

NOTICE OF MEETING
Building Appeals & Advisory Board
Monday, June 18, 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 a request by Richard Leonard, Décor on the Hill for an exception to the Cedar Hill Code of Ordinance Section 4-244(2)b.1 and b.6 to allow four signs (one on the front façade and three on the side façade) greater than 100 sq. ft. on Pt Lots 1 & 4 Acs. 0.0343, Orig Town Cedar Hill, more commonly known as 608 Cedar Street.
- III. Review and consider the property at Blk 4, Lot 7, Highlands North Ph 2 more commonly known as 738 Lowe Drive, a public nuisance and direct staff to abate the nuisance.
- IV. Review and consider the property at Blk 5, Lot 4R, Waterford Oaks Garden Homes 4 Rep more commonly known as 1127 Germany Drive, a public nuisance and direct staff to abate the nuisance.
- 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 June 2018.



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 • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS MCCURDY • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG

The first part of the paper discusses the importance of maintaining accurate records of all transactions, including sales, purchases, and expenses. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The second part of the paper focuses on the importance of maintaining accurate records of all assets and liabilities, including property, equipment, and accounts payable. This is essential for ensuring the accuracy of the balance sheet and for providing a clear audit trail. The third part of the paper discusses the importance of maintaining accurate records of all income and expenses, including salaries, wages, and interest. This is essential for ensuring the accuracy of the income statement and for providing a clear audit trail. The fourth part of the paper focuses on the importance of maintaining accurate records of all cash flows, including receipts and payments. This is essential for ensuring the accuracy of the cash flow statement and for providing a clear audit trail. The fifth part of the paper discusses the importance of maintaining accurate records of all taxes, including income tax, sales tax, and property tax. This is essential for ensuring the accuracy of the tax returns and for providing a clear audit trail. The sixth part of the paper focuses on the importance of maintaining accurate records of all other financial information, including bank statements, credit card statements, and insurance policies. This is essential for ensuring the accuracy of the financial statements and for providing a clear audit trail.



BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: _____
Filing Date: 5-7-18

Owner ERIC & MERILEE IVERSON / GARY REED Applicant RICHARD LEONARD

Address P.O. Box 797
NEWBURY PARK, CA 91319

Address 608 CEDAR ST

Phone Number 214-876-3353

Phone Number 214-287-0419

Email _____

Email owner@DecorOnTheHill.com

Address of Property Requesting Variance 608 CEDAR ST

Lot 1 & 4 Block 3 Subdivision ORIG TOWN CEDAR HILL
Tract _____ Acres _____ Abstract _____ Survey _____

Building Description: Size 1,260 sf Occupancy Type RETAIL

Occupancy Load _____ Type of Construction MASONRY

Use RETAIL STORE

Explain Variance Desired: We would like a variance allowing for signage based on the frontage of the side facade (60 ft) instead of the front facade (21 ft). The side facade is equally visible, if not more, than the front facade based on traffic and pedestrian patterns. This variance would allow for signage totaling 120 sf. We would also like a variance allowing Code: a total of 3 signs on the side section facade.

→ SIGNS → 4-244 STANDARDS
Requirements: two (2) sf of sign for each linear foot of building frontage. ... each facade; however, the sum of the effective area of all attached signs shall not exceed twice the allowable effective area.

I am the owner of the herein described property and RICHARD LEONARD is
(Applicant)

authorized to file this application on my behalf.

Richard Leonard
Applicant

Owner

Variance Fee: \$150.00

Attach Justification Material

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* 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)
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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 (½) 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.
 - c. Menu boards signs:
 1. Shall be located behind the front of the building.
 2. Will be limited to no more than two (2) signs per drive thru lane.
 3. Shall be no greater than thirty-two (32) square feet.
 4. Shall be no taller than eight (8) feet in height.
 5. A permit for each sign is required.

6. A menu board does not count towards the number of detached signs allowed on the property.

d. Portable signs:

1. Portable signs may not exceed four (4) feet by eight (8) feet per side in size or thirty-two (32) square feet in total area.
2. Before erecting a portable sign, a permit must be obtained. The fee shall be thirty-five dollars (\$35.00). Portable signs may be erected for no more than two (2) weeks at a time. Each business address may have a portable sign once each year for fourteen (14) consecutive days.
3. No more than two (2) portable signs may be placed per city block, and no portable sign shall be closer than five hundred (500) feet from another portable sign.
4. Portable signs shall not be placed on the city right-of-way and shall be placed so as not to obstruct the vision of traffic.
5. Portable signs shall not employ flashing, intermittent or neon lights. Signs with interior light faces are permitted.
6. Churches and schools are exempt from the permit fee for portable signs.

e. Special event signs:

Special events and other temporary signage in addition to the permissible signs authorized herein, the following temporary on-premises signs are permitted:

Upon approval of a special sign permit, banners, pennants, search lights, streamers and balloons may be displayed to alert the public of business grand openings, special sales or events. Special event signage shall be contained to the location that has obtained the permit. All signage shall be made of safe materials and erected and displayed in a safe manner.

1. Special event signage shall not be erected, placed or displayed without first obtaining a permit.
2. Special event signage shall be permitted for duration of no more than fourteen (14) consecutive days.
3. No more than four (4) special event permits shall be issued for any one (1) business during any calendar year.
4. Special event permits cannot be issued in a consecutive nature. A minimum of thirty-day interval must pass from the expiration of one (1) special event permit to the issuance of another permit.
5. Applicant shall submit permit applications with a drawing that shows the size, shape, content, height, type of materials and location of such signage. The permit fee shall be fifty dollars (\$50.00).
6. Any signage erected in violation of this article or decreed unsafe shall be subject to immediate removal.

- f. Temporary signs shall be in compliance with the following table: See Attachment B* ¹, incorporated herein as if fully set forth.

g. Canopy signs:

1. Shall not exceed in length seventy-five (75) percent of the length of the canopy face and not more than eighty (80) percent of the canopy height.
2. Shall not project above or below the face of the canopy.
3. Shall not be more than one (1) sign or logo per elevation of the canopy.
4. No more than four (4) canopy signs per premises will be allowed.
5. In no case shall sign or logo exceed twenty (20) square feet.

608 Cedar St. – FRONT FACADE

Illumination



Sign is painted barnwood

608 Cedar St. – SIDE FACADE OPTION #1



Signs are wood framed vinyl with images to be changed seasonally.

Illumination

608 Cedar St. – SIDE FACADE OPTION #1 with city event



Signs are wood framed vinyl with images to be changed seasonally.

Illumination

Illumination

Signs are wood framed vinyl with images to be changed seasonally.

15'

7' 5'

Illumination

Signs are wood framed vinyl with images to be changed seasonally.

15.

7' 5'

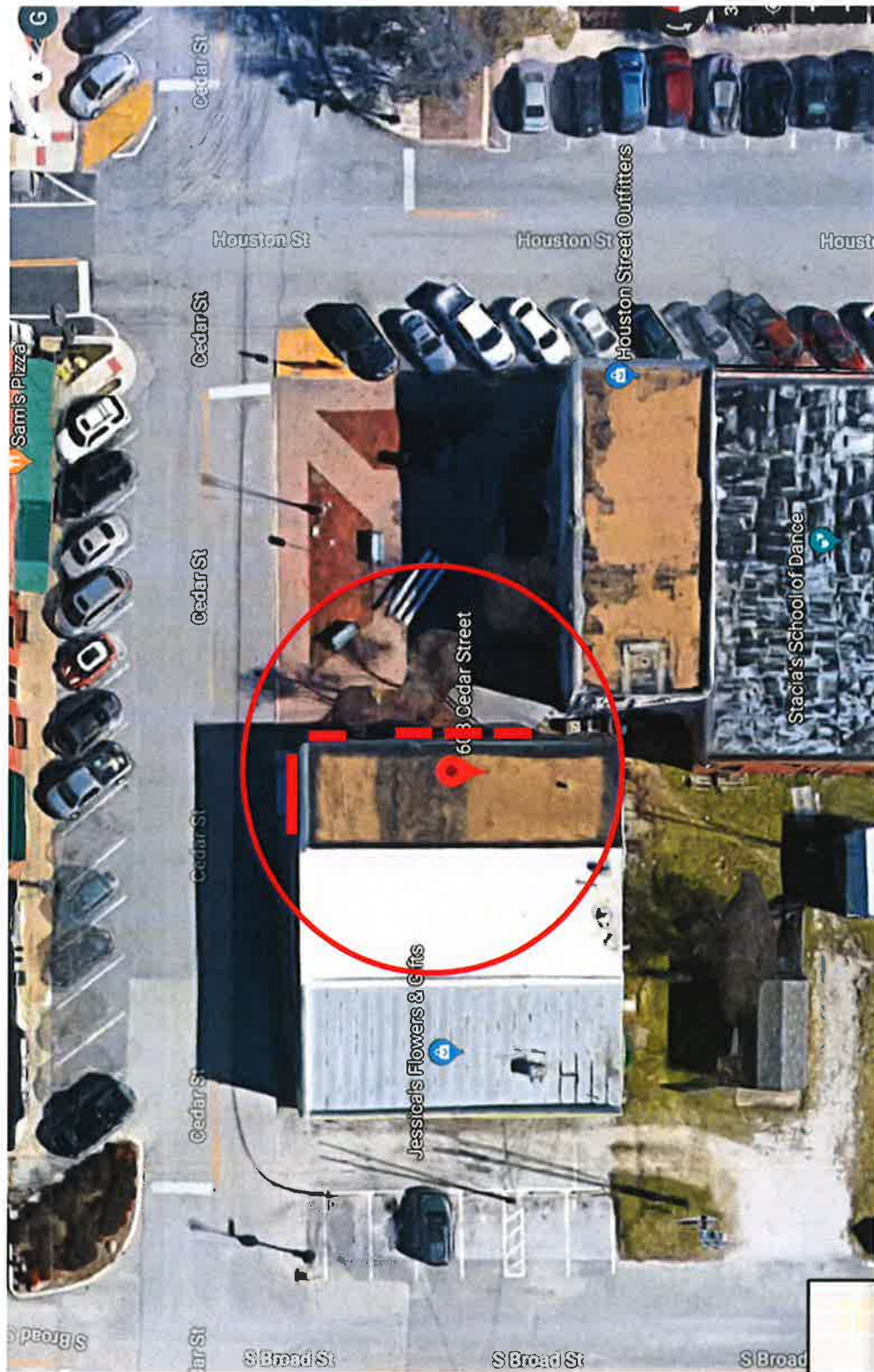
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608 Cedar St. – SIDE FACADE OPTION #2 with city event



608 Cedar St.



608 Cedar St.

We would like a variance allowing for signage based on the frontage of the side façade (60 feet) instead of the front façade (21 feet). The side façade is equally as visible, if not more, than the front façade based on traffic and pedestrian patterns. This variance would allow for signage totaling 120 square feet. In addition, we would like a variance allowing a total of three signs on the side façade.

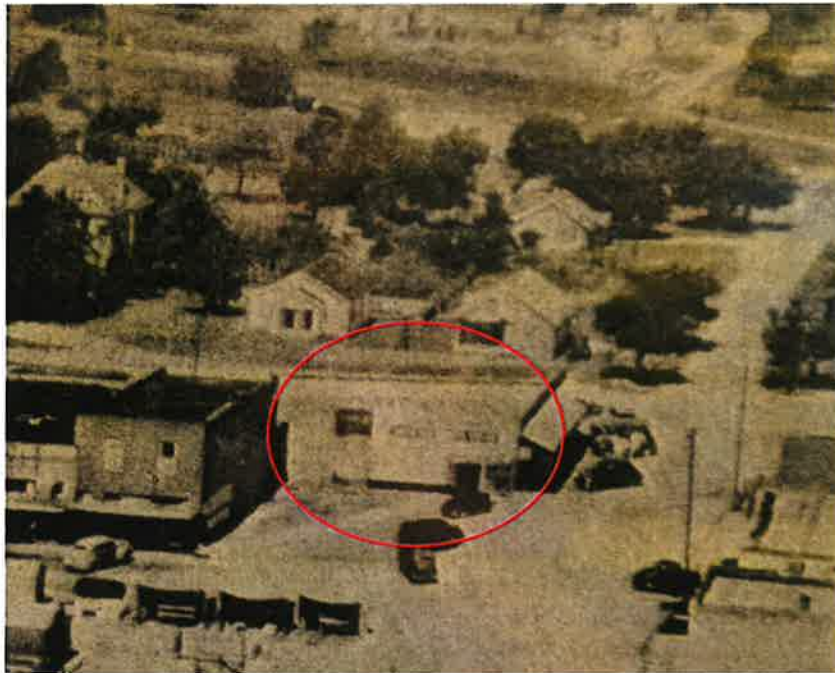
The inspiration for three signs on the side façade is “windows” that repeat the size of the French doors.. These three signs would appear as windows to give potential customers an idea of what is for sale inside the store. Signage images would vary seasonally.

- Front signage is 2' x 15' = 30 square feet
- Side signage is 3 signs 5' x 5' = 25 square feet each for a total of 75 square feet
- Total signage is 105 square feet.

We show two different options. Option #1 is three separate signs on the side façade. Option #2 is to create a single sign with multiple images.

We are open to having one of the images to be used for promoting city events!

Historically there was advertising on the side of the building larger than what we propose.



738 Lowe Dr. – Fence

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. January 10, 2018 - fence pulling apart and missing several pickets.
3. Notice of Violation was sent to the owner, Sigrid Jones.
4. January 19, 2018 – no change to fence, second Notice of Violation sent to property location, Sigrid Jones
5. January 31, 2018 – no change to fence. Citation #159796 issued to Sigrid Shunta Jones-Albercrombie for failure to maintain fence.
6. March 1, 2018 - no change to property and no contact.
7. March 2, 2018 – notice of violation sent to property owner Sigrid Jones stating second citation will be issued.
8. March 7, 2018 – Certified Citation #159796 returned unclaimed.
9. March 12, 2018 – no change to fence. Citation #161232 issued to Sigrid Shunta Jones-Albercrombie for failure to maintain fence.
10. April 6, 2018 – no change to fence.
11. April 9, 2018 – Certified Citation #161232 returned unclaimed.
12. April 10, 2018 – no change to fence.
13. April 12, 2018 – fence put back together but still missing several pickets.
14. April 12, 2018 – Door Hanger left stating third citation will be issued.

15. May 7, 2018 – fence pulling apart again, pickets still missing. Trash bins were set out in the alley. Door Hanger was removed.
16. May 7, 2018 – Citation # 161246 issued to Sigrid Shunta Jones-Albercrombie.
17. June 6, 2018 – no change to fence and no contact. Prepare packet to take to The Board.
18. June 6, 2018 – Certified Notice of Proposed Abatement Proceedings mailed.

Code Enforcement Case: CE-18-0147

Entered on: 01/10/2018 2:42 PM

Printed on: 06/05/2018

Topic: Exterior Grounds

Status: Open

Due Date: 06/04/18

Assigned To: Reba Farr

Initiated by: Initiative

Hearing Date:

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name: SIGRID JONES

Address: 738 LOWE ST , 75104

Phone:

Cell #:

APN : 16020770040070000

Owner Information

Owner Name: JONES SIGRID

Address: 738 LOWE DR

CEDAR HILL, TEXAS 75104-9140

Phone:

Cell #:

Actions

Action	By	Date	Time	Hours	Note/Observation
Inspection	Reba Farr	01/10/2018	2:42 pm	0.00	fence needs repair in alley - between 742 & 734
Notice of Violation	Reba Farr	01/10/2018	2:42 pm	0.00	Send to (Owner)
Inspection	Reba Farr	01/19/2018	3:21 pm	0.00	no chg to fence
Notice of Violation	Reba Farr	01/19/2018	3:21 pm	0.00	Send to (Property Location)
Inspection	Reba Farr	01/31/2018	3:48 pm	0.00	no chg to fence
Citation	Reba Farr	01/31/2018	3:49 pm	0.00	citation #159796 issued to Sigrid Shunta Jones-Albercrombie 10/19/1970
Inspection	Reba Farr	03/01/2018		0.00	no chg to fence
Notice of Violation	Reba Farr	03/02/2018	1:20 pm	0.00	Send to (Owner)
Case Notes	Reba Farr	03/07/2018	12:08 pm	0.00	certified citation #159796 returned unclaimed.
Inspection	Reba Farr	03/07/2018	12:08 pm	0.00	no chg to fence.
Inspection	Reba Farr	03/12/2018	3:11 pm	0.00	no chg to fence & no contact
Citation	Reba Farr	03/12/2018	3:11 pm	0.00	citation #161232 issued to Sigrid Shaunta Jones-Albercrombie 10/19/1970
Inspection	Reba Farr	04/06/2018	3:36 pm	0.00	no chg to fence & no contact
Case Notes	Reba Farr	04/09/2018	4:52 pm	0.00	certified citation #161232 returned unclaimed.
Inspection	Reba Farr	04/10/2018	3:33 pm	0.00	no chg to fence
Inspection	Reba Farr	04/12/2018	2:09 pm	0.00	fence put back together but still missing several pickets.
Door Hanger	Reba Farr	04/12/2018	2:09 pm	0.00	Door Hanger left stating 3rd citation will be issued.
Inspection	Reba Farr	05/07/2018	10:57 am	0.00	fence pulling apart again, no contact & bins were in alley.
Citation		05/07/2018	10:57 am	0.00	citation #161246 issued to Sigrid S Albercrombie-Jones 10/19/1970

Reba
Farr
Inspection Reba 06/05/2018 11:16 am 0.00 no chg to fence, take to the board.
Farr

<i>Violations</i>			
#	Violation Type	Due Date	Status Closed Date
	Fence		Open
1	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 . SECOND CITATION WILL BE ISSUED.		

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

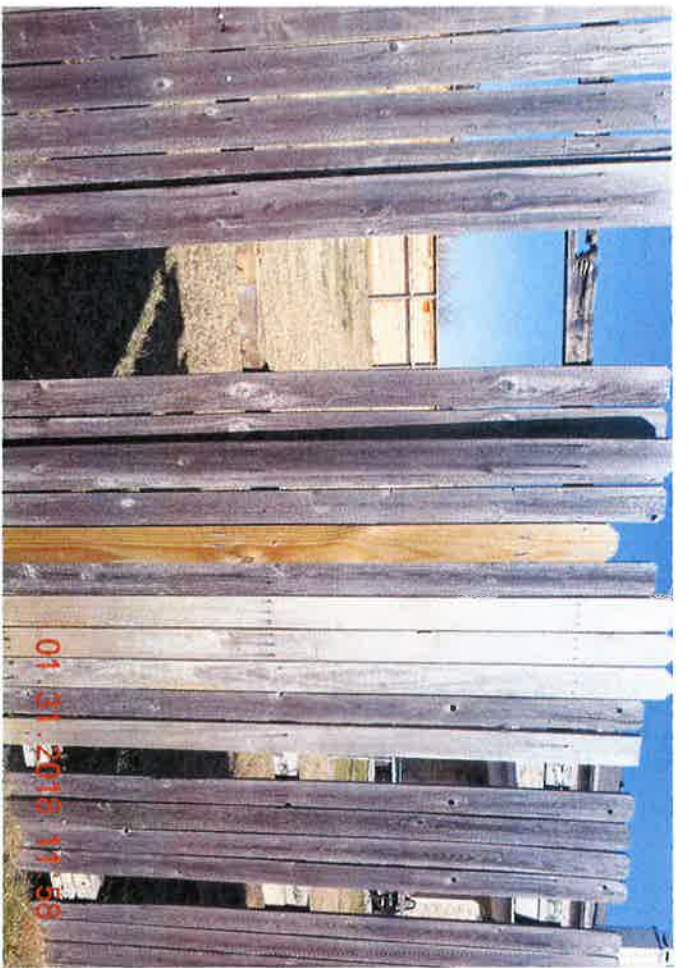












1127 Germany – Fence

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 made to bring those violations into compliance.
2. On December 4, 2017 door hanger was left for fence violation.
3. On December 12, 2017 Notice of Violation was sent for fence violation and trash /debris on back porch.
4. On December 21, 2017 second Notice of Violation was sent for fence violation. Trash was removed.
5. On January 9, 2018 Citation #156824 was issued to Ashley Watts for failure to maintain fence.
6. On February 12, 2018 I inspected property and found fence to still be in violation. Front and back panel still down.
7. On February 12, 2018 Notice of violation was sent to both property owner and tenant for fence violation.
8. On February 28, 2018 Citation #161228 was issued to Tenant, Ashely Watts. No information could be found on Owner, Barbara Watts.
9. On March 12, 2018 complaint was received regarding fence has been down for over six months.
10. On March 12, 2018 Notice of violation was sent stating third citation will be issued for fence violation.

11. On March 28, 2018 certified citation #161228 was returned unclaimed but with green return receipt card removed.
12. On May 10, 2018 fence remains in original condition with fallen front and back panels.
13. On May 18, 2018 Packet was prepared to present to the Advisory Board.

**Code Enforcement Department**

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

NOTICE OF VIOLATION

ASHLEY WATTS
1127 GERMANY DR
CEDAR HILL, TX 75104

RE: 1127 GERMANY DR CEDAR HILL TX 75104
Description: WATERFORD OAKS GARDEN HOMES 4 REP BLK 5 LT 4R VOL2004050/7450 DD07112003 CO-DC 0457800504R00 2CE04578005
APN: 160457800504R0000
Case No: CE-17-6033
Officer: Tina Mitchell

Date: December 12, 2017

ASHLEY WATTS,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1127 GERMANY DR**. An inspection was conducted on **December 12, 2017** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	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 .
9-60	It shall be unlawful for any person to place any garbage, trash, debris, furniture, grass cuttings, brush, stagnant water or a dead animal upon any vacant lot or any public or private premises within the city.	Remove trash and debris from property.

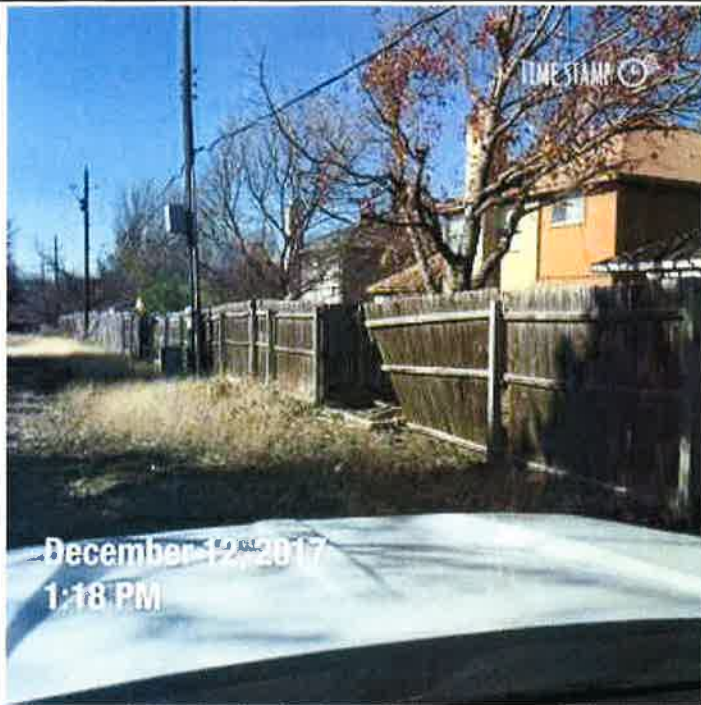
The condition(s) must be corrected by **December 19, 2017**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **972.291.5100 ext 1096**. Thank you for your cooperation.

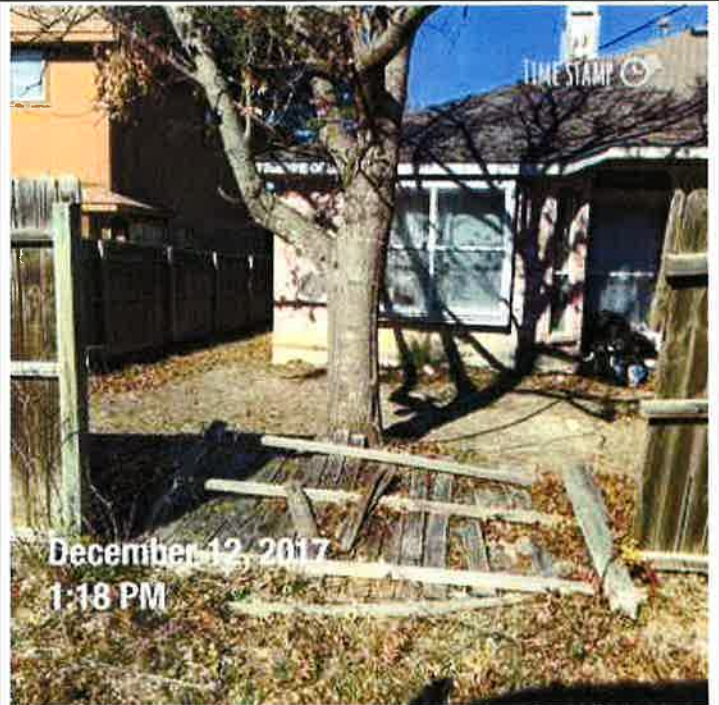
Tina Mitchell

Tina Mitchell
Sr. Code Enforcement Officer
972.291.5100 ext 1096

Photographs



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20F6D8EB-B033-4392-94B6-C2E049F5C668.jpeg



Code Enforcement Department

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

NOTICE OF VIOLATION

ASHLEY WATTS
1127 GERMANY DR
CEDAR HILL, TX 75104

RE: 1127 GERMANY DR CEDAR HILL TX
75104
Description: WATERFORD OAKS GARDEN HOMES 4
REP BLK 5 LT 4R VOL2004050/7450
DD07112003 CO-DC 0457800504R00
2CE04578005
APN: 160457800504R0000
Case No: CE-17-6033
Officer: Tina Mitchell

Date: December 21, 2017

ASHLEY WATTS,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1127 GERMANY DR**. An inspection was conducted on **December 21, 2017** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	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 .
9-60	It shall be unlawful for any person to place any garbage, trash, debris, furniture, grass cuttings, brush, stagnant water or a dead animal upon any vacant lot or any public or private premises within the city.	Remove trash and debris from property.

The condition(s) must be corrected by **January 9, 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 ext 1096**. Thank you for your cooperation.

Tina Mitchell

Tina Mitchell
Sr. Code Enforcement Officer
972.291.5100 ext 1096

**Code Enforcement Department**

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

NOTICE OF VIOLATION

WATTS BARBARA
1127 GERMANY DR
CEDAR HILL, TEXAS 75104-2369

RE: 1127 GERMANY DR CEDAR HILL TX
75104
Description: WATERFORD OAKS GARDEN HOMES 4
REP BLK 5 LT 4R VOL2004050/7450
DD07112003 CO-DC 0457800504R00
2CE04578005
APN: 160457800504R0000
Case No: CE-17-6033
Officer: Reba Farr

Date: February 12, 2018

WATTS BARBARA,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1127 GERMANY DR**. An inspection was conducted on **February 12, 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(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	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 . SECOND CITATION WILL BE ISSUED.

The condition(s) must be corrected by **February 19, 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 Department

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

NOTICE OF VIOLATION

ASHLEY WATTS
1127 GERMANY DR
CEDAR HILL, TX 75104

RE: 1127 GERMANY DR CEDAR HILL TX
75104
Description: WATERFORD OAKS GARDEN HOMES 4
REP BLK 5 LT 4R VOL2004050/7450
DD07112003 CO-DC 0457800504R00
2CE04578005
APN: 160457800504R0000
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NOTICE OF VIOLATION

WATTS BARBARA
1127 GERMANY DR
CEDAR HILL, TEXAS 75104-2369

RE: 1127 GERMANY DR CEDAR HILL TX
75104
Description: WATERFORD OAKS GARDEN HOMES 4
REP BLK 5 LT 4R VOL2004050/7450
DD07112003 CO-DC 0457800504R00
2CE04578005
APN: 160457800504R0000
Case No: CE-17-6033
Officer: Reba Farr

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