-5100  
fax 972-291-5250

## NOTICE OF MEETING

Building Appeals and Advisory Board  
Monday, October 2, 2017  
285 Uptown Blvd – Bldg. 100  
Planning & Zoning Conference Room  
7:00 p.m.

## AGENDA

- I. Call meeting to order.
- II. Approve the minutes of the September 11, 2017 meeting.
- III. Review and consider a request by Sheridan Stein to revoke the general contractor registration of Summit Custom Homes owned by Michael Mints.
- IV. Consider declaring the property at Lot 11, Block 17, Stonewood Heights more commonly known as 832 Larue Drive a public nuisance and direct staff to abate the nuisance.
- V. Consider declaring the property at Lot 10, Block F, Springfield more commonly known as 836 Mayfield Drive a public nuisance and direct staff to abate the nuisance.
- VI. Adjourn.

I certify that copies of the above notice of meeting were posted at Cedar Hill Government Center, 285 Uptown Boulevard, Cedar Hill, Texas, on the 27<sup>th</sup> day of September 2017.

Jeanette Cosme – Permit Tech/Secretary

This facility is wheelchair accessible. Handicapped parking spaces are available. Requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 972-291-5100 ext 1018 or (TDD) 1-800-RELAY TX (1-800-735-2989).

**PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY**

**CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE**



**Building Appeals & Advisory Board  
Meeting Minutes  
Monday, September 11, 2017  
Court Room, Government Center**

Members Present

Jack Frost  
Mike Bechdol  
David McDaniel  
Joe Pitt  
Mark Dale  
George Ferguson  
Tom Tahaney

Staff Present

Johnny Kendro  
Gail Lux

Members Absent

Deborah Fulwiler

**I. Call meeting to order.**

Chairman Joe Pitt called the meeting to order at 7:00P.M. declaring it an open meeting and that all notices had been properly posted and verified.

**II. Approve minutes of the August 28, 2017 meeting.**

David McDaniel made a motion to approve the minutes for the August 28, 2017 meeting. The motion was seconded by George Ferguson. The motion was approved by all.

**III. Review and consider a request by Texas Ten LTD. for an exception to the Cedar Hill Fence Regulations Section 4-302, (6) to allow the construction of a 4 foot fence in the front yard of 404 Cedar Street.**

Chairman Pitt opened the public hearing for anyone wishing to speak in favor of this request.

Gary Goin, with Texas Ten LTD., spoke in favor of the request. He said they wished to replace the 4 foot chain link fence with a 4 foot tall rough iron fence. He reviewed the plot plan showing the location of new fencing and the existing fencing on the property.

Mr. Kendro said the only the fencing located in front of the house out to the street is not in compliance with the fence regulations.

David McDaniel asked Mr. Kendro why the residential fence regulations were being applied in the situation. Mr. Kendro said that the use of the property was residential.

Jack Frost said the property encompasses the entire block and no one else will be effected by this fence location.

Jack Frost made a motion to approve the request as submitted. The motion was seconded by Tom Tahaney. The motion was approved by all.

**IV. Consider amending the 2017 International Residential Code Section 105.5.**

Chairman Pitt opened the public hearing for anyone wishing to speak in favor of this request.

Mr. Kendro reviewed the changes that had been made to the regulations since the last meeting. The items amended the wording in #2 at the end of the last sentence adding the phrase "as described below". On #3 the phrase "the property will be declared a public nuisance" was added.

Mr. Kendro said his staff had suggested changing the structure "be completed" to until the structure receives "approval of final inspections". The board agreed that the change should be made.

Jack Frost made a motion to change in item #3 to receive approval of final inspections and recommended that the City Council approve the changes to Section 105.5 of the 2015 International Residential Code. The motion was seconded by George Ferguson. The motion was approved by all.

**V. Adjourn.**

David McDaniel made a motion to adjourn. The motion was seconded by George Ferguson. The motion was approved by all.

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Johnny Kendro



## **Kendro, Johnny**

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**From:** Sheridan Stein Jr <[sssteinjr@gmail.com](mailto:sssteinjr@gmail.com)>  
**Sent:** Sunday, September 24, 2017 7:52 PM  
**To:** Michael Mints  
**Cc:** Kendro, Johnny; Lux, Gail; Chad McCurdy; Carolyn Rollwitz; Ann Atkinson; Steven Glover; Adrienne Stein  
**Subject:** Re: 2150 Rohne

Mr. Mints,

We suggested this several emails ago and are ok with letting you start the process of completing the 7 items we have agreed to. Please forward your timeline.

We haven't responded to item #3 because we still don't understand how water getting under the deck from the gap in the pool skimmer wouldn't cause the soil to swell and push the deck upwards. Can you please help explain this? It might help us move forward.

Thanks,

Sheridan Stein Jr  
817-223-5650

On Sep 24, 2017, at 7:06 PM, Michael Mints <[mmints@mysummithome.com](mailto:mmints@mysummithome.com)> wrote:

Mr. Stein,

You've not responded to my last email, however before you do, I would like to propose that we do go ahead and start the process of completing the 7 items we have agreed to. If you would agree to give us access, we would begin immediately on those 7 items, listed below. That would only leave us with the 1 final item to work out, Item no. 3.

If you would please let us know that you would be in agreement for us to start and finish these 7 items, and that you would give us access as well to complete this items. We will give you a timeline/ schedule of these repairs so that you can schedule accordingly.

As soon as we hear back from you, we will send the schedule.

Thanks.

**1. Driveway**- We will remove and replace the driveway. We will also have it inspected by the City of Cedar Hill prior to pouring, so as to remove any concern about it being per code.

**2. Items on the Clean and Complete** - We will order and install the 3 items on the clean and complete, rather than reimburse you for them.

- 2 - Corbel Spice Racks, either side of the venthood
- Stone around the patio fireplace
- Decking in the attic

**3. Ground movement in your backyard** - We will continue to warranty the pool and deck as per the warranty agreement. We cannot and do not warranty the soil. Just like we do not warrant the soil under the foundation, we warrant the foundation. The deck around the pool will move as its designed to do so, so it doesn't crack. However in order to relieve the issue with the drainage at the patio, **we will** install a drain between the pool and the patio to remove any excess water during a heavy rain storm.

**4. Hot spots in the attic** - We will send our insulation company back 1 more time to spray cellulose insulation in the attic to alleviate any gaps in the insulation, and assure a uniform depth of 12" (R-30 per the contract).

**5. Cabinet Pulls** - Cabinet pulls were not included as a part of this contract. *So no action will be taken.*

**6. Low spots in the kitchen floor** - We will have our flooring contractor come out and make sure that the flooring around the island and frig is level.

**7. Chimney not to POA specs** - We will redo the chimney so as to be per the approved POA plans.

**8. Bookshelf in the hallway is not square** - We will make the shelf square in the hallway.

**9. Pool skimmer has gap** - We will alleviate the gap between the skimmer and the pool deck.

Mr. Stein,

I hope this is an agreeable solution. Please let me know when you would like for us to begin.

Thank you.

On Fri, Sep 22, 2017 at 3:46 PM, Michael Mints <[mmints@mysummithome.com](mailto:mmints@mysummithome.com)> wrote:  
Yes sir.

I did review the video you attached. And no sir this would not have caused any issue. However as stated before we will be adding the collar to the skimmer once we begin.

Mr. Stein

The warranty again isn't for the soil it's for the deck. The warranty you received at closing makes provision for repairing the deck if it was to fail. That warranty remains in place.

Should there ever be an issue with the pool deck we would take care of it per the warranty. After inspecting the deck pool this week. The pool deck remains in good condition.

Again we are ready to begin with completing the list. Let's both agree to it and let us get started with completing it.

Thanks.

Sent from my iPhone

On Sep 20, 2017, at 1:42 PM, Sheridan Stein <[ssteinjr@gmail.com](mailto:ssteinjr@gmail.com)> wrote:

Mr Mints,

Did you look at the video of the skimmer? I agree under normal circumstances your description of a skimmer's function is accurate. Because we have always had a gap... motion in the pool causes waves of water to splash under the deck through the skimmer. There is no denying this has been happening for over a year. .

Please reply back that you have watched the video and let us know how that water will not cause the soil to expand.

<https://photos.app.goo.gl/FiBHutPh39a80zPh1>

Sheridan Stein Jr  
[817-223-5650](tel:817-223-5650)

On Wed, Sep 20, 2017 at 1:24 PM Michael Mints <[mmints@mysummithome.com](mailto:mmints@mysummithome.com)> wrote:  
Thank you for your response Mr. Stein,

1. The purpose of the skimmer is to sit at the water level and collect leaves, grass, etc. Water doesn't fill up in the skimmer nor does it flow thru. It just collects debris. So no water is moving into any of the soil around it. Regardless we will add the ring to cover the exposed area as agreed. As well as add the drain at the deck/patio to more than ensure it all drains.

2. Yes sir the engineered drainage plan is absolutely doing its job. In fact its doing a great job of moving the water around your pool and home as designed. However when it rains, specifically when it rains excessively some water does make its way around the home and around the pool

area and drains accordingly. We don't warrant the soil under the foundation, we warrant the foundation. Just like we don't warrant the soil under and around the pool we warrant the deck around the pool. Both are designed to move, because the soil moves. When it gets wet it swells, and when it dries out it shrinks. This is why the foundation is designed to move with the soil, as is the flatwork/ deck. So there will be some cracking in the foundation and deck as its designed to do, due to this movement. The warranty is in place if it was to ever move more than designed. All of this is covered specifically in your warranty manual you received at closing.

I believe that we have addressed and agreed to take care of the items you've listed, with exception of the soil issue, which i just covered and the cabinet pulls, which were not included. This should bring us to a place where we can agree and sign off. We are ready to begin as soon as you do so.

Thank you

-----  
Sheridan Stein Jr  
[817-223-5650](tel:817-223-5650)

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***Michael Mints***  
***Summit Custom Homes***  
817-992-9923 cell  
817-539-9988 office  
[mmints@mysummithome.com](mailto:mmints@mysummithome.com)  
[www.MySummitHome.com](http://www.MySummitHome.com)

# ARTICLE XXI. - REGISTRATION OF GENERAL CONTRACTORS

## Sec. 4-426. - Registration required.

All general contractors who apply for a building permit in the City of Cedar Hill, Texas, are required to be registered with the city.

(Ord. No. 2007-316, § 1, 6-12-07)

## Sec. 4-427. - Registration information, documentation and fee.

The following items must be submitted at the time of registration.

- (a) A completed registration form, signed by the owner, managing partner or chief executive officer of the general contractor.
- (b) A legible copy of the driver's license of the owner, managing partner or chief executive officer who signs the registration form.
- (c) Home builders must submit a copy of their Texas Residential Construction Commission Registration Certificate.
- (d) A registration fee of one hundred dollars (\$100.00) per year.
- (e) All registrations expire on December 31st of each year.

(Ord. No. 2007-316, § 1, 6-12-07)

## Sec. 4-428. - Registration suspension or revocation or denial.

A general contractor's registration may be suspended or revoked or denied by the Building Official for the City of Cedar Hill for the following reasons:

- (a) The general contractor fails to finalize permits by obtaining the required inspections.
- (b) The general contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required certificate of occupancy.
- (c) The general contractor has performed substandard work.
- (d) Abandonment of a construction project.
- (e) The prior abandonment of one or more construction projects by a general contractor or any owner, partner or an officer of the general contractor.
- (f) A conviction of fraud or deceit in securing a registration or a permit.
- (g) Conviction in municipal court of three (3) or more violations of any of the provisions of the building code committed within a period of twelve (12) consecutive months.
- (h) Accumulation of two (2) decisions of the board to suspend registration.
- (i) Accumulation within a period of twelve (12) months or two (2) forfeitures of appeals of stop work orders issued under the International Residential Code or International Building Code by continued work after the issuance of the stop work order.

(Ord. No. 2007-316, § 1, 6-12-07)

## Sec. 4-429. - Revocation permanent.

Revocation of registration shall be a full and final cancellation of such registration and shall be effective immediately after the expiration of the time period for an appeal to the building appeals and advisory board, if no appeal is timely made, or upon the final decision of the building appeals and advisory board after an appeal as

provided in article II of this chapter. No general contractor whose registration is revoked shall be allowed to register again in the City of Cedar Hill under this article.

(Ord. No. 2007-316, § 1, 6-12-07)

## **Sec. 4-430. - Suspension or revocation or denial hearing.**

- (a) A Building Official of the City of Cedar Hill shall conduct the hearing on any proposed suspension, revocation or denial of a general contractor's registration.
- (b) The general contractor shall be notified by mail fifteen (15) days prior to the hearing date.
- (c) Should the contractor fail to appear at the scheduled time for the hearing the building official may proceed to hear the case.
- (d) If the charges are found to be true by the building official, the registration may then be immediately suspended, revoked or denied.
- (e) The contractor may not secure a permit for work or register under any different identification or corporate entity or other organization.

(Ord. No. 2007-316, § 1, 6-12-07)

## **Sec. 4-431. - Appeal.**

A general contractor may appeal a decision by the building official to suspend or revoke or deny a registration under the provisions of article II of this chapter.

(Ord. No. 2007-316, § 1, 6-12-07)

## **Sec. 4-432. - Enforcement of penalty.**

Any person, firm, partnership, association, corporation or other organizations who shall violate any of the provisions of this article shall be guilty of a misdemeanor and, upon conviction thereof in the Municipal Court of the City of Cedar Hill, Texas, shall subject the offender to a fine in an amount not to exceed the maximum fine allowed by law. Each and every instance of the violation of this article shall constitute a separate offense and shall be punishable by separate fines for each offense.

(Ord. No. 2007-316, § 2, 6-12-07)

Secs. 4-424, 4-425. - Reserved.

Chapter 5 - CIVIL DEFENS



BUILDING APPEALS & ADVISORY BOARD  
APPLICATION FORM

Existing Zoning: 8/15/12

Filing Date: \_\_\_\_\_

Owner Sheridan Stein Applicant \_\_\_\_\_

Address 2150 Rohne Dr Address \_\_\_\_\_

Phone Number 817-223-5850 Phone Number \_\_\_\_\_

Address of Property Requesting Variance \_\_\_\_\_

Lot 1592 Block \_\_\_\_\_ Subdivision Lake Ridge  
Tract \_\_\_\_\_ Acres 1.0003 Abstract \_\_\_\_\_ Survey \_\_\_\_\_

Building Description: Size 2756 SqFT Occupancy Type Residential

Occupancy Load \_\_\_\_\_ Type of Construction \_\_\_\_\_

Use Horse Barn \_\_\_\_\_

Explain Variance Desired:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Code: (ORD # 2007-316  
8 1.6, 6-12-07) Section: L1-428 Registration Suspension  
or Revocation or Denial  
Requirements: Summit Custom Home, MICHAEL MINTS, 15  
per cent minus Substandard work.  
\_\_\_\_\_

I am the owner of the herein described property and \_\_\_\_\_ is  
authorized to file this application on my behalf.

\_\_\_\_\_  
Applicant

Sheridan Stein  
\_\_\_\_\_  
Owner

Fee: \$150 for Sign Variances only

Attach justification Material

Sheridan Stein Jr  
2150 Rohne Drive  
Cedar Hill, TX, 75104  
817-223-5650

8/21/2017

Members of the Ordinance Council,

I want to bring to your attention the substandard building practices of Summit Custom Homes, owned by Michael Mints.

We have *several* items in our home that anyone would consider substandard workmanship. Over the last year, our concerns have been met with delay, denial and deceit. Unfortunately, they have labeled us as a customer with a "demeanor" and are ignoring our requests for resolution. This includes a Better Business Bureau claim that resulted in the builder losing their accreditation.

Michael Mints also served as the foreman of our jobsite. He was ultimately responsible for looking after the subcontractors to ensure they delivered the quality workmanship expected with any home, let alone a custom home. Instead of him taking ownership in his lack of supervision and the subcontractors finished product, he wants to treat our concerns as a warranty claim or blame other factors beyond his control.

Attached are several photos that demonstrate our concerns about his substandard workmanship. Some smaller issues have been resolved, but the major issues have not. This includes our driveway not being constructed and poured properly to meet code. We also have severe ground movement in our backyard that has caused our pool and pool deck to rise over an inch preventing water from draining off our patio.

Under (Ord. No. 2007-316, § 1, 6-12-07) Sec. 4-428. - Registration suspension or revocation or denial. (c) The general contractor has performed substandard work... we are requesting the city revoke and deny any permits for Summit Custom Homes and Michael Mints until he agrees to work with us and we come to a resolution.

Sincerely,



Sheridan Stein Jr

Sec. 4-428. - Registration suspension or revocation or denial.

A general contractor's registration may be suspended or revoked or denied by the Building Official for the City of Cedar Hill for the following reasons:

- (a) The general contractor fails to finalize permits by obtaining the required inspections.
- (b) The general contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required certificate of occupancy.
- (c) The general contractor has performed substandard work.
- (d) Abandonment of a construction project.
- (e) The prior abandonment of one or more construction projects by a general contractor or any owner, partner or an officer of the general contractor.
- (f) A conviction of fraud or deceit in securing a registration or a permit.
- (g) Conviction in municipal court of three (3) or more violations of any of the provisions of the building code committed within a period of twelve (12) consecutive months.
- (h) Accumulation of two (2) decisions of the board to suspend registration.
- (i) Accumulation within a period of twelve (12) months or two (2) forfeitures of appeals of stop work orders issued under the International Residential Code or International Building Code by continued work after the issuance of the stop work order.

(Ord. No. 2007-316, § 1, 6-12-07)



# 832 LaRue

## Right of Way Obstruction

7/27/2017 Basketball goal being stored in the street.

7/27/2017 Notice of Violation sent to property location.

8/3/2017 Basketball goal remains in street.

8/3/2017 Notice of violation sent to property owner & property location.

8/14/2017 Item remains, no longer in street but stored at sidewalk.

8/14/2017 Citation #158607 issued to Andrea Terise Tubbs.

8/22/2017 Basketball goal remains at sidewalk.

8/28/2017 Basketball goal remains and no contact.

8/28/2017 Notice of Violation sent stating 2ns citation about to be issued.

9/5/2017 Basketball goal remains.

9/5/2017 Citation #158613 Issued to Andrea Terise Tubbs.

9/6/2017 Certified return receipt for Citation #158607 signed & returned.

9/7/2017 Basketball goal remains in same place.

9/19/2017 Basketball goal remains & no contact.

9/19/2017 Certified letter for Board meeting sent.

9/25/2017 Andrea Ift message asking, why she is being taken to the board.

9/25/2017 I spoke to Andrea and explained the violation and why citations were issued. Told her due to no compliance and no contact that is why she is being taken to the board. She said her husband died and that is why she didn't check the mail. I told her I had no way of knowing that and that if she would have reached out to me we could have worked it out. She asked if it is the right of way, why doesn't the City mow it. I told her it is a City right of way but considered part of her property so she is required to maintain it. I told her when the kids are done playing with it just roll it up into her yard, behind the sidewalk or in her driveway or on the side of the house.

9/26/2017 Certified return receipt for Board hearing was returned signed.

9/27/2017 Basketball goal remains.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Andrea Turby  
832 Larue  
Cedar Hill TX 75104



9590 9402 3115 7166 8812 38

2. Article Number (Transfer from service label)  
7016 1000 0000 0935 4964

PS Form 3811, July 2015 PSN 7530-02-000-9053

A. Signature 		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)		C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery  
er \$500)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

**RECEIPT REQUESTED****ABATEMENT PROCEEDINGS PERTAINING TO 832 Larue  
Dr, CEDAR HILL, TEXAS**

Please be advised that pursuant to Section 9-22 of the Cedar Hill Code of Ordinances, a hearing will be held before the Building Appeals and Advisory Board at 7:00pm on October 2, 2017 at 285 Uptown Blvd, 2<sup>nd</sup> Floor Planning Conference Room, Cedar Hill, Texas, 75104, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at 832 Larue Dr, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

At the time and location of the said hearing, the Building Appeals and Advisory Board shall receive testimony from owners, witnesses, city personnel and interested persons relative to the alleged public nuisance at 832 Larue Dr, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

*You are encouraged to attend the hearing regarding your property and present relevant evidence and testimony.*

Sincerely,

Tina Mitchell  
Sr. Code Enforcement Officer

CERTIFIED MAIL 7016 1000 0000 0935 4964

5-Day Return Receipt Requested

MAYOR, ROB FRANKE • MAYOR PRO TEM, CHRIS PARVIN • STEPHEN C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE SWAYZE •

<b>U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only</b>		Postmark Here	
		For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Certified Mail Fee			
<input type="checkbox"/> Return Receipt (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (electronic) <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery		<input type="checkbox"/> Postage <input type="checkbox"/> Total Postage and Fees <input type="checkbox"/> Sent To <input type="checkbox"/> Street and Apt. No., or P.O. Box No. <input type="checkbox"/> City, State, Zip-44	

6964 5660 0000 0000 2702

PS Form 3800 - Application for Domestic Mail



**ccOPY**

**Code Enforcement Department**

285 Uptown Blvd., Cedar Hill, TX 75104  
O. 972-291-5100 X1090  
F. 972-291-7250

## **NOTICE OF VIOLATION**

**ANDREA TUBBS**  
832 LARUE DR  
CEDAR HILL, TX 75104

<b>RE:</b>	832 LARUE DR CEDAR HILL TX 75104
<b>Description:</b>	STONEWOOD HEIGHTS PH 2 REP BLK 17 LOT 11 INT201600089348 DD02192016 CO-DC 0426901701100 4CH04269017
<b>APN:</b>	16042690170110000
<b>Case No:</b>	CE-17-4654
<b>Officer:</b>	Reba Smith

**Date: August 28, 2017**

**ANDREA TUBBS,**

It has come to the attention of the City of Cedar Hill that condition(s) exist at **832 LARUE DR**. An inspection was conducted on **August 28, 2017** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

<b>Code Section:</b>	<b>Violation Description:</b>	<b>Corrective Action:</b>
19-101	No person shall place, construct or erect any obstruction within or across any right-of-way.	Remove obstruction from the right-of-way. <b>PLEASE REMOVE BASKETBALL GOAL. DO NOT STORE IN THE RIGHT OF WAY, IT MUST BE STORED IN YOUR OWN YARD, OR UP NEXT TO YOUR HOUSE. REMOVE IMMEDIATELY TO PREVENT A SECOND CITATION.</b>

The condition(s) must be corrected by **September 4, 2017**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **(972) 291-5100 x 1095**. Thank you for your cooperation.

A handwritten signature in black ink that reads "Reba Smith".

Reba Smith  
Code Enforcement Officer  
(972) 291-5100 x 1095



 COPY

## Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104  
O. 972-291-5100 X1090  
F. 972-291-7250

## NOTICE OF VIOLATION

US SFE ASSET COMPANY 3 LLC  
5001 PLAZA ON THE ALEX STE 200  
AUSTIN, TEXAS 78746-0000

RE: 832 LARUE DR CEDAR HILL TX 75104  
Description: STONEWOOD HEIGHTS PH 2 REP BLK  
17 LOT 11 INT201600089348  
DD02192016 CO-DC 0426901701100  
4CH04269017  
APN: 16042690170110000  
Case No: CE-17-4654  
Officer: Reba Smith

Date: August 3, 2017

US SFE ASSET COMPANY 3 LLC,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **832 LARUE DR**. An inspection was conducted on **August 3, 2017** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
19-101	No person shall place, construct or erect any obstruction within or across any right-of-way.	Remove obstruction from the right-of-way. <b>PLEASE REMOVE BASKETBALL GOAL. FINAL NOTICE</b>
9-60	It shall be unlawful for any person to place any garbage, trash, debris, furniture, grass cuttings, brush, stagnant water or a dead animal upon any vacant lot or any public or private premises within the city.	Remove trash and debris from property.

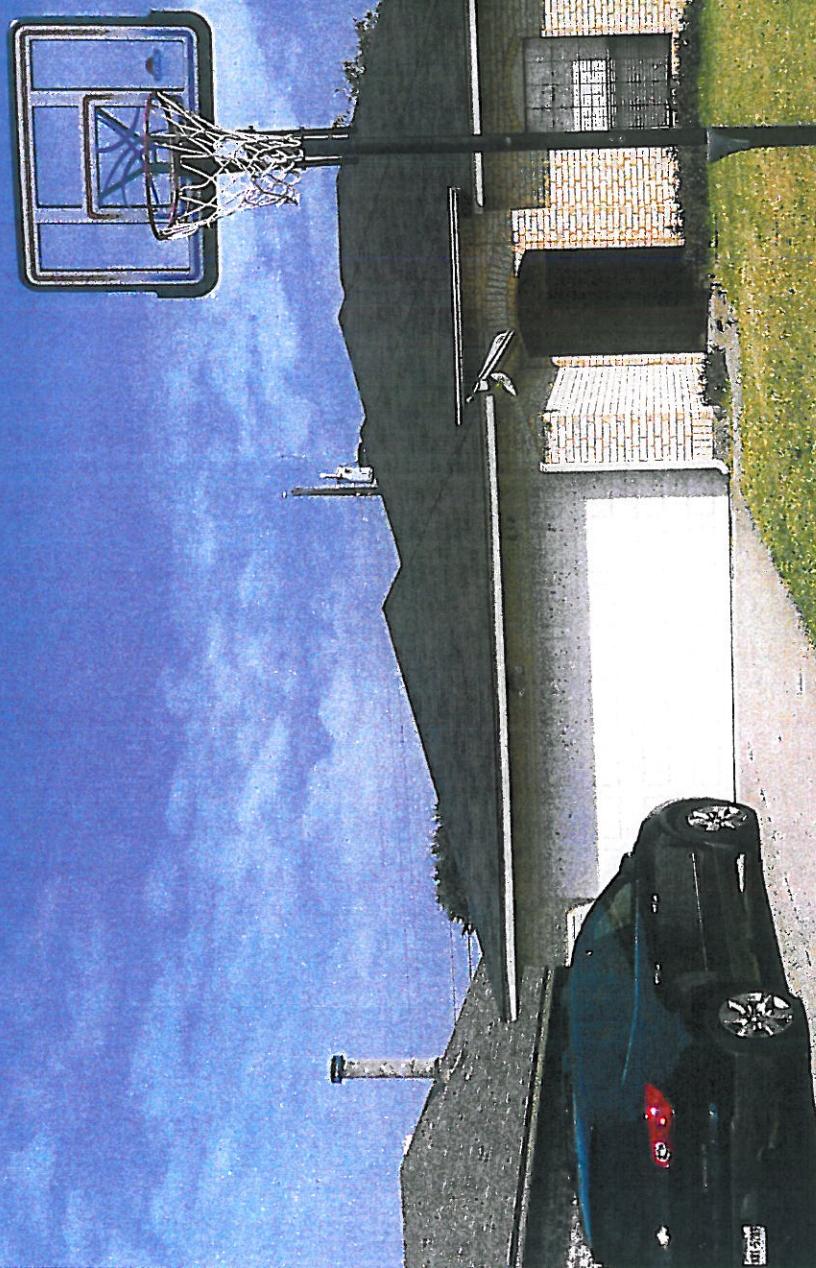
The condition(s) must be corrected by **August 10, 2017**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **(972) 291-5100 x 1095**. Thank you for your cooperation.

Reba Smith  
Code Enforcement Officer  
(972) 291-5100 x 1095

MAYOR, ROB FRANKE \* MAYOR PRO TEM, STEPHEN MASON \* CHRIS PARVIN \* JAMI MCCAIN  
DANIEL C. HAYDIN, JR. \* CLIFFORD R. SHAW \* WALLACE SWAYZE \* CITY MANAGER, GREG PORTER

09:27:2017 10:58



09.19.2017 13:39



09.05.2017 10:51



08.14.2017 10:48





## 836 Mayfield

### Failure to remove trash

**\*\*NOTE\*\*** This property has an active Notice to Abate Junk Vehicle. I am waiting on the final certified return receipt before I can obtain a warrant and have towed. Vehicle first addressed 3/6/2017. I have spoken to husband and left on the door about a waiver that he could surrender the vehicle to me without cost. And I spoke to both the wife and husband and provided a number to "We Buy Cars running or not 972-464-9657"

- 6/1/2017 Spoke to Buhara Malone about the yellow car in the back of truck & he said yes, it is trash but he missed the bulk pickup. I told him ok.
- 6/13/2017 Notice of Violation sent for vehicle and trash.
- 6/26/2017 Item not removed from bed of truck and this is their bulk week.
- 6/26/2017 Citation #157559 issued to Buhara Yusef Malone.
- 7/12/2017 Item remains in bed of truck.
- 7/17/2017 Item remains in back of truck.
- 7/24/2017 Toy car was not placed out for bulk pick up again.
- 7/24/2017 Citation #157573 issued to Buhara Yusef Malone.
- 7/31/2017 complaint was filed for vehicle and trash in back of truck.
- 8/1/2017 Certified return receipt for Citation#157573 was signed and returned.
- 8/7/2017 Certified citation#157559 was returned unclaimed on 8/4/2017.
- 8/9/2017 Item remains in bed of truck, see if he puts out for bulk this month.
- 8/29/2017 Item remains and was not set out for bulk pick up.
- 8/29/2017 Citation #158612 issued to Buhara Yusef Malone.
- 9/6/2017 Certified return receipt for citation#158612 was signed and returned.
- 9/12/2017 No change to property, and no contact.
- 9/19/2017 Board meeting scheduled and certified letter sent out.
- 9/27/2017 Items remains in bed of truck.



## Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104  
O. 972.291.5100 X1090  
F. 972.291.7250

September 20, 2017

### VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Buhara Y & Michelle Malone  
836 Mayfield Dr  
Cedar Hill, TX 75104

### NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 836 Mayfield Dr, Cedar Hill, Texas

Please be advised that pursuant to Section 9-22 of the Cedar Hill Code of Ordinances, a hearing will be held before the Building Appeals and Advisory Board **at 7:00pm on October 2, 2017 at 285 Uptown Blvd, 2<sup>nd</sup> Floor Planning Conference Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **836 Mayfield Dr**, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

At the time and location of the said hearing, the Building Appeals and Advisory Board shall receive testimony from owners, witnesses, city personnel and interested persons relative to the alleged public nuisance at **836 Mayfield Dr**, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

*You are encouraged to attend the hearing regarding your property and present relevant evidence and testimony.*

Sincerely,

Tina Mitchell  
Sr. Code Enforcement Officer

CERTIFIED MAIL 7016 1000 0000 0935 4971  
5-Day Return Receipt Requested

MAYOR, ROB FRANKE • MAYOR PRO TEM, CHRIS PARVIN • STEP  
DANIEL C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE SWAYZE •

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <small>Domestic Mail Only</small>	
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OFFICIAL USE	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	\$
Street and Apt. No., or P.O. Box	_____
City, State, Zip+4	_____

09.27.2017 11:02



09.12.2017 13:46





## Residential Account #160425500F0100000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land](#) [Exemptions](#)  
[Estimated Taxes](#) [History](#)

### Property Location (Current 2018)

**Address:** 836 MAYFIELD DR

**Neighborhood:** 4ESJ15

**Mapsco:** 82-N (DALLAS)

### DCAD Property Map

### 2017 Appraisal Notice

### Electronic Documents (ENS)

#### File Homestead Exemption Online



[Print Homestead Exemption Form](#)

### Owner (Current 2018)

MALONE BUHARA Y &  
 MICHELLE  
 836 MAYFIELD DR  
 CEDAR HILL, TEXAS 751047330

### Multi-Owner (Current 2018)

Owner Name	Ownership %
MALONE BUHARA Y &	100%

### Legal Desc (Current 2018)

1: SPRINGFIELD  
 2: BLK F LOT 10  
 3:  
 4: INT20070242210 DD06272007 CO-DC  
 5: 0425500F01000 4CH0425500F  
**Deed Transfer Date:** 7/5/2007

### Value

2017 Certified Values		
<b>Improvement:</b>	\$134,160	
<b>Land:</b>	+\$23,000	
<b>Market Value:</b>	=\$157,160	
<b>Capped Value:</b> \$143,015		
<b>Revaluation Year:</b>	2017	
<b>Previous Revaluation Year:</b>	2016	

### Main Improvement (Current 2018)

<b>Building Class</b>	14	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	2/ 1
<b>Year Built</b>	1988	<b>Foundation</b>	SLAB	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1988	<b>Roof Type</b>	HIP	<b># Bedrooms</b>	4
<b>Actual Age</b>	30 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	VERY GOOD	<b>Fence Type</b>	UNASSIGNED	<b># Fireplaces</b>	1

<b>Living Area</b>	2,074 sqft	<b>Ext. Wall Material</b>	BRICK VENEER	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	2,074 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	CENTRAL FULL	<b>Spa (Y/N)</b>	N
<b># Stories</b>	TWO STORIES	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	30%			<b>Sauna (Y/N)</b>	N

## Additional Improvements (Current 2018)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	400

## Land (2017 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	PLANNED DEVELOPMENT	71	110	7,775.0000 SQUARE FEET	FLAT PRICE	\$23,000.00	0%	\$23,000	N

\* All Exemption information reflects 2017 Certified Values. \*

## Exemptions (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$0	\$25,000	\$28,603	\$28,603	\$28,603	\$0
Taxable Value	\$143,015	\$118,015	\$114,412	\$114,412	\$114,412	\$0

## Exemption Details

## Estimated Taxes (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$143,015	\$118,015	\$114,412	\$114,412	\$114,412	\$0
Estimated Taxes	\$999.33	\$1,789.11	\$289.58	\$142.14	\$319.67	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$3,539.83

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

[History](#)

[History](#)

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