CEDAR HILL
WHERE OPPORTUNITIES GROW NATURALLY

Code Enforcement

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X 1090
F. 972 .291.7250

NOTICE OF MEETING
BUILDING APPEALS AND ADVISORY BOARD
MONDAY, May 21, 2018
TURK CANNADY BRIEFING ROOM-1ST 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 property at Lot 1, Blk A, Acs 4.8415, Destiny Worship Center, more commonly known as 100 W. Parkerville Road a public nuisance and direct staff to abate the nuisance.

III. Review the extension granted to Donald Ramsey on the progress of the house located at 2415 Amber Leaf Court.

VI. Adjourn.

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 15th of May 2018.

Jeanette Cosme

Jeanette Cosme

Permit Tech/Executive Assistant

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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"

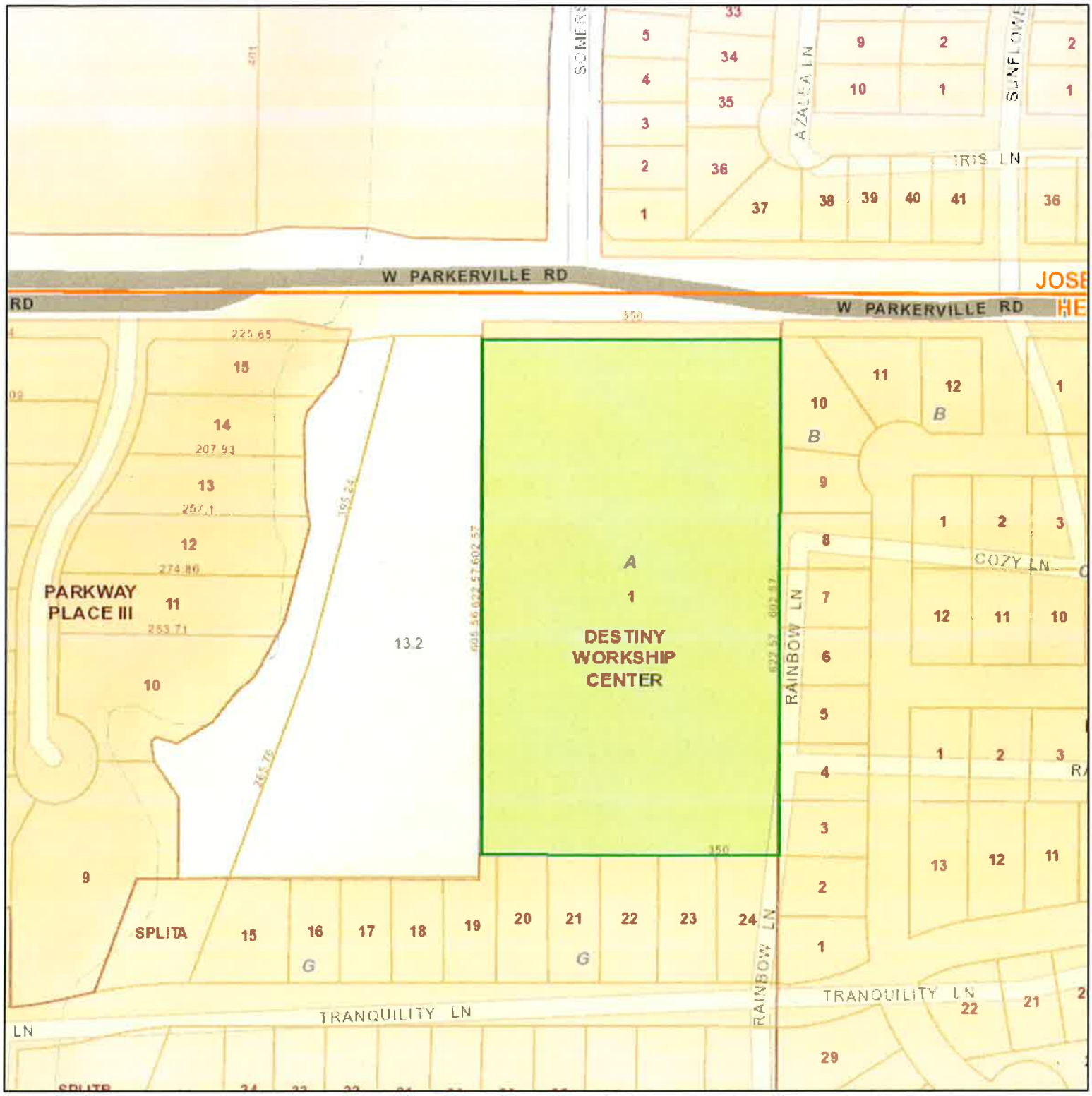
"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE"

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

100 W. Parkerville Rd

DCAD ID: 160165200A0010000

Date of copy: 5/15/2018



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.

N W E S

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

1 inch equals 188 feet

0 95 190 380 ft

0 25 50 100 m

DCAD, NCTCOG, USGS, Esri.Inc

100 W PARKERVILLE RD – Brush/Tree Limbs and Outdoor Storage

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

1. This property has been the subject of ongoing investigations by this office. Suspected Code violations have existed and continue to exist. I have personal knowledge of the nature of the code violations alleged and the attempts made to bring those violations into compliance.

2. Reba Farr, a code enforcement officer, opened a case for the property on October 17, 2017. After receiving a complaint regarding construction material being stored behind a fence on the vacant lot, with no building permit on file. Reba sent a notice to the owner, PHILLIP R WARD SR, at 750 W MAIN ST. LANCASTER, TX 75146.

3. October 24, 2017, Reba inspected the property and found no change. She sent another Notice of Violation to the owner, PHILLIP R WARD SR.

4. October 26, 2017 A Ms. KAHALA BOLTON called to discuss the property with Reba. She claimed the property was broken into and the fence had to be replaced. Ms. Bolton stated their original contractor stole their funds and they are searching for a new one. She said they are trying to raise money for the cost. They are not ready to start construction so they cannot obtain a permit. Reba told Ms. Bolton to communicate with her going forward, and Ms. Bolton said she will get the property cleaned up.

5. November 6, 2017 complainant called in for an update and advised a re-inspection was scheduled for November 13.

6. November 13, 2017 Reba inspected the property and observed no change. She spoke by phone to MS. BOLTON who was surprised it was not done, and claimed she gave it to their senior pastor to handle. Ms. Bolton said she would now take care of it.

7. November 20, 2017 Reba inspected the property and observed the front of the property had been mowed, but the brush remained.

8. December 1, 2017 Reba inspected the property and observed no change.

9. December 7, 2017 Alexis Sartin, the senior code enforcement officer, and new officer for the area inspected the property and observed no change. Alexis spoke to Ms. KAHALA BOLTON by phone. Ms. Bolton claimed someone had purchased the construction material, but has not picked it up. She continued that it has caused a delay in removing the brush. Ms. Bolton said they have found a contractor to remove it, and asked for a

two-week extension. She said she would communicate that deadline with the pastor.

10. December 21, 2017 Alexis Sartin inspected the property and observed that it had been mowed. The gates of the property were open, but the brush was still there.

11. December 22, 2017 Alexis Sartin gave an extension due to the weather.

12. December 27, 2017 Alexis Sartin inspected the property and observed no change.

13. January 11, 2018 Alexis Sartin inspected the property and observed no change. She looked up tax records to send final notice of violation to all those associated with DESTINY WORSHIP CENTER. Final Notice of Violations sent to PHILLIP R WARD SR. and BOLTON MANANGEMENT GROUP at various addresses.

14. January 19, 2018 Alexis Sartin inspected the property and observed no change. She issued a citation to PHILLIP R WARD for failure to remove brush/tree limbs.

15. January 26, 2018 Alexis Sartin inspected the property and gave extension through the weekend after observing no change.

16. January 31, 2018 Alexis Sartin received a voicemail from KAHALA BOLTON confused about the final notice they received and wanted a call back. Alexis inspected the property and observed no change. Reba Farr spoke with Ms. Bolton regarding the notice. Ms. Bolton claimed they paid a contractor to remove debris.

17. February 1, 2018 Alexis Sartin spoke with KAHALA BOLTON by phone. Ms. Bolton suggested Alexis meet with their contractor, DUSTIN STUBBLEFIELD, whom she claimed has been removing items and mowed the lot. Ms. Bolton was informed that all brush and construction materials would need to be removed for the lot to be in compliance with the code. Ms. Bolton said she would inform the pastor, and Alexis stated if she did not hear from the contractor within a week she would call Ms. Bolton.

18. February 13, 2018 Alexis called Ms. KAHALA BOLTON and informed her she had not received a call from the contractor. Ms. Bolton said she would send him a message to ensure he contacts me.

19. February 16, 2018 Alexis Sartin received a voicemail from the contractor, DUSTIN STUBBLEFIELD. Alexis spoke with Dustin by phone and advised

the brush and materials would need to be removed from the lot. Dustin asked for a recommendation of removing the brush. He was advised to get a wood chipper or haul it off, burning it was not an option. Dustin claimed he would have the lot in compliance within ten (10) days. Dustin inquired about the trees overhanging the neighboring properties, and was informed we only enforce limbs overhanging public right of ways.

20. March 12, 2018 Alexis Sartin spoke to DUSTIN STUBBLEFIELD by phone. He claimed the lot has just dried enough to get the equipment out there. He planned to have all the brush dragged to the gate and have a dump truck remove it. He stated that it should take no longer than 3-4 days. He said the construction materials will be hauled off once KAHALA BOLTON tells them where it is going, and that he hoped it will all be finished within ten (10) days.

21. March 16, 2018 Alexis spoke to DUSTIN STUBBLEFIELD. He said the church placed a new lock on the gate and he was unable to begin work. He asked if Alexis could reach out to the church since he has been unable to reach anyone.

    Alexis called KAHALA BOLTON, who stated she is unsure why the lock keeps changing, and she will get someone out to unlock it.

22. March 19, 2018 Received a complaint regarding the lot with dead tree limbs and construction materials.

23. March 20, 2018 Alexis called DUSTIN STUBBLEFIELD, who claimed he was able to get access to the lot and will begin work the following day. He claimed to have signed a contract with the church to bring the lot into compliance.

24. March 26, 2018 Alexis Sartin inspected the lot, only change appeared to be some brush had been moved.

25. April 3, 2018 Alexis Sartin inspected the lot, and observed no change. She spoke to DUSTIN STUBBLEFIELD by phone. He claimed that the church was not willing to pay what the job would cost. He tried contacting KAHALA BOLTON with no return. He said he would let Alexis know the following morning if he planned to pull out of the job.

26. April 5, 2018 Alexis Sartin spoke with DUSTIN STUBBLEFIELD via phone. He stated he could not do the work because he has not heard from anyone at the church. Alexis called KAHALA BOLTON and left a voicemail advising she would begin to receive citations if Alexis did not observe improvements to the property. The voicemail was returned shortly after.

Ms. Bolton claimed the contractor, DUSTIN STUBBLEFIELD, informed them that work has been ongoing. She stated that she has not been by the lot and would not be able to tell what has been done. Alexis explained that anyone driving by there could easily tell nothing has changed. Ms. Bolton stated she would receive bids and tell the new contractors the work must be completed in a week. Alexis explained ultimately it is the church's responsibility to ensure these violations are handled in a timely manner. If the lot remains in the condition it is in they will continue to receive citations.

27. April 19, 2018 Kevin Quintanar inspected the property and observed no change to the brush pile.

28. May 3, 2018 KAHALA BOLTON called Kevin and informed him that she has hired two separate contractors to remove the brush pile and construction materials.

29. May 7, 2018 Kevin met with PHILLIP with BIG BIRD TREE SERVICE at the property to show him what brush needed to be removed.

30. May 10, 2018 Kevin inspected the property and observed a dump truck with workers picking up brush and loading it onto the truck.

31. On May 10, 2018, the property was scheduled on the board meeting agenda list. Tina prepared and sent the letter, notifying for BAA meeting to occur May 21, 2018, certified and regular to KAHALA BOLTON at 321 LISA LN CEDAR HILL, TX 75104, DR. PHILLIP R. WARD SR. at 750 W MAIN ST LANCASTER, TX 75146, DR. PHILLIP R. WARD at 1541 KENTUCKY AVE LANCASTER, TX 75134, BOLTON MANAGEMENT GROUP at 402 W WHEATLAND RD #160B DUNCANVILLE, TX 75116, and BOLTON MANAGEMENT GROUP at PO BOX 2857 CEDAR HILL, TX 75104.

32. May 11, 2018 Kevin inspected the property and noticed that there is less brush and tree limbs than before. The construction materials are now visible from Parkerville Rd.

Corrections Required:Repair or replace fence. If more than 50 percent of a fence is being replaced, please make written application for a permit. The permit application shall be accompanied by a site plan showing the location of the fences on the property. Permit application forms can be found at www.cedarhilltx.com.

Additional Addresses	
Address Type:Other Name:DR. PHILLIP R. WARD SR. Address:750 W MAIN STREET LANCASTER, TEXAS 75146 Phone: Cell #:214-632-0483	Address Type:Manager Name:BOLTON MANAGEMENT GROUP Address:PO BOX 2857 CEDAR HILL, TX 75106-2857 Phone: Cell #:
Address Type:Manager Name:BOLTON MANAGEMENT GROUOP Address:402 W WHEATLAND RD #160B DUNCANVILLE, TX 75116 Phone: Cell #:	Address Type:Other Name:DR. PHILLIP R WARD Address:1541 KENTUCKY AVE LANCASTER, TX 75134-4636 Phone: Cell #:
Address Type:Other Name:KAHALA BOLTON Address:321 LISA LN CEDAR HILL, TX 75104 Phone: Cell #:	

Inspection Notes

Date: _____ Time: _____

Findings:_____

_____

_____

_____

Photographs

AA8FEB5C-459C-4FBC-A9DC-A9B23449033A.jpeg

5BE354C0-68C1-4F61-8367-BB297CEB1797.jpeg

B30E6999-EB15-4532-88E4-77361C7B5C1B.jpeg

E6B7EB42-D7F1-4B81-8BAA-FEDD75E8B410.jpeg

100 W Parkerville

100 W Parkerville (2)

BARNEY BALLARD CORPORATION

P. O. Box 545
Burleson, Texas 76097

Registered Firm # F-48

817-295-4891
817-295-3608

April 18, 2018

Donald Ramsey
814 Glen Abbey Drive
Mansfield, Texas 76063

Ref: Framing inspection of three story house under construction at
2415 Amberleaf Court, City of Cedar Hill, Dallas County, Texas.

Dear Mr. Ramsey,

On this date I performed a visual inspection of the above referenced residence to determine the extent of the damage that has occurred to the house due to excessive wetting from rain water. The foundation plans were also studied to determine if the foundation had been designed strong enough to carry the weight of brick veneer siding stacked three stories high.

The first issue observed was the second story sub-flooring which is a 3/4 inch tongue and grooved compressed wafer board flooring material. The structural integrity of the sub-flooring has been slightly compromised approximately twenty-five percent due to excessive wetting. There are soft places in the flooring and the surface of the flooring has become slightly un-laminated. There is, however, a substantial amount of structural integrity remaining in this sub-flooring. It is, therefore, my recommendation that the existing sub-flooring be sanded smooth and overlaid with a new layer of either 5/8 BCX exterior plywood or 3/4 inch tongue and grooved compressed wafer board flooring material. The new sub-flooring should be installed at ninety degrees to the existing flooring and all joints should be overlapped a minimum of twelve inches.

The floor joist trusses of the second floor were examined to determine if there was any damage to them because of the rainwater. The floor joist trusses were found to be stained but they were found to be solid and structurally sound. There was no reason found to replace or repair them.

The sub-flooring and floor joist trusses on the third floor were also inspected on this date. There was no structural damage found in any of this building material.

The overall framing material from base-plates and studs to roof rafters were inspected for any structural damage caused from rainwater. There was no damage observed that would compromise the structural integrity of any of these framing members.

The engineered foundation design was evaluated to determine if it was strong enough to carry the loading of a three story brick veneer siding. After the evaluation it was determined that the foundation plan for this house was very strong with an excessive number of deep drilled concrete piers and would easily carry the weight of the proposed brick loading. Please remember that the bricks do not support the house. They are only a siding and the house framing holds the bricks to the side of the house using brick ties just as it would with any other kind of siding.

Please call my office if you have any questions or concerns. We also offer a compliance inspection service, which is available to you if the City of Cedar Hill requires one.

Yours truly,

Barney Ballard

Barney Ballard, P. E.
Structural Engineer for the
Barney Ballard Corporation

STATE OF TEXAS
B. T. BALLARD
36781
REGISTERED
PROFESSIONAL ENGINEER