



CODE ENFORCEMENT

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

NOTICE OF MEETING
Building Appeals & Advisory Board
Monday, February 18, 2019
Administration Conference Room - 4th 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. Review and consider the request for a Multi-Tenant detached sign located at Primax, Block A Lot 2; ACS 1.2421 more commonly known as 110 E Belt Line Rd.
- III. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 13th day of February, 2019.

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.

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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"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.
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CedarHillTX.com



BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: _____

Filing Date: 2/18/19

Owner Dr. Emilio Lopez; Dentist

Address 110 E Beltline Rd.
Cedar Hill, TX 75104
Phone Number (1347) 489-1713

Applicant Sergio Contreras - EZ Signworks

Address 1184 Explorer St. Unit G
Duncanville, TX 75137
Phone Number (469) 888-2068

Address of Property Requesting Variance 110 E. Beltline Rd (Cedar Hill, TX 75104)

Lot _____ Block _____ Subdivision _____
Tract _____ Acres _____ Abstract _____ Survey _____

Building Description: Size _____ Occupancy Type _____

Occupancy Load _____ Type of Construction _____

Use New Multi-Tenant Pole Sign for Property

Explain Variance Desired: Commercial property currently does not have a pole sign for businesses. Proposing installation of a new multi-tenant pole sign for the property.

Code: _____ Section: _____

Requirements:

I am the owner of the herein described property and

authorized to file this application on my behalf.

Sergio Contreras
Applicant

Sergio Contreras is
(Applicant) EZ Signworks

C. Lopez
Owner

Fee: \$150 for Sign Variances only

Attach justification Material

RECEIVED

JAN 24 2019

CITY OF CEDAR HILL
Code Enforcement & Building Inspections



Building Permit Number _____

Electrical Permit Number _____

Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104

O: 972.291.5100 X1090

F: 972.291.7250

APPLICATION FOR SIGN PERMIT

Date 1/23/19

Address for the sign 110 E. Beltline Rd. Cedar Hill, TX 75104

Business Name for the sign Dentist Dr. E. Lopez

Location of the sign on the property New Pole Sign on Property - (Plot Plan attached w/ drawings)

Size of the sign Cabinet size: 9' H x 7' W 63" total sign height: 20ft.

Value of the sign \$8,000

Sign Company Name EZ Signworks

Sign Company Address 1184 Explorer St. Unit 61 Duncanville, TX 75137

Signature of the Applicant Sergio Contreras

Email for the Applicant (required) ezsignworks@gmail.com

Name of Electrical Contractor James Roach - Company Master License Holder

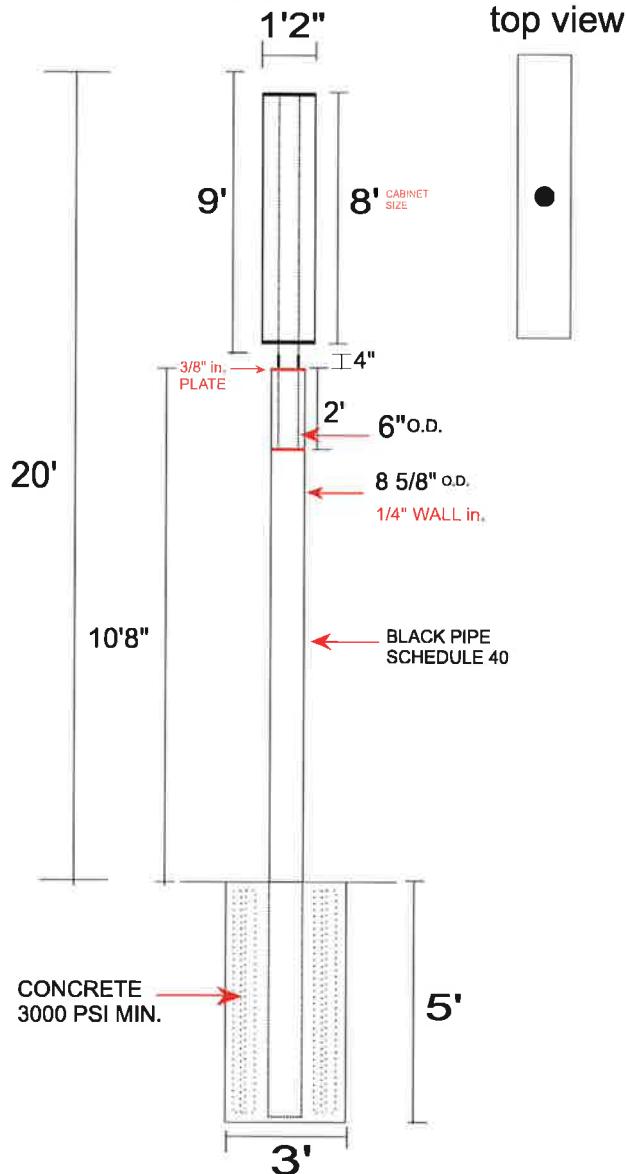
Email to: citypermits@cedarhilltx.com

Required attachments

Sketch property with adjacent streets and indicate location of sign.

1. Sketch a front view of sign with exact dimensions indicated, including elevation from surface of ground, support and illumination.

SIDE VIEW



APPROVED BY:
Printed Name

APPROVED :
Signature & Date



EZ SIGNWORKS
FABRICATE • INSTALL • REPAIR
1184 Explorer St. Unit G - Duncanville, TX 75137
Bus (469)888-2068 Fax (214)988-2985

Created for the approval of:
DR. E. LOPEZ

Date:
8/27/18

Designed By:
LC

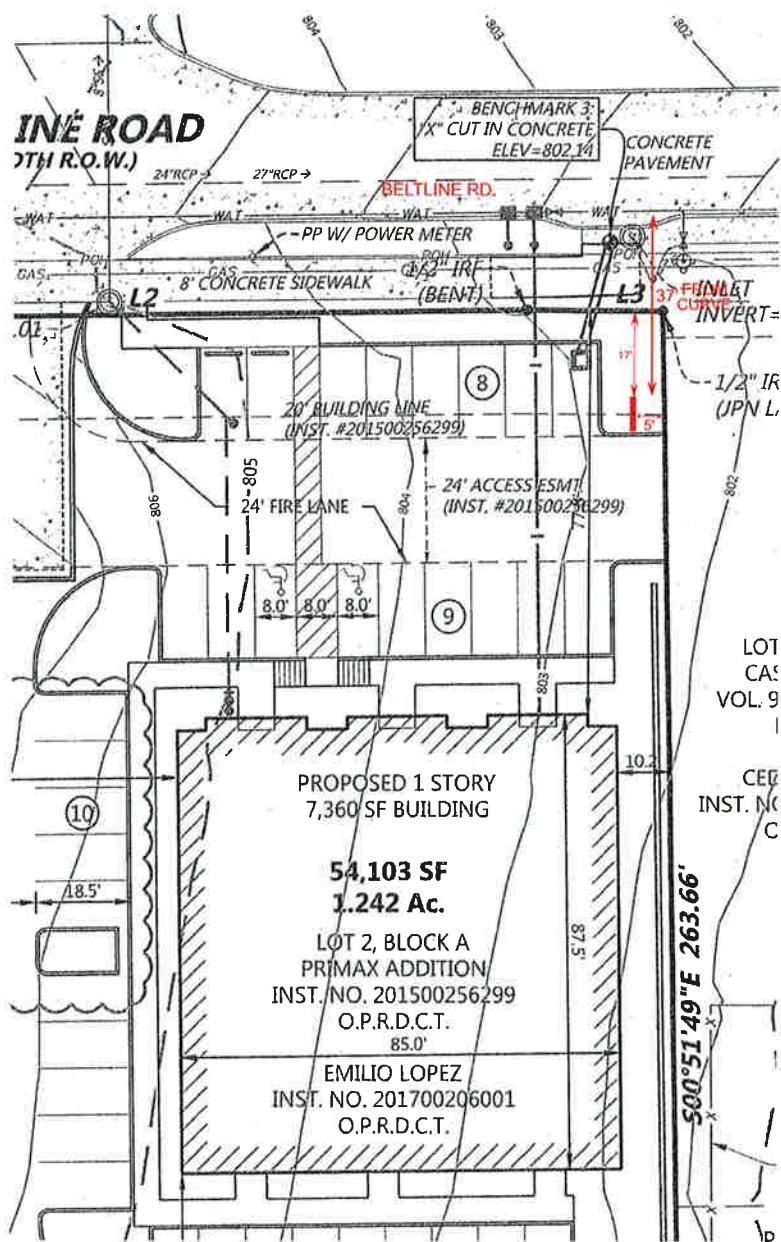
Location:
110 E. BELTLINE RD.
CEDAR HILL TX 75104

Revised:
11/27/18

Scale:

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND IT IS NOT TO BE DUPLICATED WITHOUT WRITTEN CONSENT.

PLOT PLAN



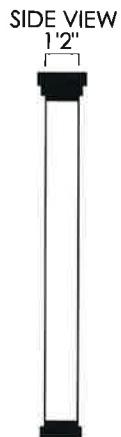
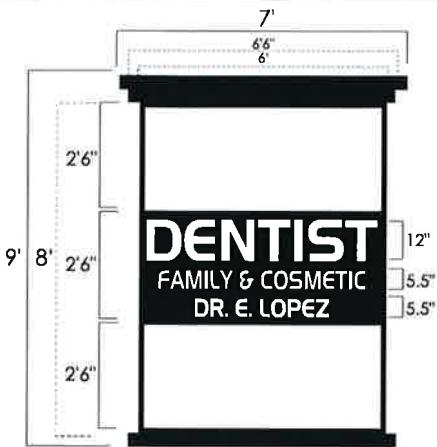
APPROVED BY:
Printed Name:

APPROVED:
Signature & Date:



EZ SIGNWORKS FABRICATE • INSTALL • REPAIR	Created for the approval of: DENTIST DR. LOPEZ	Date: 8/23/18	Designed By: LC
1184 Explorer St. Unit G • Duncanville, TX 75137 Bus (469)888-2068 Fax (214)988-2985	Location: 110 E. BELTLINE RD CEDAR HILL, TX 75104	Revised: 12/10/2018	Scale:

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MANUFACTURE & INSTALL

20' HIGH DOUBLE SIDED

CAINET POLE SIGN

9'X7' CABINET POLE SIGN

- Material: Black Aluminum (Cabinet)
Black Aluminum (Top/Bottom Decor)
- Retainers: 1.5" Black
- Dividers: 1.5" Aluminum
- Faces: 3/16" White Acrylic
- Graphics: Black Vinyl
- Lighting: White LEDs
- 8" Diameter Pole

Installed per city guidelines

DIGITAL MOCKUP



Note: All pictures shown here are for illustration purpose only. Actual product may vary.

APPROVED BY:

Printed Name

APPROVED :

Signature & Date



1184 Explorer St. Unit G - Duncanville, TX 75137
Bus (469)888-2068 Fax (214)988-2985

Created for the approval of:
DENTIST DR. E. LOPEZ

Date:
8/27/18

Designed By:
LC

Location: 110 E. BELTLINE RD
CEDAR HILL, TX 75104

Revised:
12/10/2018

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Commercial Account #166624000A0020000

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

Location (Current 2019)

Address: 110 E BELT LINE RD

Market Area: 0

Mapesco: 81B-G (DALLAS)

DCAD Property Map

[View Photo](#)

2018 Appraisal Notice

Electronic Documents (ENS)


[Print Homestead Exemption Form](#)

Owner (Current 2019)

MAYARI LLC
712 SHERWOOD COURT
CEDAR HILL, TEXAS 751045710

Multi-Owner (Current 2019)

Owner Name	Ownership %
MAYARI LLC	100%

Legal Desc (Current 2019)

- 1: PRIMAX
- 2: BLK A LT 2 ACS 1.2421
- 3:
- 4: INT201800070978 DD12082017 CO-DC
- 5: 6624000A00200 5CH6624000A

Deed Transfer Date: 3/19/2018

Value

2018 Certified Values	
Improvement:	\$0
Land:	+\$270,530
Market Value:	=\$270,530
Revaluation Year:	2018
Previous Revaluation Year:	2016

Improvements (Current 2019)

#	Desc: MEDICAL OFFICE BUILDING	Total Area: 6,800 sqft	Year Built: 2018
1	Construction Construction: D-WOOD FRAME Foundation (Area): CONCRETE SLAB (6,800 sqft) Net Lease Area : 6,800 sqft # Stories: 1 # Units: 0 Basement (Area): NONE Heat: CENTRAL HEAT A/C: CENTRAL A/C	Depreciation Physical: 3% Functional: + 0% External: + 0% Total: = 3% Quality: GOOD Condition: GOOD	COST

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	LOCAL RETAIL	0	0	54,105.0000 SQUARE FEET	STANDARD	\$5.00	0%	\$270,525	N

* All Exemption information reflects 2018 Certified Values. *

Exemptions (2018 Certified Values)
No Exemptions

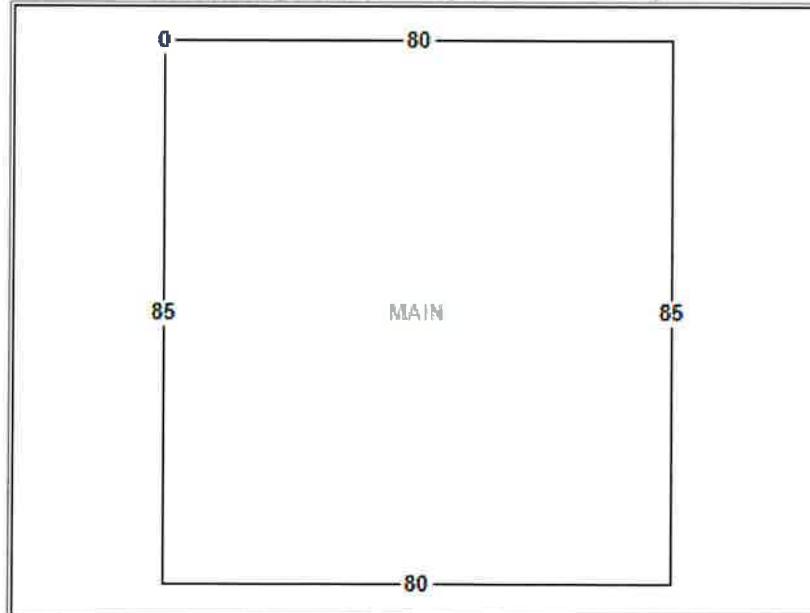
Estimated Taxes (2018 Certified Values)

	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	\$270,530	\$270,530	\$270,530	\$270,530	\$270,530	\$0
Estimated Taxes	\$1,885.67	\$3,722.49	\$684.71	\$335.46	\$755.86	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$7,384.19

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.

Building Footprint (Current 2019)



History