



## CODE ENFORCEMENT

285 Uptown Blvd.  
Cedar Hill, TX 75104  
O. 972.291.5100 Ext. 1090  
F. 972.291.7250

**NOTICE OF MEETING**  
**Building Appeals and Advisory Board**  
**Monday, October 15, 2018**  
**ADMINISTRATIVE CONFERENCE ROOM**  
**4<sup>th</sup> FLOOR**  
**285 UPTOWN BLVD., BUILDING 100**  
**7:00 P.M.**

**MISSION STATEMENT:** *The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.*

**VISION STATEMENT:** *We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.*

- I. Call meeting to order.
- II. Approve meeting minutes for Monday, September 17, 2018.
- III. Review and consider the request by Chandler Signs for an exception to the City of Cedar Hill Code of Ordinance Article XII, Division 1, Sec. 4-244(2)(b)4 to allow a sign letter of logo greater than 37.5" in height on Lot 3, Block A, Wal-mart more commonly known as 617 Uptown Blvd, Ste. 103 & 104.
- IV. Review and consider the property at Blk 2, Lot 23, Patio Garden Homes, Braeglen at Highpoint, more commonly known as 1745 Stewart Street, a public nuisance and direct staff to abate the nuisance.
- V. Review the progress of 2415 Amber Leaf.
- VI. Adjourn.

Mayor, Rob Franke • Mayor Pro Tem, Stephen Mason • Jami McCain • Daniel C. Haydin, Jr.  
Wallace Swayze • Chad A. McCurdy • Clifford R. Shaw • City Manager, Greg Porter



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I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 10<sup>th</sup> day of October 2018.

Jeanette Cosme  
Jeanette Cosme

Permit Tech/Executive Assistant

This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign interpretative services or special accommodations, please call 972-291-5100 Ext. 1081 or (TDD) 1-800- RELAY TX (1-800-735-2989), at least 48 hours in advance of the meeting.

**"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"**

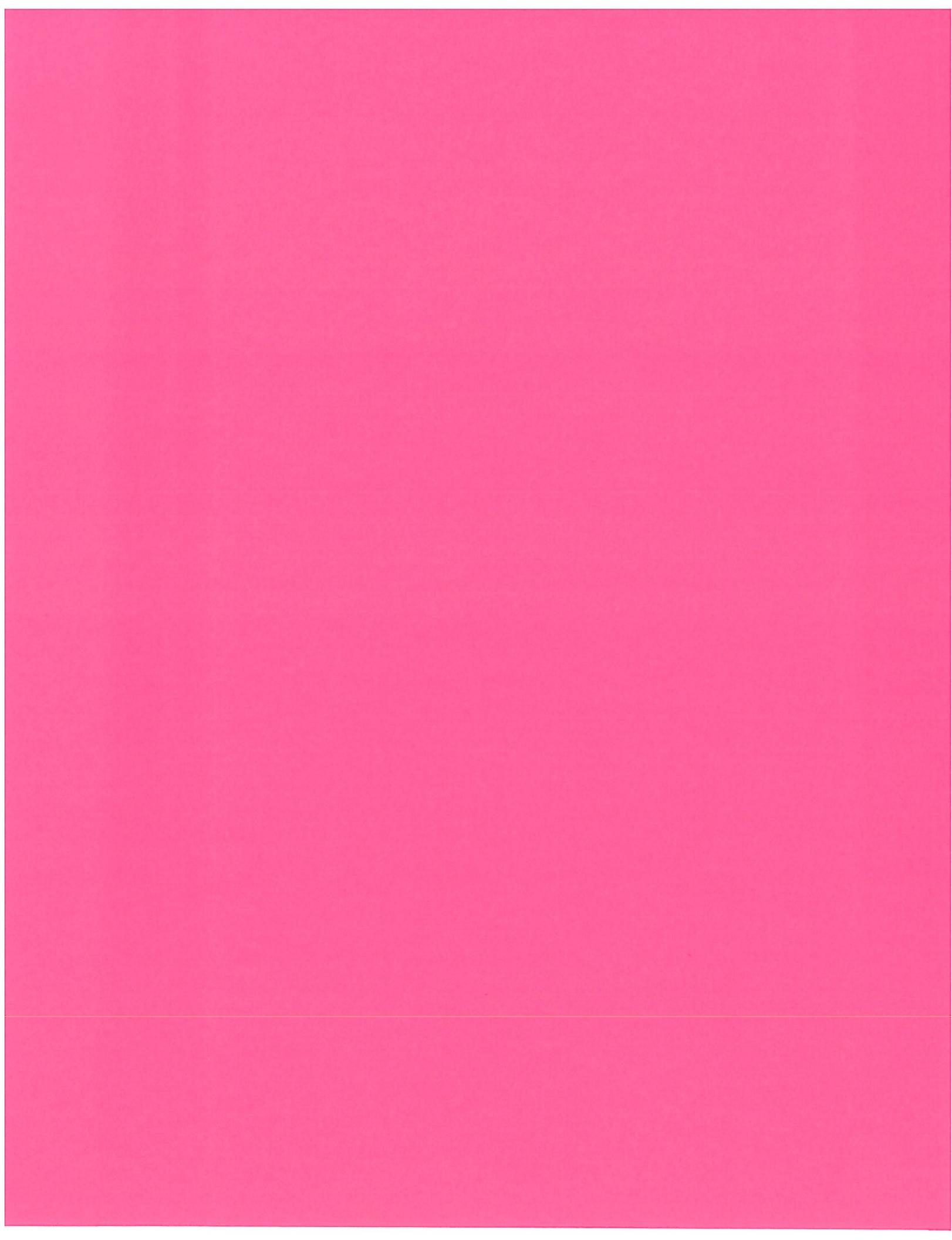
PREMIER STATEMENTS

Cedar Hill is Safe

Cedar Hill is Clean

Cedar Hill has Vibrant Parks and Natural Beauty Cedar Hill  
has Excellent, Safe and Efficient Mobility Cedar Hill has a  
Strong and Diverse Economy Cedar Hill has Texas Schools  
of Choice

Mayor, Rob Franke • Mayor Pro Tem, Stephen Mason • Jami McCain • Daniel C. Haydin, Jr.  
Wallace Swayze • Chad A. McCurdy • Clifford R. Shaw • City Manager, Greg Porter



**Building Appeals & Advisory Board  
Meeting Minutes  
Monday, September 17, 2018  
Multi-Purpose Court Room, Government Center**

**Members Present**

Deborah Fulwiler  
Mike Bechdol  
David McDaniel  
Tom Tahaney  
Mark Dale

**Staff Present**

Gail Lux

**Members Absent**

Joe Pitt  
Jack Frost  
Jeanetta Dagley

**I. Call meeting to order.**

Acting Chairman Deborah Fulwiler called the meeting to order at 7:03 pm declaring it an open meeting and that all notices had been properly posted and verified.

**II. Approve the meeting minutes for July 16<sup>th</sup> meeting.**

Mark Dale made a motion to accept the minutes as written for the July 16, 2018 meeting. The motion was seconded by Mike Bechdol. All in favor.

**III. Review and consider the property at Lot 0020C, Cedarbrake Hills 1<sup>st</sup> INST; more commonly known as 722 Briggs Dr., a public nuisance and direct staff to abate the nuisance.**

David Mindrup spoke; the property owner; spoke to explain that the items under consideration has been cleaned up at this location on Thursday, September 13<sup>th</sup> to bring the property into compliance. Mr. Mindrup provided pictures of the property showing the cleanup. Mr. Gail Lux explained to Mr. Mindrup that this all could have been avoided if he would have communicated with the Code Enforcement Officer.

David McDaniel made a motion to direct staff to do a follow up inspection to verify the property is in compliance and if so to close

the case. If there is still items remaining owner will have 14 days to complete and bring into compliance or staff will abate the nuisance. The motion was seconded by Tom Tahaney. All in favor.

**IV. Review and consider the property at Blk d, Lot 29, Northwood Trails INST 2; more commonly known as 426 Northwood Trail, a public nuisance and direct staff to abate the nuisance.**

Mr. Gail Lux explained that Code Enforcement has had continuous complaints of this nuisance and the owner is unresponsive to the request by Code Enforcement to abate the nuisance. Code Enforcement in the past has acted on this property to abate additional nuisances to bring into compliance.

Mike Bechdol mad a motion to declare this property a public nuisance and give the owner 14 days to abate the nuisance or direct staff to have the nuisance abated. This motion was seconded by David McDaniel. All in favor.

**V. Review and consider the property at Blk 5, Lot 18, Cedarwood Place Sec 2; more commonly known as 600 Whispering Trail, a public nuisance and direct staff to abate the nuisance.**

Stephanie Clegg; the property owner; spoke in opposition of the motion explaining she is a single mom and has been trying to get things together but can't afford to replace the fence.

Mr. Gail Lux explained that there may be avenues for assistance, but communication is key with the Code Enforcement Department.

Tom Tahaney made a motion to declare this property a public nuisance and give the owner 14 days to abate the nuisance or direct staff to have the nuisance abated. This motion was seconded by Mark Dale. All in favor.

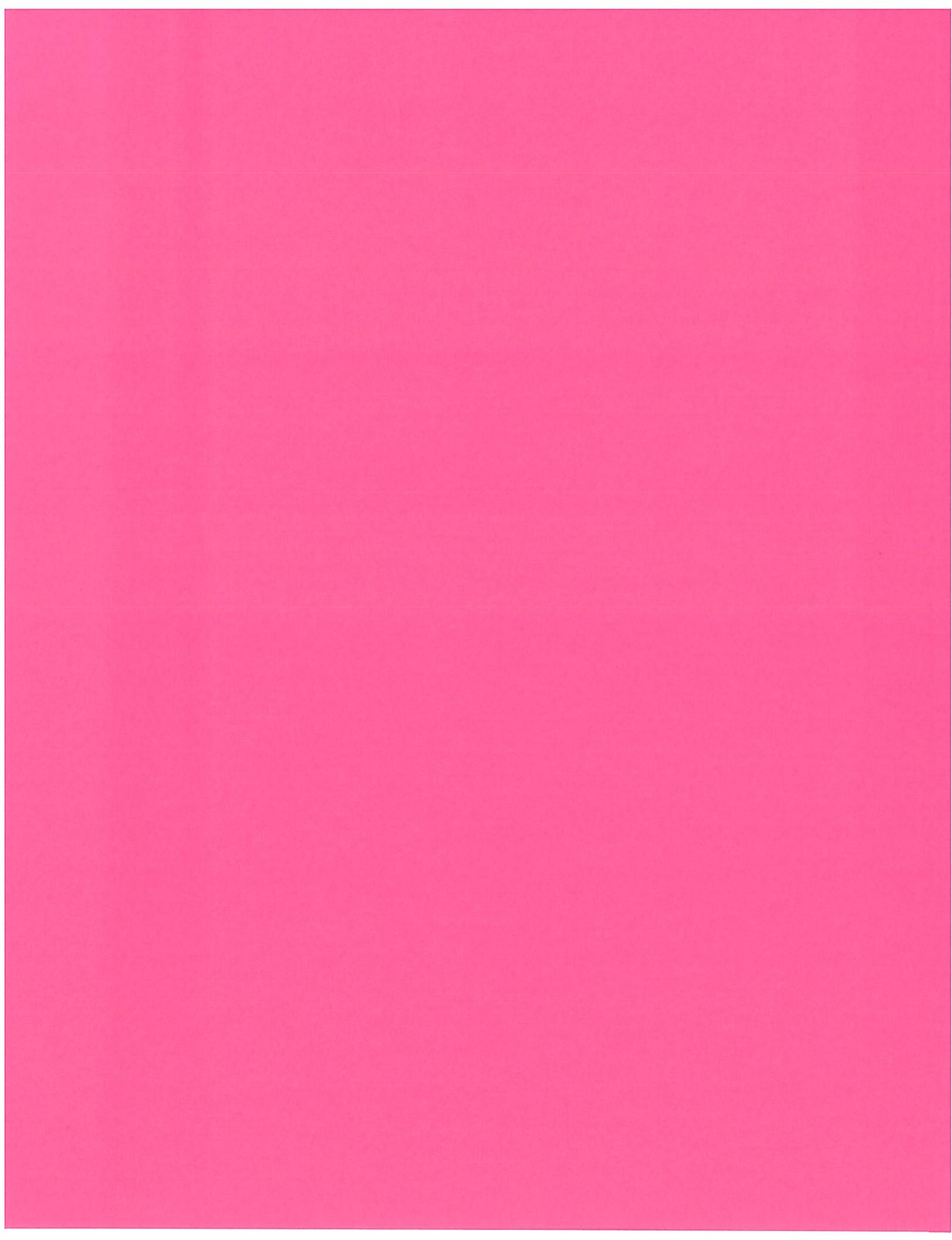
**VI. Adjourn.**

David McDaniel made a motion to adjourn. Tom Tahaney seconded the motion. The motion was approved unanimously.

Building and Appeal Board  
Meeting Minutes September 17, 2018  
Page 3

Gail Lux

Gail Lux  
Building Official





## BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: LR within LIT  
Filing Date: \_\_\_\_\_

Owner SOLIS MAMMOGRAM      Applicant CHANDLER SIGNS, LLC

Address 15401 CEDAR PARK DR      Address 14201 SOVEREIGN FTW, TX

Phone Number 469-241-8748  
Email Christopher.ezell@solismammo.com

Phone Number 214-902-2000  
Email jrobertson@chandler-signs.com

Address of Property Requesting Variance 617 Uptown Blvd. Cedar Hill  
STE 103 & 104

Lot 3      Block A      Subdivision Wal-Mart  
Tract \_\_\_\_\_      Acres 1.2770      Abstract \_\_\_\_\_      Survey \_\_\_\_\_

Building Description: Size 3605      Occupancy Type Tenant

Occupancy Load 36,05      Type of Construction existing building  
new tenant

Use Mammography Center

Explain Variance Desired: conformity to overall height of sign  
will not allow for appropriate size for the  
intended purpose of identifying store to public  
Right away.

Code: Ordinance Article XII      Section: 4-244 (2)(b)(4)

Requirements: See attached

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

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Owner

Variance Fee: \$150.00

Attach Justification Material



## BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: 100' Building  
Filing Date: \_\_\_\_\_

Owner CHAMBERS GROUP

Applicant CHARLES ROBERTSON

Address 1001 CEDAR DR INDOOR PARK TX 75141

Address 1001 CEDAR DR INDOOR PARK TX 75141

Phone Number 469-241-8143

Phone Number 214-403-3000

Email charles.robertson@chambersgrp.com

Email charles.robertson@chambersgrp.com

Address of Property Requesting Variance 1001 CEDAR DR INDOOR PARK, CEDAR PARK TX 75141

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Tract \_\_\_\_\_ Acres \_\_\_\_\_ Abstract \_\_\_\_\_ Survey \_\_\_\_\_

Building Description: Size 8005 Occupancy Type Tenant

Occupancy Load 8005 Type of Construction existing building

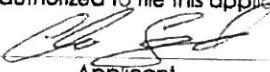
Use management office

Explain Variance Desired: Community between height of 100' and net site specific size for the corner lot requires a building height variance.

Code: \_\_\_\_\_ Section: \_\_\_\_\_

Requirements: None

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

  
Applicant

Owner

Variance Fee: \$150.00

Attach Justification Material

- (15) Projecting signs.
- (16) Decorative flags and pennants.
- (17) Billboards shall not be permitted.
- (18) Prohibition of new off-premises signs. From and after the effective date, no new construction permit shall be issued for the erection of an off-premises sign, including but not limited to a new off-premises CEVMS or the conversion of an existing non-CEVMS off-premises sign to a CEVMS, within the sign code application area.

(Ord. No. 2013-514, § 2, 8-27-13)

Sec. 4-244. - Standards.

All signs regulated by this division and erected from and after March 12, 1991, shall meet the standards imposed herein. Signs which were in existence and in place on such date and which meet the standards imposed by the chapter shall be classified as "conforming signs." Signs which were in existence and in place on such date and do not meet the standards imposed by this chapter shall be classified as "nonconforming signs." The maximum sign area prescribed herein shall be applied to a sign with one (1) face. A sign constructed with more than one (1) face shall contain in the aggregate of all faces not more than twice the maximum area prescribed. The maximum interior angle between sign faces shall be ninety (90) degrees. Sign standards shall be as follows:

- (1) *Design requirements:*
  - a. *Size:* The area of signs shall be measured by the smallest square, rectangle, circle or combination thereof which will encompass the entire sign. The maximum size limitations shall apply to each side of the sign individually, but exclude the base or structural support members. See definition of sign area calculation.
  - b. *Lighting:* Signs may be illuminated, subject to the following restrictions: Lights which are not effectively shielded so as to prevent beams or rays of light from being directed at any portion of the roadway and which cause glare or effectively impair or otherwise interfere with any driver's operation of a motor vehicle are prohibited.
  - c. *Height:* The height of a sign shall be measured as follows:
    - 1. Ground or pole sign within one hundred (100) feet of a street abutting the property on which the sign is located: From the top of the curb to the nearest street adjacent thereto or, if there is not curb, from a point six (6) inches above the edge of the road surface to the top of the sign structure.
  - d. *Construction:* All signs constructed according to this division will be allowed no more than two (2) sides:
    - 1. All signs greater than ten (10) feet in height must have construction drawings with an engineer's seal of a licensed, professional engineer, and such drawing shall be submitted to the city with the application for a permit. All component parts and materials, as well as the completed structure, shall have tolerances and strength of at least thirty (30) pounds per square foot.
    - 2. An electrical sign or signs which require electric power must have the Underwriters Laboratories (UL) label.
- (2) *Location and spacing.*
  - a. Permanent detached signs shall be in compliance with the following table: See Attachment A\* <sup>1</sup>, incorporated herein as if fully set forth.
  - 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 subsections (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.
8. Window signs: Signs in windows facing public right-of-way are limited to forty (40) percent of the window area per façade.
9. Directional signs attached to the building shall not count against the sign area or number of signs listed above.
10. Special exceptions:
  - A. Buildings larger than thirty thousand (30,000) square feet and with a minimum setback from the street of one hundred (100) feet will be allowed attached signs that are in compliance with the following:
    1. One (1) attached sign will be limited in area to seven and one-half (7.5) percent of the front façade of the building. For each additional sign placed



## Commercial Account #160457300A0030000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#) [Building Footprint](#) [History](#)

### Location (Current 2019)

**Address:** 617 UPTOWN BLVD

**Market Area:** 0

**Mapscos:** 81B-B (DALLAS)

### DCAD Property Map

[View Photo](#)

### 2018 Appraisal Notice

#### Electronic Documents (ENS)


[Print Homestead Exemption Form](#)

### Owner (Current 2019)

MRP CEDAR HILL LLC  
7777 BONHOMME AVE STE 1700  
SAINT LOUIS, MISSOURI 631050000

### Multi-Owner (Current 2019)

Owner Name	Ownership %
MRP CEDAR HILL LLC	100%

### Legal Desc (Current 2019)

- 1: WAL-MART
- 2: BLK A LT 3 ACS 1.2770
- 3:
- 4: INT201700284342 DD10052017 CO-DC
- 5: 0457300A00300 OCH0457300A

**Deed Transfer Date:** 10/6/2017

### Value

2018 Certified Values		
Improvement:	\$392,320	
Land:	+ \$556,260	
Market Value:	= \$948,580	
<b>Tax Agent:</b> KURZ GROUP		
<b>Revaluation Year:</b>	2018	
<b>Previous Revaluation Year:</b>	2017	

### Improvements (Current 2019)

#	Desc: RETAIL STRIP	Total Area: 8,210 sqft	Year Built: 2005
#	Construction	Depreciation	Appraisal Method
	<b>Construction:</b> C-MASONRY, BLOCK, TILT-WALL <b>Foundation (Area):</b> CONCRETE SLAB (8,210 sqft) <b>Net Lease Area :</b> 8,200 sqft <b># Stories:</b> 1 <b># Units:</b> 0 <b>Basement (Area):</b> NONE	<b>Physical:</b> 11% <b>Functional:</b> + 0% <b>External:</b> + 0% <b>Total:</b> = 11%	INCOME
		<b>Quality:</b> EXCELLENT <b>Condition:</b> EXCELLENT	

# 617 Uptown Blvd, Ste 103 & 104

DCAD ID: 160457300A0030000

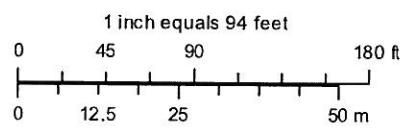
Date of copy: 10/10/2018

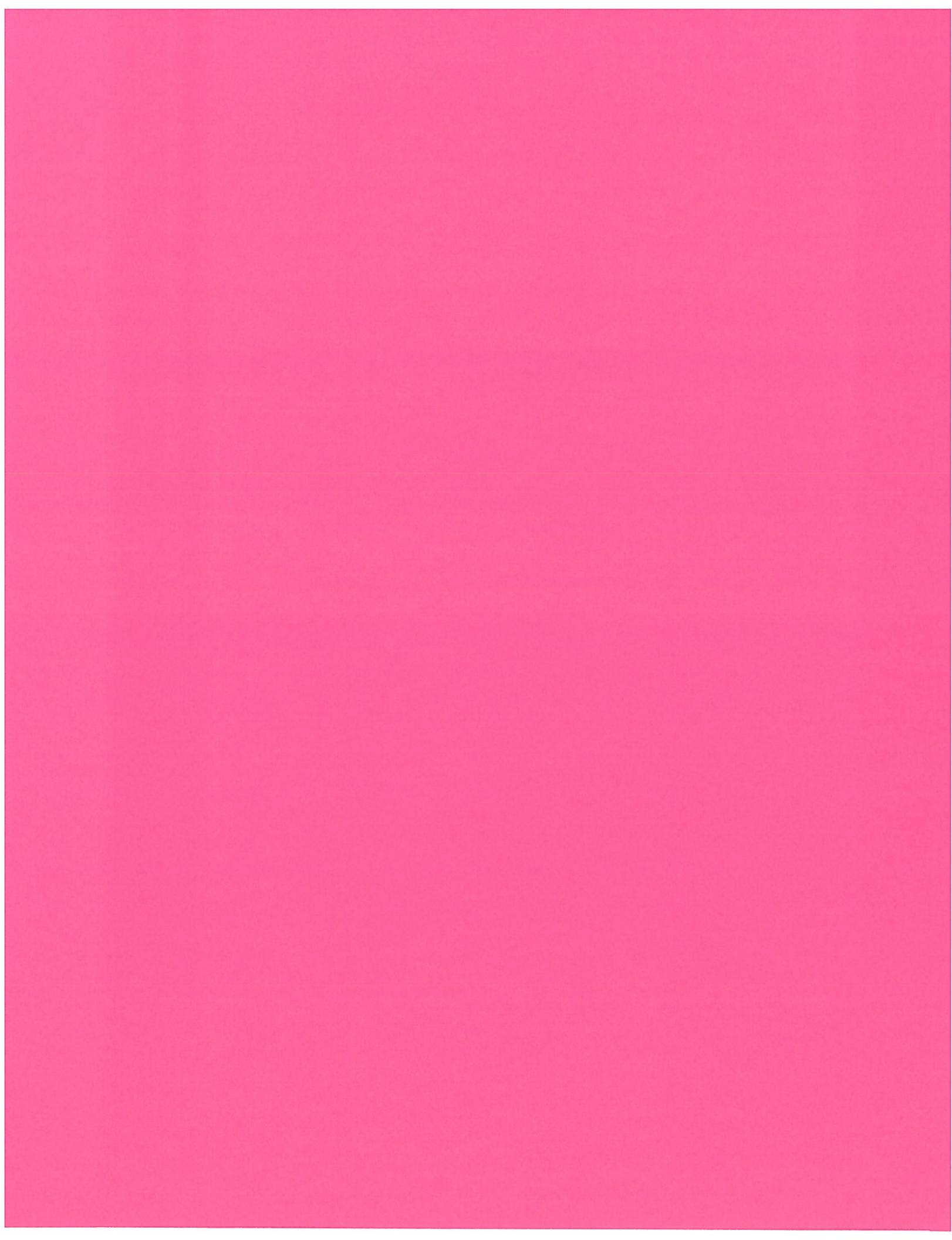


This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District  
2949 N Stemmons Freeway  
Dallas, TX 75247-6195  
(214) 631-1342  
[www.dallascad.org](http://www.dallascad.org)





## 1745 Stewart St. – Overhanging Limbs

My name is Reba Farr 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 to bring those violations into compliance.
2. June 8, 2018 – overhanging limbs at street and sidewalk, crape myrtle.
3. June 8, 2018 - Notice of Violation was sent to the owners, Gabriel L. and Tina Pereyda.
4. June 20, 2018 – no change to bushes, check back to see if cut and placed at curb for next scheduled brush pick up.
5. July 2, 2018 – not trimmed. Give one final notice before citation issued.
6. July 3, 2018 – Final Notice of Violation was sent to owners Gabriel L. and Tina Pereyda.
7. July 24, 2018 – no change to property and no contact.
8. August 7, 2018 – citation #162697 issued to Gabriel Louis Pereyda for failure to cut overhanging limbs at street and sidewalk.
9. August 28, 2018 – No change, see if they cut over the weekend for next scheduled brush pick up.
10. September 5, 2018 – certified citation #162697 returned unclaimed.
11. September 6, 2018 – some limbs cut at sidewalk but not at street.

12. September 7, 2018 – Notice of Violation was sent asking them to cut limbs overhanging into street.
13. October 1, 2018 – bushes not trimmed at street.
14. October 2, 2018 – Gave Tina information to take to the board.
15. October 2, 2018 – Certified Notice of Proposed Abatement Proceedings mailed.



## Residential Account #16006010020230000

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

### Property Location (Current 2019)

**Address:** 1745 STEWART ST  
**Neighborhood:** 4ESJ13  
**Mapscos:** 71B-J (DALLAS)

### DCAD Property Map

### 2018 Appraisal Notice

### Electronic Documents (ENS)

#### File Homestead Exemption Online



#### Print Homestead Exemption Form

### Owner (Current 2019)

PEREYDA GABRIEL L & TINA  
 1745 STEWART ST  
 CEDAR HILL, TEXAS 751044937

### Multi-Owner (Current 2019)

Owner Name	Ownership %
PEREYDA GABRIEL L & TINA	100%

### Legal Desc (Current 2019)

- 1: BRAEGLEN AT HIGHPOINTE
- 2: BLK 2 LT 23
- 3: PATIO GARDEN HOMES
- 4: VOL98036/0892 DD021198 CO-DALLAS
- 5: 0060100202300 21600601002

**Deed Transfer Date:** 2/20/1998

### Value

2018 Certified Values		
<b>Improvement:</b>	\$151,600	
<b>Land:</b>	+\$27,000	
<b>Market Value:</b>	=\$178,600	
<b>Capped Value:</b> \$162,030		
<b>Revaluation Year:</b>	2018	
<b>Previous Revaluation Year:</b>	2017	

### Main Improvement (Current 2019)

Building Class	16	Construction Type	FRAME	# Baths (Full/Half)	2/ 1
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<b>Year Built</b>	1997	<b>Foundation</b>	SLAB	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1997	<b>Roof Type</b>	HIP	<b># Bedrooms</b>	4
<b>Actual Age</b>	22 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
Desirability	VERY GOOD	<b>Fence Type</b>	WOOD	<b># Fireplaces</b>	1
<b>Living Area</b>	1,892 sqft	<b>Ext. Wall Material</b>	BRICK VENEER	<b>Sprinkler (Y/N)</b>	Y
<b>Total Area</b>	1,892 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>	ONE AND ONE HALF STORIES	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	20%			<b>Sauna (Y/N)</b>	N

## Additional Improvements (Current 2019)

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

## Land (2018 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	50	110	6,493.0000 UNASSIGNED	FLAT PRICE	\$27,000.00	0%	\$27,000	N

\* All Exemption information reflects 2018 Certified Values. \*

## Exemptions (2018 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	\$32,406	\$32,406	\$32,406	\$0
Taxable Value	\$162,030	\$137,030	\$129,624	\$129,624	\$129,624	\$0

## Exemption Details

## Estimated Taxes (2018 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	\$0.697028	\$1.376	\$0.2531	\$0.124	\$0.2794	N/A
Taxable Value	\$162,030	\$137,030	\$129,624	\$129,624	\$129,624	\$0
Estimated Taxes	\$1,129.39	\$1,885.53	\$328.08	\$160.73	\$362.17	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$3,865.91

**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 Tax Calculator to assist you.

## History

## History





Code Enforcement Department

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

October 3, 2018

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

Gabriel L & Tina Pereyda  
1745 Stewart St  
Cedar Hill, TX 75104

**NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 1745  
STEWART 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 October 15, 2018 at 285 Uptown Blvd, City Council Briefing Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **1745 Stewart St, 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 **1745 Stewart 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 1070 0000 0334 8579  
5-Day Return Receipt Requested

MAYOR, ROB FRANKE • MAYOR PRO TEM, CHRIS PARVII  
DANIEL C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE SW

8579  
4334  
0070  
7017

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (handcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$

**Total Postage and Fees**

\$

**Sent To**

Street and Apt. No., or PO Box No.

City, State, ZIP+4

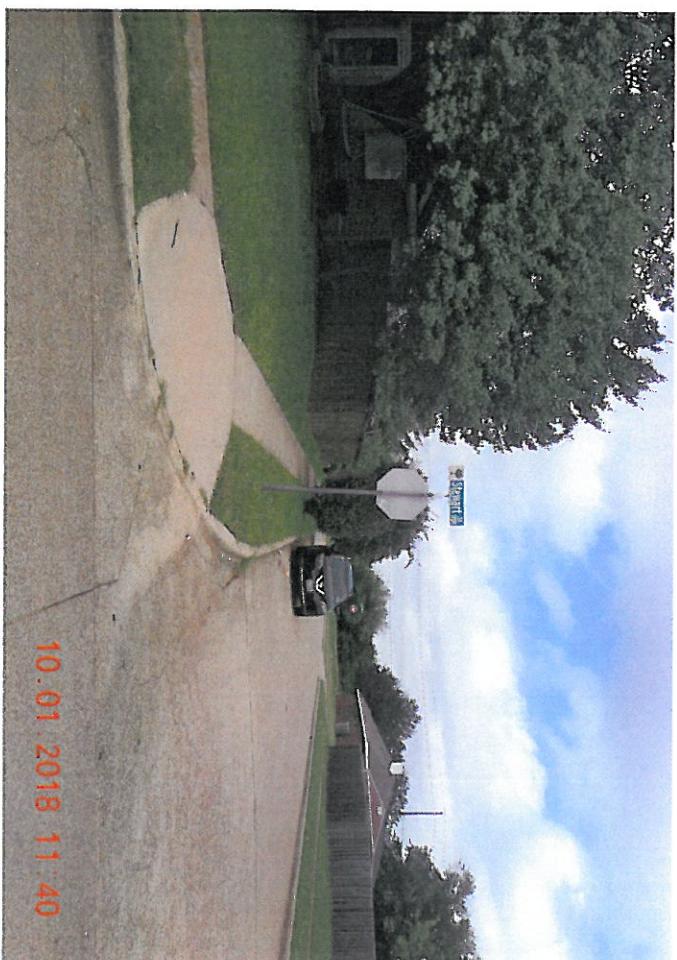
Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



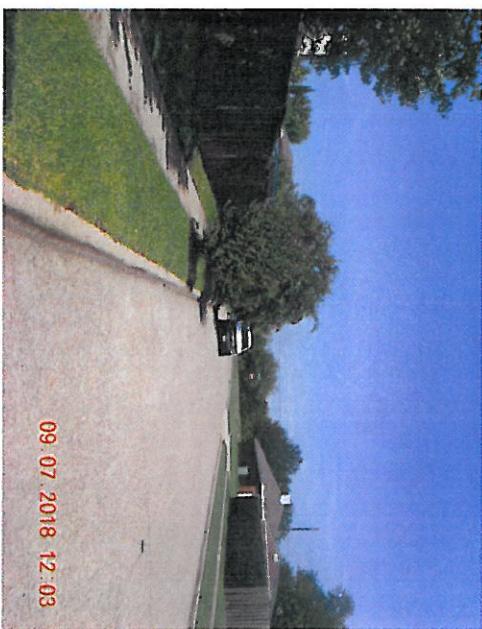
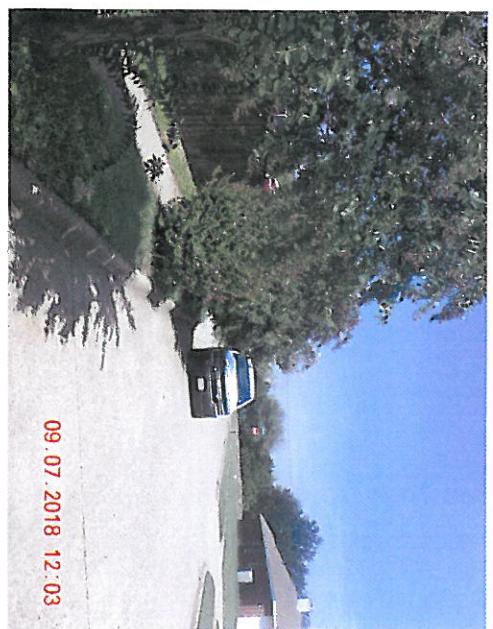
10.01.2018 11:40



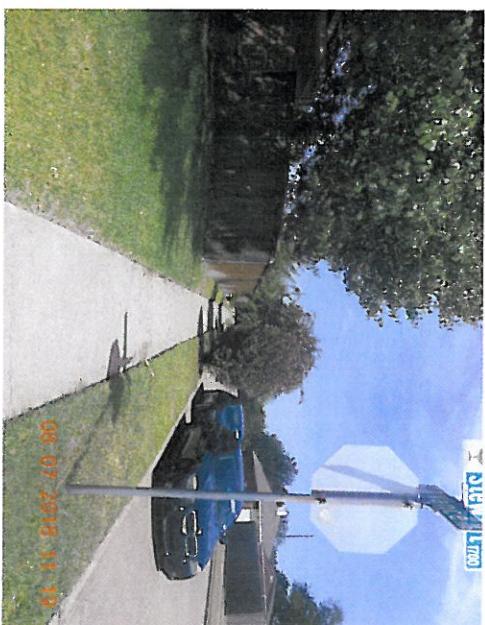
10.01.2018 11:40



10.01.2018 11:41

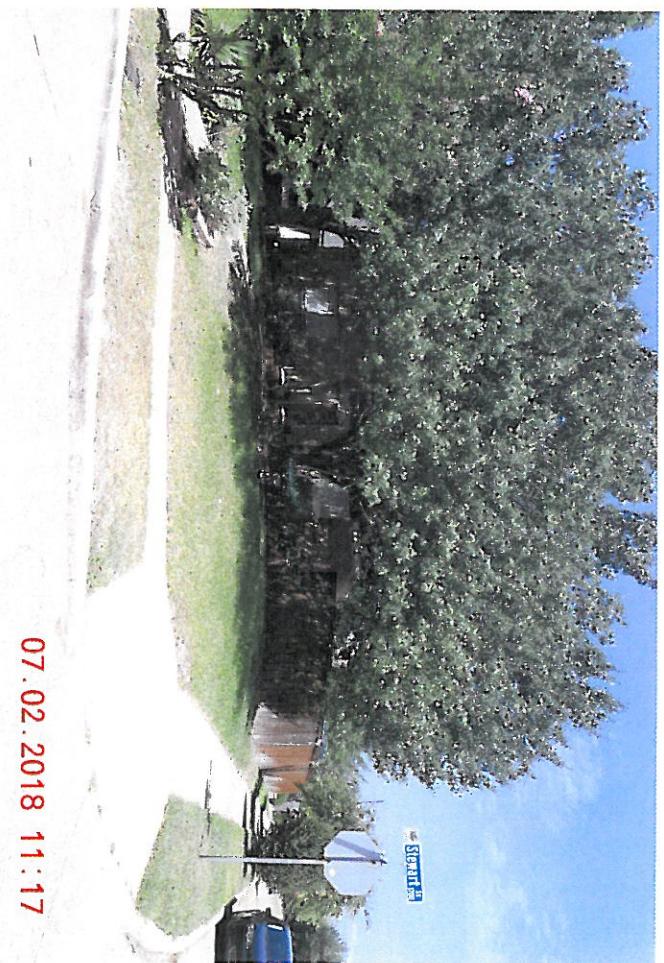






07.23.2018 10:49







## Code Enforcement Department

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

## NOTICE OF VIOLATION

PEREYDA GABRIEL L & TINA  
1745 STEWART ST  
CEDAR HILL, TEXAS 75104-4937

RE:	1745 STEWART ST CEDAR HILL TX 75104
Description:	BRAEGLEN AT HIGHPOINTE BLK 2 LT 23 PATIO GARDEN HOMES VOL98036/0892 DD021198 CO-DALLAS 0060100202300 21600601002
APN:	16006010020230000
Case No:	CE-18-2589
Officer:	Reba Farr

Date: September 7, 2018

PEREYDA GABRIEL L & TINA,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1745 STEWART ST**. An inspection was conducted on **September 6, 2018** 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(f)(2)	Tree limbs shall not overhang the public sidewalk, alley, or street.	Trim tree limbs to give an eight (8) foot vertical clearance over the sidewalk and thirteen and one-half (13 1/2) foot clearance vertical clearance over the street and alley. PLEASE CUT OFF STREET - FINAL NOTICE

The condition(s) must be corrected by **September 30, 2018**. 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 Farr  
Code Enforcement Officer  
(972) 291-5100 x 1095

*Photographs*



1745 Stewart (2).JPG



1745 Stewart (3).JPG



## Code Enforcement Department

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

## NOTICE OF VIOLATION

PEREYDA GABRIEL L & TINA  
1745 STEWART ST  
CEDAR HILL, TEXAS 75104-4937

RE:	1745 STEWART ST CEDAR HILL TX 75104
Description:	BRAEGLEN AT HIGHPOINTE BLK 2 LT 23 PATIO GARDEN HOMES VOL98036/0892 DD021198 CO-DALLAS 0060100202300 21600601002
APN:	16006010020230000
Case No:	CE-18-2589
Officer:	Reba Farr

Date: July 3, 2018

PEREYDA GABRIEL L & TINA,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1745 STEWART ST**. An inspection was conducted on **July 2, 2018** 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(f)(2)	Tree limbs shall not overhang the public sidewalk, alley, or street.	Trim tree limbs to give an eight (8) foot vertical clearance over the sidewalk and thirteen and one-half (13 1/2) foot clearance vertical clearance over the street and alley. FINAL NOTICE BEFORE CITATION ISSUED.

The condition(s) must be corrected by **August 5, 2018**. 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 Farr  
Code Enforcement Officer  
(972) 291-5100 x 1095

*Photographs*



1745 Stewart (1).JPG



1745 Stewart (2).JPG



1745 Stewart (3).JPG



1745 Stewart (4).JPG

**Code Enforcement Department**

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

**NOTICE OF VIOLATION**

**PEREYDA GABRIEL L & TINA  
1745 STEWART ST  
CEDAR HILL, TEXAS 75104-4937**

RE:	1745 STEWART ST CEDAR HILL TX 75104
Description:	BRAEGLEN AT HIGHPOINTE BLK 2 LT 23 PATIO GARDEN HOMES VOL98036/0892 DD021198 CO-DALLAS 0060100202300 21600601002
APN:	16006010020230000
Case No:	CE-18-2589
Officer:	Reba Farr

**Date: June 8, 2018**

**PEREYDA GABRIEL L & TINA,**

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1745 STEWART ST**. An inspection was conducted on **June 8, 2018** 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>
9-26(f)(2)	Tree limbs shall not overhang the public sidewalk, alley, or street.	Trim tree limbs to give an eight (8) foot vertical clearance over the sidewalk and thirteen and one-half (13 1/2) foot clearance vertical clearance over the street and alley. PLEASE TRIM BUSHES AT SIDEWALK & HAVE AT CURB BY 7AM MONDAY, JULY 2ND.

The condition(s) must be corrected by **July 1, 2018**. 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 Farr  
Code Enforcement Officer  
(972) 291-5100 x 1095

## Code Enforcement Case: CE-18-2589

Entered on: 05/30/2018 2:32 PM

Printed on: 10/03/2018

Topic: Exterior Grounds

Status: Open

Due Date: 10/15/18

Assigned To: Reba Farr

Initiated by: Initiative

Hearing Date:

Hearing Time:

**Permit**

Permit #:

Business name:

License #:

**Property Location**

Occupant Name: GABRIEL PEREYDA

Address: 1745 STEWART ST , 75104

Phone:

Cell #:

APN : 16006010020230000

**Owner Information**

Owner Name: PEREYDA GABRIEL L &amp; TINA

Address: 1745 STEWART ST

CEDAR HILL, TEXAS 75104-4937

Phone:

Cell #:

**Actions**

Action	By	Date	Time	Hours	Note/Observation
Inspection	Reba Farr	05/30/2018	2:32 pm	0.00	toe/OS - bulk in alley again
Notice of Violation	Reba Farr	05/30/2018	2:33 pm	0.00	Send to (Owner)
Inspection	Reba Farr	06/08/2018	7:13 am	0.00	everything removed but ohl @ sw
Notice of Violation	Reba Farr	06/08/2018	7:13 am	0.00	Send to (Owner)
Inspection	Reba Farr	06/20/2018	2:25 pm	0.00	no chg to bushes as of yet
Inspection	Reba Farr	07/02/2018	3:07 pm	0.00	not trimmed - give one final warning before citation issued.
Notice of Violation	Reba Farr	07/03/2018	6:58 am	0.00	Send to (Owner)
Inspection	Reba Farr	07/24/2018	2:16 pm	0.00	no limbs cut as of yet
Inspection	Reba Farr	08/07/2018	12:56 pm	0.00	limbs not cut
Citation	Reba Farr	08/07/2018	12:56 pm	0.00	Citation #162697 issued to Gabriel Louis Pereyda 12/26/1968 failure to cut ohl @ street & sidewalk.
Inspection	Reba Farr	08/09/2018	3:00 pm	0.00	had lots of td @ curb; wasn't there on 7th
Inspection	Reba Farr	08/28/2018		0.00	not cut, see if they do over weekend & set out for next brush wk
Case Notes	Reba Farr	09/05/2018	2:43 pm	0.00	certified citation #162697 returned unclaimed.
Inspection	Reba Farr	09/06/2018	2:15 pm	0.00	some limbs cut at sidewalk but not at street
Case Notes	Reba Farr	09/07/2018	10:57 am	0.00	take better pics, different angle
Notice of Violation	Reba Farr	09/07/2018	3:06 pm	0.00	Send to (Owner)
Inspection	Reba Farr	10/01/2018	12:18 pm	0.00	bushes not trimmed in street
Case Notes	Reba Farr	10/02/2018	9:54 am	0.00	Gave info to Tina to send BAAB letter for hearing on 15th
BAAB	Tina Mitchell	10/02/2018	3:11 pm	0.00	Mailed Letter, gave copy to Reba

**Violations**

#	Violation Type	Due Date	Status	Closed Date
	Trash out too Early		Closed	06/08/2018
1	Corrections Required: Place trash out according to the guidelines. BULK ITEMS GO AT CURB ONLY - FINAL NOTICE - DO NOT STORE AT END OF DRIVEWAY.			
	Overhanging Limbs		Open	
2	Corrections Required: Trim tree limbs to give an eight (8) foot vertical clearance over the sidewalk and thirteen and one-half (13 1/2) foot clearance vertical clearance over the street and alley. PLEASE CUT OFF STREET - FINAL NOTICE			

**Inspection Notes**

Date: \_\_\_\_\_ Time: \_\_\_\_\_

**Code Enforcement Department**

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

**NOTICE OF VIOLATION**

**PEREYDA GABRIEL L & TINA**  
**1745 STEWART ST**  
**CEDAR HILL, TEXAS 75104-4937**

RE:	<b>1745 STEWART ST CEDAR HILL TX 75104</b>
Description:	<b>BRAEGLEN AT HIGHPOINTE BLK 2 LT 23 PATIO GARDEN HOMES VOL98036/0892 DD021198 CO-DALLAS 0060100202300 21600601002</b>
APN:	<b>16006010020230000</b>
Case No:	<b>CE-18-2589</b>
Officer:	<b>Reba Farr</b>

**Date: July 3, 2018**

**PEREYDA GABRIEL L & TINA,**

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1745 STEWART ST**. An inspection was conducted on **July 2, 2018** 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>
9-26(f)(2)	Tree limbs shall not overhang the public sidewalk, alley, or street.	Trim tree limbs to give an eight (8) foot vertical clearance over the sidewalk and thirteen and one-half (13 1/2) foot clearance vertical clearance over the street and alley. FINAL NOTICE BEFORE CITATION ISSUED.

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Reba Farr  
Code Enforcement Officer  
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*Photographs*



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1745 Stewart (4).JPG