



Code Enforcement

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

NOTICE OF MEETING

Building Appeals & Advisory Board

Monday, July 16, 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. Approve the meeting minutes for April 16, 2018; May 21, 2018; June 18, 2018.
- III. Review and consider the property at Blk 6, Lot 16, Heritage Phase 3B more commonly known as 1221 Highview Drive, a public nuisance and direct staff to abate the nuisance.
- IV. Review the progress of the property located at 2415 Amber Leaf Court.
- 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
Jeanette Cosme

Permit Tech/Executive Assistant

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS MCCURDY • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG



Code Enforcement

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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

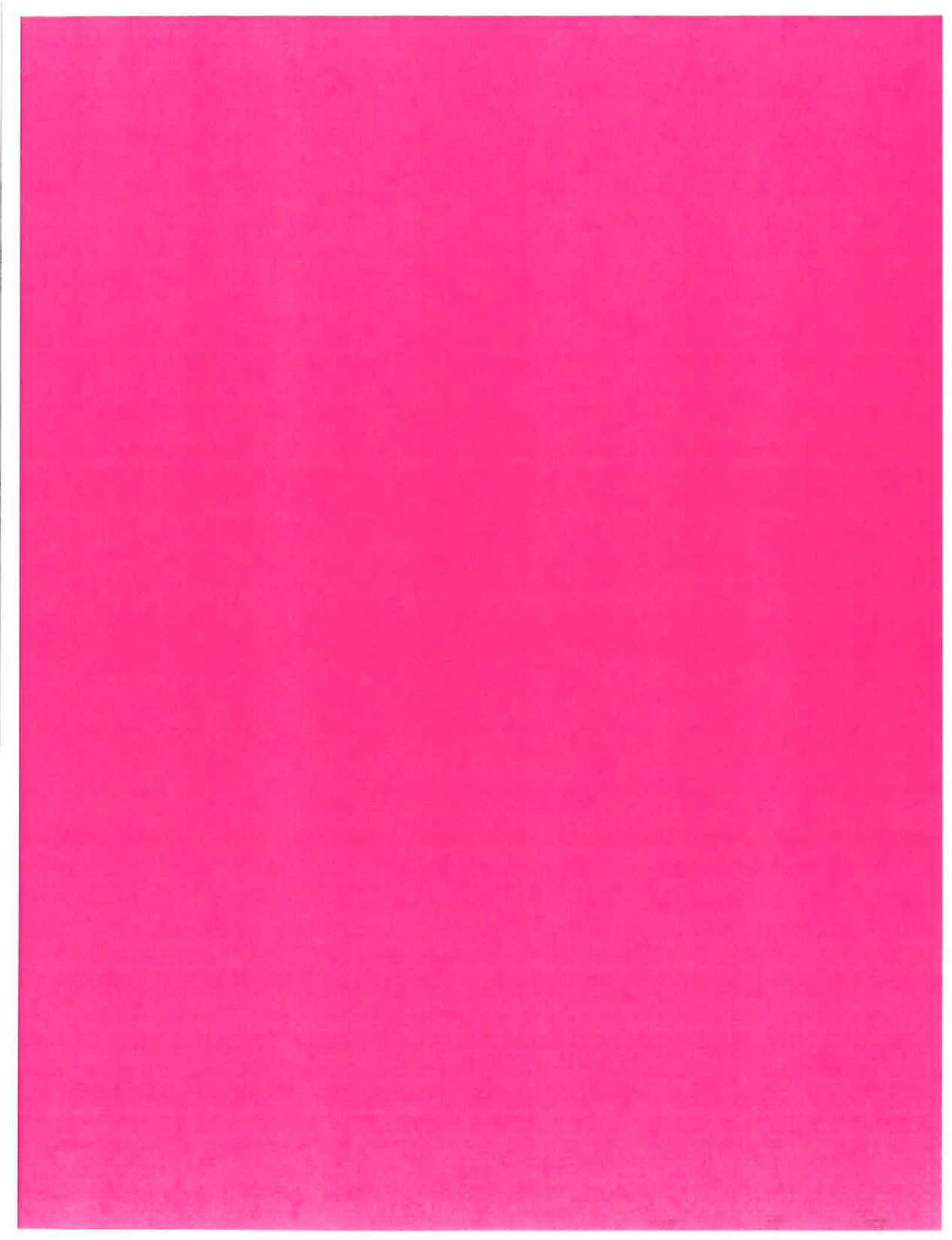
Cedar Hill has Vibrant Parks and Natural Beauty

Cedar Hill has Excellent, Safe and Efficient Mobility

Cedar Hill has a Strong and Diverse Economy

Cedar Hill has Texas Schools of Choice

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS MCCURDY • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG



**Building Appeals & Advisory Board
Meeting Minutes
Monday, April 16, 2018
Turk Cannady Briefing Room, Government Center**

Members Present

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

Staff Present

Gail Lux
Stacey Graves

I. Call meeting to order.

Chairman Joe Pitt called the meeting to order at 7:02 pm declaring it an open meeting and that all notices had been properly posted and verified.

II. Approve minutes of the March 26, 2018 meeting.

Mark Dale made a motion to approve the minutes for the March 26, 2018 meeting. Jack Frost seconded the motion. The motion was approved by all.

III. Review and consider a request by Charlene Nijmen, Green Education Foundation for an exception to the Cedar Hill Code of Ordinance Section 10-108(e) to allow a donation collection container measuring 20 ft. x 8 ft. and 8.5 ft. in height on Lot 6, Block A, Acs 2.57, Pleasant Run Towne Crossing, more commonly known as 747 N. J Elmer Weaver Frwy.

Chairman Pitt opened the public hearing for anyone wishing to speak in favor of this request.

Kayla Ygarra of Green Education Foundation spoke in favor of the exception to the ordinance. She stated that she is here to answer any questions that the board may have. Debra Fulwiler asked if there was any additional information that she can share to assist the board in making their decision. Green Education Foundation provided a review of the amount of materials that has been picked up at this location. They also provided a copy of the permit that was issued by Wichita Falls. Wichita

Falls has issued a permit as a building with an exception to the restroom requirements for a building.

David McDaniel asked about the revenue produced by this collection container however Kayla did not know the breakdown but explained the collected materials are sent to be resold or remanufactured.

Jack Frost asked if Green Education Foundation would agree to the donation collection container being considered to be two units and at no time would Green Education ask or place another container of this size within the city limits. Kayla agreed that they would not ask.

Debra Fulwiler asked Gail Lux if there were any outstanding fees owed for any violations and Gail responded as there are no outstanding fees.

Jack Frost made a motion to accept the request of Green Education Foundation an exception to the Cedar Hill Code of Ordinance Section 10-108(e) to allow a donation collection container measuring 20 ft. x 8 ft. and 8.5 ft. in height on Lot 6, Block A, Acs 2.57, Pleasant Run Towne Crossing, more commonly known as 747 N. J Elmer Weaver Frwy however that two permits will be issued for this collection container. The motion was seconded by George Ferguson. The motion passed unanimously.

IV. Review and consider a request by Kathy Creeach, Starlite Sign for an exception to the Cedar Hill Code of Ordinance Section 4-244 (2) b.1 and b.4 to allow a single sign greater than 100 sq. ft. and a sign letter or logo greater than 30" in height on Lot 8RA1, Block C, Acs 15.595 Cedar Hill Crossing more commonly known as 432 N J Elmer Weaver Frwy.

Chairman Pitt opened the public hearing for anyone wishing to speak in favor of this request.

Gail Lux explained that revised drawings have not been received by the Building Department from Planet Fitness

Tom Tahaney made a motion to deny the request for an exception to the Sign Ordinance. Mike Bechdol seconded the motion. The motion passed unanimously.

V. Review and consider a request by Donald Ramsey for an extension on the completion date for the house at 2415 Amber Leaf Court to March 31, 2018.

Chairman Pitt opened the public hearing for anyone wishing to speak in favor of the request.

Gail Lux explained that the meeting in December Mr. Ramsey asked for a March 31st extension for the completion of the exterior of the residence.

Donald Ramsey spoke on his behalf. Mr. Ramsey explained that with the inclement weather he was not able to complete the exterior. He explained that he had spoken with DeFord Lumber about having an engineer come to the site to evaluate the items that the building department has required to be addressed prior to an inspection being performed by the City Building Department. DeFord explained that they do not have an engineer that does these types of inspections.

Mr. Lux explained that the city is requesting a meeting with the structural engineer to determine to what extent the building may be required to be repaired from the deterioration of the materials that have been exposed to the prolonged weather. Mr. Lux explained that the city could not all for the work to proceed until that is determined to assist Mr. Ramsey in making informed decisions on the cost of completion of the project.

Mr. Aldridge from DeFord Lumber (retired) stated that Joe Hill is the engineer that DeFord referred Mr. Ramsey to and possibly meet with the Building Department.

Mr. Ramsey stated he had a schedule to show the board on how the progress would be laid out but did not present it to the board. He stated that he spoke with the engineer and the engineer did not feel that allowing the brick to be placed on the house would affect the structure because it rests on the brick ledge of the foundation and the walls. Mr. Ramsey stated that if the brick could be started by the end of April it would take approximately five weeks to complete.

Mr. Lux asked Mr. Aldridge if the engineer Mr. Hill was the engineer that designed the floor trusses for this particular job and he stated that they have software that designed the floor system and they are only stamped if the city requires it.

Mr. Ramsey stated that he is in the process of getting financing to complete the project and that this is going to take a few weeks to complete.

Jack Frost stated that we have a structure that may be unsound and my need to be demolished. This needs to be discussed with a professional engineer.

James Quinn spoke in opposition that they had bought the house next door and it is frustrating that it has taken this long to complete the house. He stated it is a nuisance and that there is never enough people working on this house to ever get it completed. They work on it at all hours and that the working hours are supposed to be 7:00 am to 7:00 pm not 10:00 pm. There has been very little work done to the house in the past months. He feels the city should take some action to have the house completed or demolished.

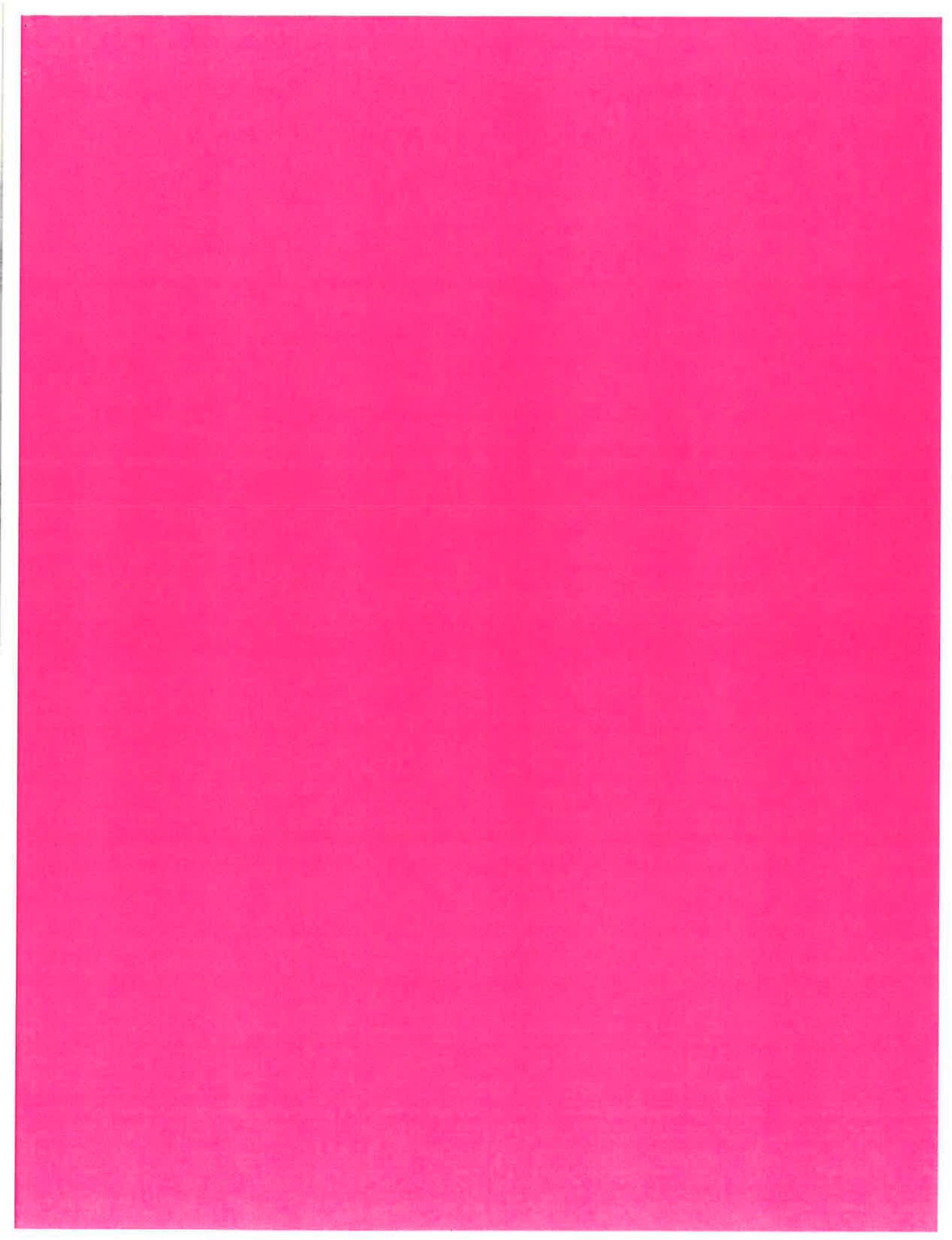
Mr. Ramsey stated that the main problem lately has been financing and he has been preapproved for the loan and the broker is working to getting the funding. He stated the structural engineer should be available to meet this week.

Jack Frost made a motion that Mr. Ramsey should provide a report by a professional engineer on the structural soundness and provide this information to the Building Department and a letter of commitment from the finance company within 21 days or declare this a public nuisance and abate the nuisance. The motion was seconded by David McDaniel. The motion was approved unanimously.

VI. Adjourn.

George Ferguson made a motion to adjourn. Tom Tahaney seconded the motion. The motion was approved unanimously.


Gail Lux



**Building Appeals & Advisory Board
Meeting Minutes
Monday, May 21, 2018
Turk Cannady Briefing Room, Government Center**

Members Present

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

Staff Present

Gail Lux

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 property at Lot 1, Block 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.

Chairman Pitt opened the public hearing for anyone wishing to speak in favor of this request.

Gail Lux, City Building Official, spoke in favor of the request. Mr. Lux explained that staff has made countless attempts to have the owner remove the derbies and repair the fence with no success.

The owner shall be given 14 days to comply or staff is directed to abate the nuisance.

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

Chairman Pitt opened the public hearing for anyone wishing to speak in regarding this matter.

David McDaniel recapped what Mr. Ramsey was to present to the Building Inspection Department prior to this meeting.

Gail Lux, Building Official, explained that we have not been presented with any financial documentation however, Andrew Lipscomb did meet with an engineer on behalf of Mr. Ramsey and we have received a copy of that report. The report addressed the concerns of the structural stability of the residence.

Mr. Ramsey did acknowledge that he agreed to the repairs the engineer required and recommended. The sign had been removed from the site and minimal work has been performed.

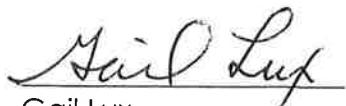
Mark Dale asked Mr. Ramsey if he had his financing in place and inspections completed by this meeting and Mr. Ramsey indicated that he had his financing almost complete. He also stated that no significant work has been completed on the house. Mr. Ramsey indicated that the closing date for the loan was May 28, 2018.

Debra asked if there was a schedule for the phasing of the project and Mr. Ramsey explained that the exterior of the residence will be 100% complete and approximately 10,000 square feet of the inside will be complete. David asked if he had a copy of the schedule and one was not presented.

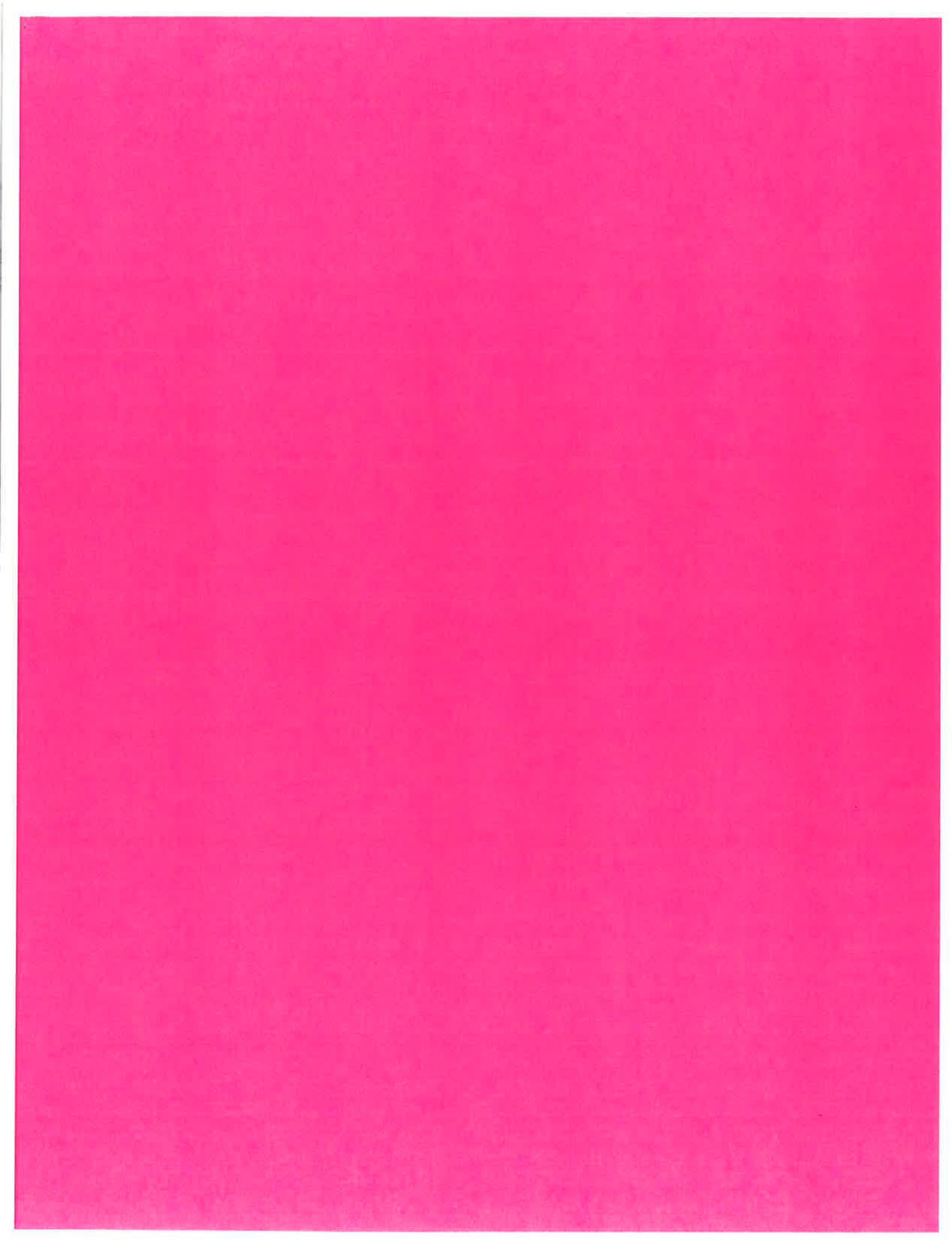
George Ferguson asked if the board could have a monthly update on the progress.

IV. Adjourn.

David McDaniel made a motion to adjourn. Jack Frost seconded the motion. The motion was approved unanimously.



Gail Lux
Building Official



**Building Appeals & Advisory Board
Meeting Minutes
Monday, June 18, 2018
Turk Cannady Briefing Room, Government Center**

Members Present

Jack Frost
Mike Bechdol
David McDaniel
Tom Tahaney
Deborah Fulwiler

Staff Present

Gail Lux

Members Absent

Joe Pitt
Mark Dale

I. Call meeting to order.

Vice-Chairman Jack Frost 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. Review and consider a request by Richard Leonard, Décor on the Hill for an exception to the Cedar hill Code of Ordinance Section 4-22(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 PI Lots 1 & 4 Acs. 0.0343, Orig Town Cedar hill, more commonly known as 608 Cedar Street.

Vice-Chairman Frost opened the public hearing for anyone wishing to speak in favor of this request.

Mr. Leonard asked for this item to be removed from the agenda as he wishes to review his options.

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.

Vice-Chairman Frost opened the public hearing for anyone wishing to speak in favor of this request.

Gail Lux, Building Official, spoke in favor of this request stating that the owner of this property has failed to comply with multiple notices and citations given.

Debra Fulwiler made a motion to declare this a public nuisance and direct staff to give the owner a 14 day notice to bring the property into compliance or staff will abate the nuisance. The motion was seconded by Tom Tahaney approved by all.

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.

Vice-Chairman Frost opened the public hearing for anyone wishing to speak in favor of this request.

Gail Lux, Building Official, spoke in favor of this request stating that the owner of this property has failed to comply with multiple notices and citations given.

David McDaniel made a motion to declare this a public nuisance and direct staff to give the owner a 14 day notice to bring the property into compliance or staff will abate the nuisance. The motion was seconded by Mike Bechdol approved by all.

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

Vice-Chairman Frost opened the public hearing for anyone wishing to speak in regarding this matter.

Gail Lux, Building Official, stated that there has been no inspections or progress on the building since the previous meet.

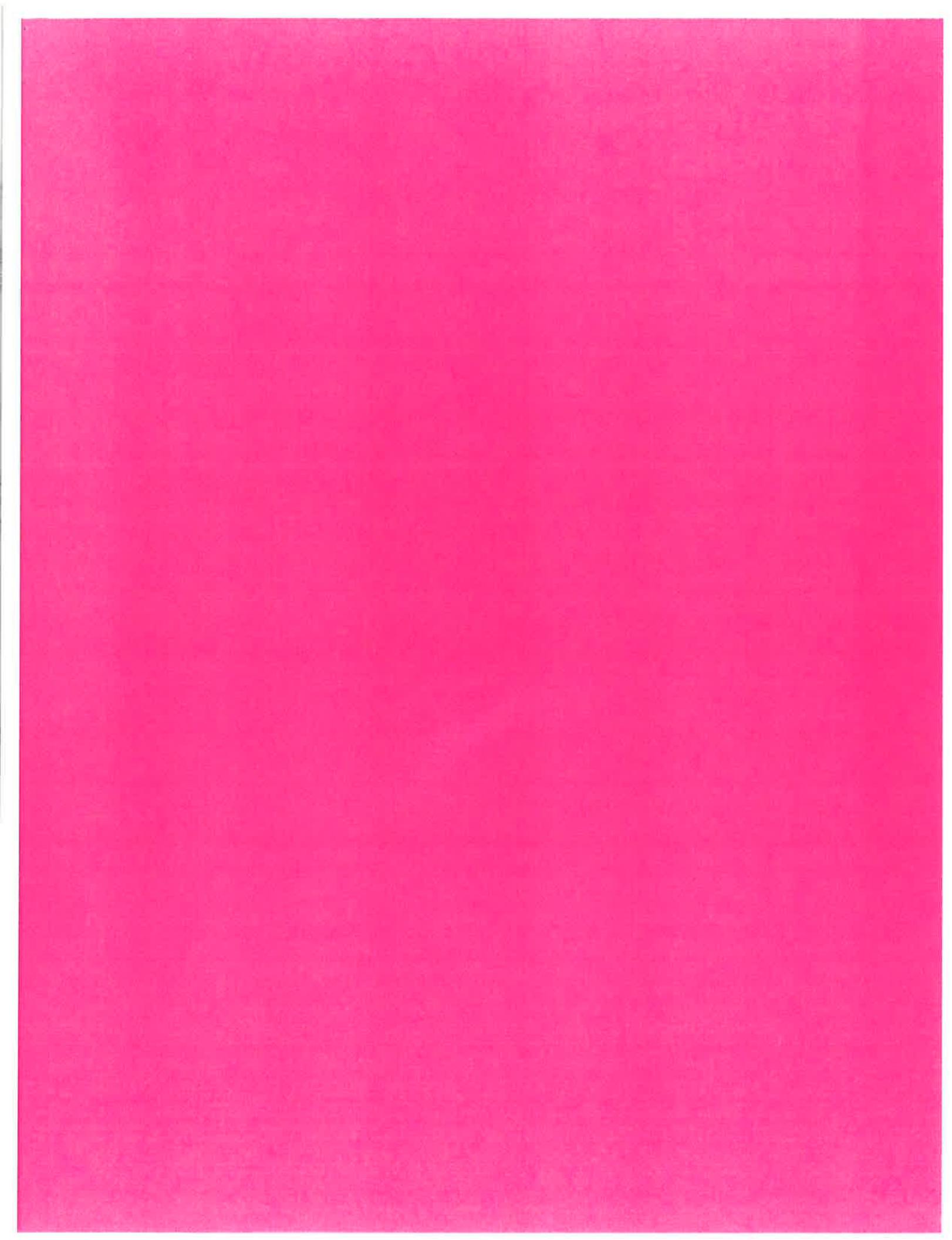
Mr. Ramsey informed the board that he is in the process of selling the property. He currently has a contract with a potential buyer and should be closing by the 30th of June.

VI. Adjourn.

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



Gail Lux
Building Official



1221 Highview 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. March 22, 2018 - Fence has missing/broken pickets and gate needs repair.
3. March 22, 2018 - Notice of Violation was sent to the owner, Gabriel Hutchinson.
4. March 29, 2018 – No change to fence, second Notice of Violation sent to property location, Gabriel Hutchinson.
5. April 6, 2018 – No change to fence, third Notice of Violation was sent to owner, Gabriel Hutchinson stating final notice before citation issued.
6. April 16, 2018 – **Citation #161241** issued to Gabriel Alvin Hutchinson for failure to maintain fence.
7. May 10, 2018 – Certified citation #161241 returned unclaimed.
8. May 16, 2018 – No changes have been made, door hanger left stating second citation will be issued.
9. May 31, 2018 – Door hanger removed but no one has reached out to me.
10. May 31, 2018 – **Citation #162675** issued to Gabriel Alvin Hutchinson for failure to maintain fence.
11. June 26, 2018 – Entire side of fence is down in back driveway.
12. June 28, 2018 – Certified Citation #162675 was returned unclaimed.

13. June 29, 2018 – no change to fence.
14. June 29, 2018 – Prepare packet to take to the Board.
15. July 5, 2018 – no change to fence and no contact.
16. July 5, 2018 – Certified Notice of Proposed Abatement Proceedings mailed.



Code Enforcement Department

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

June 5, 2018

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Gabriel Hutchinson
1221 Highview Dr
Cedar Hill, TX 75106-2369

**NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 1221
Highview Drive, CEDAR HILL, TEXAS**

Please be advised that pursuant to Section 9-22 of the Cedar Hill Code of Ordinances, a hearing will be held before the Building Appeals and Advisory Board at **7:00pm on July 16, 2018 at 285 Uptown Blvd, City Council Briefing Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **1221 Highview Drive**, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

At the time and location of the said hearing, the Building Appeals and Advisory Board shall receive testimony from owners, witnesses, city personnel and interested persons relative to the alleged public nuisance at **1221 Highview Drive**, Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

You are encouraged to attend the hearing regarding your property and present relevant evidence and testimony.

Sincerely,

Tina Mitchell
Sr. Code Enforcement Officer

CERTIFIED MAIL 7018 0360 0001 4785 7892
5-Day Return Receipt Requested

MAYOR, ROB FRANKE • MAYOR PRO TEM, CHRIS PARVIN • STE
DANIEL C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE SWAYZE

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Extra Services & Fees (check box and fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Send To	\$	
Street and Apt. No., or P.O. Box No.		
City, State, ZIP+4*		

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07.05.2018 10:13



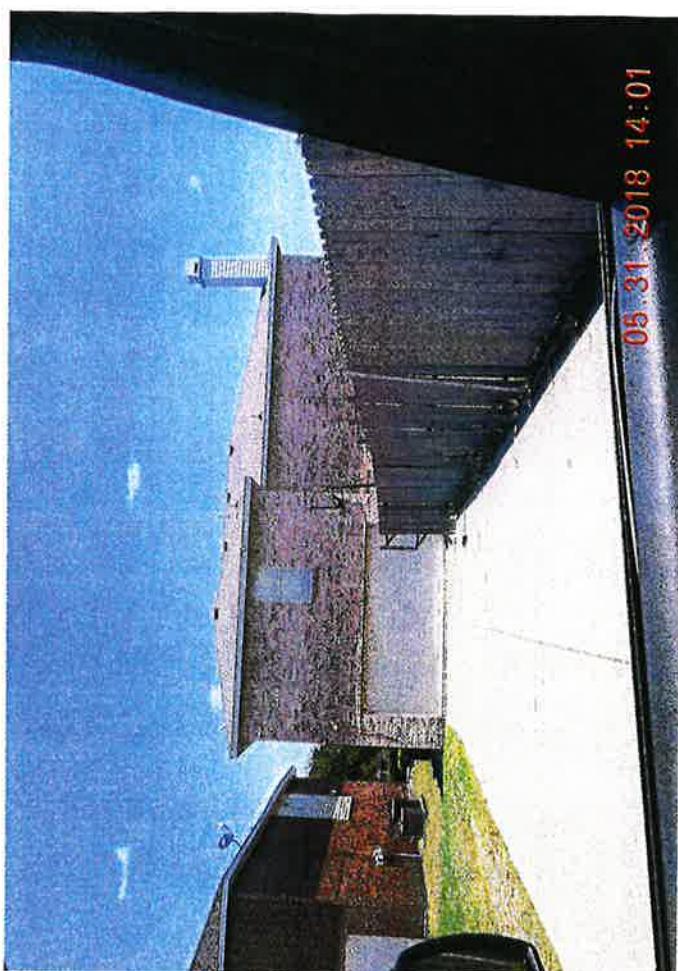
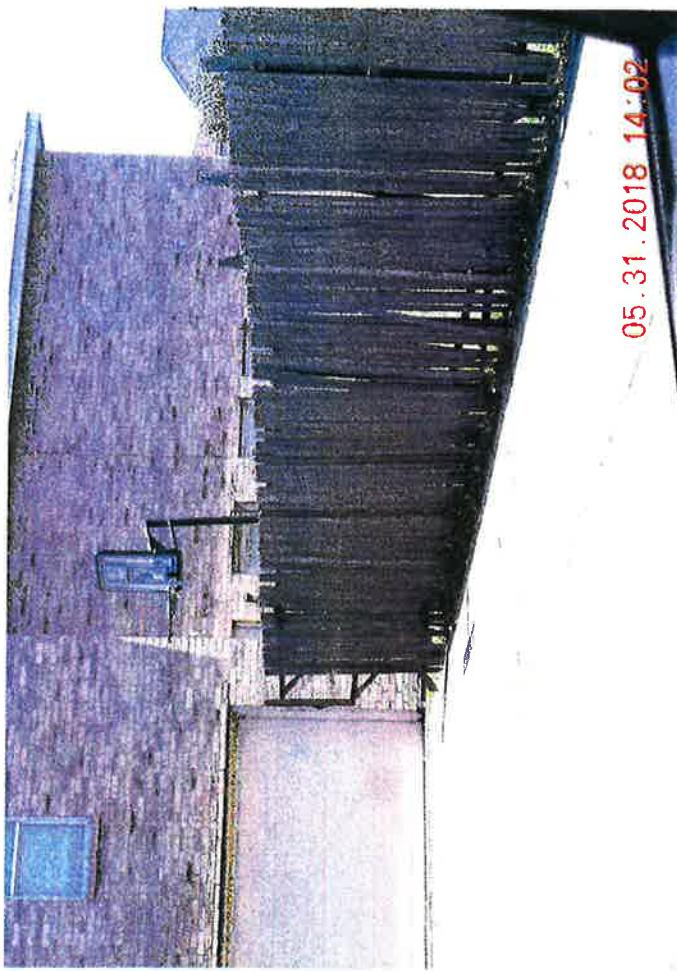


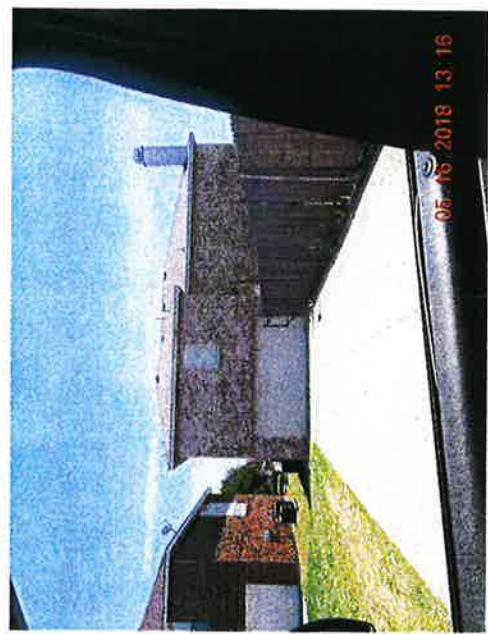
06.29.2018 10:14

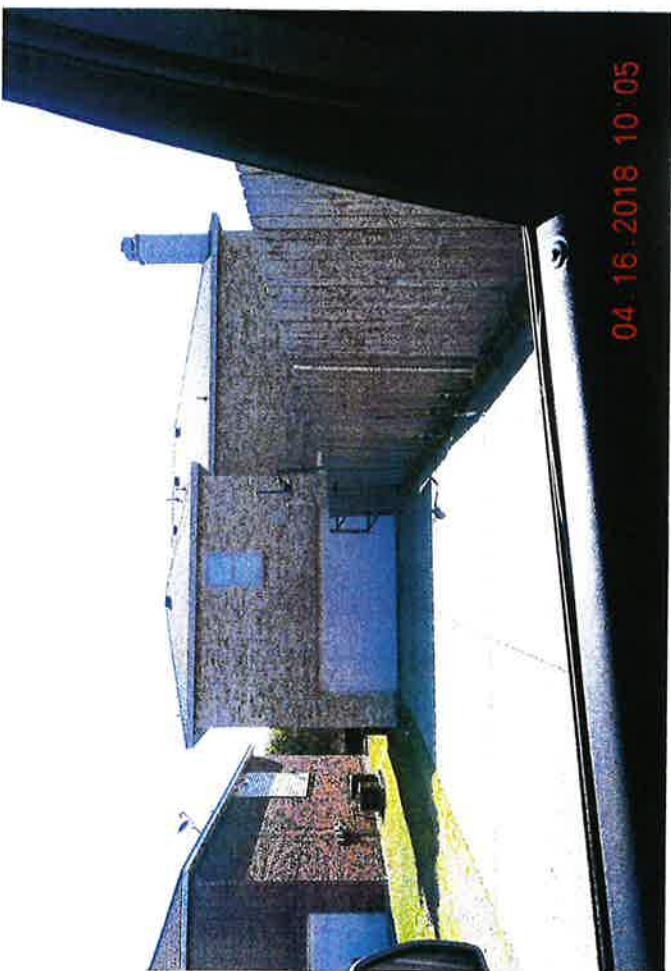
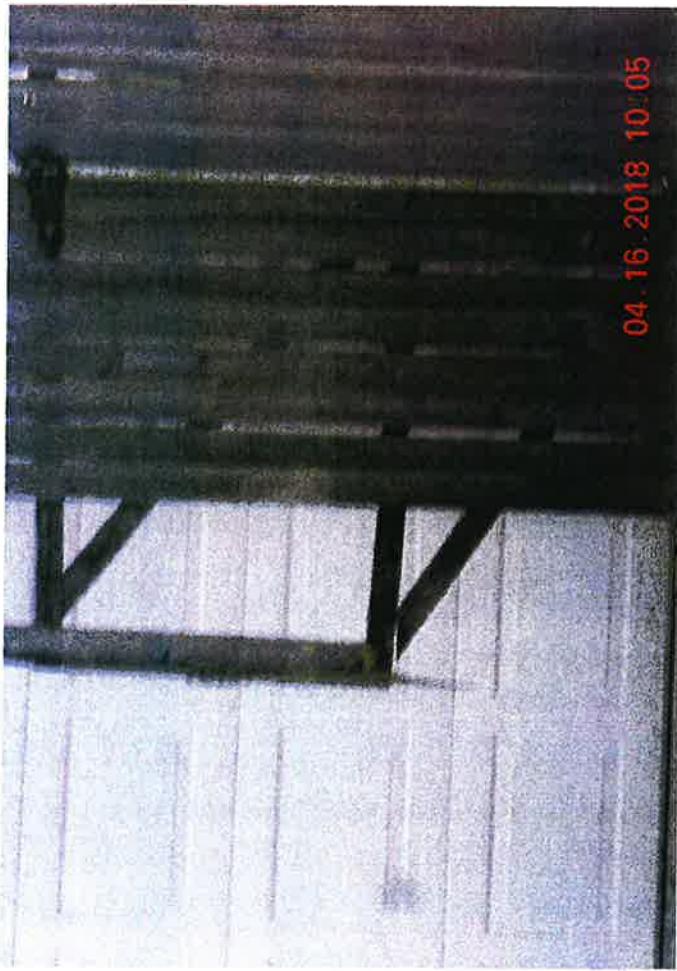
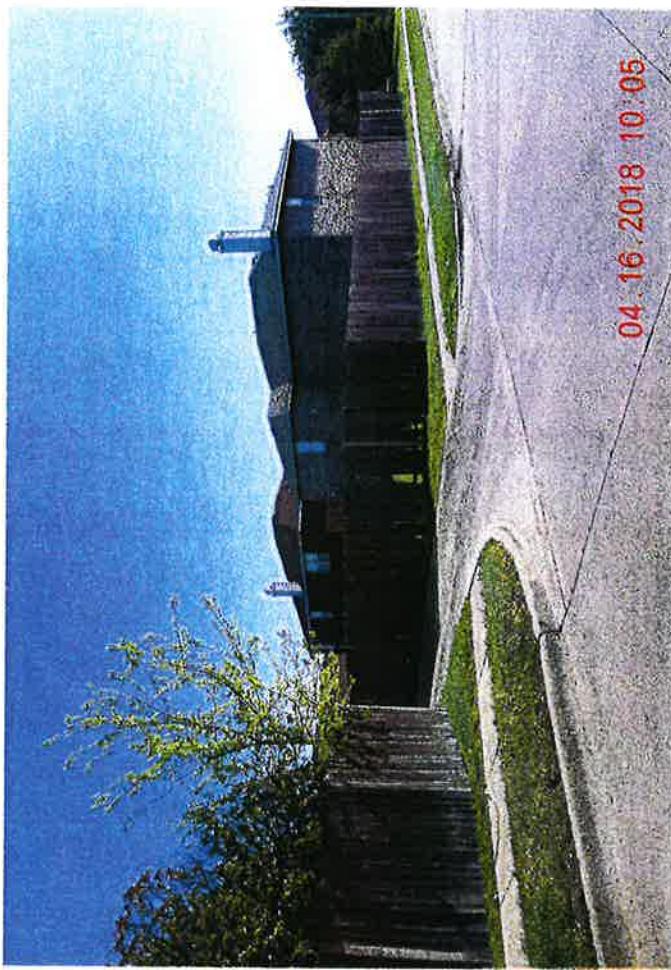


06.29.2018 10:15











dc COPY

Code Enforcement Department

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

NOTICE OF VIOLATION

HUTCHINSON GABRIEL
1221 HIGHVIEW DR
CEDAR HILL, TEXAS 75104-5455

RE: 1221 HIGHVIEW DR CEDAR HILL TX
75104
Description: HERITAGE PHASE 3B BLK 6 LT 16
INT201100149549 DD06102011 CO-DC
0200200601600 4CH02002006
APN: 16020020060160000
Case No: CE-18-1361
Officer: Reba Farr

Date: April 6, 2018

HUTCHINSON GABRIEL,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1221 HIGHVIEW DR**. An inspection was conducted on **April 6, 2018** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
9-26(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 . FINAL NOTICE BEFORE CITATION ISSUED.

The condition(s) must be corrected by **April 13, 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



ccOPY

Code Enforcement Department

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

NOTICE OF VIOLATION

GABRIEL HUTCHINSON
1221 HIGHVIEW DR
CEDAR HILL, TX 75104

RE: 1221 HIGHVIEW DR CEDAR HILL TX 75104
Description: HERITAGE PHASE 3B BLK 6 LT 16 INT201100149549 DD06102011 CO-DC 0200200601600 4CH02002006
APN: 16020020060160000
Case No: CE-18-1361
Officer: Reba Farr

Date: March 29, 2018

GABRIEL HUTCHINSON,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1221 HIGHVIEW DR**. An inspection was conducted on **March 29, 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 .

The condition(s) must be corrected by **April 5, 2018**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **(972) 291-5100 x 1095**. Thank you for your cooperation.

Reba Farr
Code Enforcement Officer
(972) 291-5100 x 1095



ccOPY

Code Enforcement Department

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NOTICE OF VIOLATION

HUTCHINSON GABRIEL
1221 HIGHVIEW DR
CEDAR HILL, TEXAS 75104-5455

RE: 1221 HIGHVIEW DR CEDAR HILL TX 75104
Description: HERITAGE PHASE 3B BLK 6 LT 16 INT201100149549 DD06102011 CO-DC 0200200601600 4CH02002006
APN: 16020020060160000
Case No: CE-18-1361
Officer: Reba Farr

Date: March 22, 2018

HUTCHINSON GABRIEL,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1221 HIGHVIEW DR**. An inspection was conducted on **March 22, 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 .

The condition(s) must be corrected by **March 29, 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



Customer Account Inquiry *** READ ONLY USER ***

Customer: 0000005867
Account: 000058080
GABRIEL HUTCHINSON
1221 HIGHVIEW DR
CEDAR HILL, TX 75104

Balance: \$54.19
Deposit: \$60.00CR
Last Bill: \$116.59 Due 04/19/2018
Plan: None
Next:

Active
Owner: Move In 06/14/2011
Residential - Cedar Hill
City of Cedar Hill/City of Cedar Hill

Cedar Hill West Side/Cedar Hill Route 30
No Service Orders to be completed on file
No Tasks to be completed on file
Alerts: No Collection Activity

Meter Reading | Contact | Equipment | Supplier | Loans/POS | Collections | Dashboard | >>>
 Customer | Service Address | Customer/Account | Services | Addressees | Reading History | Transaction History | Bills | Comments | Move In/Out | ACH | Deposits
 Primary | Custom Fields |

Name Type	Salutation	First Name	Middle Name	Last Name	Suffix
Person		GABRIEL		HUTCHINSON	
Driver License #					
Province/State					
SSN #					
Birth Date	Age				

Email Address: GHUTCHINSON1980@gmail.com Web Site Address:

Business 1

Phone Number	214-467-5800
Date/Time Updated	10/22/2014 07:32:36 PM
Sent/Lead	

Balance Transfer Account:
 Old Customer #:
 Send Optional Mail
 Exclude from Balance Transfer



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- [Water & Electricity Usage](#)
- [Administration](#)

Residential Account #16020020060160000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions Estimated Taxes History

Property Location (Current 2018)

Address: 1221 HIGHVIEW DR
Neighborhood: 4ESN05
Mapso: 71B-X (DALLAS)

DCAD Property Map

2018 Current Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Legal Desc (Current 2018)

1: HERITAGE PHASE 3B
2: BLK 6 LT 16
3:
4: INT201100149549 DD06102011 CO-DC
5: 0200200601600 4CH02002006
Deed Transfer Date: 6/13/2011

Value

2018 Proposed Values

Improvement:	\$192,610
Land:	+\$30,000
Market Value:	=\$222,610
Revaluation Year:	2018
Previous Revaluation Year:	2017

Owner (Current 2018)

HUTCHINSON GABRIEL
1221 HIGHVIEW DR
CEDAR HILL, TEXAS 751045455

Multi-Owner (Current 2018)

Owner Name	Ownership %
HUTCHINSON GABRIEL	100%



Texas Driver Detail

Record Details

<i>First Name</i> GABRIEL	<i>Middle Name</i> ALVIN	<i>Last Name</i> HUTCHINSON	<i>Name Suffix</i>
<i>License number</i> 0025908061	<i>License type</i> ID	<i>Address</i> 1221 HIGHVIEW	<i>Address(Continued)</i>
<i>DOB</i> Jun 10 1983	<i>City/ZIP Code</i> CEDAR HILL 75104	<i>Issue Date</i> Jun 4 2007	
<i>Above information as provided by state - Our annotations are below</i>			
<i>Address (click to find others)</i> 1221 Highview Dr		<i>City/State/Zip (click to find others)</i> Cedar Hill, TX 75104-5455	

I Look-up has been deducted from your account CITYOF107-UID total on April 17, 2018 at 8:31:54.

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Code Enforcement Case: CE-18-1361

Entered on: 03/22/2018 2:59 PM

Printed on: 07/06/2018

Topic: Exterior Grounds

Status: Open

Due Date: 07/10/18

Assigned To: Reba Farr

Initiated by: Initiative

Hearing Date:

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name: GABRIEL HUTCHINSON

Address: 1221 HIGHVIEW DR , 75104

Phone:

Cell #:

APN : 16020020060160000

Owner Information

Owner Name: HUTCHINSON GABRIEL

Address: 1221 HIGHVIEW DR

CEDAR HILL, TEXAS 75104-5455

Phone:

Cell #:

Actions

Action	By	Date	Time	Hours	Note/Observation
Inspection	Reba Farr	03/22/2018	2:59 pm	0.00	fence has missing/broken pickets in alley, gate also broken, corner lot.
Notice of Violation	Reba Farr	03/22/2018	2:59 pm	0.00	Send to (Owner)
Inspection	Reba Farr	03/28/2018	9:33 am	0.00	didn't see any changes yesterday.
Inspection	Reba Farr	03/29/2018	2:39 pm	0.00	no chg
Notice of Violation	Reba Farr	03/29/2018	2:39 pm	0.00	Send to (Property Location)
Inspection	Reba Farr	04/06/2018	3:45 pm	0.00	fence/gate not fixed
Notice of Violation	Reba Farr	04/06/2018	3:45 pm	0.00	Send to (Owner)
Case Notes	Reba Farr	04/13/2018	1:02 pm	0.00	issue citation Monday
Inspection	Reba Farr	04/16/2018	3:59 pm	0.00	no chg to fence
Citation	Reba Farr	04/16/2018	3:59 pm	0.00	Citation #161241 issued to Gabriel Alvin Hutchinson 6/10/1983
Case Notes	Reba Farr	05/10/2018	4:31 pm	0.00	certified citation #161241 returned unclaimed.
Inspection	Reba Farr	05/10/2018	4:31 pm	0.00	also no work has been done on the fence
Inspection	Reba Farr	05/15/2018	6:55 am	0.00	no work has been done to fence
Inspection	Reba Farr	05/16/2018		0.00	no chg to fence & no contact
Door Hanger	Reba Farr	05/16/2018		0.00	Door Hanger left - stating 2nd citation will be issued in 14 days
Inspection	Reba Farr	05/31/2018	10:54 am	0.00	saw no changes yesterday.
Inspection	Reba Farr	05/31/2018	3:20 pm	0.00	dh was removed but no one has reached out to me.
Citation	Reba Farr	05/31/2018	3:40 pm	0.00	citation #162675 issued to Gabriel Alvin Hutchinson 6/10/1983
Inspection	Reba Farr	06/26/2018		0.00	entire side fence is down in alley
Case Notes	Reba Farr	06/28/2018	3:32 pm	0.00	certified citation #162675 returned unclaimed
Case Notes	Reba Farr	06/29/2018	3:14 pm	0.00	Take to Board - gave Tina address so she could mail the letter & get stuff to Jeanette by 7/11
BAAB	Tina Mitchell	06/29/2018	3:24 pm	0.00	wrote BAAB letter to owner, gave to Reba to mail 7/5
Inspection	Reba Farr	07/05/2018	2:11 pm	0.00	no chg

Violations

#	Violation Type	Due Date	Status	Closed Date
1	Fence		Open	

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. FINAL NOTICE BEFORE CITATION ISSUED.

Inspection Notes