

NOTICE OF MEETING
Building Appeals & Advisory Board
Monday, March 18, 2019
Planning/Code Conference Room – 2nd 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 the meeting minutes for January 28, 2019 and February 18, 2019.
- III. Review and consider the request for a variance to the Cedar Hill Code of Ordinance Section 4-244, 2(b) 1, 3,4; Maximum allowable area per façade of 100 sq.ft.; Maximum number of signs per faced; Maximum Letter or Logo of 37 1/2". Located at Block A, Lot 1A of First United Methodist Church, more commonly known as 106 N. Roberts Rd.
- IV. Review the proposed amendments to the 2018 International Mechanical Code for adoption to the City Code of Ordinance.
- V. Adjourn

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



Jeanette Cosme

Permit Tech/Executive Assistant

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



CODE ENFORCEMENT

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

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

CedarHillTX.com

**Building Appeals & Advisory Board
Meeting Minutes
Monday, January 28, 2019
Court Room 1st - Floor Government Center**

Members Present

Joe Pitt
Mike Bechdol
David McDaniel
Tom Tahaney
Mark Dale
Jeanetta Dagley
Deborah Fulwiler

Staff Present

Gail Lux

Absent

Jack Frost

I. Call meeting to order.

Chairman Joe Pitt 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 December 17, 2018 meeting.

Mr. David McDaniel made a motion to accept the minutes as written for the December 17, 2018 meeting. The motion was seconded by Mr. Mike Bechdol. The motion was approved unanimously.

III. Review and consider the property at Highlands 5, Block E, Lot 21; more commonly known as 838 Weaver St. a public nuisance and direct staff to abate the nuisance.

This item was removed from the agenda.

IV. Review and consider the property at Wood Ridge Country Estates 1, Block A, Lot 1; more commonly known as 708 Oak Hill Lane a public nuisance and direct staff to abate the nuisance.

Craig Hopkins spoke in favor of the nuisance abatement.
Bruce Blackburn spoke in favor of the nuisance abatement.
David Maxwell spoke in favor of the nuisance abatement.

A statement was read to the board and is included in these minutes.

Mrs. Deborah Fulwiler made a motion to give the owner seven (7) days to clean up the site of the trash and debris, reinstall silt fence along the road way until vegetation is planted and established, and clean the street where rocks have washed onto the roadway all the way to the intersection of Oak Hill Lane and Belt Line Road. If not completed direct staff to have the nuisance abated.

The motion was seconded by Mike Bechdol. The motion was approved unanimously.

V. Review and consider the property at Lake Ridge Section 10 1-A, Block 1, Lot 509, ACS 0.61; more commonly known as 2919 Fairway Drive a substandard structure and direct staff to take the necessary steps required by law to have the structure demolished.

Richard Rayburn spoke in favor of this nuisance abatement. Mr. Rayburn explained that rodents and coyotes were living in the yard and abandon house. There is a large hole in the garage roof and exposed to the elements. There are large cracks in the brick and foundation, the retaining wall has fallen, and the rear yard has become very over grown.

Mr. Gail Lux explained that the city has mowed the front yard for years and that the house has been unoccupied for over 10 years.

Mr. David McDaniel made a motion to declare the property at 2919 Fairway Drive a public nuisance and give the owner 14 days to come into compliance or direct staff to seal the hole in the roof and clean up the property with the over grown vegetation and trash in the front and rear yard and to consult with the city attorney on what steps need to be taken to declare this structure substandard to have the structure demolished.

The motion was seconded by Mr. Mike Bechdol. The motion was approved unanimously

VI. Adjourn.

Mr. Mike Bechdol made a motion to adjourn. Mr. David McDaniel seconded the motion. The motion was approved unanimously.

Gail Lux

Gail Lux
Building Official

January 28, 2019

Cedar Hill Building Appeals and Advisory Board

Re: 708 Oak Hill Lane construction

708 Oak Hill sits at the only entrance to the Wood Ridge Country Estates subdivision. We have a well-landscaped entrance median and a large subdivision sign like a gated community without the gate. The neighbors share the expense of mowing, planting and irrigation of the entrance and the maintenance of the sign (over \$5,000 in recent years). The residents keep the streets and their yards tidy throughout the neighborhood. The underground utilities preserve an attractive appearance without overhead power lines. The Blackburn family regularly pick up trash thrown from vehicles not only in our neighborhood but for a mile to the Belt Line-Mansfield Road intersection. The home directly across the street from 708 Oak Hill is one of the most valuable in the entire city. A number of the homes have 35-mile views over Joe Pool Lake to the Fort Worth skyline, and we pay a *significant* tax premium because of the special nature of our neighborhood.

The subdivision enjoys diverse ownership, holiday parties and a voluntary homeowners association that protects our property values, encourages good relations between neighbors and gives us all a sense of pride and happiness.

Recently there have been three homes under construction in our neighborhood. 708 Oak Hill is the only project that has created mass aggravation, and the near-constant code violations have extended now for almost two years. There have been several months-long periods of inactivity which have extended construction well beyond a reasonable time frame.

The following are some of the code violations and aesthetic issues conflicting with the character of the neighborhood:

- failure to properly install a silt fence and to control erosion on one of the steepest lots in the entire city;
- failure to keep trash and building materials picked up;
- failure to control rocks and other debris from rolling down the steep escarpment into the street, creating a hazard to pedestrians and vehicular traffic;
- pushing rock and debris to the edge of the escarpment, endangering the life and stability of the protected trees;
- failure to move building materials out of the street within a reasonable time;
- failure to move overfilled dumpsters timely and keep them out of the street;
- failure to complete the building project within a reasonable amount of time;
- allowing a gravel pile to wash down the street to Belt Line, creating a hazard to pedestrians and vehicular traffic;
- constructing an illegal, nonconforming and ugly concrete-bag retaining wall visible from the street;
- failure to remove the illegal, nonconforming and ugly concrete-bag retaining wall as directed by the city;
- failure to properly install the mailbox so that the post is straight (a tiny detail but emblematic of her attitude);
- failure to finish the black tile work along the southern edge of the house;
- failure to finish the EFIS (synthetic stucco) as directed by the city;
- failure to establish any coherence or unifying design for the front of the house (at least four different surfaces which do not attractively blend together); *failure to put sewer cleanout pipe in box in the ground;*
- failure to construct any reasonably safe method of pedestrian access from the street to the house;
- encroachment and damage beyond the property line to the south along the street, including destruction of plants we paid to have installed in the entrance; and
- failure to meet the masonry requirement for the front of the house. **** (addressed in more detail below)**

The property owner never hired a general contractor and has proven incapable of performing as one herself. She has not changed her behavior when cited, and has made little effort to comply with even the simplest requests to clean up.

This property owner apparently cannot afford to hire competent contractors knowledgeable of city codes. Even if her personal circumstances have changed, they do not exempt her from city regulations, and perhaps the property should have been sold a year ago. Rather than demonstrate even a scintilla of respect for her neighbors, she has given the entire neighborhood and city officials her middle finger for a year and a half, and it is time the city says, "Enough is enough." She does not deserve an extension of even one more day. There is no evidence she will change her behavior at any point in the future.

The ordinances of the City of Cedar Hill are supposed to protect the city's tax base, our property values and the standard of living we have created. We sincerely appreciate the efforts of Gail Lux, Stacey Graves and their staffs in trying to pressure this scofflaw into compliance. However, we have every reason to believe this property owner's conscious and flagrant disregard of city regulations, and her total disrespect for our neighborhood, is proof that we face an ongoing code enforcement battle against this property owner for years to come, even if the construction is finished, unless the Board takes immediate action.

Therefore we ask the Board to:

1. deny occupancy; and
2. order the sale of the property – a reasonable action given nearly two years of incessant code violations.

**

We respectfully disagree with Mr. Lux's interpretation of the ordinance regarding the masonry requirement in our neighborhood, and believe it would not survive a legal challenge. The masonry requirement exists to preserve the character of the neighborhood, particularly on the front of homes, and to bolster the tax base. The front of 708 Oak Hill is shaped like a "Z" with right angles (the left 1/3 faces the street to the west, the middle 1/3 faces north and the right 1/3 faces the street). The "middle third" of the front of the house visible from the street is covered with wood paneling or possibly Hardie-Board.

Mr. Lux has opined that the middle third is actually the "side" of the house because it would be shown on an architect's "side elevation" drawing. According to an architect I contacted, this is not true unless the drawings "misrepresented the full building elevation as it faces the street by abbreviating the full facade in the front elevation drawing. *If drawn correctly, the middle third should be visible in that [front] elevation, and hence should be constructed per code with masonry.*"

The lot was marketed for sale with amateur drawings that likely do not meet accepted architectural standards. It was just the seller's marketing scheme to say, "Here's what you could build on the side of this escarpment," a lot which no one else thought was a reasonable building site in the fifty years since the subdivision was created.

Also consider that the portion of the lot contiguous to the "middle third" is unquestionably the *front* yard, not a side yard. The first law of statute construction is to use common definitions and not to define something in a way that contradicts other terms or renders them meaningless. Obviously, the ordinance was drafted with the intent to regulate the appearance of structures as seen by the public from the street, otherwise there would be no need to distinguish front from side and back.

Therefore, we ask the Board to:

3. deny any request for a variance to avoid the masonry requirement; and
4. order that the masonry requirement for the front of homes be enforced at 708 Oak Hill, requiring the wood paneling on the north-facing wall above the garage be replaced with masonry.

Respectfully submitted,

The Taxpayers of Wood Ridge Country Estates

**Building Appeals & Advisory Board
Meeting Minutes
Monday, February 18, 2019
Administration Conference Room 4th - Floor Government Center**

Members Present

Joe Pitt
Mike Bechdol
David McDaniel
Tom Tahaney
Mark Dale
Jack Frost
Deborah Fulwiler

Staff Present

Gail Lux

Absent

Jeanetta Dagley

I. Call meeting to order.

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

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.

Dr. Emilio Lopez spoke in favor of the request for a multi-tenant sign on his property. He had just built a small office building with three lease spaces and needs to advertise his business and the other potential occupants.

Mr. Gail Lux explained that the sign presented is in compliance with the Sign Ordinance as written.

Mr. Jack Frost made a motion to approve the request for the multi-tenant sign. Mr. David McDaniel seconded. The motion was approved unanimously.

III. Adjourn.

Mr. Mark Dale made a motion to adjourn. Mr. Tom Tahaney seconded the motion. The motion was approved unanimously.

Gail Lux

Gail Lux
Building Official



BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: OT Corr

Filing Date: _____

Owner United Methodist Church

Applicant Dr. Keva Green

Address 128 N. Roberts Rd.

Address 1951 Wood Dale Cir.

Cedar Hill, TX 75104

Cedar Hill, TX 75104

Phone Number 972-291-1711

Phone Number 972-310-4929

Email office@1stCH.org

Email dr.kevagreen@gmail.com

Address of Property Requesting Variance 106 N. Roberts Rd., Cedar Hill

Lot 1A Block A ACS 2.415 Subdivision First United Methodist Church
Tract _____ Acres _____ Abstract _____ Survey _____

Building Description: Size 13,531 Sq. Ft. Occupancy Type Church

Occupancy Load 550 Type of Construction Brick

Use To worship God

Explain Variance Desired: Cross and Flame Logo is presently on tower. Normally Cross & Flame is shown with the name - "First United Methodist Church". Words would be placed on side of building near window. Variance - 2 signs on same side (Logo & words)

Code: Code of Ordinance Section: 4-244(b) 1, 3, 4

Requirements: max allowable area per facade is 100 square feet
Maximum number of signs per facade 1. maximum Logo or
letter size is 37 1/2".

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

Dr. Keva Green
Applicant

Dr. Keva Green
Owner - Pastor

Variance Fee: \$150.00

Attach Justification Material





W Beltline Rd.

Scale: 1/8" = 1'-0"

First
United
Methodist
Church

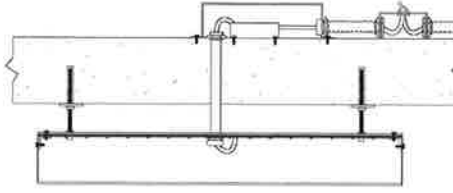
11'-7 1/2"
8'-0"
1'-7"
2'-2"

SCOPE OF WORK:

- Manufacture & install One (1) Reverse-Lit Channel Letters, stud mounted.
- Face & Returns to match existing window trim (silver)

REV. LIT CHANNEL LETTERS

- 1- ALUMINUM RETURNS
- 2- 1/8" METAL FACE
- 3- LED LIGHTING
- 4- 3/16" ACRYLIC BACK
- 5- WALL BUSTER
- 6- POWER SUPPLYS IN PROTECTIVE COVER
- 7- 1/4" STUD WITH PAD
- 8- DISCONNECT SWITCH



Reverse-Lit CL

93 Sq. Ft.

Quantity: One (1)

Scale: 1/4" = 1'-0"



EST. 1992

1006 JOHNSON LANE, MIDLOTHIAN, TX 76065

WWW.RBSIGNS.NET

REPRODUCTION IN WHOLE OR IN PART IS PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION FROM RB SIGNS.

NOTE: IF ELECTRICAL SERVICE IS REQUIRED, IT WILL BE UP TO YOU THE CUSTOMER TO PROVIDE DEDICATED 120V, 20 AMP PRIMARY/S. INCLUDING GROUND WIRING, DIRECTLY FROM PANEL BOX TO WITHIN SFT. OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING & BONDING OF SIGN.



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

DATE 12/20/18	CLIENT FIRST UNITED METHODIST - CEDAR HILL	PROJECT SIGN PACKAGE	BY: MRP
SITE ADDRESS 128 N ROBERTS RD., CEDAR HILL, TX		FILENAME FUMC CEDAR HILL 01.A1	

REVIEW CAREFULLY
ALL MEASUREMENTS - COLORS - SPECS

WE ARE NOT RESPONSIBLE FOR ANY ERRORS CONTAINED IN THIS DRAWING AFTER APPROVAL

☐ APPROVED AS IS ☐ APPROVED W/NOTES ☐ APPROVED AS IS ☐ APPROVED W/NOTES

CUSTOMER SIGNATURE _____ DATE _____ PRINT _____ LANDLORD SIGNATURE _____ PRINT _____ DATE _____

(2) *Location and spacing.*

- a. Permanent detached signs shall be in compliance with the following table: See Attachment A* ¹, 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 on the building the maximum amount of sign face total for the building façade will be reduced by one-half ($\frac{1}{2}$) percent.
 2. Maximum letter/logo height shall be limited to the following:
 - (a) Buildings with a setback of one hundred (100) to one hundred fifty (150) feet a maximum letter height of five (5) feet.
 - (b) Buildings with a setback of one hundred fifty-one (151) to two hundred (200) feet a maximum letter height of six (6) feet.
 - (c) Buildings with a setback of two hundred (200) to three hundred (300) feet a maximum letter height of eight (8) feet.
 - (d) Buildings with a setback of three hundred (300+) feet a maximum letter height of ten (10) feet.
 3. This exception shall apply to only one (1) façade of any building. All other façades shall comply with this section.
 4. Free standing building with a minimum building foot print of seventy-five thousand (75,000) square feet is allowed attached sign on all sides that are in compliance with (1) and (2) above.



Commercial Account #160008000A0010000

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

Location (Current 2019)

Address: 127 N ROBERTS RD

Market Area: 0

Mapsco: 81B-E (DALLAS)

DCAD Property Map

[View Photo](#)

Electronic Documents (ENS)



[Print Homestead Exemption Form](#)

Owner (Current 2019)

CEDAR HILL METH CHURCH

PO BOX 187

CEDAR HILL, TEXAS 751060187

Multi-Owner (Current 2019)

Owner Name	Ownership %
CEDAR HILL METH CHURCH	100%

Legal Desc (Current 2019)

1: FIRST UNITED METHODIST CHURCH

2: BLK A LT 1A ACS 2.0415

3:

4: VOL939/1167 CO-DC

5: 0008000A00100 2160008000A

Deed Transfer Date: 11/1/1966

Value

2018 Certified Values		
Improvement:		N/A
Land:		+ N/A
Market Value:		=N/A
Revaluation Year:		N/A
Previous Revaluation Year:		N/A

Improvements (Current 2019)

#	Desc: CHURCH BUILDING	Total Area: 9,014 sqft	Year Built: 1981
1	Construction Construction: S-PRE-ENGINEERED STEEL BLDGS Foundation (Area): CONCRETE SLAB (9,014 sqft) Net Lease Area : 28,639 sqft # Stories: 1 # Units: 0 Basement (Area): NONE Heat: CENTRAL HEAT	Depreciation Physical: 43% Functional: + 0% External: + 0% Total: = 43% Quality: AVERAGE Condition: GOOD	COST

A/C: CENTRAL A/C			
#	Desc: CHURCH BUILDING	Total Area: 6,094 sqft	Year Built: 1997
2	Construction	Depreciation	Appraisal Method
	Construction: S-PRE-ENGINEERED STEEL BLDGS Foundation (Area): CONCRETE SLAB (6,094 sqft) Net Lease Area : 0 sqft # Stories: 1 # Units: 0 Basement (Area): NONE Heat: CENTRAL HEAT A/C: CENTRAL A/C	Physical: 17% Functional: + 0% External: + 0% Total: = 17% Quality: AVERAGE Condition: GOOD	COST
#	Desc: CHURCH BUILDING	Total Area: 13,531 sqft	Year Built: 2003
3	Construction	Depreciation	Appraisal Method
	Construction: D-WOOD FRAME Foundation (Area): CONCRETE SLAB (13,531 sqft) Net Lease Area : 0 sqft # Stories: 1 # Units: 0 Basement (Area): UNASSIGNED Heat: CENTRAL HEAT A/C: CENTRAL A/C	Physical: 11% Functional: + 0% External: + 0% Total: = 11% 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 IMPROVEMENTS	OLD TOWN CORRIDOR	0	0	88,928.0000 SQUARE FEET	STANDARD			N/A	N

* All Exemption information reflects 2018 Certified Values. *

Exemptions (2018 Certified Values)

This property is tax exempt.

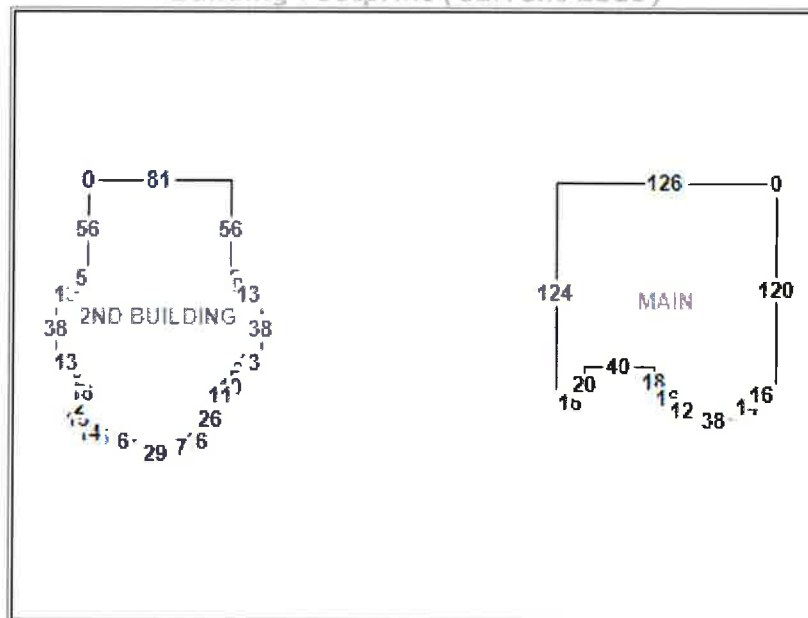
Estimated Taxes (2018 Certified Values)

	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	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$0.00

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.

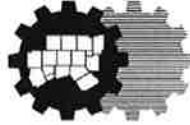
Building Footprint (Current 2019)



History

History

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North Central Texas
Council of Governments

**Recommended Amendments to the
2018 International Mechanical Code**
North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2018 International Mechanical Code* (IMC) are hereby amended as follows: Standard type is text from the IMC. Underlined type is text inserted. ~~Lined through type is deleted text from the IMC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk identifies a new or revised amendment of the 2018 edition of the code.

Note: Historically the North Central Texas Council of Governments (NCTCOG) has limited Chapter 1 amendments in order to allow each city to insert their local policies and procedures. We now have suggested certain items to be brought to the attention of cities considering adoption of the code that may be of concern to several jurisdictions. **It is still intended to be discretionary to each city to determine which Chapter 1 amendments to include.**

*****Section 102.8; change to read as follows:**

102.8 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

*****Section 306.3; change to read as follows:**

306.3 Appliances in Attics. Attics containing appliances shall be provided . . . *{bulk of paragraph unchanged}* . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull-down stair with a minimum 300 lb. (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed... *{remainder of section unchanged}*

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to International Fuel and Gas Code (IFGC) 306.3.)

*****Section 306.5; change to read as follows:**

306.5 Equipment and Appliances on Roofs or Elevated Structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall . . . {bulk of section to read the same} . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). . . {remainder of text unchanged}.

(Reason: To assure access to roof appliances and provide options to not extend exterior ladders to grade. Consistent with IFGC amendments.)

****Section 306.5.1; change to read as follows:**

306.5.1 Sloped Roofs. Where appliances, equipment, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the International Building Code...{remainder of text unchanged}.

(Reason: To assure safe access to roof appliances. Consistent with IFGC amendments.)

****Section 306; add Section 306.6 to read as follows:**

306.6 Water Heaters Above Ground or Floor. When the mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A maximum 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and the water heater installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

(Reason: To provide safe access to water heaters and to provide lighting and receptacle for maintenance of equipment. Consistent with regional amendments to IFGC 306.7 and International Plumbing Code (IPC) 502.5.)

****Section 307.2.3; amend item 2 to read as follows:**

2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

(Reason: Greater specificity in prohibited locations for condensate discharge. Consistent with regional amendment to IPC 314.2.1.)

****Section 403.2.1; add an item 5 to read as follows:**

5. Toilet rooms within private dwellings that contain only a water closet, lavatory, or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

(Reason: Consistent with common regional practice. Consistent with regional amendment to International Residential Code (IRC) R303.3.)

****Section 501.3; add an exception to read as follows:**

501.3 Exhaust Discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking recirculating systems.
3. Where installed in accordance with the manufacturer's instructions and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.
4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

(Reason: Provide a reasonable alternative in areas where a large volume of outside air is present.)

****Section 607.5.1; change to read as follows:**

607.5.1 Fire Walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 705.11 of the International Building Code shall be protected with listed fire dampers installed in accordance with their listing. For hazardous exhaust systems see Section 510.1-510.9 IMC.

(Reason: Correspond with un-amended IBC 710.7.)

END

ORDINANCE NO. 2019-

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS ADOPTING THE 2018 INTERNATIONAL MECHANICAL CODE; PROVIDING FOR THE REPEAL OF CHAPTER 4, ARTICLE VI, SECTIONS 4-101 AND 4-103 OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTIES; PROVIDING A SEVERANCE CLAUSE; AND PROVIDING FOR IMMEDIATE EFFECT; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Cedar Hill, Texas is a home rule city within the State of Texas; and

WHEREAS, the City of Cedar Hill, Texas desires to provide for the safety, health and public welfare of the citizens of the City of Cedar Hill, Texas, by the regulation of standards for building construction and the inspection thereof; and

WHEREAS, the City further desires to promote and maintain current and beneficial health and safety standards in the City of Cedar Hill, Texas; and

WHEREAS, the City Council of the City of Cedar Hill, Texas, does find and determine that it is in the best interest of the health, safety, and general welfare of the citizens of the City of Cedar Hill, Texas to adopt the 2018 International Mechanical Code with certain modifications and additions as are herein prescribed within the corporate limits of the City of Cedar Hill, Texas and areas within 5,000 feet of the corporate limits..

WHEREAS, the Ordinance shall not be retroactive to existing buildings at the time of the adoption of this Ordinance but shall apply only to new construction and changes to the use, occupancy or modifications of existing buildings.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

SECTION 1. Repeal of Chapter 4, Article VI, Sections 4-101 and 4-103

The City Council of the City of Cedar Hill, Texas hereby repeals Chapter 4, Article VI, Sections 4-101 and 4-103 of the Code of Ordinances of the City of Cedar Hill, Texas and adopts this ordinance in place thereof.

SECTION 2. Adoption of the 2018 International Mechanical Code

The 2018 International Mechanical Code is hereby adopted and incorporated in its entirety as though fully set out at length herein, save and except such portions as are hereinafter deleted, modified or amended and the provisions of such code shall be controlling in the installation, alteration or repair of buildings and the inspection thereof within the corporate limits of the City of Cedar Hill, Texas.

2018 International Mechanical Code Additional requirements and amendments.

(1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Mechanical Code* of City of Cedar Hill, hereinafter referred to as “this code”.

(2) Section 102.8 is amended to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the *National Electrical Code* (NEC) shall mean the Electrical Code as adopted.

Exception: Where enforcement of a code provisions would violate the conditions of the listing and the manufacturer’s installation instructions shall apply.

(3) Section 106.5.1.1 is added to read as follows:

106.5.1.1 Investigation. Whenever work for which a permit is required by the code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

(4) Section 106.5.1.2 is added to read as follows:

106.5.1.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from the compliance with all other provisions of either this code or the technical codes from penalty prescribed by law.

(5) Section 106.5.2 is amended to read as follows:

106.5.2 Fee schedule. The fees for all mechanical work shall be adopted by resolution of the governing body of the jurisdiction.

(6) Section 106.5.3 is amended to read as follows:

106.5.3 Fee refunds. The code official shall establish a policy for authorizing the refunding of fees. The code official shall not authorize the refunding of an fees paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

(7) Section 109.1 is amended to read as follows:

109.1 Application for appeal. A person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.

A fee of one hundred fifty dollars (\$150.00) shall be charged for the application for appeal.

(8) Section 304.3 is amended to read as follows:

304.3 Elevation of equipment and appliance. Equipment and appliances shall be elevated not less than 18 inches (457 mm) above the floor in public garages, private garages, repair garages, automotive motor fuel-dispensing facilities and parking garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate directly with a private garage through openings shall be considered to be part of the private garage. Impact protection shall be installed to prevent vehicle impact by the use of curbs, walls, or bollards.

(9) Section 304.7 is amended to read as follows:

304.7 Private garages. Appliances located in private garages shall be installed with a minimum clearance of 18 inches (457 mm) above the floor.

(10) Section 306.3 is amended to read as follows:

306.3 Appliances in attics. Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest appliance. The passage way shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the center line of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest appliance. A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, access to the attic space shall be provided by one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300lb (136 kg) capacity.
3. An access door from an upper floor level.

4. Access Panel may be used in lieu of items 1, 2, and 3 with prior written approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced or removed through the required opening.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches wide for its entire length, the passageway shall be not greater than 50 feet (15250 mm) in length.

(11) Section 306.3.1 is amended to read as follows:

306.3.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening, walk path, and appliance. A service receptacle outlet shall be provided at or near the appliance location in accordance with the National Electrical Code. Low voltage wiring of 50 Volts or less shall be installed in a manner to prevent physical damage.

(12) Section 306.4.1 is amended to read as follows:

306.4.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening, walk path, and appliance. A service receptacle outlet shall be provided at or near the appliance location in accordance with the National Electrical Code. Low voltage wiring of 50 Volts or less shall be installed in a manner to prevent physical damage.

(13) Section 306.5 is amended to read as follows:

306.5 Equipment and appliances on roofs or elevated structures. Where equipment and appliances requiring access are installed on roofs or elevated structures at an aggregate height exceeding 16 feet (4877 mm), such access shall be provided by a permanent approved means of access. Permanent exterior ladders providing roof access need not extend closer than 12 feet (3038 mm) to the finish grade or floor level below and shall extend to the equipment and appliance's level service space. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) high or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

A receptacle outlet shall be provided at or near the equipment and appliance location in accordance with the Electrical Code.

Permanent ladders installed to provide the required access shall comply with the following minimum design criteria:

1. The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm).
2. Ladders shall have rung spacing not to exceed 14 inches (356 mm) on center. The uppermost rung shall be not greater than 24 inches (610 mm) below the upper edge of the roof hatch, roof or parapet, as applicable.
3. Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.
4. There shall be a minimum of 18 inches (457 mm) between rails.
5. Rungs shall have a minimum of 0.75- inch (19mm) diameter and be capable of withstanding a 300-pound (136.1 kg) load.
6. Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings capable of withstanding 100 pounds (488.2 kg/m²) per square foot. Landing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the ladder served. A guard rail shall be provided on all open sides of the landing.
7. Climbing clearance. The distance from the centerline of the rungs to the nearest permanent object on the climbing side of the ladder shall be not less than 30 inches (762 mm) measured perpendicular to the rungs. This distance shall be maintained from the point of ladder access to the bottom of the roof hatch. A minimum clear width of 15 inches (381 mm) shall be provided on both sides of the ladder measured from the midpoint of the parallel with the rungs except where cages or wells are installed.
8. Landing required. The ladder shall be provided with a clear and unobstructed bottom landing area having a minimum dimension of 30 inches (762 mm) by 30 inches (762 mm) centered in front of the ladder.
9. Ladders shall be protected against corrosion by approved means.
10. Access to ladders shall be provided at all times.

Catwalks installed to provide the required access shall be not less than 24 inches (610 mm) wide and shall have railings as required for service platforms.

Exception: This section shall not apply to Group R-3 occupancies.

(14) Section 306.5.1 is amended to read as follows:

306.5.1 Sloped roofs. Where appliances, equipment, fans or other components that require service are installed on roofs having slopes greater than 3 units vertical in 12 units

horizontal and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall not be less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*. Access shall not require walking on roofs having a slope greater than four units vertical in 12 units horizontal (33 -percent slope). Where access involves obstructions greater than 30 inches (762 mm) in height, such obstructions shall be provided with ladders installed in accordance with Section 306.5 or stairways installed in accordance with the requirements specified in the *International Building Code* in the path of travel to and from appliances, fans or equipment requiring service.

(15) Section 306.5.2 is amended to read as follows:

306.5.2 Electrical requirements. A receptacle outlet shall be provided at or near the equipment location in accordance with the National Electrical Code. Low voltage wiring of 50 volts or less shall be installed in a manner to prevent physical damage.

(16) Section 306.6 is added to read as follows:

306.6 Water heaters above ground or floor. When the mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building. Storage type water heaters shall not be installed in attic space.

Exception: A maximum of 10-gallon water heater (or large with prior approval) is capable of being accessed through a lay-in ceiling and the water heater installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

(17) Section 307.2.3 is amended to read as follows:

307.2.3 Auxiliary and secondary drain systems. In addition to the requirements of Section 307.2.1, where damage to any building components could occur as a result of overflow from the equipment primary condensate removal system, one of the following auxiliary protection methods shall be provided for each cooling coil or fuel-fired appliance that produces condensate:

1. An auxiliary drain pan with a separate drain shall be provided under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1.5 inches (38

mm), shall not be less than 3 inches (76mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than 0.0236 inch (0.6010 mm) (No. 24 gage). Non-metallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).

2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.
3. An auxiliary drain pan without a separate drain line shall be provided under the coils on which condensate will occur. Such pan shall be equipped with a water-level detection device conforming to UL508 that will shut off the equipment served prior to overflow of the pan. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section.
4. A water level detection device conforming to UL 508 shall be provided that will shut off the equipment served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line, or in the equipment-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.

Exception: Fuel-fired appliances that automatically shut down operation in the event of a stoppage in the condensate drainage system.

(18) Section 403.2.1 is amended to read as follows:

403.2.1 Recirculation of air. The outdoor air required by Section 403.3 shall not be re-circulated. Air in excess of that required by Section 403.3 shall not be prohibited from being re-circulated as a component of supply air to building spaces, except that:

1. Ventilation air shall not be re-circulated from the dwelling to another or to dissimilar occupancies.
2. Supply air to a swimming pool and associated deck areas shall not be re-circulated unless such air is dehumidified to maintain the relative humidity of the area at 60 percent or less. Air from this area shall not be re-circulated to other spaces where 10 percent or more of the resulting supply airstream consists of air re-circulated from these spaces.

3. Where mechanical exhaust is required by Note b in Table 403.3.1.1, recirculation of air from such spaces shall be prohibited. Recirculation of air that is completely within such spaces shall not be prohibited. Where recirculation of air is prohibited, all air supplied to such spaces shall be exhausted, including any air in excess of that required by Table 403.3.1.1.
4. Where mechanical exhaust is required by Note g in Table 403.3.1.1, mechanical exhaust is required and recirculation from such spaces is prohibited where 10 percent or more of resulting supply airstream consists of air re-circulated from these spaces. Recirculation of air that is contained completely within such spaces shall not be prohibited.
5. Toilet rooms within private dwellings that contain only a water closet, lavatory or combination thereof may be ventilated with an approved mechanical re-circulating fan or similar device designed to remove odors from the air.

(19) Section 501.3 is amended to read as follows:

501.3 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space, or be directed onto walkways.

Exceptions:

1. Whole- house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking re-circulating systems.
3. Where installed in accordance with the manufacture's instruction and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.
4. Toilet rooms exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

(20) Section 603.6.1.1 is amended to read as follows:

603.6.1.1 Duct length. Flexible air ducts shall be limited to 5 foot (1524 mm) in length.

(21) Section 603.6.2.1 is amended to read as follows:

603.6.2.1 Connector length. Flexible air connectors shall be limited in length to 5 feet (1524).

(22) Section 607.5.1 is amended to read as follows:

607.5.1 Fire Walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 706.11 of the *International Building Code* shall be protected with listed fire dampers installed in accordance with their listing. For hazardous exhaust systems see Section 510.1 – 510.10 IMC.

(23) Section 1102.1.1 is added to read as follows:

1102.1.1 Testing of Refrigerating Systems. All refrigerating systems shall comply with one of the following testing methods;

1. Pressure Test. Pressurize the system with dry nitrogen to 500psi and hold that pressure four 24 hours.
2. Vacuum Test. System must be evacuated to a level of 300 microns and could not rise to more than 600 microns after isolating the vacuum pump.

SECTION 3. SAVINGS CLAUSE

In the event that any other Ordinance of the City of Cedar Hill, Texas, heretofore enacted is found to conflict with the provisions of the Ordinance, this Ordinance shall prevail.

SECTION 4. ENFORCEMENT OF PENALTY

Any person, firm partnership, association or corporation who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof in the Municipal Court of the City of Cedar Hill, Texas such violation shall be liable for a **fine in an amount not to exceed Five Hundred Dollars (\$500)**, and each and every instance of the violation of this Ordinance constitute a separate offense and shall be punishable by separate fines for each offense.

SECTION 5. SEVERANCE CLAUSE

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 6. INCORPORATION INTO CODE OF ORDINANCES

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances, City of Cedar Hill, Texas, as an addition, amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

SECTION 7. EFFECTIVE DATE

Because of the nature of interest and safeguard sought to be protected by this Ordinance and in the interest of health, safety and welfare of the citizens of the City of Cedar Hill, Texas, this Ordinance shall take effect immediately after passage, approval and publication, as required by law.

SECTION 8. PUBLICATION

The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

PASSED, ADOPTED AND APPROVED by the City Council of Cedar Hill, Texas on this the

__ day of ____, 2019.

Rob Franke, Mayor

ATTEST:

Belinda Berg, City Secretary

APPROVED AS TO FORM

Ron G. MacFarlane Jr., City Attorney