
NOTICE OF MEETING
Building Appeals and Advisory Board
Monday, December 18, 2017
Planning & Zoning Conference Room- 2nd Floor
7:00 p.m.

AGENDA

- I. Call Meeting to Order.
- II. Approve the minutes of the November 20, 2017 meeting.
- III. Review and consider a request by Donald Ramsey for an extension on the completion date for the house at 2415 Amber Leaf Court to June 15, 2018.
- IV. Consider declaring the property at Lot 13, Block 16, Waterford Oak Phase 1 more commonly known as 215 Waterford Oaks a public nuisance and direct staff to abate the nuisance.
- V. Consider declaring the property at Lot 26, Block 2, Creekside at High Pointe more commonly known as 1606 Allen Drive a public nuisance and direct staff to abate the nuisance.
- VI. Consider declaring the property at Lot 2, Block 9, Shadybrook 2nd INST more commonly known as 827 Shady Brook Drive a public nuisance and direct staff to abate the nuisance.
- VII. Adjourn.

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

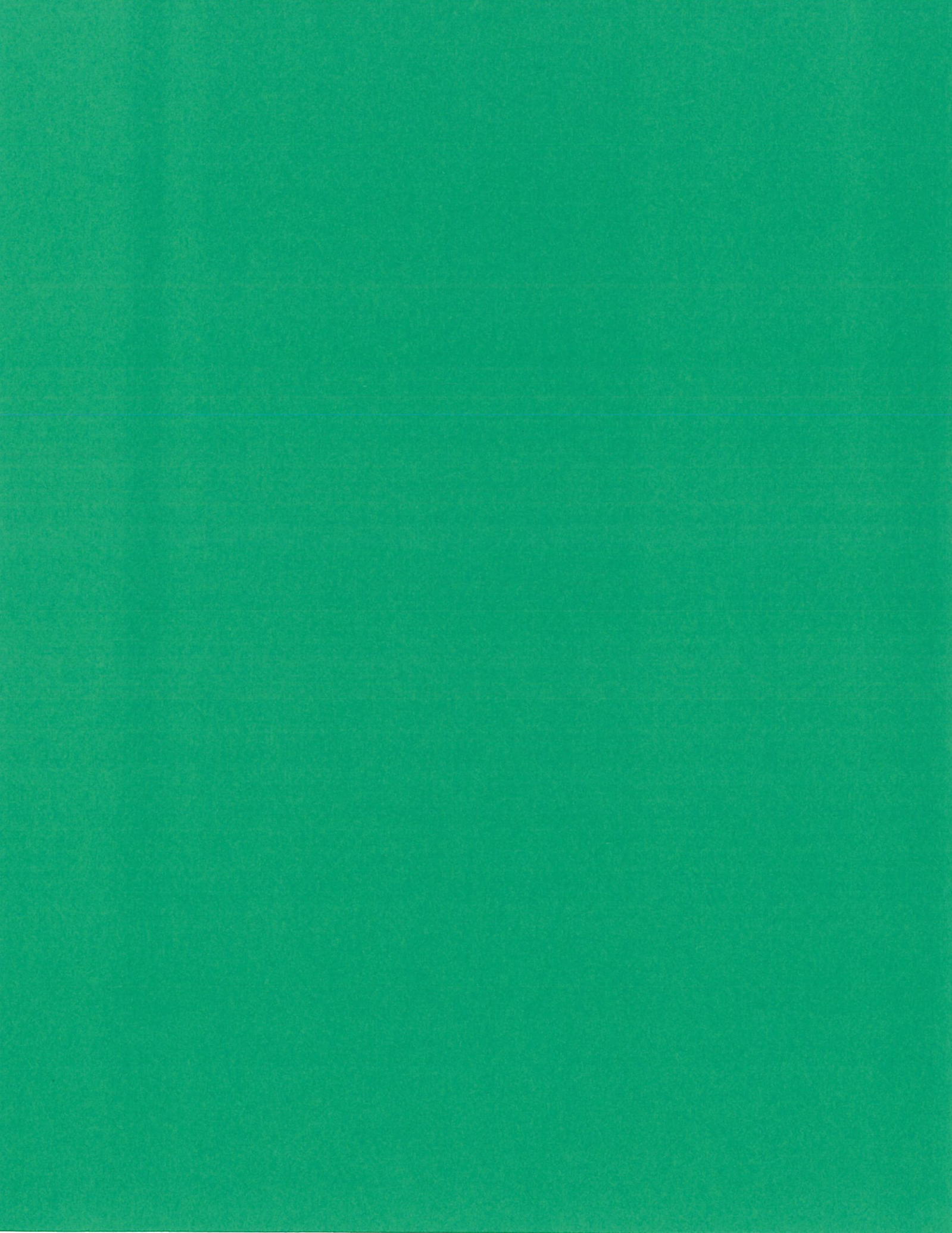
CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE

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 13th day of December 2017.



Jeanette Cosme
Permit Tech/ Executive Assistant

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 291-5103 or (TDD) 1-800- RELAY TX (1-800-735-2989).



**Building Appeals & Advisory Board
Meeting Minutes
Monday, November 20, 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 October 2, 2017 meeting.

David McDaniel made a motion to approve the minutes for the October 2, 2017 meeting. Tom Tahaney seconded the motion. The motion was approved by all.

III. Review and consider a request by Dr. Randy Hamilton for an exception to the Cedar Hill sign Regulations Section 4-244, (2), b. 1 and 4 to allow a sign with a sign area of 147.48 sq.ft. and a letter height of 53.62 inches at 520 W FM 1382.

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

Dr. Randy Hamilton, the property owner spoke in favor of the request. He said that IKIDS is a dentistry business with multiple locations in the area. He said the business is very customer friendly for children and parents. He said he thinks of this business as the Disneyland of dentistry.

Mr. Hamilton said the building is setback more about 50 feet from the road and the 30-inch letters cannot be seen from the road. He said there would be no pole sign on the property.

Johnny Kendro told the board that the sign regulation limited the sign area to 100 sq.ft. and a letter height of 30 inches.

George Ferguson said he had a problem with a sign the does not come close to meeting the sign regulations. He said the proposed sign looks too big for the building.

Tom Tahaney said the proposed sign over whelms the building.

Mark Dale proposed approving the sign with a letter height of 42.46 inches and a sign area of 92.49sq.ft.

Dr. Hamilton said he would fine with that sign.

George Ferguson made a motion to approve the sign with a sign area of 92.49sqft and a letter height of 42.46 inches. Mike Bechdol seconded the motion. The motion was approve by all.

IV. Review and consider a request by Sheridan Stein to revoke the general contractor's registration of Summit Homes owned by Michael Mints.

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

Mr. Kendro said he had spoken to both parties and they said they would be at the meeting. Neither of the parties were present.

David McDaniel made a motion to deny the request by Mr. Stein for Summit Homes general contractor registration revocation. The motion was seconded by Jack Frost. The motion was approved by all.

Mr. Frost said he did not like the board having to try to mediate the issues between the property owner and the general contractor. He said many of the issues between these two people were of a petty nature. Mr. Frost stated the following concerning this builder and the homeowner, "Pox on both their houses."

V. Consider declaring the property at Lot 36, Block E, Windsor Park more commonly known as 225 Sandlewood Lane a public nuisance and direct staff to abate the nuisance.

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

Johnny Kendro spoke in favor of the request. He said this property has large amount of trash and debris in the backyard, the violation was

discover on 7-3-17. The code officer has issued two citation. The property remains in violation the code. The board reviewed the violation timeline and the pictures of the violation a taken today.

Norma Booker, of 221 Sandlewood, addressed the board saying the city needed to do something to get the property cleaned up. She said the property looks and smells bad. She said the property owner was punishing the neighborhood for her personal problems.

Karen Collins, of 224 Wedgewood, said the trash and debris problems on this property need to be cleaned up. She asked the board if they would like to live next to this mess.

George Ferguson made a motion to declare the property at 225 Sandlewood Lane a public nuisance and directed staff to give the property owner a 10 day notice and if violation is not resolved directed staff to abate the nuisance. Jack Frost seconded the motion. The motion was approved by all.

VI. Consider declaring the property at Lot 14, Block C, South Hills Park more commonly known as 1124 Saturn Street a public nuisance and direct staff to abate the nuisance.

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

Johnny Kendro spoke in favor of the request. He said the violation was discovered on 8-29-17. He said on the property the trees and bushes are projecting over sidewalks and into the streets. He added that a bush located near the corner is blocking the view of a stop. The property owner has been issued a citation. The property remains in violation.

The board reviewed the pictures of the property and the violation timeline. The board reviewed the code required clearances for sidewalks and streets of protrusions into and over streets and sidewalks. Mr. Kendro asked the board to declare the property a public nuisance and direct staff to abate the nuisance.

George Ferguson made a motion to declare the property at 1124 Saturn Street a public nuisance a directed staff to give the property owner a 14 day notice and if the issue is not resolved directed staff to abate the nuisance. Mike Bechdol seconded the motion. All approved the motion.

VII. Adjourn.

Jack Frost made a motion to adjourn. David McDaniel seconded the motion. The motion was approved by all.

Johnny Kendro

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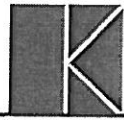
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KHIRALLAH PLLC

Real Estate | Foreclosure | Construction

November 29, 2017

Via Certified Mail Return Receipt Requested

7013 1710 0001 1236 1792

Building Appeals and Advisory Board for the City of Cedar Hill
285 Uptown Blvd
Cedar Hill, Texas 75104

**Re: 2415 Amber Leaf Court, Lot 1372, Section #7
Request for Hearing and Extension**

Dear Board for the City of Cedar Hill Code Enforcement,

Please note that I have been retained to represent Donald and Linda Ramsey regarding the above-referenced matter. The Building Appeals and Advisory Board ("Board") declared the structure on my clients' property substandard and a public nuisance. The Board instituted a deadline of December 31, 2017 to complete the structure and obtain final approval or the structure could be demolished.

Since this decision, my clients have diligently tried to comply with the deadline and in fact made progress. See photographs depicting the home in May 2017 and in November 2017. Unfortunately, however, they have experienced financing issues, but continue to make progress using out of pocket funds, have exhausted all potential funding sources at this moment, and would like to request additional time prior to demolishing their dream home which they have put years of work and their life savings into.

My clients respectfully request an extension from December 31, 2017 to June 15, 2018 to complete their home and receive a final inspection approval, or in the alternative, another hearing to discuss the progress, and the timing concerns.



The Homeowner Association ("HOA") and my clients' neighbors are concerned about the exterior of the home not being completed. But, as you are aware, the exterior of the home is unable to be bricked without a rough inspection of the interior plumbing, electricity and HVAC. My clients would also like to request that the Board allow them to complete the exterior bricking of the structure prior to the rough plumbing, electricity, and HVAC so that the exterior of the home can be more presentable to the neighborhood.

Thank you for your attention to this matter. I know this has not been easy for any of the parties involved. My clients are trying diligently to comply and complete their home, and would be truly grateful for the requested extensions. Please do not hesitate to contact my office with any questions.

Sincerely,

/s/ Rachel E. Khirallah

Rachel E. Khirallah

May 2017



November 2017



Jack Frost stated that the house was substandard because it was not finished and did not meet the building and zoning codes adopted by the city.

David McDaniel said that in a letter from Donna Phinnemore to Mr. Kendro said the house would be completed in the summer of 2017. He asked Mr. Phinnemore if he could tell the board when the house will be completed.

Deborah Fulwiler asked if Mr. Phinnemore had a plan for when the house would be completed. She asked for the owner to give us a time table.

David McDaniel said the house is an eyesore and needs to be finished and look presentable.

Deborah Fulwiler asked if there are funds to complete the house?

Mr. Tiffin said there are not funds available to complete the house.

George Ferguson made a motion to declare the structure at 1115 Douglas Drive a substandard structure and a public nuisance and to allow the property owner until December 31, 2017 to complete the construction of the house if the house is not completed staff is direct to abate the nuisance. The motion was seconded by Tom Tahaney. The motion was approved by all.

V. Review and consider declaring the property at 2415 Amber Leaf Court a substandard structure and public nuisance and direct staff to abate the nuisance.

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

Johnny Kendro, the Building Official, spoke in favor of this request. He said that the house was permitted in November of 2013. He said the city has received many complaints from the neighbors and the Lake Ridge HOA concerning the condition of the property. Mr. Kendro said the house framing was not complete at this time. He told the board the house is a 3 story structure with a living area of 13,702 square feet. He said the house was tagged as substandard on 2-9-17.

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

Donald Ramsey, the property owner, spoke in opposition to this request. He said that in 2014 he discovered that he had cancer and that treatment for the cancer took about one year.

He said he has had trouble getting the trusses for the structure. He said the structure should be dried in soon allowing the other trades to begin their work on the inside of the house.

Jack Frost tasked Mr. Ramsey what his completion percentage was on the house. Mr. Ramsey said about 50%. Mr. Frost it's more like 30%. He asked Mr. Ramsey if he had a schedule for the completion of the house.

Mr. Ramsey provided the board a schedule indicating that the house would be finished on October 1, 2017.

Chad McCurdy, with the Lake Ridge HOA, spoke telling the board that the HOA had received two schedules from Mr. Ramsey for the completion of the house. He said Mr. Ramsey did not meet the schedule he provided to the HOA.

Mr. McCurdy said the HOA was now fining Mr. Ramsey for failure to complete the house. He said Mr. Ramsey has spent 6 months trying to correct 3/16 inch problem with the steps. He said Mr. Ramsey needed a dead line with severe penalties.

Jauregui Ignacio, who lives at 2406 Amber Leaf, said he has been living with a construction project across the street for 4 years. He said Mr. Ramsey was not respecting his neighbors. He said his visitors are always asking about the abandoned construction project across the street. He said he is fed up with this it's time for this to end.

Connie Guinn, who lives at 2411 Amber Leaf Court, said Mr. Ramsey is a nice person but this construction project needs to end. She said the job has 3 people working at any time and that is not going to get this project finished. She said her visitors always ask why is the house not finished.

Deborah Fulwiler made a motion to declare the property at 2415 Amber Leaf Court a substandard structure and a public nuisance and gave Mr. Ramsey until October 1, 2017 to complete the house if it is not completed directed city staff to abate the nuisance. The motion was seconded by George Ferguson. The motion was approved by all.

- VI. **Consider declaring the property at Abstract 304, Tract 2, William Coombs Survey more commonly known as 304 E Parkerville Road a public nuisance and direct staff to abate the nuisance.**

#10
Donald & Linda Ramsey
2415 Amber Leaf Court
Cedar Hill, TX 75104

Estimated

Completion Date Construction Project Schedule

3/22/2017	Framing Third Floor and Roof (Exterior Walls- ThermaSteel)
5/1/2017	Framing Roof Rafters and Bracing: Completed
5/22/2017	Cornish/Soffits & Roof Decking: Completed
5/24/2017	Rough Electric & HVAC & Plumbing: Started
5/29/2017	Drywall, Brick and Roofing Materials: Ordered
6/12/2017	Windows Installed
6/12/2017	Doors Exterior: Installed
6/14/2016	Drywall and Brick: Delivery
6/19/2017	Brick & Stucco Work: Started
7/17/2017	Electrical, Plumbing and HVAC Rough*
7/17/2017	Porch & Patio Railing: Installed
7/17/2017	Plumbing/Baths & Kitchen: Ordered
7/27/2017	Wall & Ceiling Foam Insulation
7/24/2017	Driveway and Sidewalk Forms and Steel
7/30/2017	Brick & Stone Work and Roofing: Completed
8/1/2017	Driveway and Sidewalk Poured & Landscaping
8/7/2017	Roof Gutters and Drainage
8/10/2017	Drywall Interior & Texturing Finishing: Initial Build Out
8/24/2017	Doors Interior Installed: Initial Build Out
9/7/2017	Third Floor Stairs & Railing
9/12/2017	Electrical, Plumbing & HVAC Final
9/24/2017	Kitchen & Bath Cabinets: Installed Initial Build Out
9/30/2017	Interior Painting and Molding: Initial Build Out
9/30/2017	Flooring/Finishing & Closet: Initial Build Out
10/1/2017	Appliances Installation
10/1/2017	Rear Fencing/Gate Opener Optional

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215 N Waterford Oaks

- July 10, 2017 – Inspection - fence missing pickets in front and gate in back, sent notice
- July 18, 2017 – Inspection – no change, sent notice
- July 27, 2017 – Inspection – no change, called number from old case and left message
- August 1, 2017 – Inspection – no change, no return call, left door hanger
- September 12, 2017 – Inspection – fence not repaired, trash in driveway/alley sent notice
- September 28, 2017 – Inspection – not repaired, trash removed, wrote citation to Deborah Muhammad for fence
- November 2, 2017 – Inspection – fence not repaired
- November 13, 2017 – Inspection fence not repaired, wrote citation to Deborah Muhammad for fence not being repaired
- December 4, 2017 – Inspection – fence not repaired, schedule for Building Appeals Meeting



Code Enforcement Department

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

December 6, 2017

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Deborah Muhammad
215 N Waterford Oaks Dr
Cedar Hill, TX 75104-7913

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 215 N Waterford Oaks 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 December 18, 2017 at 285 Uptown Blvd, 2nd 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 **215 N Waterford Oask 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 **215 N Waterford Oaks 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 7017 1000 0000 0935 3813
5-Day Return Receipt Requested

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

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PS Form 3800, April 2015 PSN 7530-02-000-9047	See Reverse for Instructions

Postmark Here







Code Enforcement Department

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

NOTICE OF VIOLATION

MUHAMMAD DEBORAH
215 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 75104-2323

RE: 215 WATERFORD OAKS DR CEDAR
HILL TX
Description: WATERFORD OAKS PH 1 BLK 16 LT 13
VOL2001205/5863 DD10152001 CO-DC
1100001601300 21611000016
APN: 16110000160130000
Case No: CE-17-4137
Officer: Tina Mitchell

Date: July 10, 2017

MUHAMMAD DEBORAH,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **215 WATERFORD OAKS DR**. An inspection was conducted on **July 10, 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:
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	Repair fence facing street.

The condition(s) must be corrected by **July 17, 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 ext 1096**. Thank you for your cooperation.

Tina Mitchell
Sr. Code Enforcement Officer
972.291.5100 ext 1096



Code Enforcement Department

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

NOTICE OF VIOLATION

MUHAMMAD DEBORAH
215 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 75104-2323

RE: 215 WATERFORD OAKS DR CEDAR
HILL TX
Description: WATERFORD OAKS PH 1 BLK 16 LT 13
VOL2001205/5863 DD10152001 CO-DC
1100001601300 21611000016
APN: 16110000160130000
Case No: CE-17-4137
Officer: Tina Mitchell

Date: July 18, 2017

MUHAMMAD DEBORAH,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **215 WATERFORD OAKS DR**. An inspection was conducted on **July 18, 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:
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	Repair fence facing street.
9-26(h)(1)	It shall be unlawful for any person to allow weeds and grass to grow in excess of twelve (12) inches.	Mow the property.

The condition(s) must be corrected by **July 25, 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 ext 1096**. Thank you for your cooperation.

Tina Mitchell
Sr. Code Enforcement Officer
972.291.5100 ext 1096

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



Code Enforcement Department

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

NOTICE OF VIOLATION

MUHAMMAD DEBORAH
215 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 75104-2323

RE: 215 WATERFORD OAKS DR CEDAR HILL TX
Description: WATERFORD OAKS PH 1 BLK 16 LT 13
VOL2001205/5863 DD10152001 CO-DC
1100001601300 21611000016
APN: 16110000160130000
Case No: CE-17-4137
Officer: Tina Mitchell

Date: September 12, 2017

MUHAMMAD DEBORAH,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **215 WATERFORD OAKS DR**. An inspection was conducted on **September 12, 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:
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	Repair fence facing street.
9-53(c)	It shall be unlawful for any customer to place any containers of garbage or trash at such location prior to twelve (12) hours before the day of scheduled collection.	All trash must be placed in green bin with green lid for pick up. Remove trash bags from alley and trash from recycle bin.

The condition(s) must be corrected by **September 19, 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 ext 1096**. Thank you for your cooperation.

Tina Mitchell

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



Code Enforcement Department

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

NOTICE OF VIOLATION

MUHAMMAD DEBORAH
215 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 75104-2323

RE: 215 WATERFORD OAKS DR CEDAR HILL TX
Description: WATERFORD OAKS PH 1 BLK 16 LT 13
VOL2001205/5863 DD10152001 CO-DC
1100001601300 21611000016
APN: 16110000160130000
Case No: CE-17-4137
Officer: Tina Mitchell

Date: November 2, 2017

MUHAMMAD DEBORAH,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **215 WATERFORD OAKS DR**. An inspection was conducted on **November 2, 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:
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	Repair fence facing street.
9-53(c)	It shall be unlawful for any customer to place any containers of garbage or trash at such location prior to twelve (12) hours before the day of scheduled collection.	All trash must be placed in green bin with green lid for pick up. Remove trash bags from alley and trash from recycle bin.

The condition(s) must be corrected by **November 9, 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 ext 1096**. Thank you for your cooperation.

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



Code Enforcement Department

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

NOTICE OF VIOLATION

NISAA MUHAMMAD
215 WATERFORD OAKS DR
CEDAR HILL, TX 75104

RE: 215 WATERFORD OAKS DR CEDAR
HILL TX 75104
Description: WATERFORD OAKS PH 1 BLK 16 LT 13
VOL2001205/5863 DD10152001 CO-DC
1100001601300 21611000016
APN: 16110000160130000
Case No: CE-17-4137
Officer: Tina Mitchell

Date: November 13, 2017

NISAA MUHAMMAD,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **215 WATERFORD OAKS DR**. An inspection was conducted on **November 13, 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:
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	Repair fence.

The condition(s) must be corrected by **November 20, 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 ext 1096**. Thank you for your cooperation.

Tina Mitchell
Sr. Code Enforcement Officer
972.291.5100 ext 1096



Residential Account #16110000160130000

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

Property Location (Current 2018)

Address: 215 WATERFORD OAKS DR
Neighborhood: 4ESM06
Mapsco: 82-A (DALLAS)

[DCAD Property Map](#)

[2017 Appraisal Notice](#)

Electronic Documents (ENS)

[File Homestead Exemption Online](#)



[Print Homestead Exemption Form](#)

Owner (Current 2018)

MUHAMMAD DEBORAH
215 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 751042323

Multi-Owner (Current 2018)

Owner Name	Ownership %
MUHAMMAD DEBORAH	100%

Legal Desc (Current 2018)

1: WATERFORD OAKS PH 1
2: BLK 16 LT 13
3:
4: VOL2001205/5863 DD10152001 CO-DC
5: 1100001601300 21611000016
Deed Transfer Date: 10/18/2001

Value

2017 Certified Values	
Improvement:	\$159,880
Land:	+ \$23,000
Market Value:	= \$182,880
Capped Value: \$175,778	
Revaluation Year:	2017
Previous Revaluation Year:	2016

Main Improvement (Current 2018)

Building Class	16	Construction Type	FRAME	# Baths (Full/Half)	2/ 1
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1606 ALLEN DR – Outdoor Storage

My name is Alexis Sartin and I am a Code Enforcement Officer with the Code and Neighborhood Services Office for the City of Cedar Hill.

1. This property has been the subject of ongoing investigations by this office. Suspected Code violations have existed and continue to exist. I have personal knowledge of the nature of the code violations alleged and the attempts made to bring those violations into compliance.
2. Tina, the senior code enforcement officer, and I served a signed warrant by the judge based on a previous case, violations, and board approval to correct ongoing violations at this address on November 11, 2017.
3. On November 11, 2017, I observed during the abatement additional outdoor storage in the backyard of the property. I issued a citation to Mr. WILLARD B ROOKER JR. whose new address was printed on a returned letter I received on the day we served the warrant. Additionally I sent out a Notice of Violation to remove all the outdoor storage remaining on the property.
4. On November 18, 2017, inspected the property, I observed no change. I sent an additional Notice of Violation to the property owner, WILLARD B ROOKER JR.
5. On November 29, 2017, inspected the property, again, I observed no change. I sent a Final Notice of Violation to the property owner, WILLARD B ROOKER JR and issued another citation for outdoor storage to Mr. WILLARD ROOKER JR.
6. December 6, 2017 the property was scheduled on the board meeting agenda list. Tina prepared and sent the letter, notifying for BAA meeting to occur December 18, 2017, certified and regular to WILLARD B. ROOKER JR. at 946 BIRCH STILL RD., HUGHESVILLE, PA 17737-8776.



Code Enforcement Department

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

December 6, 2017

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Willard B Rooker Jr
946 Birch Still Rd
Hughesville, PA 17737-8776

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 1606 Allen 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 December 18, 2017 at 285 Uptown Blvd, 2nd 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 **1606 Allen 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 **1606 Allen 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 7017 1000 0000 0935 3790
5-Day Return Receipt Requested

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

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Postage	\$
Total Postage and Fees	\$
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4 [®]	
Postmark Here	
PS Form 3800, April 2015 PSN 7530-02-000-9007	

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Photographs



1606 Allen (1).JPG



1606 Allen (5).JPG



1606 Allen (6).JPG



1606 Allen (7).JPG



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1606 Allen (12).JPG



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1606 Allen (22).JPG



Location	Owner	Legal Desc	Value	Main Improvement Estimated Taxes	Additional Improvements History	Land	Exemptions
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Address: 1606 ALLEN DR
Neighborhood: 4ESJ12
Mapsc0: 71B-Q (DALLAS)

2017 Appraisal Notice

File Homestead Exemption Online



ROOKER GARY L EST OF &
WILLARD ROOKER
1606 ALLEN DR
CEDAR HILL, TEXAS 751041309

Owner Name	Ownership %
WILLARD ROOKER (2)	50%
ROOKER GARY L EST OF &	50%

1: CREEKSIDE AT HIGH POINTE
2: BLK 2 LT 26
3:
4: VOL97132/0556 DD063097 CO-DALLAS
5: 0159000202600 21601590002

Deed Transfer Date: 7/8/1997

2017 Certified Values	
Improvement:	\$106,620
Land:	+ \$24,000
Market Value:	= \$130,620
Capped Value: \$130,062	
Revaluation Year:	2017
Previous Revaluation Year:	2016

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827 SHADY BROOK LN – Fence

My name is Alexis Sartin and I am a Code Enforcement Officer with the Code and Neighborhood Services Office for the City of Cedar Hill.

1. This property has been the subject of ongoing investigations by this office. Suspected Code violations have existed and continue to exist. I have personal knowledge of the nature of the code violations alleged and the attempts made to bring those violations into compliance.
2. I opened a case for the property, after receiving a complaint via email regarding high grass and fence damage, on September 22, 2017.
3. I inspected the property and found high grass and weeds in the backyard, and the fence was down on one side of the home. I left a Door Hanger at the property on September 22, 2017.
4. September 29, 2017 inspected the property and there was no change. I sent a Notice of Violation to the owner, DANIEL JASSO, and property location, DANIEL JASSO JR.
5. October 6, 2017 inspected the property, the grass was mowed, but the fence damage was not repaired. Sent second Notice of Violation to both owner and property location.
6. October 13, 2017 inspected, again, no change to the fence, so I left a door hanger, giving the occupants a final notice.
7. October 21, 2017 inspected the property. No change to the fence. I attempted to reach a contact by phone through water records, but the number was no longer a working number. I sent email to the address on the water record: jgonzalez.0505@yahoo.com.
8. October 24, 2017 inspected the property. No change and no notification by phone or email from anyone regarding the property.
9. October 25, 2017 issued a citation to DANIEL JASSO JR. for failure to repair the fence. Father, DANIEL JASSO, is the property owner, but have not been contacted by both parties and the only identification I could locate belonged to DANIEL JASSO JR.
10. October 27, 2017 received an email response from jgonzalez.0505@yahoo.com. She identified herself as, Jacqueline, Mr. Jasso's fiancé. She said they will try to purchase more wood and have the fence back up by Monday.

11. November 1, 2017 inspected the property; the fence is still not repaired. Sent Notice of Violation to property owner and location.
12. November 9, 2017 inspected property. Observed no change to the fence, and issued a second citation to Mr. DANIEL JASSO JR. No contact made by Daniel or his father.
13. November 17, 2017 inspected the property, observed no change, and issued a third citation to Mr. DANIEL JASSO JR
14. November 29, 2017 inspected the property, no change to the fence. Ran plates for vehicles at address to identify additional parties residing there. Sent notice of violation to the owner and property location, addressed to: DANIEL JASSO JR, GLORIA HERNANDEZ ANDRADE, and JACQUELINE GONZALEZ.
15. December 6, 2017 the property was scheduled on the board meeting agenda list. Tina prepared and sent the letter, notifying for BAA meeting to occur December 18, 2017, certified and regular to DANIEL JASSO at 827 SHADY BROOK LN., CEDAR HILL, TEXAS 75104.



Code Enforcement Department

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

December 6, 2017

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Daniel Jasso
827 Shady Brook Dr
Cedar Hill, TX 75104-7913

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 827 Shady Brook 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 December 18, 2017 at 285 Uptown Blvd, 2nd 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 **827 Shady Brook 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 **827 Shady Brook 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 7017 1000 0000 0935 3806
5-Day Return Receipt Requested

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

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Code Enforcement Case

[Update & Exit](#)[Update](#)[Cancel](#)[Print Case](#)[Audit Trail](#)

Topic Help Code Enforcement Case: 17-5591 Started: 09/22/2017 00:00 By: Alexis Sartin Hours: 0.00, Fees due: 0.00, Priority: Normal

Topic: Exterior Grounds

Status: Open

Due Date: 12/18/2017

* Initiated by: Complaint

Assigned to: Sartin, Alexis

Start Date: 09/22/2017

Reminder Date: 12/07/2017




Property Status: (Please Select)

Property Location: (9 other records at address)				Owner:	
Occupant Name: Daniel Jasso Jr., Gloria Herna				Owner Name: JASSO DANIEL	
Address #: 827		Street: SHADY BROOK DR		Apt/Suite:	
City: CEDAR HILL		State: TX		Zip: 75104	
Phone:		Cell:		Address # & 827 SHADY BROOK LN	
APN #: 16039570090020000		Alert:		Street:	
				Address line 2:	
				City: CEDAR HILL	
				State: TEXAS	
				Zip: 75104-7913	
				Phone:	
				Cell:	

Delete?	Action	By	Date	Time	Hours	Note/Observation	
<input type="checkbox"/>	Complaint	Alexis Sartin	09/22/2017		0.00	via email - tg and fence	Edit
<input type="checkbox"/>	Inspection	Alexis Sartin	09/22/2017		0.00	tg especially in backyard, fence is down on one side	Edit
<input type="checkbox"/>	Door Hanger	Alexis Sartin	09/22/2017		0.00	Door Hanger left	Edit
<input type="checkbox"/>	Inspection	Alexis Sartin	09/29/2017	1:33 pm	0.00	no change, fence is damaged on right side of house (when facing)	Edit
<input type="checkbox"/>	Notice of Violation (Printed on 09/29/2017)	Alexis Sartin	09/29/2017	1:37 pm	0.00	Send to (Owner,Property Location)	Reprint
<input type="checkbox"/>	Inspection	Alexis Sartin	10/06/2017	2:28 pm	0.00	mowed, but fence still not repaired	Edit
<input type="checkbox"/>	Notice of Violation (Printed on 10/06/2017)	Alexis Sartin	10/06/2017	2:28 pm	0.00	Send to (Owner,Property Location)	Reprint
<input type="checkbox"/>	Inspection	Alexis Sartin	10/13/2017	1:10 pm	0.00	fence still not repaired	Edit
<input type="checkbox"/>	Door Hanger	Alexis Sartin	10/13/2017	1:10 pm	0.00	Door Hanger left - FINAL NOTICE	Edit
<input type="checkbox"/>	Inspection	Alexis Sartin	10/21/2017	11:24 am	0.00	fence still down	Edit
<input type="checkbox"/>	Phone Call	Alexis Sartin	10/21/2017	11:24 am	0.00	to 214-682-1256, water record - no longer working number	Edit
<input type="checkbox"/>	Case Notes	Alexis Sartin	10/21/2017	11:24 am	0.00	sent email to address on water account - jgonzalez.0505@yahoo.com	Edit
<input type="checkbox"/>	Inspection	Alexis Sartin	10/24/2017	3:11 pm	0.00	no change, no notification from anyone	Edit
<input type="checkbox"/>	Citation	Alexis Sartin	10/25/2017	8:31 am	0.00	#158688 issued to Daniel Jasso Jr. for failure to repair fence, father is landlord and have not been contacted by either party	Edit
<input type="checkbox"/>	Case Notes	Alexis Sartin	10/27/2017	8:00 am	0.00	email from fiancé, Jacqueline, stating they will try to buy more wood and have the fence back up by Monday	Edit
<input type="checkbox"/>	Inspection	Alexis Sartin	11/01/2017	12:33 pm	0.00	still not repaired	Edit
<input type="checkbox"/>	Notice of Violation (Printed on 11/01/2017)	Alexis Sartin	11/01/2017	12:33 pm	0.00	Send to (Owner,Property Location)	Reprint
<input type="checkbox"/>	Inspection	Alexis Sartin	11/09/2017	1:06 pm	0.00	not repaired	Edit
<input type="checkbox"/>	Citation	Alexis Sartin	11/09/2017	3:49 pm	0.00	#158693 issued to Daniel Jasso Jr for failure to repair fence - still have not been contacted by either Daniel Sr or Jr	Edit
<input type="checkbox"/>	Inspection	Alexis Sartin	11/17/2017	11:10 am	0.00	still no change	Edit
<input type="checkbox"/>	Citation	Alexis Sartin	11/17/2017	2:14 pm	0.00	#158695 issued to Daniel Jasso Jr	Edit
<input type="checkbox"/>	Inspection	Alexis Sartin	11/29/2017	10:58 am	0.00	No change, additional car typically parked at house Gloria Hernandez Andrade	Edit
<input type="checkbox"/>	Notice of Violation (Printed on 11/29/2017)	Alexis Sartin	11/29/2017	10:59 am	0.00	Send to (Owner,Property Location)	Reprint
<input type="checkbox"/>	BAAB	Tina Mitchell	12/06/2017	8:34 am	0.00	sent letter for BAA meeting	Edit
<input type="checkbox"/>	(Please Select)						

☒ Violations (2)
 ☐ Vehicles (0)
 ☐ Additional Addresses (0)
 ☐ Attachments (4)
 ☐ Fees/Payments (0)

Delete?	#	Violation Type	Due Date (if different from above)	Status	Closed Date
<input type="checkbox"/>	1	Fence		Open	

		Corrections Required: Repair fence or contact me. FINAL NOTICE - a citation can be issued for everyday the violation exists.				
<input type="checkbox"/>	2	High Grass and Weeds		Closed	10/06/2017	
		Corrections Required: Mow the property.				
<input type="checkbox"/>	*	(Select)		Open		
		Corrections Required:				

[Update & Exit](#) [Update](#) [Cancel](#)





Residential Account #16039570090020000

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

Property Location (Current 2018)

Address: 827 SHADY BROOK DR
Neighborhood: 4ESJ06
Mapsc: 71B-V (DALLAS)

DCAD Property Map

2017 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2018)

JASSO DANIEL
 827 SHADY BROOK LN
 CEDAR HILL, TEXAS 751047913

Multi-Owner (Current 2018)

Owner Name	Ownership %
JASSO DANIEL	100%

Legal Desc (Current 2018)

- 1: SHADYBROOK 2ND INST
- 2: BLK 9 LT 2
- 3:
- 4: INT200600085045 DD02232006 CO-DC
- 5: 0395700900200 4CH03957009

Deed Transfer Date: 3/8/2006

Value

2017 Certified Values	
Improvement:	\$84,710
Land:	+ \$18,000
Market Value:	= \$102,710
Capped Value: \$101,978	
Revaluation Year:	2017
Previous Revaluation Year:	2016

Main Improvement (Current 2018)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/0
Year Built	1986	Foundation	SLAB	# Kitchens	1
Effective Year Built	1986	Roof Type	HIP	# Bedrooms	3
Actual Age	32 years	Roof Material	COMP SHINGLES	# Wet Bars	0



Code Enforcement Department

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

December 6, 2017

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Daniel Jasso
827 Shady Brook Dr
Cedar Hill, TX 75104-7913

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 827 Shady Brook 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 December 18, 2017 at 285 Uptown Blvd, 2nd 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 **827 Shady Brook 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 **827 Shady Brook 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 7017 1000 0000 0935 3806
5-Day Return Receipt Requested

MAYOR, ROB FRANKE • MAYOR PRO TEM. CHRIS PARVIN • STE
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O. 972.291.5100 X1090
F. 972.291.7250

December 6, 2017

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Willard B Rooker Jr
946 Birch Still Rd
Hughesville, PA 17737-8776

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 1606 Allen 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 December 18, 2017 at 285 Uptown Blvd, 2nd 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 **1606 Allen 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 **1606 Allen 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 7017 1000 0000 0935 3790
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