

## **NOTICE OF MEETING**

Building Appeals and Advisory Board  
Monday, November 20, 2017  
285 Uptown Blvd – Bldg. 100  
Court Room  
7:00 p.m.

## **AGENDA**

- I. Call meeting to order.
- II. Approve the minutes of the October 2, 2017 meeting.
- III. Review and consider a request by Dr. Randy Hamilton for an exception to the 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.
- IV. Review and consider a request by Sheridan Stein to revoke the general contractor's registration of Summit Custom Homes owned by Michael Mints.
- 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.
- VI. Consider declaring the property at Lot 14, Block C, South Hill Park more commonly known as 1124 Saturn Street 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 15<sup>th</sup> day of November 2017.



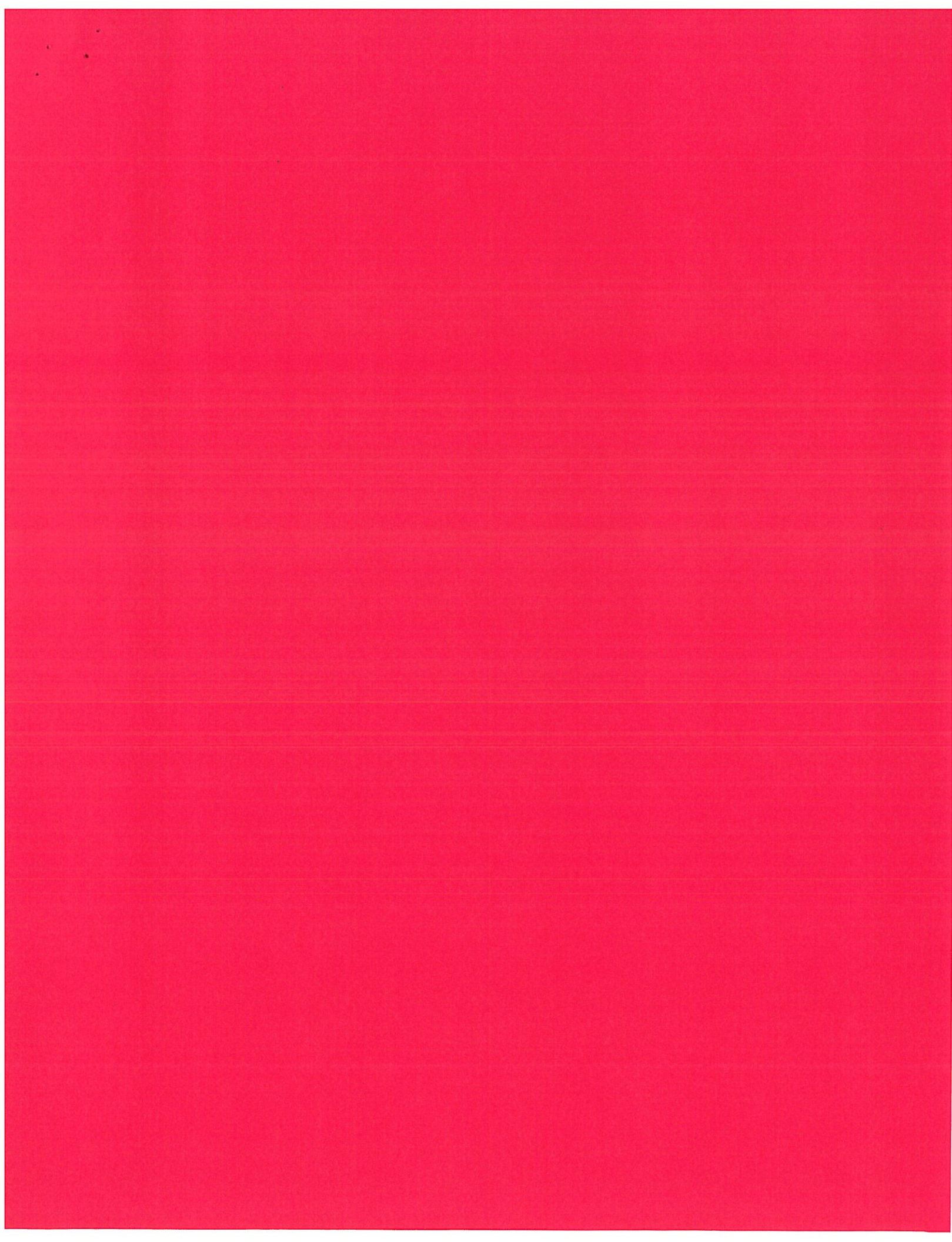
Jeanette Cosme – Permit Tech/Secretary

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, October 2, 2017  
Court Room, Government Center**

Members Present

Deborah Fulwiler  
Mike Bechdol  
David McDaniel  
Joe Pitt  
Mark Dale  
George Ferguson  
Tom Tahaney

Staff Present

Johnny Kendro  
Gail Lux

Members Absent

Jack Frost

**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 September 11, 2017 meeting.**

Mark Dale made a motion to approve the minutes for the September 11, 2017 meeting. The motion was seconded by Mike Bechdol. The motion was approved by all.

**III. Review and consider a request by Sheridan Stein to revoke the general contractor registration of summit custom Homes owned by Michael Mints.**

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

Sheridan Stein told the board that he and the builder have agreed on the repairs that to be made to the property except for two items. He said those items are the pool decking and the skimmer area in the pool. He said the skimmer overflows under the deck and is causing the decking to crack. He said the evidence is apparent with the number of cracks in the pool decking.

Michael Mints, owner of summit custom Homes, told the board that area drains are going to be built in the pool deck to remove all of the surface water. He said the water would drain into the yard.



Mr. Stein and Mr. Mints debated the issue of the pool deck movement. Mr. Mints said the deck has a warranty. He said if the pool deck fails, the warranty covers the repair. He said the pool deck at this time is not failing. Mr. Mints said the water over flow at the skimmer would not be enough volume of water to cause the soil to expand.

Mints said the repairs would take about 3 weeks to be completed.

George Ferguson made a motion to table this issue until November 13, 2017. David McDaniel seconded the motion. The motion was approved by all.

**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.**

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

Mr. Kendro told the board the issue was resolved no action was necessary.

**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.**

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 city is trying to resolve some code issues at this address. He said the code officer is trying to remove a junk vehicle and the toy in the back of the truck shown in the picture. He said the using the board to get sometimes trivial issues resolved.

Chairman Pitt opened the public hearing for anyone wishing to speak to opposition to this request. No one spoke and the public hearing was closed.

Mike Bechdol made a motion to declare the property a public nuisance and directed staff to send the property owner a 14-day notice and if after 14 days the issue was not resolved the staff was directed to abate the nuisance. Deborah Fulwiler seconded the motion. All approved the motion.

**VI. Adjourn.**

Mike Bechdol made a motion to adjourn. The motion was seconded by Deborah Fulwiler. The motion was approved by all.

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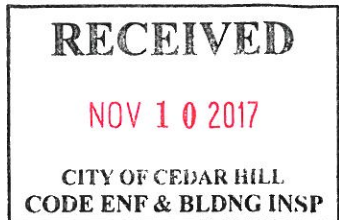
Johnny Kendro





11/10/17  
CK 7239

Existing Zoning: P.D  
Filing Date: \_\_\_\_\_



**CITY OF CEDAR HILL  
BUILDING APPEALS & ADVISORY BOARD  
APPLICATION FORM**

Owner Lauralee Development Co Inc. Applicant DR. RANDY HAMILTON  
Address PO Box 170155, Arlington, TX 76003 Address 2000 Hwy 157 N., Ste. 120  
Mansfield, TX 76063  
Phone Number 817-980-0127 Phone Number 817-466-8554

Address of Property Requesting Variance 520 FM 13382 W, Cedar Hill, TX 75104

Lot 1, Block A, Shenandoah Center Subdivision \_\_\_\_\_

Tract \_\_\_\_\_, Acres 1.603, Abstract \_\_\_\_\_, \_\_\_\_\_ Survey

Building Description: Size of Building 4095 Occupancy Type B

Occupancy Load \_\_\_\_\_ Type of Construction 5B Use Dental

Explain Variance Desired\*: Please see attachments

Code: Code of Ordinances Section: 4-244, (2), b, 1 & 4

Requirements: Maximum sign area 100 sq. ft

Maximum letter height 30 inches

Maximum logo height 37.5 inches

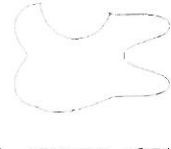
I am the owner of the herein described property and DR. RANDY HAMILTON is authorized to  
(Applicant)  
file this application on my behalf.


X Dr. Randy Hamilton  
APPLICANT  
by Sharon Crumby  
Signarama  
Arlington  
817-860-9310

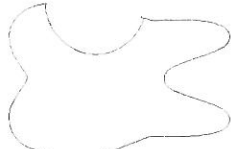
X Nathan A. Watson  
OWNER  
Lauralee Development Co Inc.

\*Attach justification materials

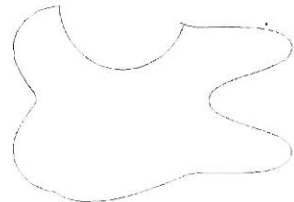
Please note — Sharon has my permission to be contacted if  
you are unable to reach me — Randy Hamilton

126.52 in  
52.01 in  
 **ikids®**  
Pediatric Dentistry

45.69 #  
29.84 in  


73.99 in  
180.01 in  
 **ikids®**  
Pediatric Dentistry

92.49 #  
42.46 in  


93.43 in  
227.31 in  
 **ikids®**  
Pediatric Dentistry

147.48 #  
53.62 in  


We would first like to say that we are very excited about becoming a part of the great City of Cedar Hill and look forward to a wonderful relationship, partnering for success for all of us. We have only positive things to say about your warmth, your progressive ideas and expansion.

iKids is owned locally by my two brothers and me. We are all "ADD" Pediatric Dentists, live in the DFW community and are involved in and concerned about the future of its growth and we work towards giving back. Each of us works in all the facilities with hands-on involvement.

Our Cedar Hill location will be our 9<sup>th</sup> one across the metroplex, with several others on the horizon. All of our new facilities (including this one) have been built by the same contractor with the original layout having been designed for us to include a large channel letter sign.

We always use the same layout so our logo is very identifiable and assists us in marketing our brand for our targeted audience. However, due to the city restrictions, we feel that our brand will not be as recognizable and could affect our mission of reaching as many clients as possible.

We have three layouts for your consideration (as well as an overall look at height, width, etc.) The first shows what appears that, per the regulations, we can actually have. The reason is that the maximum letter height is 30", making the overall square footage 45sf. Though the maximum square footage allowed is 100 square feet, we are very restricted due to the letter height and vice versa. And, this does not allow for much visibility at all.

With the second option, the overall square footage (92.5sf) is within the regulations, however, the letter height is approximately 42.5" .....about 12.5" taller than the regulations.

**The third option is what we would request. It is approximately 147.5 square feet and maximum letter height is 54" for maximum visibility.**

Also, while we understand that one letter or logo can exceed the 30" limit, our letters and logo are the same size so that really would not help us with what we are hoping to accomplish.

We ask that you would consider allowing us the regulation exception as we plan to open for business very soon and would like to move forward with the sign fabrication and installation.

Thank you for your time and consideration.

Dr. Randy Hamilton  
iKids Dentistry and Orthodontics  
817-466-8554  
NEDAC, Inc.  
2000 Hwy 157 N., Suite 120  
Mansfield, TX 76063  
ikidsdental.com





51.38 in  
iKids  
125 in  
Pediatric Dentistry





73.99 in  
iKids  
183.91 in  
Pediatric Dentistry





93.44 in  
221.32 in  
**i kids**  
Pediatric Dentistry



b. Attached signs shall be installed in compliance with the following schedules:

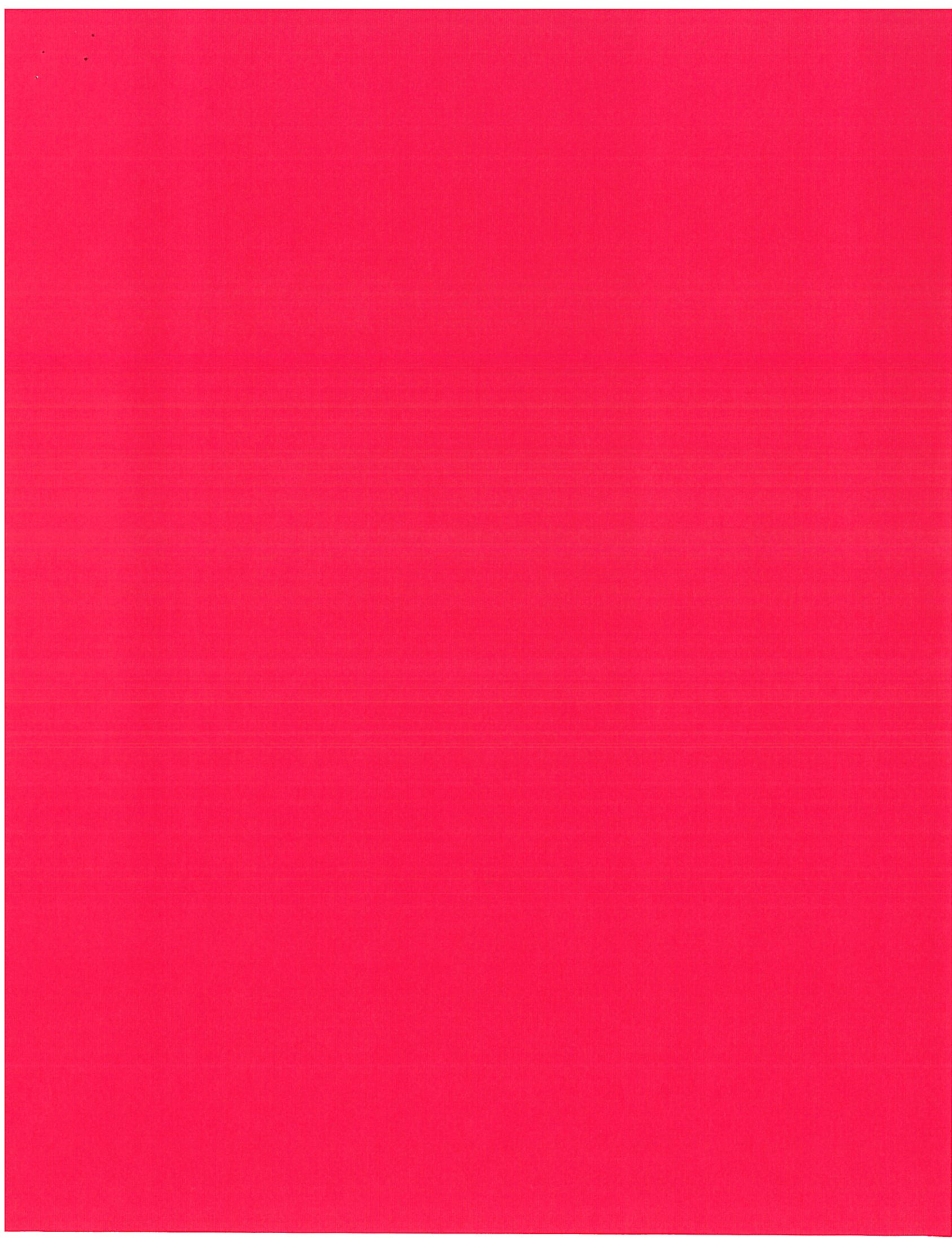
1. An attached sign located at a height up to thirty-six (36) feet or less, the sign area is limited to two (2) square feet of sign area for each lineal foot of building frontage not to exceed one hundred (100) square feet.
2. An attached sign located at a height of thirty-six (36) feet shall be permitted an increase in maximum effective area. Such increases shall not exceed four (4) square feet in effective area for each additional one (1) foot of height above thirty-six (36) feet measured from the base of the sign.
3. Attached signs may be located on each façade; however, the sum of the effective area of all attached signs shall not exceed twice the allowable effective area as specified in above paragraphs (a) and (b).
4. Maximum letter/logo height of attached signs shall be determined by the following schedule (the sign height shall be measured from the base of the sign to the ground):

Sign Height (feet)	Maximum Letter/Logo Height (inches)
0-20	30
21-48	36
49-100	48

Letter heights in excess of the amounts stated shall be approved only by the sign review board of appeals. The above table represents the maximum letter and/or logo height in each individual sign height category. Where the sign is totally composed of individual mounted letters, either one (1) letter or logo may be twenty-five (25) percent taller than the specified maximum letter/logo height.

5. A metal back is required for all attached wall signs. Wood back or faces are prohibited.
6. There shall be only one (1) sign for each façade for each tenant.
7. No attached sign shall extend above the roof or façade height.





## Kendro, Johnny

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**From:** Sheridan Stein <ssteinjr@gmail.com>  
**Sent:** Thursday, November 9, 2017 11:33 AM  
**To:** Lux, Gail  
**Cc:** Kendro, Johnny  
**Subject:** Re: Building Appeals and Advisory Board Meeting , Monday, 11-20-17, 7:00pm, Court Room, Government Center.  
**Attachments:** image001.png

Thank you Gail. Much appreciated. We were just getting several different answers from the builder and we didn't know if it was being constructed properly.

On Thu, Nov 9, 2017 at 11:31 AM Lux, Gail <[gail.lux@cedarhilltx.com](mailto:gail.lux@cedarhilltx.com)> wrote:

Mr. Stein I have looked at the stone being place on the chimney. It is being installed properly.

Thank you,

**Gail Lux**

**Assistant Building Official**



[285 Uptown Blvd Bldg. 100](#)

[Cedar Hill, TX 75104](#)

(O) 972-291-5100 ext. 1105 (F) 972-291-7250

[gail.lux@cedarhilltx.com](mailto:gail.lux@cedarhilltx.com)

**From:** Sheridan Stein [mailto:[ssteinjr@gmail.com](mailto:ssteinjr@gmail.com)]  
**Sent:** Thursday, November 9, 2017 11:17 AM  
**To:** Lux, Gail <[gail.lux@cedarhilltx.com](mailto:gail.lux@cedarhilltx.com)>  
**Cc:** Kendro, Johnny <[johnny.kendro@cedarhilltx.com](mailto:johnny.kendro@cedarhilltx.com)>



**Subject:** Re: Building Appeals and Advisory Board Meeting , Monday, 11-20-17, 7:00pm, Court Room, Government Center.

Thank you Gail. Much appreciated.

On Thu, Nov 9, 2017 at 10:08 AM Sheridan Stein <[ssteinjr@gmail.com](mailto:ssteinjr@gmail.com)> wrote:

The Masons are about ready to start adding stone. Have you been able to take a look?

Sheridan Stein Jr

817-223-5650

On Wed, Nov 8, 2017 at 4:38 PM Sheridan Stein <[ssteinjr@gmail.com](mailto:ssteinjr@gmail.com)> wrote:

Thank you. I think they plan to start in the morning.

On Wed, Nov 8, 2017 at 4:36 PM Lux, Gail <[gail.lux@cedarhilltx.com](mailto:gail.lux@cedarhilltx.com)> wrote:

Mr. Stein I will stop by tomorrow.

Thank you,

**Gail Lux**

**Assistant Building Official**

285 Uptown Blvd Bldg. 100

Cedar Hill, TX 75104

(O) 972-291-5100 ext. 1105 (F) 972-291-7250

[gail.lux@cedarhilltx.com](mailto:gail.lux@cedarhilltx.com)

**From:** Kendro, Johnny  
**Sent:** Wednesday, November 8, 2017 1:22 PM  
**To:** Lux, Gail <[gail.lux@cedarhilltx.com](mailto:gail.lux@cedarhilltx.com)>  
**Subject:** FW: Building Appeals and Advisory Board Meeting , Monday, 11-20-17, 7:00pm, Court Room, Government Center.

[See below](#)

**From:** Sheridan Stein [<mailto:ssteinjr@gmail.com>]  
**Sent:** Wednesday, November 8, 2017 11:21 AM  
**To:** Kendro, Johnny <[johnny.kendro@cedarhilltx.com](mailto:johnny.kendro@cedarhilltx.com)>  
**Subject:** Re: Building Appeals and Advisory Board Meeting , Monday, 11-20-17, 7:00pm, Court Room, Government Center.

Johnny,

Summit has began working on the items we agreed to. The driveway was demoed and repoured. Still waiting on the retaining wall to be constructed. I have some concerns about the way the chimney is being corrected. Would it be possible for Gail to stop by and take a look before the stone is added?

Thanks,

Sheridan Stein Jr

817-223-5650

On Wed, Nov 8, 2017 at 11:11 AM Kendro, Johnny <[johnny.kendro@cedarhilltx.com](mailto:johnny.kendro@cedarhilltx.com)> wrote:

The Building Appeals and Advisory Board will; Review and consider a request by Sheridan Stein to revoke the general contractor registration of Summit Homes owned by Michael Mints. Should you have any questions I can be contacted at 972-291-5100 x1091.

**From:** Kendro, Johnny  
**Sent:** Friday, September 22, 2017 1:44 PM

- **To:** 'Sheridan Stein' <[ssteinjr@gmail.com](mailto:ssteinjr@gmail.com)>; Michael Mints <[mmints@mysummithome.com](mailto:mmints@mysummithome.com)>  
**Subject:** Building Appeals and Advisory Board Meeting , Monday, 10-2-17, 7:00pm, Court Room, Government Center.

The Building Appeals and Advisory Board will; Review and consider a request by Sheridan Stein to revoke the general contractor registration of Summit Homes owned by Michael Mints. Should you have any questions I can be contacted at 972-291-5100 x1091.

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Sheridan Stein Jr  
817-223-5650

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Sheridan Stein Jr  
817-223-5650

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Sheridan Stein Jr  
817-223-5650

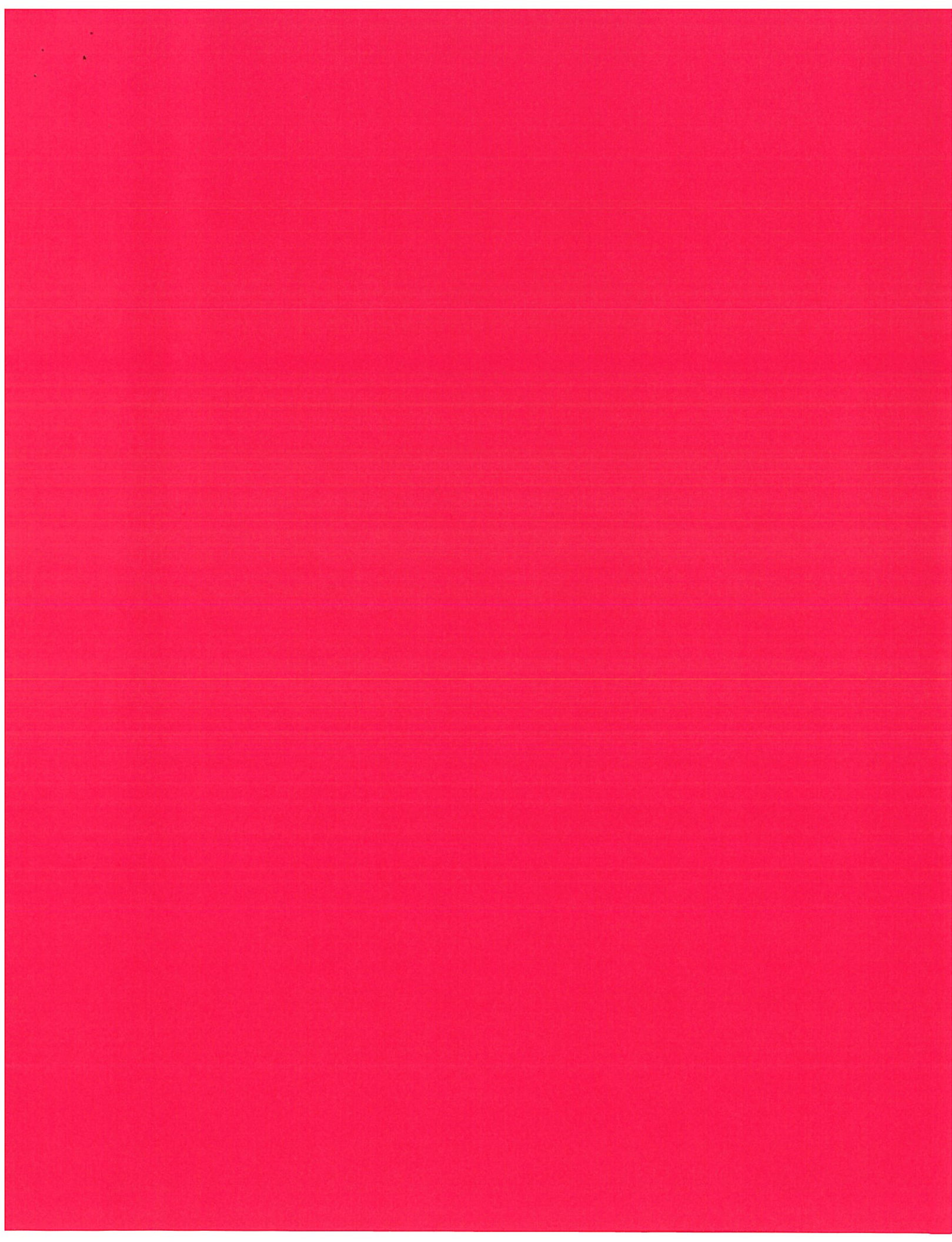
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Sheridan Stein Jr  
817-223-5650

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Sheridan Stein Jr  
817-223-5650





### **225 Sandlewood**

- July 3, 2017 – Received complaint about trash/debris at this property. Inspection uncovered recycle bin full of trash and large items in driveway and on side of house. Sent letter to owner.
- July 14, 2017 – Trash not removed. Sent notice to person on water account and called phone number on water account, left message.
- July 24, 2017 – Wrote Jenifer Green citation.
- August 25, 2017 – Trash not removed. Sent notice to Jenifer Green.
- September 15, 2017 - More debris on property. Sent notice to Jenifer Green.
- September 28, 2017 – Wrote Jenifer Green citation.
- November 3, 2017 – now furniture in driveway. Request Board hearing.

November 9, 2017

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

Jenifer Green  
225 Sandlewood Ln  
Cedar Hill, TX 75104

**NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 225 Sandlewood Ln., 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 November 20, 2017 at 285 Uptown Blvd, Court/Multi-Purpose Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **225 Sandlewood Ln.**, 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 **225 Sandlewood Ln.**, 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 4759  
5-Day Return Receipt Requested

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

<b>U.S. Postal Service™</b>	
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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
Postmark Here	

6524 5E60 0000 0001 2702













## Code Enforcement Department

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

# NOTICE OF VIOLATION

SLIDER BRIAN &  
225 SANDLEWOOD LN  
CEDAR HILL, TEXAS 75104-2933

RE: 225 SANDLEWOOD LN CEDAR HILL TX  
Description: WINDSOR PARK PH 1 BLK E LT 36  
60X132.12 INT20080036778 DD01312008  
CO-DC 0483100E03600 4CH0483100E  
APN: 160483100E0360000  
Case No: CE-17-4070  
Officer: Tina Mitchell

Date: July 3, 2017

SLIDER BRIAN &,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **225 SANDLEWOOD LN**. An inspection was conducted on **July 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:
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 recycle bin. All trash must be in green bin with green lid. See new trash rules.

The condition(s) must be corrected by **July 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 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

JENIFER GREEN  
225 SANDLEWOOD LN  
CEDAR HILL, TX 75104

RE: 225 SANDLEWOOD LN CEDAR HILL TX  
75104  
Description: WINDSOR PARK PH 1 BLK E LT 36  
60X132.12 INT20080036778 DD01312008  
CO-DC 0483100E03600 4CH0483100E  
APN: 160483100E0360000  
Case No: CE-17-4070  
Officer: Tina Mitchell

Date: July 14, 2017

JENIFER GREEN,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **225 SANDLEWOOD LN**. An inspection was conducted on **July 11, 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:
9-60	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 recycle bin. All trash must be in green bin with green lid. See new trash rules.

The condition(s) must be corrected by **July 21, 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

JENIFER GREEN  
225 SANDLEWOOD LN  
CEDAR HILL, TX 75104

RE: 225 SANDLEWOOD LN CEDAR HILL TX 75104  
Description: WINDSOR PARK PH 1 BLK E LT 36  
60X132.12 INT20080036778 DD01312008  
CO-DC 0483100E03600 4CH0483100E  
APN: 160483100E0360000  
Case No: CE-17-4070  
Officer: Tina Mitchell

Date: August 25, 2017

JENIFER GREEN,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **225 SANDLEWOOD LN**. An inspection was conducted on **August 25, 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:
9-60	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 bulk items from driveway and place them at the curb for bulk week August 28. See attached rules. Remove tires from property.

The condition(s) must be corrected by **September 1, 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

JENIFER GREEN  
225 SANDLEWOOD LN  
CEDAR HILL, TX 75104

RE: 225 SANDLEWOOD LN CEDAR HILL TX 75104  
Description: WINDSOR PARK PH 1 BLK E LT 36  
60X132.12 INT20080036778 DD01312008  
CO-DC 0483100E03600 4CH0483100E  
APN: 160483100E0360000  
Case No: CE-17-4070  
Officer: Tina Mitchell

Date: September 15, 2017

JENIFER GREEN,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **225 SANDLEWOOD LN**. An inspection was conducted on **September 15, 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(p)	It shall be unlawful for any person to allow, permit, conduct or maintain any outside storage on any portion of a lot or tract, outside of an enclosed structure, or under a carport or covered patio or other projecting overhang, for a continuous period in excess of seven days during a calendar year within the city. Each day during which outside storage occurs shall constitute a separate offense.	Remove outside storage from property. (4 tires, washer, pallets, furniture, etc in driveway)

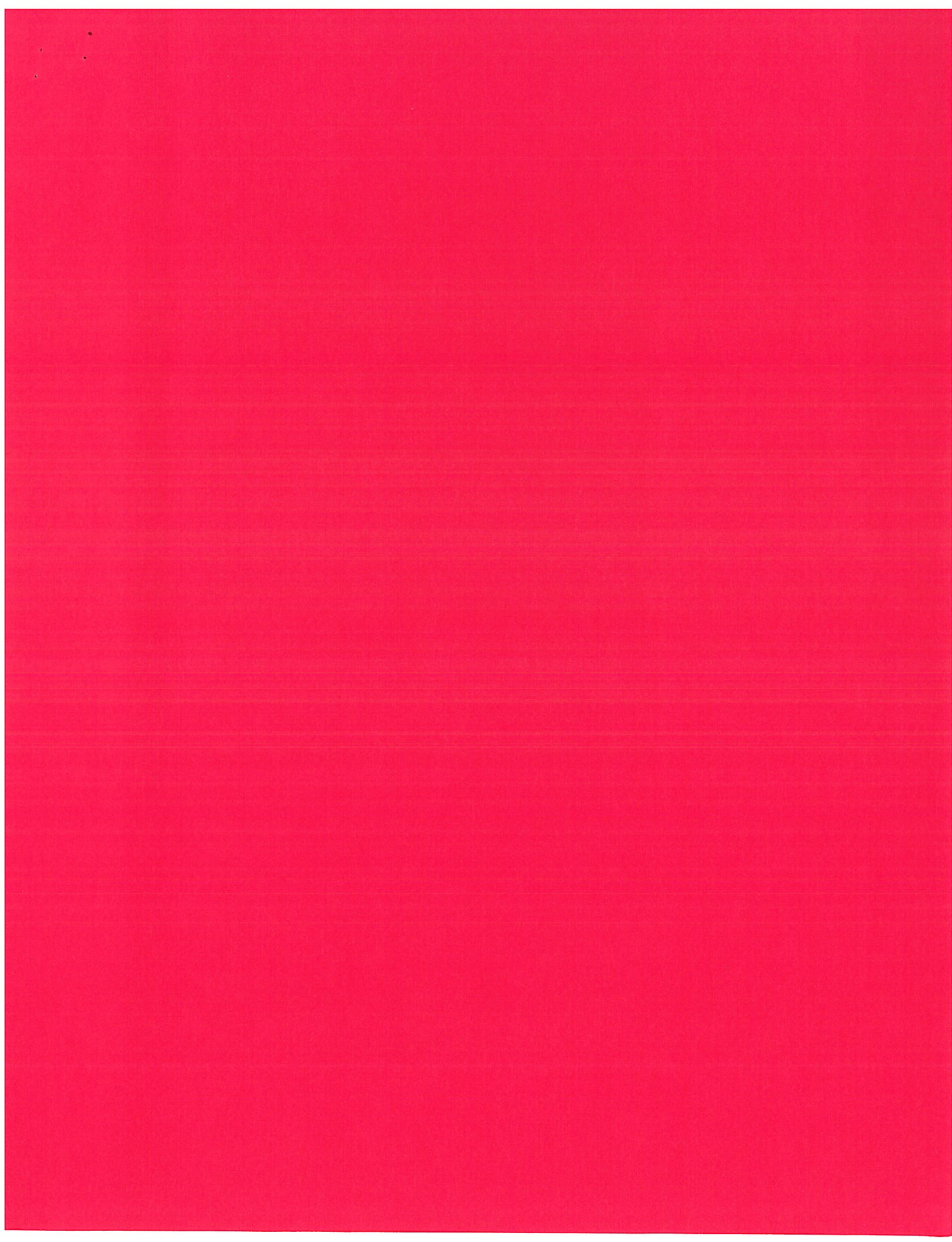
The condition(s) must be corrected by **September 22, 2017**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. 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







## 1124 Saturn Overhanging limbs

- 8/29/17 Complaint of overhanging limbs blocking stop sign at corner lot.
- 8/29/17 Left Terri Selby a phone message asking for her to call me.
- 8/29/17 Notice of Violation sent for overhanging limbs and high grass.
- 8/29/17 Spoke to Terri and told her about the violation and gave her until the following brush month to have the limbs trimmed, which would be Monday, September 18, 2017.
- 9/11/17 Shawn Ray called with a complaint that he received from fourth floor. I told him that I am already working it and gave her until her next brush month.
- 9/11/17 Left a voice message for Terri asking her if she would consider being nominated for a church project, Mission Cedar Hill to take place on 10/21/17 and if so please call me.
- 9/18/17 Spoke to Terri and she accepted the assistance from church.
- 10/17/17 The church has been unable to reach Terri as her phone is not accepting incoming calls.
- 10/17/17 I tried calling Terri but received the same message as this subscriber is no accepting incoming calls.
- 10/17/17 Door hanger left asking Terri to call me, Michelle Ebanks, or Steve Scott or assistance will not be given.
- 10/19/17 Door hanger was removed but Terri has not reached out to me.
- 10/19/17 I told Michelle Ebanks to remove her name from the list.
- 10/19/17 Notice of Violation sent to Terri Selby giving her  
.  
7 days to trim overhanging limbs and cut grass.
- 10/27/17 Limbs/bushes not trimmed and yard not mowed.
- 10/27/17 Citation #159777 issued to Terri Lynn Selby for high grass and overhanging limbs.
- 11/9/17 Letter mailed by Tina Mitchell informing Terri of Advisory Board hearing scheduled for Monday, November 20, 2017.
- 11/14/17 Property has been mowed but limbs/bushes not cut.

Case Note: This location has had several violations and citations issued for various offenses as far back as 2010.



Code Enforcement Department

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

November 9, 2017

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

Lynn Amundsen/Terry Selby  
1124 Saturn St  
Cedar Hill, TX 75104

**NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 1124 Saturn St., 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 **November 20, 2017 at 285 Uptown Blvd, Court/Multi-Purpose Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **1124 Saturn Rd.**, 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 **1124 Saturn St.**, 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 4766  
5-Day Return Receipt Requested

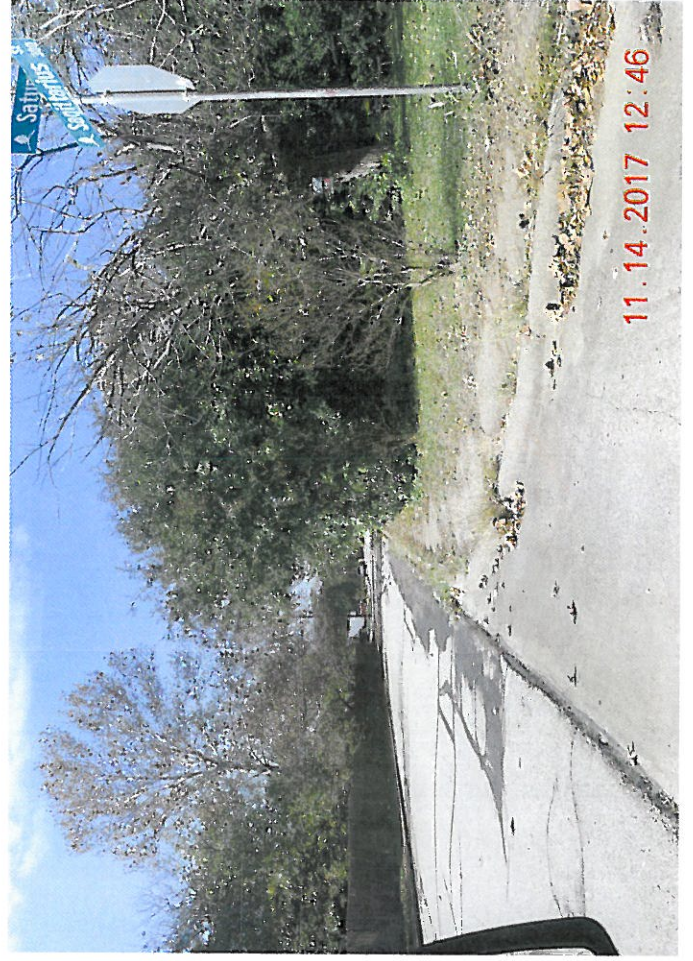
MAYOR, ROB FRANKE • MAYOR PRO TEM, CHRIS PARVIN • ST  
DANIEL C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE SWAYZE

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PS Form 3800, April 2015 PSN 7530-02-000-9007 See Reverse for Instructions

9924 5E60 0000 0007 2702











43 Records

<u>Request #</u>	<u>Topic</u>	<u>Status</u>	<u>Date Entered</u>	<u>Due Date</u>	<u>Date Closed</u>	<u>Assigned To</u>	<u>Request By</u>
CE-V001325	Building 1124 SATURN ST	Closed - Voluntary	01/05/2010		01/05/2010	Ware,Rolanda	
CE-V001330	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	01/05/2010		01/29/2010	Ware,Rolanda	
CE-V001852	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	02/01/2010		02/15/2010	Ware,Rolanda	
CE-V002531	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	02/23/2010		02/23/2010	Ware,Rolanda	
CE-V004019	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	04/20/2010		04/27/2010	Ware,Rolanda	
CE-V000404	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	11/13/2009		11/20/2009	Ware,Rolanda	
CE-V005341	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	06/08/2010		06/10/2010	Ware,Rolanda	
CE-V005898	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	07/13/2010		07/16/2010	Ware,Rolanda	
CE-V006862	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	08/31/2010		09/08/2010	Ware,Rolanda	
CE-V006863	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	08/31/2010		09/08/2010	Ware,Rolanda	
CE-V007792	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	10/15/2010		12/17/2010	Ware,Rolanda	
CE-V008317	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	11/22/2010		11/22/2010	Ware,Rolanda	
CE-V008368	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	11/22/2010		12/21/2010	Ware,Rolanda	
CE-V008666	Exterior Grounds 1124 SATURN ST	Closed - Voluntary	12/20/2010		12/21/2010	Ware,Rolanda	
CE-11-0252	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	03/16/2011		04/07/2011	Ware,Rolanda	
CE-11-2240	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	07/05/2011		07/18/2011	Ware,Rolanda	
CE-11-3673	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	10/18/2011		11/02/2011	Howard,Doug	
1776	Outside Storage 1124 Saturn Dr trash all over yard, over grow, car parts	Closed	10/25/2011		11/02/2011	Howard,Doug	Anonymous
CE-12-1115	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	02/23/2012		03/06/2012	Smith,Reba	
CE-12-4543	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	07/25/2012		08/08/2012	Smith,Reba	
CE-12-5459	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	08/31/2012		09/19/2012	Smith,Reba	
CE-13-0593	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	02/06/2013		02/27/2013	Gomez,Michelle	
CE-13-0568	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	02/06/2013		04/12/2013	Smith,Reba	
CE-13-2698	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	04/24/2013		05/09/2013	Smith,Reba	
CE-13-3771	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	06/13/2013		08/13/2013	Smith,Reba	
CE-14-0089	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	01/13/2014		01/28/2014	Smith,Reba	

<u>Request #</u>	<u>Topic</u>	<u>Status</u>	<u>Date Entered</u>	<u>Due Date</u>	<u>Date Closed</u>	<u>Assigned To</u>	<u>Request By</u>
CE-14-1957	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	04/10/2014		06/10/2014	Smith,Reba	
CE-14-3883	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	08/05/2014		08/11/2014	Smith,Reba	
CE-15-1205	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	03/10/2015		05/12/2015	Smith,Reba	
CE-15-3144	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	07/13/2015		07/31/2015	Smith,Reba	
CE-15-3749	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	09/03/2015		10/19/2015	Smith,Reba	
CE-15-4554	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	10/28/2015		12/10/2015	Smith,Reba	
CE-16-1402	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	03/14/2016		03/21/2016	Smith,Reba	
CE-16-1797	Vehicles 1124 SATURN ST (16041500030140000)	Closed - Voluntary	04/07/2016		04/26/2016	Smith,Reba	
CE-16-2631	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	06/06/2016		06/13/2016	Smith,Reba	
CE-16-2906	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	06/20/2016		08/29/2016	Smith,Reba	
CE-16-6386	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Involuntary	12/30/2016		03/21/2017	Smith,Reba	
CE-17-2283	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	04/05/2017		04/12/2017	Smith,Reba	
CE-17-3620	Exterior Grounds 1124 SATURN ST (16041500030140000)	Closed - Voluntary	06/12/2017		06/20/2017	Smith,Reba	
30768	Overhanging Tree Limbs 1124 Saturn Dr tree limbs/shrubs overhanging onto sidewalk on corner lot	Closed	08/29/2017		08/29/2017	Smith,Reba	Anonymous
CE-17-4092	Vehicles 1124 SATURN ST (16041500030140000)	Closed - Voluntary	07/05/2017		09/11/2017	Smith,Reba	
31110	Grass and Weeds 1124 Saturn Dr High weeds at corner blocking side walk	Open	09/15/2017	09/25/2017		Smith,Reba	Young,Bernetta
CE-17-5235	Exterior Grounds 1124 SATURN ST (16041500030140000)	Open	08/29/2017	11/20/2017		Smith,Reba	

43 Records