



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, November 12, 2018
ADMINISTRATIVE CONFERENCE ROOM-
4ST 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 October 15, 2018
- III.** Review and consider the request by Signs Manufacturing & Maintenance Corp. for an exception to the City of Cedar Hill Code of Ordinance Article XII, Division 1, Sec.4-244(2)(a) Attachment A (A) Maximum Height 8', Maximum Size 64 square feet. E D BALCOMS; BLK 1 S 164' LOT 9; COOPER, HARDY & US HWY 67 more commonly known as 303 Cooper St.
- IV.** Review and consider the request by Zachary and Rosana Pratt for a variance to the City of Cedar Hill Code of Ordinance Division 7 On-Site Sewer Disposal; Section 18-73(1) On site sewerage for new structures shall only be allowed on lots which are a minimum of one (1) acre at Amos M James ABST 690 PG 645; TR1 ACS 0.55; more commonly known as 1432 N. Joe Wilson Rd.
- V.** Review and consider the property at JAMES HUGHES ABST 539 PG 401; TR 19 ACS 0.8232; more commonly known as 1880 W. Belt Line Rd., a public nuisance and direct staff to abate the nuisance.

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



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- VI.** Review and consider the property at HERITAGE PH 2; BLK 6 LT 18; more commonly known as 412 Round Rock., a public nuisance and direct staff to abate the nuisance.
- VII.** Review the progress of 2415 Amber Leaf.
- VIII.** Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 7TH day of November 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
CHAD A. MCCURDY • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG PORTER

**Building Appeals & Advisory Board
Meeting Minutes
Monday, October 15, 2018
Administrative Conference Room, 4th Floor Government Center**

Members Present

Jack Frost
Mike Bechdol
David McDaniel
Tom Tahaney
Mark Dale
Jeanetta Dagley

Staff Present

Gail Lux

Members Absent

Joe Pitt
Deborah Fulwiler

I. Call meeting to order.

Acting 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. Approve the meeting minutes for September 17, 2018 meeting.

Mr. David McDaniel made a motion to accept the minutes as written for the July 16, 2018 meeting. The motion was seconded by Mr. Mark Dale. The motion was approved unanimously.

III. Review and consider the request by Chandler Signs for an exception to the City of Cedar Hill Code of Ordinance Article XII, Division 1, Sec.4-244(2)(b)4 maximum size of single letter or logo to limited to 37.5".

Mr. Walter Finninger with Chandler Signs spoke in favor of the request for the exception. Mr. Finninger stated that Solis has generally been in hospitals and more recently they have gone in retail settings and the sign that would meet the requirements would reduce the sign visibility. The sign complies except for the busts on the logo.

Mr. Jack Frost asked how far the building is from the street and Mr. Gail Lux stated that the building is less than 100 feet to the street,

but the area of the front façade is larger than the other spaces due to the arch at the roof line.

Mr. Mark Dale made a motion to approve the exception to allow for the logo to exceed the maximum 37.5". Mr. Tom Tahaney seconded the motion. The motion was approved unanimously.

IV. Review and consider the property at Blk 2, Lot 23, Patio garden Homes, Braeglen at Highpoint; more commonly known as 1745 Stewart Street, a public nuisance and direct staff to abate the nuisance.

Mr. Gail Lux explained that the Code Enforcement Department has tried neuromas times to have the owner trim the overhang trees at the street and sidewalk and the owner has been non-responsive.

Mr. David McDaniel made a motion to direct staff to do give the owner 14 days to bring into compliance or staff will abate the nuisance. The motion was seconded by Mr. Mike Bechdol. The motion was approved unanimously.

V. Review the progress of 2415 Amber Leaf.

Mr. Gail Lux gave an update on the status of the 2415 Amber Leaf. Mr. Ramsey has entered into a contract to sell the property. The expected closing date is to be October 29, 2018.

VI. Adjourn.

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



Gail Lux
Building Official



APPL 118-2018

BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: OT-Corr
Filing Date: 10-23-18

Owner Tom V Nguyen Applicant Elizabeth Cardenas

Address 2307 Danbury Colleyville, TX 76034 Address 4610 Mint Way, Dallas, TX 75236

Phone Number 817-881-4468 Phone Number 214-339-2227
Email phamthanhuan@yahoo.com Email liz@signsmanufacturing.com

Address of Property Requesting Variance 303 Cooper Street, Cedar Hill, TX 75104

Lot 9 Block BLK 1 Subdivision S 164'
Tract _____ Acres _____ Abstract _____ Survey _____

Building Description: Size _____ Occupancy Type Restaurant

Occupancy Load _____ Type of Construction Install Sign cabinet to existing pole sign structure.

Use _____

Explain Variance Desired: To put a new sign cabinet on the existing pole structure. According to Gail Lux, if application had been made within six (6) months of the closing of the previous business, the sign would be allowed normally and no variance would be required. We need an extension to this six month window.

Code: Chapter 23 - Zoning Ordinance Section: 3.14.7

Requirements: Though monument signs are preferred along the U.S. Highway 67 between Clark Road on the north Belt Line Road, pole signs may be permitted. South of Belt Line Road, pole signs are prohibited.

I am the owner of the herein described property and Signs Manufacturing & Maintenance Corp. is (Applicant)

authorized to file this application on my behalf.

Elizabeth Cardenas
Applicant

Elizabeth Cardenas - Agent
Owner

Variance Fee: \$150.00

Attach Justification Material

CITY OF CEDAR HILL
285 UPTOWN BLVD BLDG 100
CEDAR HILL, TX 75104
(972) 291-5100

Merchant ID: 9822 Store #: 0001
Term #: 0010 Ref #: 0002

Phone Order

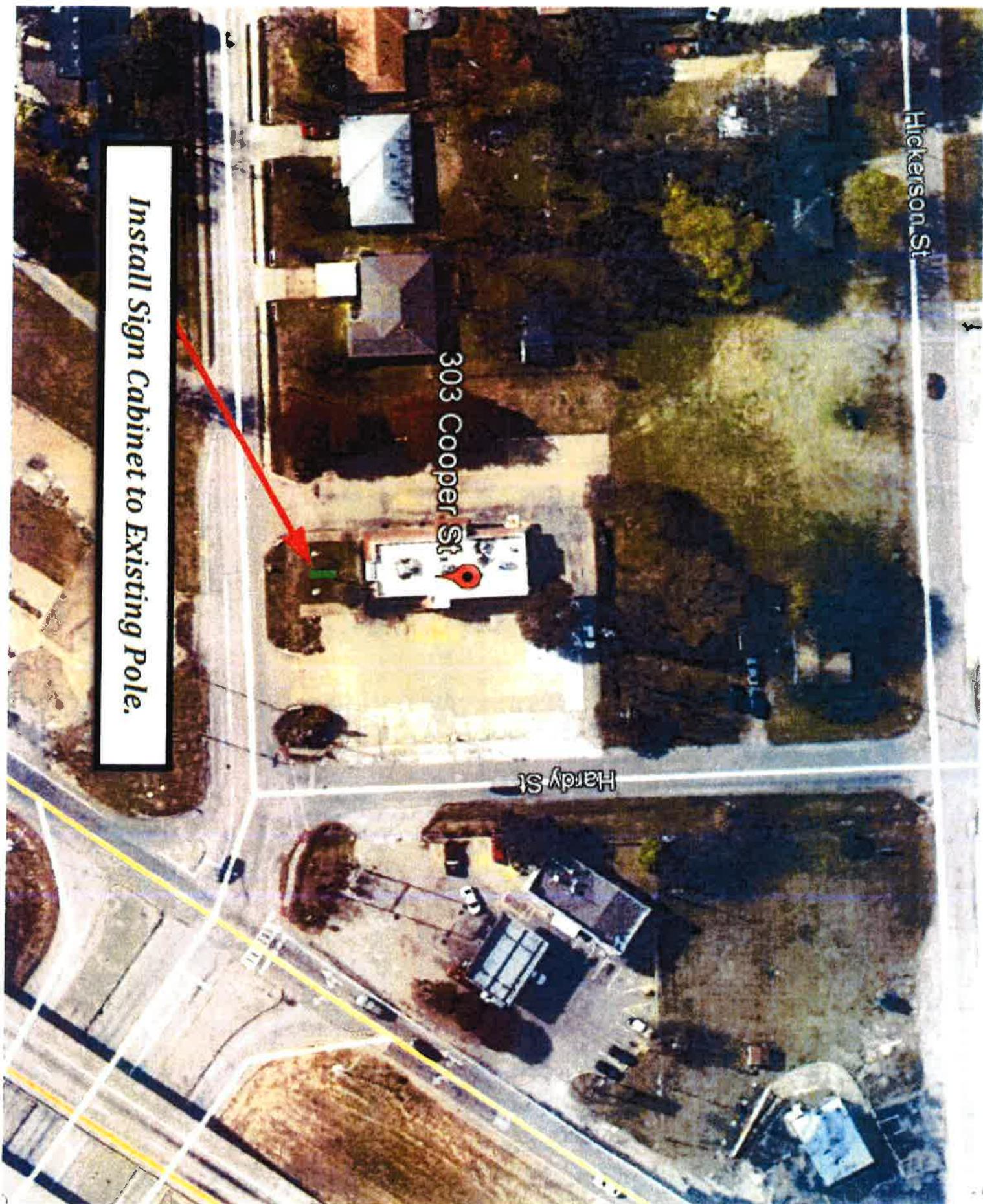
XXXXXXXXXX9856
MASTERCARD Entry Method: Manual

Total: \$ 150.00

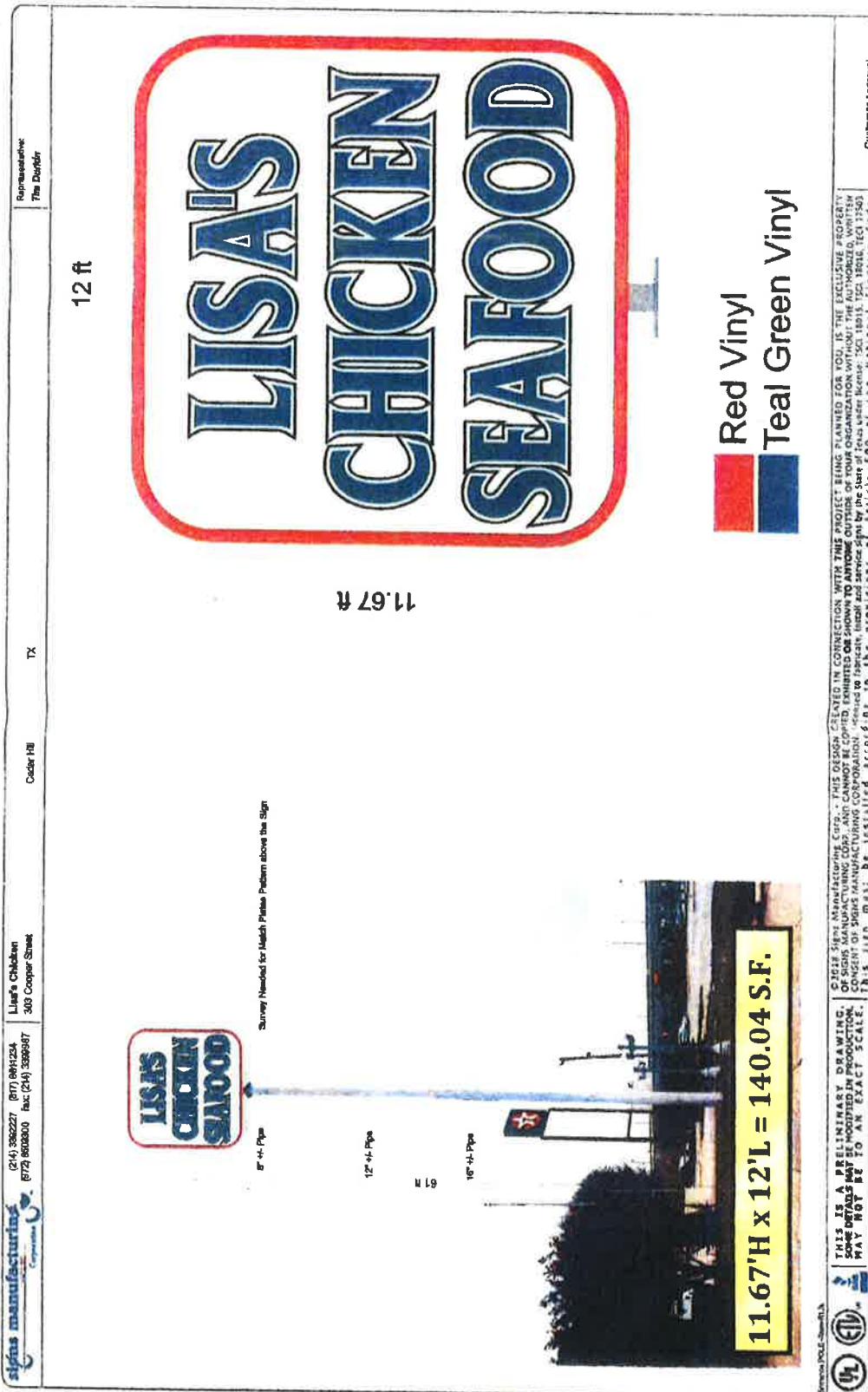
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Inv #: 000002 Appr Code: 09227G
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Apprvd: Online Batch#: 000275
AVS Code: ZIP MATCH Z
CVC2 Code: MATCH M

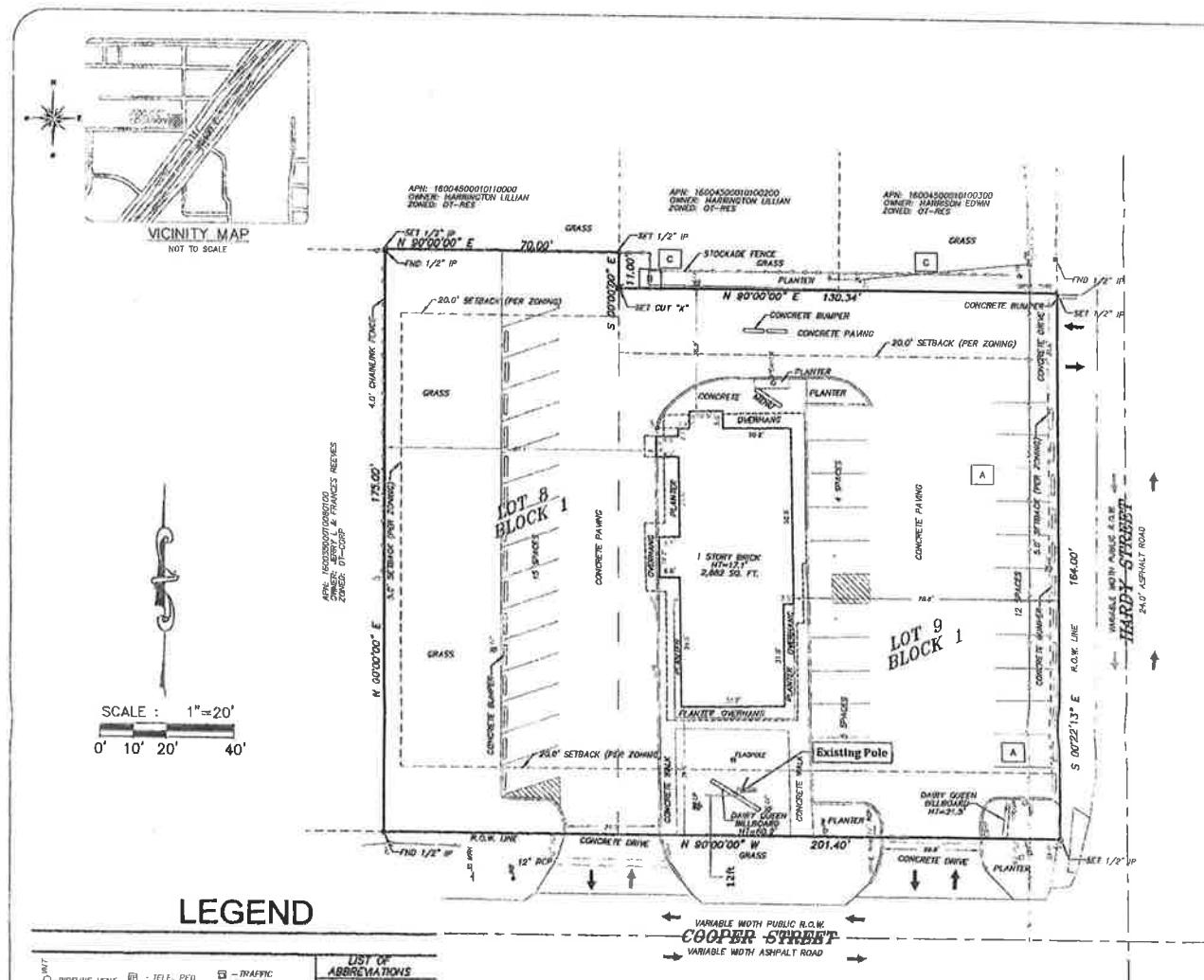
Customer COPY

THANK YOU









LEGEND

LIST OF ABBREVIATIONS	
○ - PIPELINE VENT	■ - TELE. PED
- GAS METER	■ - ELEC PEDESTAL
○ - SIGNAL DROPOFF	○ - WATER VALVE
○ - PIPELINE WIRE	○ - POWER POLE
○ - MAIL BOX	○ - PULL BOX
○ - FIRE HYDRANT	○ - FIRE HYDRANT
○ - TREE	○ - UTILITY POLE
○ - SAN. SEW. MAN	○ - GAS VALVE
○ - GUT. MAN	○ - TEL. U.G. WORK
○ - CLEAN. CHAM	○ - TELE. MAMMOTH
○ - FLAG POLE	○ - STOCKADE FENCE
○ - ELECT. TRANS	○ - BARR. WIRE FENCE
○ - UTA	○ - CHAIN LINK FENCE
○ - UNDERGROUND TANK ACCESS	○ - WATER METER
○ - CONCRETE	○ - TRASH CAN
○ - T.V. ANTENNA	○ - SANITARY SEWING
○ - T.V. ANTENNA	○ - WATER LINE
○ - T.V. ANTENNA	○ - HANDICAP
○ - T.V. ANTENNA	○ - CONCRETE
○ - T.V. ANTENNA	○ - RETAINING
○ - T.V. ANTENNA	○ - APPROXIMATE
○ - T.V. ANTENNA	○ - SANITARY
○ - T.V. ANTENNA	○ - TYPICAL
○ - T.V. ANTENNA	○ - BUILDING
○ - T.V. ANTENNA	○ - PERIODICAL
○ - T.V. ANTENNA	○ - PLANTER
○ - T.V. ANTENNA	○ - GAS REGULATOR
○ - T.V. ANTENNA	○ - GROUND LIGHT
○ - T.V. ANTENNA	○ - TRANSFORMER
○ - T.V. ANTENNA	○ - FINISHED FLOOR
○ - T.V. ANTENNA	○ - CENTER LINE
○ - T.V. ANTENNA	○ - RIGHT-OF-WAY
○ - T.V. ANTENNA	○ - FENCE
○ - T.V. ANTENNA	○ - DIAMETER
○ - T.V. ANTENNA	○ - EQUINOX
○ - T.V. ANTENNA	○ - BUILDING SETBACK
○ - T.V. ANTENNA	○ - EASEMENT
○ - T.V. ANTENNA	○ - AUTO-SPRINKLER
○ - T.V. ANTENNA	○ - DISTANCE
○ - T.V. ANTENNA	○ - BEARING
○ - T.V. ANTENNA	○ - PIPE
○ - T.V. ANTENNA	○ - UNDERGROUND
○ - T.V. ANTENNA	○ - SERVICE
○ - T.V. ANTENNA	○ - MONITOR WELL
○ - T.V. ANTENNA	○ - STATUTORY
○ - T.V. ANTENNA	○ - VITRIFIED
○ - T.V. ANTENNA	○ - PLATE DIMENSION
○ - T.V. ANTENNA	○ - PEAT DIMENSION
○ - T.V. ANTENNA	○ - IRON GRATE
○ - T.V. ANTENNA	○ - IRON DIMENSION
○ - T.V. ANTENNA	○ - CONCRETE

MONUMENT LEGEND

Encroachment Statement

A POSSIBLE ENCROACHMENT: POWERLINE ENCROACHES ONTO EAST PORTION OF SUBJECT PROPERTY.

B POSSIBLE ENCROACHMENT: CONCRETE PAVING (DUMPSTER LOCATION) ENCROACHES OUTSIDE OF THE NORTH BOUNDARY OF SUBJECT PROPERTY.

C POSSIBLE ENCROACHMENT: FENCE ENCROACHES ONTO SHARING PROPERTY.

PARKING SPACES

PARKING SPACES	
REGULAR	36 SPACES
HANDICAP	2 SPACES
TOTAL	38 SPACES

O - 1/2" IRON PIN SET ● - IRON PIN FOUND
 ⑧ - P-K NAIL SET
 (MAGNETIC NAIL) ● - P-K NAIL FOUND
 (MAGNETIC NAIL)
 ☒ - CUT "X" SET ☒ - CUT "X" FOUND
 ☢ - BENCHMARK

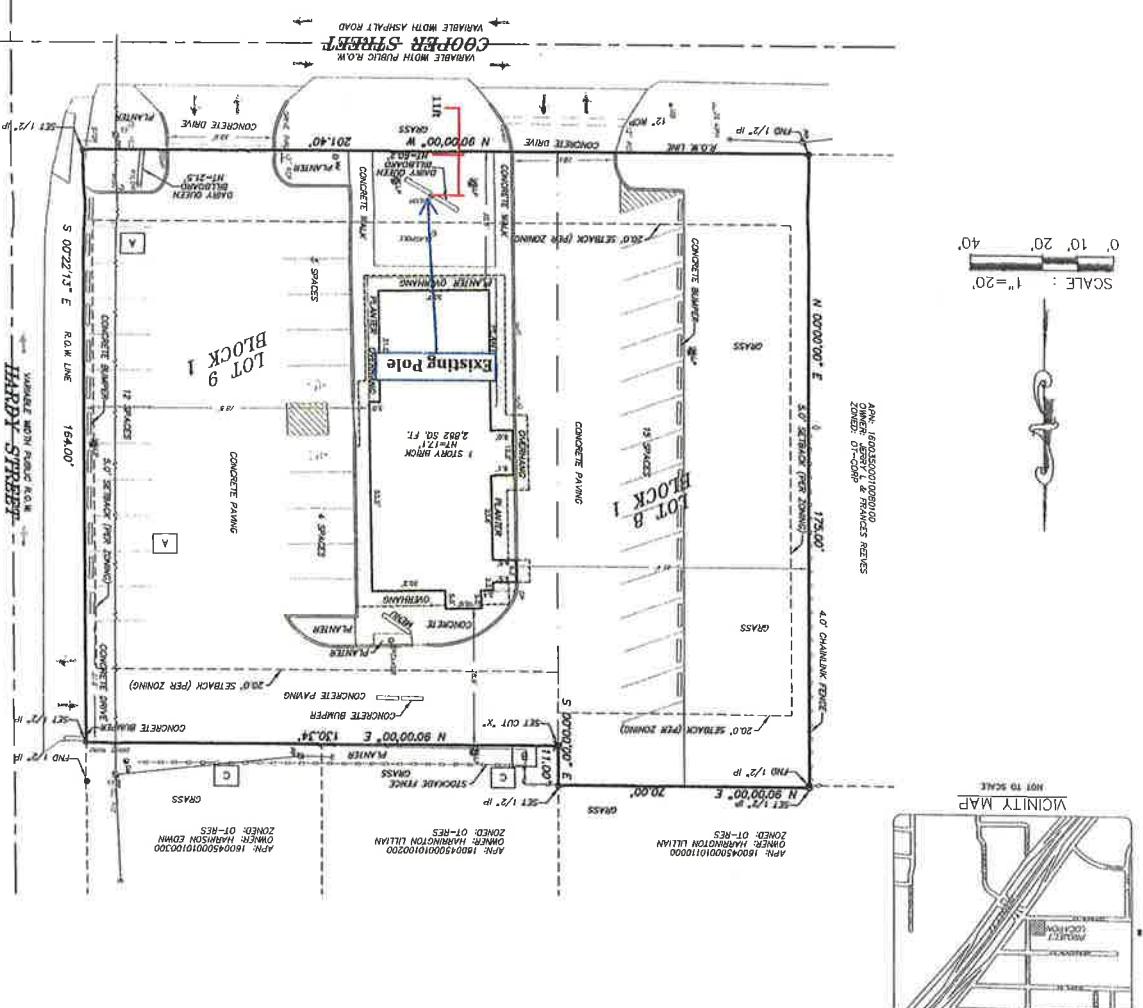


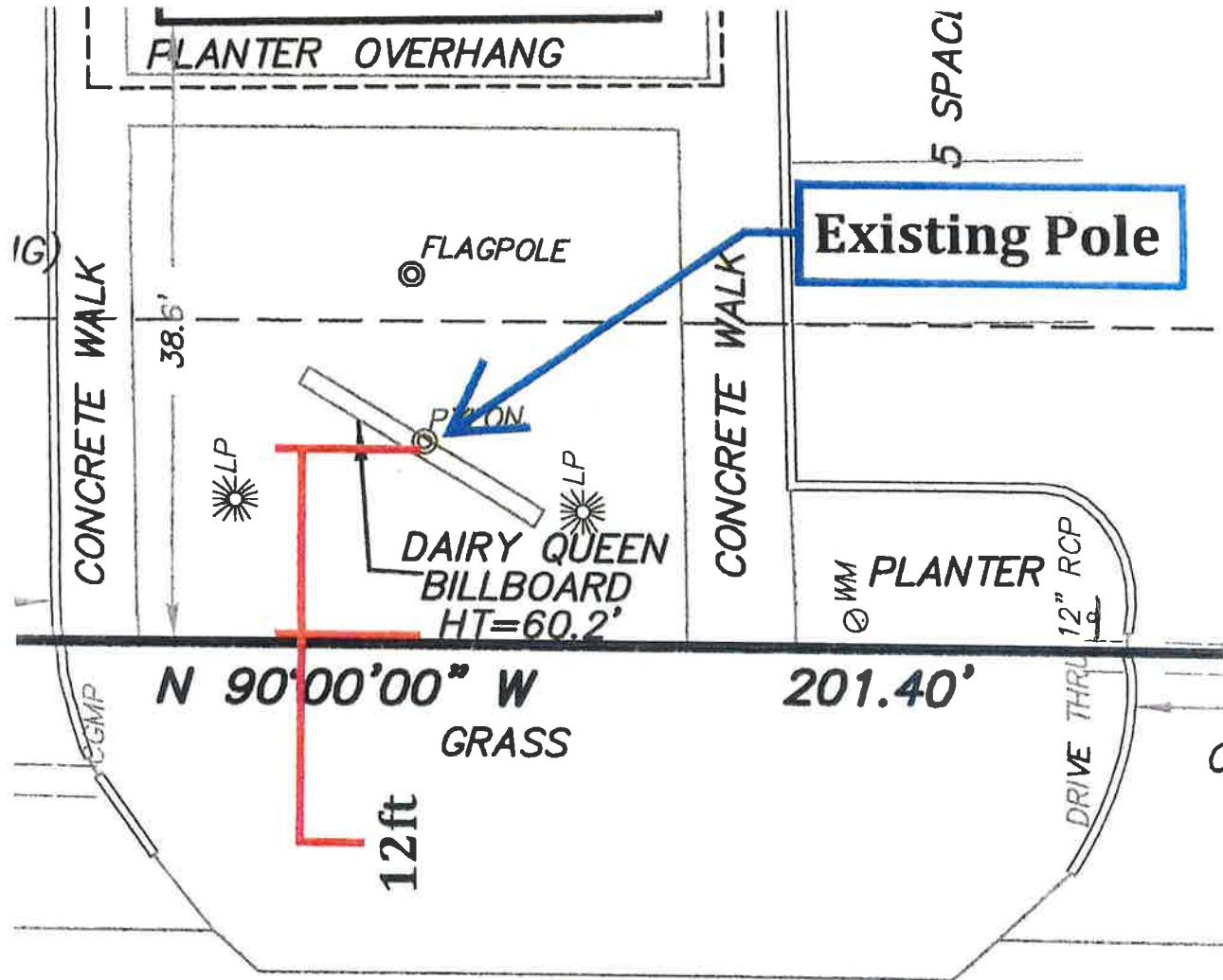
Encroachment Statement

MONUMENT LEGEND

1/2" IRON PIN SET • IRON PIN FOUND
 1/2" IRON PIN SET • IRON PIN FOUND
 P-K NAIL SET (MAGNETIC NAIL)
 P-K NAIL FOUND (MAGNETIC NAIL)
 CUT "X" SET
 CUT "X" FOUND

LEGEND

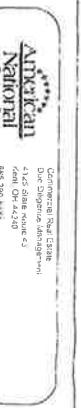




VARIABLE WIDTH PUBLIC R.O.W.

COOPER STREET

VARIABLE WIDTH ASHPALT ROAD



ALTA/ACSM Land Title Survey

DAIRY QUEEN
Dairy Queen - Cooper Street
303 West Cooper Street

גָּמְנִיְתָה | רָאשִׁים | בְּשָׂרִים

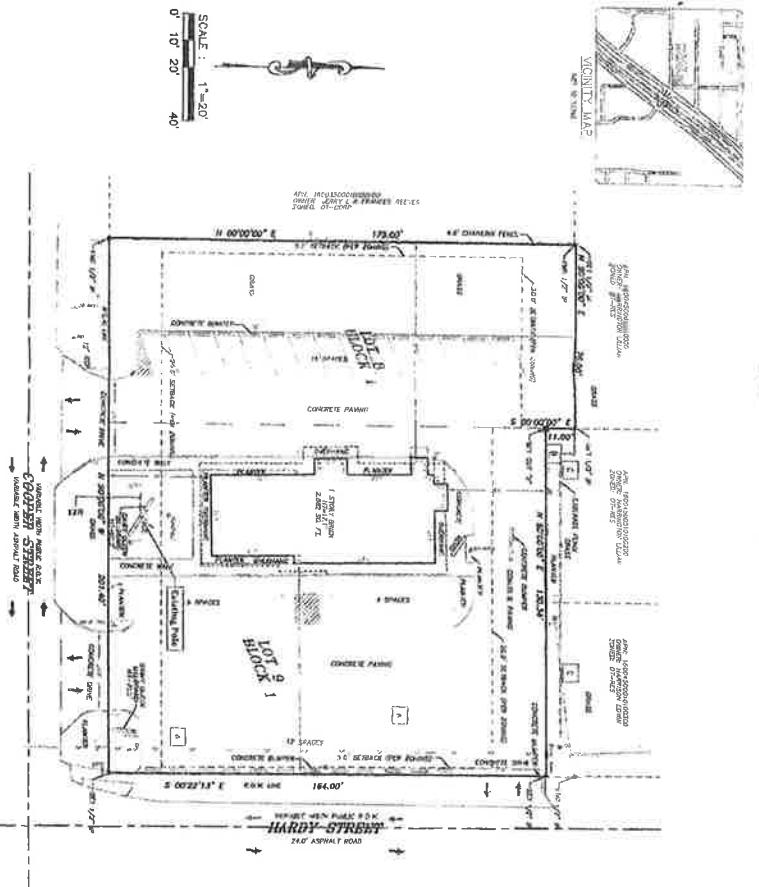


Notes Corresponding to Schedule B



Legal Description

The property described herein is the same property as covered in Stewart Title
Guaranty Company's Title Commitment No. 0810202504200, dated 6-14-08.



General Notes.

לעוני

Pruning Resistance: One (1) pruning stroke by the end of 11 or greater than one year. There may be no need for further reduction of the branches or pruning, depending on the condition of the tree.

Encroachment Statement

100. REASON Why the government of C.R. Panchayat issued U.T.C. 2727, Right to Information Act (Under Section 10(2)(a))? REASON NO SPECIFIED INFORMATION COULD NOT READ

MONUMENT LEGEND

S. D. DODD, JR. AND R. D. DODD, JR.

History Notes

the dots being read out in the order of increasing
distance from the information source. The source
of primary interest is the entrepreneur who



Commercial Account #16003500010090100

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

Location (Current 2019)

Address: 303 COOPER ST

Market Area: 0

Mapesco: 81B-F (DALLAS)

DCAD Property Map

[View Photo](#)

2018 Appraisal Notice

Electronic Documents (ENS)


[Print Homestead Exemption Form](#)

Owner (Current 2019)

NGUYEN TOM V
2307 DANBURY
COLLEYVILLE, TEXAS 760345426

Multi-Owner (Current 2019)

Owner Name	Ownership %
NGUYEN TOM V	100%

Legal Desc (Current 2019)

- 1: E D BALCOMS
- 2: BLK 1 S 164' LOT 9
- 3: COOPER, HARDY & US HWY 67
- 4: INT201800178974 DD06292018 CO-DC
- 5: 0035000100901 5CH00350001

Deed Transfer Date: 7/6/2018

Value

2018 Certified Values	
Improvement:	\$267,770
Land:	+\$32,230
Market Value:	=\$300,000
Revaluation Year:	2018
Previous Revaluation Year:	2015

Improvements (Current 2019)

#	Desc: FAST FOOD RESTAURANT	Total Area: 2,718 sqft	Year Built: 1985
1	Construction	Depreciation	Appraisal Method
	Construction: D-WOOD FRAME Foundation (Area): CONCRETE SLAB (2,718 sqft) Net Lease Area : 2,718 sqft # Stories: 1 # Units: 0 Basement (Area): NONE Heat: CENTRAL HEAT A/C: CENTRAL A/C	Physical: 50% Functional: + 0% External: + 0% Total: = 50%	COST

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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	21,484.0000 SQUARE FEET	STANDARD	\$1.50	0%	\$32,226	N

* All Exemption information reflects 2018 Certified Values. *

Exemptions (2018 Certified Values)
No Exemptions

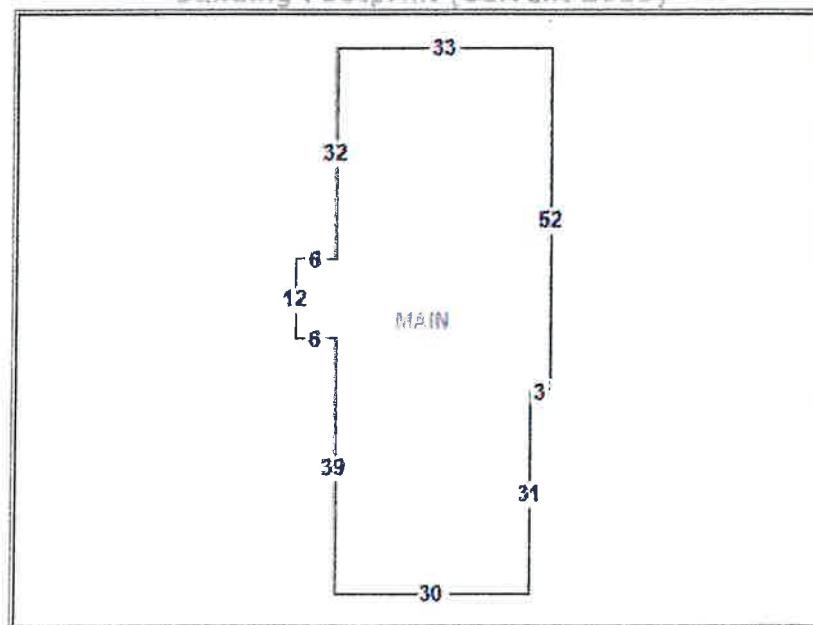
Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.697028	\$1.376	\$0.2531	\$0.124	\$0.2794	N/A
Taxable Value	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$0
Estimated Taxes	\$2,091.08	\$4,128.00	\$759.30	\$372.00	\$838.20	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$8,188.58

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

(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, 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

ATTACHMENT "A"
Permanent Sign
Detached Sign Table

(D) Zoning District	Land Use	Land Condition	Time Limit	Sign Structure Type	(A) Max Area (sq. ft.)	(A) Max Height (feet)	(A) Min. Setback (feet)	Max # of signs Permitted
All zoning districts	Vacant land		None	None	0	0		None
All zoning districts	Lot occupied by a single family dwelling		None		1			1 per parcel
All non-single family and non-multifamily zoning districts (E)	Lot occupied by a non-residential building	Frontage along Hwy. 67	None		240	40	0	(F)
		Frontage along street other than Hwy. 67 and within 200 ft. of Hwy. 67	None		240	40	8	(F)
		Frontage along street other than Hwy. 67 and >201 ft but < 500 ft from Hwy. 67	None		180	30	8	(F)
		Frontage along street other than Hwy. 67 and more than 500 ft from Hwy. 67	None		64 (B)	20	8(B)	
All multifamily zoning districts	Lot occupied by apartment or a non-residential structure		None		40	20	10	1 per street frontage (C)

All single family zoning districts	Occupied by a non-residential structure	Lot is one acre or more	None		64	20	8	1 per parcel
	Lot occupied by a ranch/farm	Lot is one acre or more	None		32			1 per parcel

(A) = If the lot is within the Uptown Overlay Zoning District and is NOT located between Clark Road and Belt Line Road then: Maximum height = 8, Maximum area = 64 feet and minimum setback is 8 feet. The maximum area may be increased to 100 sq. ft. if the minimum setback is increased to 15 feet.

(B) = Maximum sign area may be increased to 100 square feet if the minimum sign setback from property line is increased to 15 feet.

(C) = After the initial 750 feet of street frontage, an additional detached shall be allowed for each additional 600 feet of frontage or portion thereof.

(D) = Single family districts includes SF-7, SF-8.5, SF-10, SF-15, SF-22, SF-E, SF-RR, & PD districts for residential uses; Multifamily districts = MF and PD-MF zoning districts & nonresidential districts = NS, LR, C, CC, IP and I zoning districts.

(E) = Multi-tenant signs must be approved by sign board.

(F) 1 sign per each 450 feet of lot road frontage with a minimum sign spacing of 225 feet.

(G) Electric supply to sign must be under ground.

3.14.7 Signs (Ord. 2002-110 § 6 06-11-02)**1. Signs within the District**

All provisions of Article XII, Signs Ordinance of the City of Cedar Hill shall apply to development within the district. In general, to establish and enhance the unique character of the Uptown Overlay District, signs shall be limited to monument and building signs that blend with the design, color and material used on the primary building. Though monument signs are preferred along U.S. Highway 67 between Clark Road on the north and Beltline Road pole signs may be permitted. (Ord. 2002-110 § 6 06-11-02)

Pole-mounted signs are not permitted within the district, except within fifty feet (50') from the nearest Right of Way line for U.S. Highway 67 between Clark Road on the north and Beltline Road on the south end of the District. However, to establish the unique character of the Uptown Overlay District, ground mounted signs are preferred adjacent to U.S. Highway 67.

- All other signs for new development or expansion of existing buildings within the District shall be ground mounted monument signs or wall mounted signs.
- Maximum area of any sign within the District shall be as permitted by the Cedar Hill Sign Ordinance.
- Ground mounted monument signs shall have a distinctive base, middle and top.
- Monument signs shall be no taller than eight feet (8'). Along U.S. Highway 67, monument signs may be twenty feet (20') in height, but with no increase in the permitted sign area.
- Monument signs must be spaced a minimum of eighty feet (80') apart.
- The structure of monument signs shall be constructed of materials and colors utilized on the building's primary façade.
- Landscaping around the base of monument signs is encouraged to blend the sign with other landscaped areas around the sign.



Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104

Q 972.291.5100 X1090

F 972.291.7260

APPLICATION FOR SIGN PERMIT

Date: 09-18-18

Company Issued to: Signs Manufacturing & Maintenance Corp.

Mailing Address: 4610 Mint Way, Dallas, TX 75236-2016

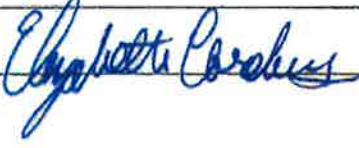
Telephone: 214-339-2227

Advertiser: "Lisa's Chicken Seafood"

Location of Sign: 303 Cooper Street

Size of Sign: 140.04 S.F.

Value of Sign: \$1,500.00

Signature of Applicant: 

Required attachments

1. Sketch property with adjacent streets and indicate location of sign.
2. Sketch a front view of sign with exact dimensions indicated, including elevation from surface of ground, support and illumination.

Permit Fee \$ _____

Inspector _____

Date Sign Approved _____

Date Sign Rejected _____

S:\Code\FORMS\Sign Permit Application.doc

*Pole sign not Allowed if
Monument sign only*

RECEIVED

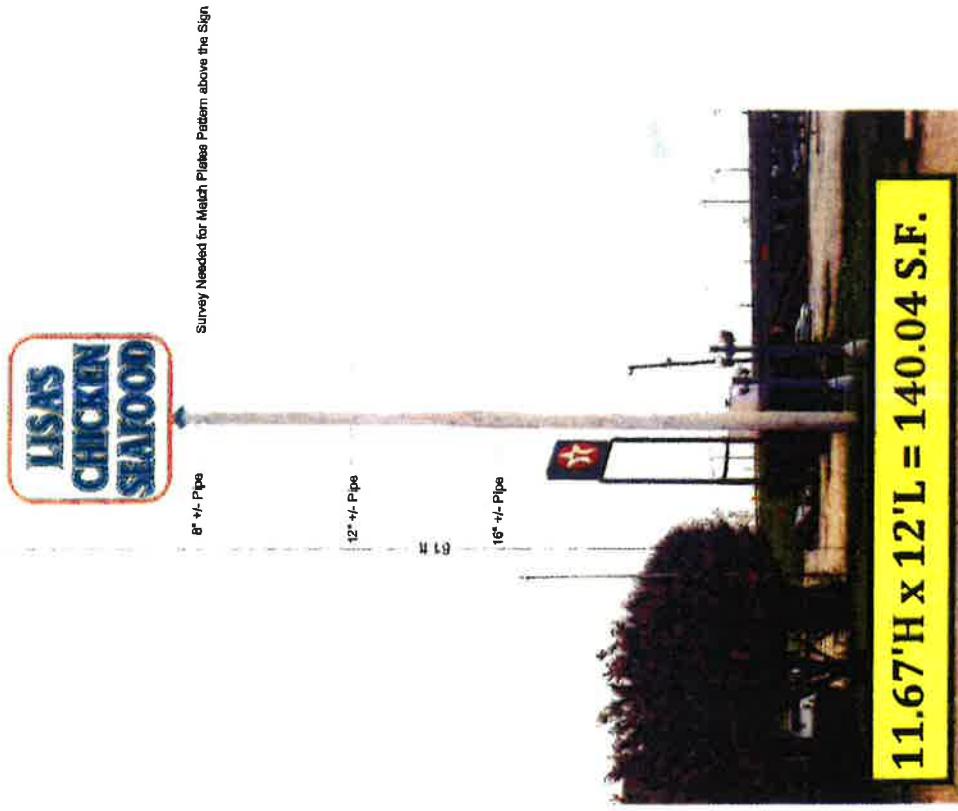
SEP 18 2018

CITY OF CEDAR HILL
Code Enforcement & Building Inspections

12 ft

LISA'S
CHICKEN
SEAFOOD

11.67 ft



Red Vinyl
Teal Green Vinyl

RECEIPT (REC-002752-2018)
FOR CEDAR HILL

BILLING CONTACT

ZACHARY PRATT
3915 S Hampton Rd
Dallas, Tx 75224



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
APPL-000120-2018	Building Appeals Variance Fee	Fee Payment	Check #107	\$150.00
SUB TOTAL				\$150.00
TOTAL				\$150.00

DIVISION 7. - ON-SITE SEWAGE DISPOSAL^[5]

Footnotes:

--- (5) ---

Editor's note— Ord. No. 2017-622, § 1, adopted August 29, 2017, repealed div. 7, §§ 18-67—18-81 and enacted a new div. 7 as set out herein. Former div. 7 pertained to similar subject matter and derived from Ord. No. 95-213, adopted June 27, 1995 and Ord. No. 99-410, adopted June 12, 1999.

Sec. 18-67. - Reserved.

Sec. 18-68. - Adopting Texas Health and Safety Code chapters 366, and Texas Administrative Code title 30 chapter 285.

The City of Cedar Hill, Texas, hereby adopts Chapter 366 of the Texas Health and Safety Code (H&SC), and Chapter 285 of Title 30 of Texas Administrative Code (TAC) associated rules referenced in section 18-71 of this article in and for the regulation of on-site sewage facilities ("OSSF").

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-69. - Area of jurisdiction.

The rules adopted by the ordinance shall apply to all of the incorporated area of the City of Cedar Hill, Texas.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-70. - On-site sewage facility.

Any structure discharging sewage into an OSSF within the jurisdictional area of the city must comply with the rules adopted in section 18-71 of this Code of Ordinances.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-71. - On-site sewage facility rules adopted.

The rules ("Design Criteria for On-Site Sewer Facilities" and Administrative Rules 30 TAC 285.1 through 285.91), promulgated by the Texas Commission on Environmental Quality (TCEQ) for on-site sewage systems are hereby adopted.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-72. - Incorporation by reference.

The design criteria and all future amendments and revisions thereto are incorporated by reference and are thus made a part of these rules. A copy of the current design criteria is available for review at the Cedar Hill Public Works Department.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-73. - Amendments.

A more stringent conflicting local rule regulating an OSSF shall take precedence over a corresponding TCEQ requirement. Listed below are the more stringent rules adopted by the city:

- (1) On-site sewerage for new structures shall only be allowed on lots which are a minimum of one (1) acre.
- (2) All OSSFs shall be permitted and inspected regardless of lot size or acreage tract.
- (3) OSSFs may be utilized only for disposal of normal domestic wastewater. No industrial waste may be discharged to any OSSF. Industrial waste shall be defined as waste resulting from any process of industry, manufacturing, trade or business from the development of any natural resource, or any mixture of the waste with water or normal wastewater, or distinct from normal domestic wastewater.
- (4) No person may cause or allow the installation of a new OSSF when part of the lot or tract on which the OSSF is proposed is to be within two hundred (200) feet in horizontal distance of an existing sanitary sewer system, unless one (1) of the following requirements has been met:
 - a. The person has received a written denial of service from the owner or governing body of the sanitary sewer system; or
 - b. The person has received a written determination from the designated representative that it is not feasible for the person to connect to the sanitary sewer system.
- (5) Whenever a sanitary sewer disposal system is developed within two hundred (200) feet in horizontal distance from any lot or tract on which an OSSF is used, all buildings serviced by an OSSF shall be connected to the sanitary sewer system within six (6) months. Such connection shall be conducted in accordance with the established procedures for new sanitary sewer connections, including, but not limited to, the payment of any applicable fees. Existing on-site facilities may be exempt from connecting to the sanitary sewer system if:
 - a. One (1) of the requirements set forth in subsections (4)(a) or (4)(b) of this section has been met.
 - b. The owner of the existing on-site facility has received a written waiver from the designated representative after showing the existing OSSFs are being properly maintained and comply with all codes and ordinances.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-74. - Duties and powers.

The public works department of the city is herewith declared the designated representative and permitting authority for the enforcement of these rules. Any individual serving as the designated representative must be approved and certified by the TCEQ before assuming the duties and responsibilities of the designated representative. The designated representative shall have the following duties and concomitant powers:

- (1) To resolve any question regarding any interpretation of these rules, or the design criteria.
- (2) To enforce these rules and to make appropriate recommendations to proper city officials when instances of noncompliance with these rules have been determined.
- (3) To make statutorily mandated inspections of proposed, new and existing OSSFs.
- (4) To collect fees set by the authorized agent as necessary to recover the reasonable costs incurred in meeting the requirements of these rules.

- (5) To make semiannual reports to the authorized agent on all actions, including legal actions, taken concerning these rules.
- (6) To investigate nuisance complaints within twenty-one (21) days of receipt. All validated complaints shall be resolved or substantial progress made toward resolution by the responsible individual within thirty (30) days.
- (7) To perform all other duties necessary to meet the requirements of these rules.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-75. - Permits and fees.

No person shall operate an OSSF without a valid permit issued by the city. All fees collected for permits and/or inspections shall be made payable to the city. Permit fees are nonrefundable.

- (1) A permit application for installation or modification of an on-site system is one hundred dollars (\$100.00).
- (2) The TCEQ on-site wastewater treatment system fee as required by Texas Health and Safety Code Chapter 367 is ten dollars (\$10.00).

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-76. - Inspection prior to final covering.

Each new OSSF shall be inspected and approved by the designated representative prior to the final covering of the facility.

- (1) The applicant or registered installer shall notify the designated representative that an inspection is desired at least five (5) working days prior to the need for inspection.
- (2) The applicant or registered installer shall provide whatever reasonable assistance the designated representative requests in order to make the inspection.
- (3) The applicant or registered installer must be present at the time of the inspection for that facility.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-77. - Appeals.

Person aggrieved by an action or decision of the designated representative may file a written appeal [of] such action or decision to the building appeals and advisory board of the city within ten (10) working days of such action or decision.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-78. - Right of entry: inspection and sampling.

The city, TCEQ, or their designated representative shall have the right to enter onto any property with an OSSF to determine whether the system is complying with all requirements of this article. Property owners/tenants shall allow inspecting or sampling personnel access to all parts of the premises necessary for the purposes of inspection, sampling, records examination and copying, and the performance of any additional, related duties. The designated representative shall inspect any on-site

system that is believed to be causing pollution, nuisance conditions, is a threat to the public health, or is illegally installed or altered.

- (1) If, upon inspection, it is found that any of these conditions exist, the designated representative shall take appropriate enforcement action, notify the owner of the OSSF of the violation and what steps must be taken to achieve compliance, and establish a compliance deadline. The OSSF shall be re-inspected at the expiration of the compliance deadline.
 - a. If the facility is found to be compliant, a permit therefore may be issued.
 - b. If the facility is found to be noncompliant, appropriate enforcement shall be taken.
- (2) The regulatory authority shall have the right to set up on the property such devices as are necessary to conduct sampling of the operations.
- (3) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the property owner/tenant at the written or verbal request of the regulatory authority and shall not be replaced. The costs of clearing such access shall be borne by the property owner/tenant.
- (4) Unreasonable delays in allowing the inspection or sampling personnel access to the property owner's/tenant's premises shall be violation of this article.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-78.1. - Search warrants.

If the permitting authority has been refused access to a property, or any part thereof, and is able to demonstrate probable cause to believe that there may be a violation of this article, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program of the city designed to verify compliance with this article or any permit or order issued hereunder, or to protect the overall public health, safety and welfare of the community, then the permitting authority may seek issuance of a search warrant from the appropriate court.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-78.2. - Maintenance contract requirements.

The permit holder of all OSSFs shall ensure that the OSSF is properly operated and maintained in accordance to 30 TAC 285.

- (1) The maintenance provider, in order to perform maintenance on an OSSF shall be licensed by the TCEQ as a maintenance provider or registered by the TCEQ as a maintenance technician and employed by a licensed maintenance provider. The maintenance provider shall be responsible for fulfilling the requirements of the maintenance contract and for the work performed by registered maintenance technicians under their direct supervision.
- (2) The initial two-year service policy shall be effective for two (2) years from the date of the OSSF is first used. For an existing single family dwelling this date is the date of notice of approval is issued by the permitting authority. The owner or owner's agent shall provide the permitting authority with a copy of a signed initial two-year service policy before the system is approved for use.
- (3) OSSF contracts shall, at a minimum:
 - a. Specify a time frame in which the maintenance provider or maintenance technician will visit the property in response to a complaint by the property owner regarding the operation of the system;

- b. Specify the name of the maintenance provider who is responsible for fulfilling the terms of the maintenance contract;
- c. Identify the frequency of routine maintenance and the frequency of the required testing and reporting;
- d. Identify who is responsible for maintaining the disinfection unit; and
- e. Indicate the business physical address and telephone number for maintenance provider.

(4) Unless the owner maintains the system, a copy of the signed maintenance contract shall be provided by the owner to the permitting authority thirty (30) days before the expiration of the initial two-year service policy. For the time period after the initial two-year service policy, the owner is required to have a new maintenance contract signed and submitted to the permitting authority at least thirty (30) days before the contract expires.

(5) All OSSFs must be tested and reported in accordance to 30 TAC 285.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-78.3. - Exceptions to maintenance contract.

At the end of the initial two-year service policy, the owner of an OSSF for a single-family residence shall either maintain the system personally or obtain a new maintenance contract.

- (1) If the residence is sold before the end of the initial two-year service policy period, the terms of the initial service policy will apply to the new owner.
- (2) An owner may not maintain an OSSF under the provisions of this section for commercial, speculative residential or multifamily property.
- (3) The owner of an OSSF for a single-family residence that elects to maintain the system personally following the initial two-year service policy is exempt from testing and reporting requirements.
- (4) The number of required tests may be reduced to two (2) per year for all systems having electronic monitoring and automatic telephone or radio access that will notify the maintenance provider of system or component failure and will monitor the amount of disinfection in the system. The maintenance provider shall be responsible for ensuring that the electronic monitoring and automatic telephone or radio access systems are working properly.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-79. - Violations; penalties; other remedies.

- (1) A person who violates any provision of this article is guilty of a misdemeanor and, upon conviction, is punishable by a fine in an amount not to exceed two thousand dollars (\$2,000.00) for each violation, and for each day of violation exists or continues.
- (2) In addition to proceeding under the authority of subsections (1) and (2) of this section, the city is entitled to pursue all other criminal and civil remedies to which it is entitled under authority of statutes or ordinances against a person committing violations.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-80. - Emergency repair.

An emergency repair to an OSSF without a permit is not an offense under these rules if the following procedures are carried out:

- (1) The repair is made for the purpose of abatement of an immediate, dangerous and serious health hazard;
- (2) That said repair does meet minimum state design criteria;
- (3) That said repair does not constitute an alteration of the on-site system;
- (4) That written notification of such repair, including a detailed description of the method and materials used in said repair, is made to the authorized agent within seventy-two (72) hours of the date of the repair; and
- (5) That said repair must be inspected for compliance with the state's or authorized agent's design criteria whichever is more stringent.

(Ord. No. 2017-622, § 2, 8-29-17)

Sec. 18-81. - Relinquishment of ordinance.

If the city council decides that it no longer wishes to regulate OSSFs in its area of jurisdiction, the city council shall follow the procedures outlined below:

- (1) The city council shall inform the TCEQ by certified mail at least thirty (30) days before the published date of the public hearing notice that it wishes to relinquish its OSSF ordinance.
- (2) The city council shall post the required public notice in a newspaper regularly published or circulated in the area of jurisdiction at least thirty (30) days prior to the anticipated date of action by the authorized agent and must solicit written comments for that thirty-day period.
- (3) The city council shall send a copy of the public notice, a publisher's affidavit of public notice, and a certified copy of the court's minutes to the TCEQ.
- (4) The executive director of the TCEQ shall process the request for relinquishment and may issue an order relinquishing the authority to regulate OSSFs within an authorized agent's jurisdiction or may refer the request to relinquish to the commission.
- (5) The city and the TCEQ executive director shall agree upon the effective date that the authorized agent is to surrender its authority prior to the issuance of a relinquishment order.
- (6) Upon relinquishment of the ordinance, the local governmental entity shall surrender its area of jurisdiction to the commission.
- (7) The local governmental entity shall pay the TCEQ the appropriate charge back fees for permitting, inspections and complaint investigations of OSSFs in the surrendered area of jurisdiction.

(Ord. No. 2017-622, § 2, 8-29-17)

[<<Prev Rule](#)[Next Rule>>](#)

Texas Administrative Code

TITLE 30

ENVIRONMENTAL QUALITY

PART 1

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CHAPTER 285

ON-SITE SEWAGE FACILITIES

SUBCHAPTER A

GENERAL PROVISIONS

RULE §285.4

Facility Planning

(a) Land planning and site evaluation. Property that will use an on-site sewage facility (OSSF) for sewage disposal shall be evaluated for overall site suitability. For property located on the Edwards Aquifer recharge zone, see §285.40 of this title (relating to OSSFs on the Recharge Zone of the Edwards Aquifer) for additional requirements. The following requirements apply to all sites where an OSSF may be located.

(1) Residential lot sizing.

(A) Platted or unplatted subdivisions served by a public water system. Subdivisions of single family dwellings platted or created after the effective date of this section, served by a public water supply and using individual OSSFs for sewage disposal, shall have lots of at least 1/2 acre.

(B) Platted or unplatted subdivisions not served by a public water system. Subdivisions of single family dwellings platted or created after the effective date of this section, not served by a public water supply and using individual OSSFs, shall have lots of at least one acre.

(C) A platted or unplatted subdivision where one tract is divided into four or fewer parts; where each tract is five acres or larger; and each tract is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Texas Government Code, Chapter 573 is exempt from submitting planning materials required in this section.

(2) Manufactured housing communities or multi-unit residential developments. The owners of manufactured housing communities or multi-unit residential developments that are served by an OSSF and rent or lease space shall submit a sewage disposal plan to the permitting authority for approval. The total anticipated sewage flow for the individual tract of land shall not exceed 5,000 gallons per day. The plan shall be prepared by a professional engineer or professional sanitarian. This plan is in addition to the requirements of subsection (c) of this section.

(b) Approval of OSSF systems on existing small lots or tracts.

(1) Existing small lots or tracts that do not meet the minimum lot size requirements under subsection (a)(1)(A) or (B) of this section, and were either subdivided before January 1, 1988, or had a site-specific sewage disposal plan approved between January 1, 1988, and the effective date of this section, are allowed to use OSSFs, but the OSSFs must comply with the requirements set forth in this Chapter.

(2) The owner of a single family dwelling on an existing small lot or tract (property 1) may transport the wastewater from the dwelling to an OSSF at another location (property 2) provided that:

- (A) both properties (properties 1 and 2) are owned by the same person;
- (B) the owner or owner's agent demonstrates that no OSSF authorized under these rules can be installed on the property which contains the single-family dwelling (property 1);
- (C) if property not owned by the owner of properties 1 and 2 must be crossed in transporting the sewage, the application includes all right-of-ways and permanent easements needed for the sewage conveyance lines; and
- (D) the application includes an affidavit indicating that the owner or the owner's agent recorded the information required by §285.3(b)(3) of this title (relating to General Requirements) on the real property deeds of both properties (properties 1 and 2). The deed recording shall state that the properties cannot be sold separately.

(c) Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.

- (1) The planning materials must be prepared by a professional engineer or professional sanitarian and must include:
 - (A) an overall site plan;
 - (B) a topographic map;
 - (C) a 100-year floodplain map;
 - (D) a soil survey;
 - (E) the locations of water wells;
 - (F) the locations of easements, as identified in §285.91(10) of this title (relating to Tables);
 - (G) a comprehensive drainage plan;
 - (H) a complete report detailing the types of OSSFs to be considered and their compatibility with area-wide drainage and groundwater; and
 - (I) other requirements, including Edwards Aquifer requirements that are pertinent to the proposed OSSF.
- (2) If the proposed development includes restaurants or buildings with food service establishments, the planning materials must show adequate land area for doubling the land needed for the treatment units. The designer may consider increasing the amount of land area for the treatment units beyond doubling the minimum required area.
- (3) The permitting authority will either approve or deny the planning materials, in writing, within 45 days of receipt.

Source Note: The provisions of this §285.4 adopted to be effective February 5, 1997, 22 TexReg 1114; amended to be effective June 13, 2001, 26 TexReg 4115; amended to be effective September 11, 2008, 33 TexReg 7536; amended to be effective December 27, 2012, 37 TexReg 9947

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SURVEY PLAT

COPYRIGHT DATE 4/03/12

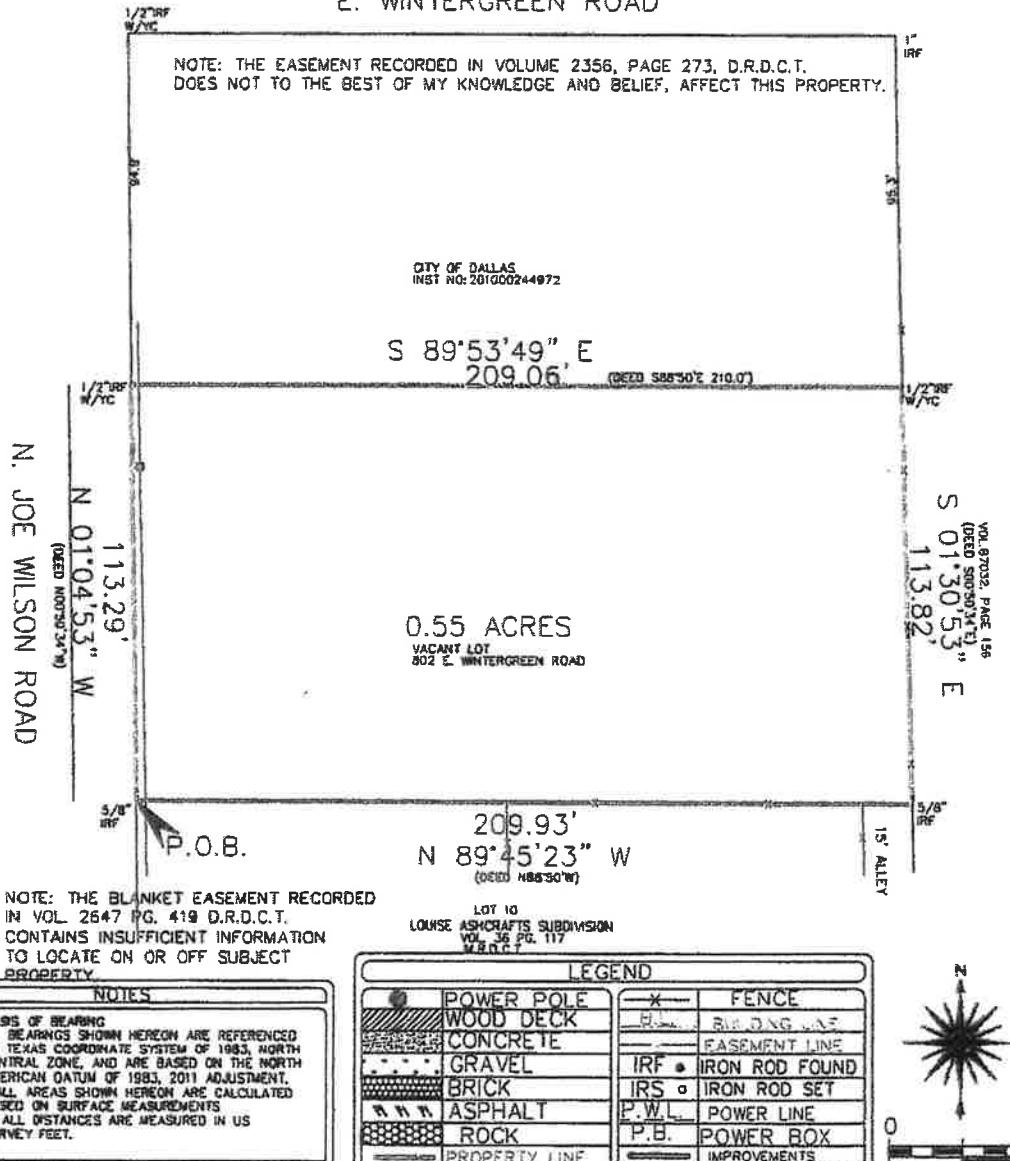
BEING SITUATED IN THE AMOS JAMES SURVEY, ABSTRACT NO. 690 IN THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS AND BEING PART OF THAT PROPERTY CONVEYED TO WARREN TANNER ALLEN AND WIFE, SHEILA R. ALLEN BY DEED RECORDED IN VOLUME 92231, PAGE 2556, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 10, LOUISE ASHCRAFTS SUBDIVISION, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 36 PAGE 117, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID IRON ALSO BEING ON THE EAST LINE OF N. JOE WILSON ROAD; THENCE NO 1° 04' 53" W WITH THE EAST LINE OF SAID N. JOE WILSON ROAD AND THE WEST LINE OF SAID ALLEN TRACT, 113.29' TO A 1 1/2" IRON ROD FOUND WITH YELLOW CAP AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF DALLAS BY DEED RECORDED IN INSTRUMENT NO. 201000244972, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 89° 53' 49" E WITH THE SOUTH LINE OF SAID CITY OF DALLAS TRACT, 209.06' TO A 1 1/2" IRON ROD FOUND WITH YELLOW CAP AT THE SOUTHEAST CORNER OF SAID CITY OF DALLAS TRACT AND ON THE EAST LINE OF SAID ALLEN TRACT; THENCE S 01° 30' 53" E WITH THE EAST LINE OF SAID ALLEN TRACT, 113.82' TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID ALLEN TRACT AND THE NORTHEAST CORNER OF A 15' ALLEY AS SHOWN ON SAID LOUISE ASHCRAFTS SUBDIVISION PLAT;

THENCE N 89° 45' 23" W PASSING THE NORTHWEST CORNER OF SAID ALLEY AT 15' AND CONTINUING WITH THE NORTH LINE OF SAID LOT 10 AND THE SOUTH LINE OF SAID ALLEN TRACT A TOTAL DISTANCE OF 209.93' TO THE PLACE OF BEGINNING AND CONTAINING 0.55 ACRES OF LAND, MORE OR LESS.

E. WINTERGREEN ROAD



JIMMY W. POGUE, INC.
"Registered Professional Land Surveyors"
FIRM NO. 101219-00

3510 Marvin D. Love Freeway (214) 371-0866 Voice
Dallas, Texas 75224 (214) 371-9500 Fax

Jimmilyn D. Woodard R.P.L.S. No. 5398

G.F. Number: 00123-1659 Title Company: STEWART

Certified to: ROSANA PRATT AND ZACHARY A. PRATT

Job Number: 122082 Date: 4/03/17

"A professional company operating in your best interest"

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown herein as determined by a survey on the ground. The lines and dimensions of said property below as indicated by the plat; the date, location and type of above ground improvements are as shown. Correct to the best of my knowledge and belief. Except as shown on Survey, there are no above ground encroachments or above ground protrusions. This survey makes no judgment as to the ownership of the property, only that the property exists on the ground as shown and surveyed from a description provided to the surveyor. This Survey was performed specifically for the parties shown and is not to be used for any other purpose. The surveyor is not responsible for the property of the Jimmy W. Pogue, Inc. Unadvertised reuse is not permitted without the expressed written permission of the President of company. This survey is on an original and is protected by United States Copyright Act and International Treaties. All rights reserved, US and Texas State copyright.

4/03/17
Jimmilyn D. Woodard RPLS #5398
THIS SURVEY VALID WITH EMBOSSED SEAL



Rosana A. Pratt *zachary a. Pratt*



APPL 120 - 2018

**BUILDING APPEALS & ADVISORY BOARD
APPLICATION FORM**

Existing Zoning: SF10

Filing Date: 10-31-2018

Owner Zachary & Rosana Pratt

Applicant Zachary & Rosana Pratt

Address 3915 S. Hampton Rd.
Dallas, TX 75224

Address 3915 S. Hampton Rd.
Dallas TX 75224

Phone Number 972-979-2921
Email ROSANA 1023@gmail.com

Phone Number 972-979-2921
Email rosana1023@gmail.com

Address of Property Requesting Variance 1432 N. Joe Wilson Rd.
CEDAR HILL, TX 75104

Lot 10 Block _____ Subdivision Louise Ashcrafts
Tract _____ Acres .55 Abstract _____ Survey _____

Building Description: Size _____ Occupancy Type _____

Occupancy Load _____ Type of Construction Single Family Home

Use _____

Explain Variance Desired: Requesting a Variance on a property that is less than 1 acre. This variance is needed because there is no nearby City sewer to connect to. It is more cost effective to have an onsite Septic System.

Code: Division 7 on site Sewer Disposal Section: 18 - 73 (1)

Requirements: On site sewage for new structures shall only be allowed on lots which are a minimum of one (1) acre.

I am the owner of the herein described property and Rosana & Zachary Pratt is
(Applicant)

authorized to file this application on my behalf.

Rosana A. Pratt
Applicant

Rosana A. Pratt
Owner

Variance Fee: \$150.00

Attach Justification Material



Residential Account #65069064510010000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land](#) [Exemptions](#)
[Estimated Taxes](#) [History](#)

Property Location (Current 2019)

Address: 802 E WINTERGREEN RD
Neighborhood: 4ESM01
Mapesco: 72-S (DALLAS)

DCAD Property Map

2018 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2019)

PRATT ZACHARY
 7400 JONES DR # 1323
 GALVESTON, TEXAS 775512119

Multi-Owner (Current 2019)

Owner Name	Ownership %
PRATT ROSANA	50%
PRATT ZACHARY	50%

Legal Desc (Current 2019)

- 1: AMOS M JAMES ABST 690 PG 645
- 2: TR 1 ACS 0.55
- 3: PROB92-3341-P2
- 4: INT201700108598 DD04172017 CO-DC
- 5: 0690645100100 4CH06906451

Deed Transfer Date: 4/19/2017

Value

2018 Certified Values		
Improvement:	\$0	
Land:	+\$30,250	
Market Value:	= \$30,250	
Revaluation Year:	2018	
Previous Revaluation Year:	2017	

Main Improvement (Current 2019)

No Main Improvement.

Additional Improvements (Current 2019):

No Additional Improvements.

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SFR - VACANT LOTS/TRACTS	SINGLE FAMILY ESTATE 1ac	0	0	0.5500 ACRE	STANDARD	\$55,000.00	0%	\$30,250	N

* All Exemption information reflects 2018 Certified Values. *

Exemptions (2018 Certified Values)

No Exemptions

Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.697028	\$1.376	\$0.2531	\$0.124	\$0.2794	N/A
Taxable Value	\$30,250	\$30,250	\$30,250	\$30,250	\$30,250	\$0
Estimated Taxes	\$210.85	\$416.24	\$76.56	\$37.51	\$84.52	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$825.68

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.

[History](#)[History](#)



**ON-SITE SEWAGE FACILITY PROGRAM
APPLICATION FOR NEW CONSTRUCTION AND MODIFICATION**

Installation type

New Installation Modification

Property Owner Name (First Middle Last)

ZACHARY + ROSANA PRATT

Property Owner Mailing Address

3915 SOUTH HAMPTON RD.

City

Dallas

State

TEXAS

ZIP

75224

Property Owner Phone #1

972-979-2921

Property Owner Phone #2

972-979-2921

Property Owner Email

ROSANA1023@gmail.com

Site Address

1432 N. Joe Wilson Rd. Cedar Hill TX 75106

Site Legal Description

Sec.

Block

Lot 10

Date

Subdivision

Louise Ashcrafts

Other than Subdivision

Acreage .55

Survey

Single Family Residence

of Bedrooms

4

Living Area Square Footage

3,043

Commercial/Institutional (including multi-family residences)

Type

n/a

Employees/Occupants/Units

n/a

Days Occupied Per Week

n/a

Site Evaluator

BESSA GRASSL-PETERSEN

Site Evaluator Certification Number

27616

Designer

BESSA GRASSL-PETERSEN

Designer License Number (PE or RS)

PE.H-4024

Designer Phone Number

817.994.0095

Designer Email

BESSA.GPQ@GMAIL.COM

Installer

TBD

Installer Registration Number

TBD

Installer Phone Number

TBD

Installer Email

TBD

I certify that the above statement is true and correct to the best of my knowledge. Authorization is hereby given to the City of Cedar Hill and the Texas Commission on Environmental Quality (TCEQ) to enter upon the above described property for the purpose of lot evaluation and inspection of on-site sewage facility and that a permit to operate the facility will be granted following successful inspection of the installed system which indicate that the system was installed in compliance with 30 TAC 285.

Property Owner Signature

Rosana St. Pratt

Date

10-29-2018

* BLANKS TO BE FILLED IN
By Installer!



ON-SITE SEWAGE FACILITY PROGRAM TECHNICAL INFORMATION FOR PERMIT

DO NOT BEGIN CONSTRUCTION PRIOR TO APPLICATION APPROVAL

UNAUTHORIZED CONSTRUCTION SHALL RESULT IN ENFORCEMENT INCLUDING BUT NOT LIMITED TO
CIVIL OR ADMINISTRATIVE CITATIONS AND COURT PROCEEDINGS.

Property Owner Name (First Middle Last)

ZACHARY + ROSANA PRATT

Site Address

1432 N. Joe Wilson Rd. Cedar Hill TX 75104

Site County

Dallas County

Ellis County

Professional Design Required

NO

YES

IF YES, professional design attached

NO

YES

Sewer Pipe Material Type

SDR 26 or Sch 40 PVC

Sewer Size of Pipe

3" or 4"

Slope of Sewer Pipe to Tank

1/8" PER FOOT

Daily Wastewater Usage Rate (Gallons Per Day)

300

Water Savings Devices

NO

YES

Septic Tank

Septic Tank Dimensions

Septic Tank Liquid Depth (tank bottom to outlet)

Septic Tank Size Required

300 GAL

Septic Tank Size Proposed

500 GAL

Aerobic System

Aerobic System Manufacturer

Aerobic System Model Number

Aerobic System Size Required

400 GAL

Aerobic System Size Proposed

500 GAL

Other Type (PLEASE ATTACH DESCRIPTION)

N/A

Disposal System Type

Drip Emitters

Disposal System Area Required

3,000 ft²

Disposal System Area Proposed

4,000 ft²

Additional Information (NOTE - This information must be attached for review to be completed)

Site Evaluation

Planning Materials

The attached checklist details those items that must be addressed under each of these categories.

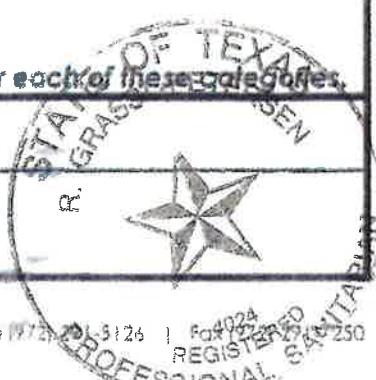
Designer Name (PRINT)

BECCA GESSLY PETERSEN

Date

10/14/2018

Designer Signature



Property Owner: Rosana and Zachary PrattSite Location: 1432 N. Joe Wilson Rd. Cedar Hill TX 75181 Proposed Excavation Depth: 2'**REQUIREMENTS:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: <u>1</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	IV	w/ L.S.	NONE	Yes	VS
2 FT.	CLAY	FRAGMENTS	S	S	
3 FT.					
4 FT.					
5 FT.					

Soil Boring Number: <u>2</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.					
2 FT.	SAME				
3 FT.					
4 FT.					
5 FT.					FIRM #

FEATURES OF SITE AREA

Presence of 100 year flood zone

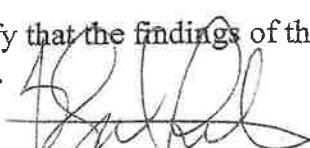
Presence of upper water shed

Presence of adjacent ponds, streams, water impoundments

Existing or proposed water well in nearby area (within 150 feet)

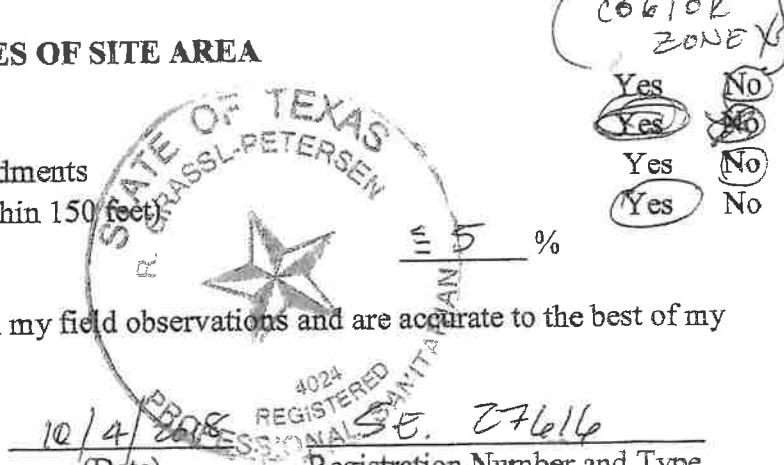
Ground Slope

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.



(Signature of person performing evaluation)

Form # PA3/2-2004-Revised-Final



10/4/2018 (Date)

4024
REGISTRATION NO. 27616

Registration Number and Type

Date Performed: 10/04/2018Site Location: 1432 N. Joe Wilson Rd.
Cedar Hill, TX 75104

Subsurface Disposal

Surface Disposal

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and any other structures where known.

Location of existing or proposed water wells within 150 feet of the property.

Indicate slope or provide contour lines from the structure to the farthest location of the proposed disposal field.

Location of soil boring or excavation pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.), water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: _____ or Acreage: .55
SITE DRAWING

*See Attached
Design*



*PETERSEN
10/04/2018
S. E. D. 1616*

Becca Grassl-Petersen

Professional Sanitarian II #4024

1615 Lynnhaven Road

Fort Worth, Texas 76103

817.994.0095/beccagp9@gmail.com

Design Date: 10/14/2018

Design Purpose: On-Site Sewage Facility: New Construction

Location of Proposed On-Site Sewage Facility: 802 Wintergreen Road, Dallas County, TX

Design for: Rosana and Zachary Pratt (Property Owner)

The following information is a proposed design for a residential strength *drip irrigation* type On-Site Sewage Facility. This system has been designed in accordance with TAC 285 and Geoflow Corporation for the location intended. Installation instructions, troubleshooting, parts list and maintenance guidelines per Geoflow Corporation may be obtained from Geoflow.com.

Number of Bedrooms: 4 w/water saving devices required

Square Footage: <3,000

Soil Type: Class IV w/broken limestone

Site Evaluation: This site is suitable to support vegetation

Water Source: Co-op/old hand dug

Series Tanks:

Trash Tank: 500 gpd

Class I Aerobic Treatment Unit: >/=500gpd NSF approved system

Divertor Box: Yes

Chlorinator: N/A

Pump Tank: >/=500gpd

Controller: ½ hp pumps each tank with alternating timers

All tanks with risers 6" above grade must have a secondary access lid

All electrical components must me current State/Federal Electrical Code

4" of Class III or better soil required for backfill below and around tanks

***A positive Final Grade is required to prevent ponding within the disposal field and tanks

A mix of native soil and loam required for lateral backfill

General Specifications for Components and Drainfield:

Proposed Flow: 300gpd

Hydraulic Loading Rate: .1

Disposal Area Required: 3,000sqft

Disposal Area Proposed: 4,000sqft;

Number of Zones: 2

Spacing between lines: 2feet

Spacing between emitters: 2feet

Dripline Depth: 6-10inches maximum

Air Vacuum Breakers: Locate at high points of Supply and Return lines

Pressure Regulator: Wasteflow PC

Filter flush valve: solenoid recommended

Field flush valve: automatic flush recommended

Filter Type: BioDisc self-flushing Battery

Zone Valve proposed: HT 4402 recommended by Geoflow

Check valves: yes

Component Boxes w/pads: required

Total Linear Feet of Dripline required: 1500'

Total Linear Feet of Dripline proposed: 2000'

Total Emitters required: 750; 375 per zone

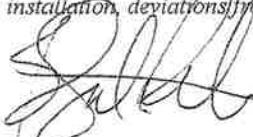
Total Emitters proposed: 1000; 500 per zone

Number of laterals per zone: 5 @ 200' each



Type of Dripline proposed: Wasteflow Classic
Dripline longest lateral: 200' per zone
Feet of Head at beginning of the dripfield: 57.8'
Dripline Pressure: 25psi
Flow Rate per Emitter: .53gph
Doses per day per zone: 12
Total Flow for Area: 44.0gpm
Pipe Diameters for Manifolds: 1-1/4 inch
Length of Supply Manifolds: approximately 100'
Length of Return Manifolds: approximately 100'
Minimum Pump Capacity: 1/2hp: geoflow pump controllers are set up for 4 floats with the lowest one in the tank being the redundant off float; the primary timer on/off float is second from the bottom; followed by the secondary timer float third from the bottom and the high level alarm float on the top.
Alternating timer/valve to dose each field: yes
Pressure Loss in 100' of pipe: .18'
Flush flow at the end of each dripline: .37gpm
Total flow: 4.79 gpm/zone
Height of Pump to tank outlet: 5'
Elevation increase or decrease: 5' increase
Minimum Total Dynamic Head: 70.7ft
Minimum Pump Capacity: 4.8gpm-flush flow; 4.4gpm dose flow; 40gpm filter flush flow
Service Maintenance Requirements:
Texas Health and Safety Code requires an initial 2 year, valid, service maintenance contract in place prior to the time of installation and every year thereafter for the life of a Class I Aerobic System
*See maintenance provider for fees and services
1) Grease, oils, bleach, medications, and other no-biodegradable products or hazardous compounds should be avoided to protect the integrity of this system. Failure to comply could result in costly damage to the system and costly and embarrassing legal action, if a problem persists.
2) See installer and/or manufacturers specifications for recommendations concerning *hydraulic overload* (i.e. laundry practices, leaky toilets and faucets, etc.)
3) Water saving devices is required for this design
4) Sludge pumping is recommended every 3 to 5 years or sooner.
5) Do not build, drive, or torture any part of the OSSF
6) Any other requirements or recommendations set forth by the manufacturer or permitting authority to protect the health and safety of humans and the environment.

**This design is not guaranteed or implied due to human abuse, neglect and/or mishandling, chances of improper installation, deviations from design, acts of nature, etc. Certain changes to this design may require additional charges.*



Becca Grassl-Petersen
Registered Sanitarian II-#4024





AFFIDAVIT TO THE PUBLIC

THE COUNTY OF DALLAS
STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Zachary & Rosana Pratt (name of homeowner(s)) who, after being by me duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in Dallas County, Texas and being more particularly described as follows:

Address: 1432 N. Joe Wilson Rd. CEDAR HILL TX 75104
Lot: 10 Block: 802 Subdivision: Louise Ashcrafts
Tract: _____ Abstract: _____ Survey: _____ Acres: .55

The undersigned further states that he/she will, upon sale or transfer of the above-described property, request a transfer of the OSSF permit to operate such SURFACE APPLICATION SYSTEM to the buyer or transferee. Any buyer or transferee is hereby notified that in accordance with Chapter 285.7(f) of the Texas Administrative Code, ongoing maintenance shall be provided by a maintenance company for use of the system.

- 1.) The owner of each surface application system shall continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the Texas Commission on Environmental Quality (TCEQ) at least 30 days prior to expiration of the previous contract.
- 2.) If the property owner or maintenance company desires to discontinue the provisions of the maintenance contract, the maintenance company shall notify, in writing, the TCEQ at least 30 days prior to the date service will cease.
- 3.) If a maintenance company discontinues business, the property owner shall within 30 days of the termination date, contract with another approved maintenance company and provide TCEQ with a copy of the newly signed maintenance contract.

For more information concerning the rules and regulations on surface application on-site wastewater treatment systems, please contact: Division of Field Operation, Texas Commission on Environmental Quality, P.O. Box 13087, Austin, TX. 78711-3087

WITNESS MY /OUR HAND(S) on this 31st day of October, 2018.

Sheram K. Beharry

Notary Public, State of Texas

SHERAM K. BEHARRY

Notary's Printed Name

Sept 14, 2021

Commission Expires

Rosana A. Pratt
Signature of Homeowner(s)

Zachary Pratt

SHERAM KUNG BEHARRY
My Notary ID # 1265200831
Expires September 14, 2021



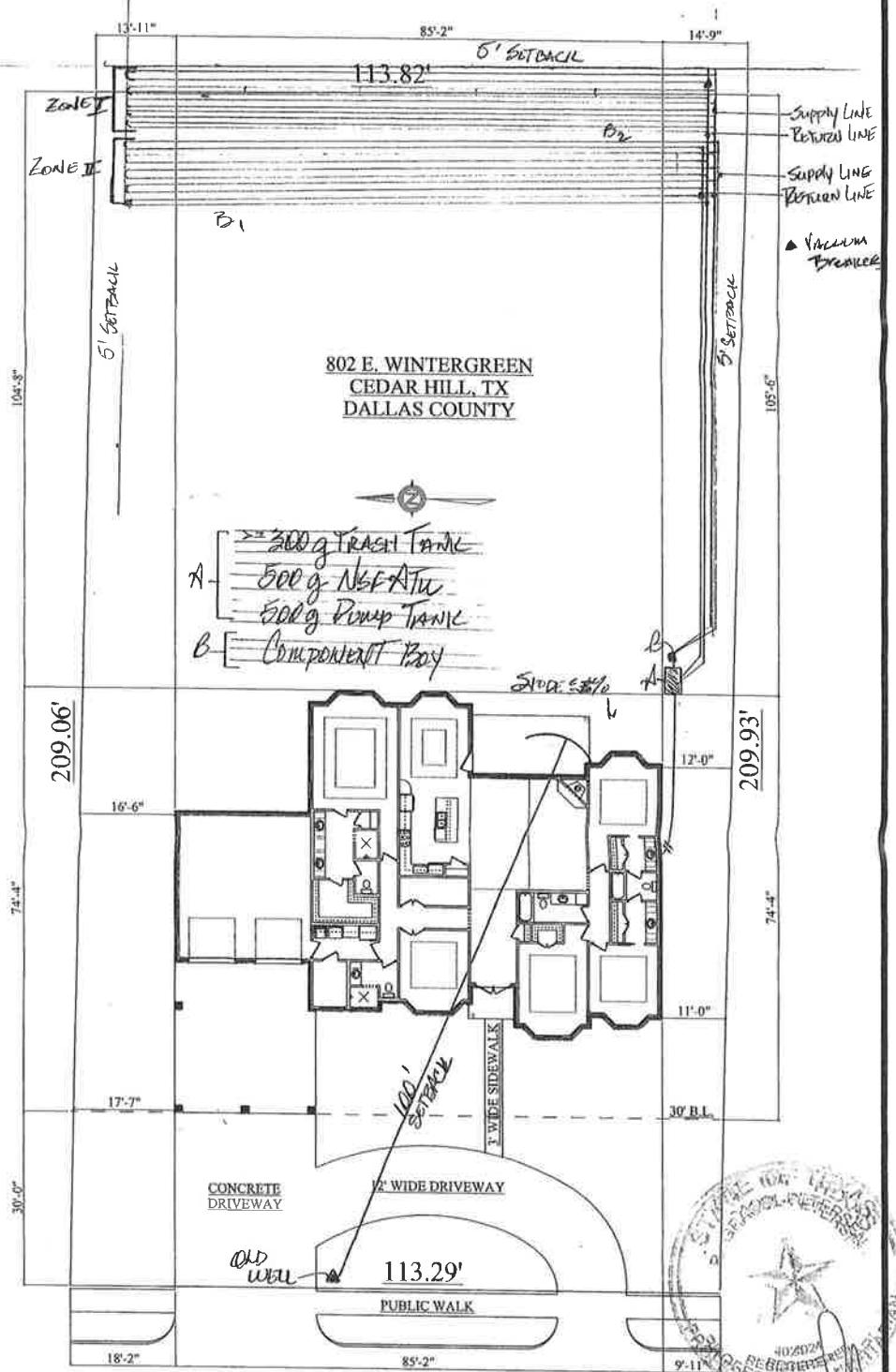
302 E. WINTERGREEN

139 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM



MAY 17th, 2018
A NEW SINGLE FAMILY HOME
TO BE LOCATED @
802 E. WINTERGREEN
CEDAR HILL, TX
DALLAS COUNTY

PRATT
RESIDENCE



N. JOE WILSON ROAD

SITE PLAN
SCALE: 1" = 20'-0"

3002 E. WINTERGREEN

Plan Copyright, Ownership and Liability

computation of space and elements of the design. These plans are the property of Kite City (Proprietary) Limited.

10.2. **Price.** Price Estimate assumes no liability for any direct, consequential, special, or incidental loss. It is the responsibility of the purchaser to perform the following before finalizing any construction:

1. Verify dimensions and all aspects of plans. No compensation will be issued for any errors or omissions between drawing and site.
2. Verify all dimensions for design, and check for any discrepancies with local regulations and building officials.
3. Plan holes, trenches, and any underground services required.

Debtors/Debtors holding financial assets around gold and the plan.
The like Debtors are also available for new debts
and to these assets but 40% become non-borrowing the ultimate plan is
marked out by the following statement at other publications
described as the construction of a house in the plan. Which is being
in a subsequent publication formers like like Debtors is explained and
gold holding will be a measure because of the following Debtors.

N. JOE WILSON ROAD

1432

SITE PLAN
SCALE: 1" = 20'-0"

10/14/2018

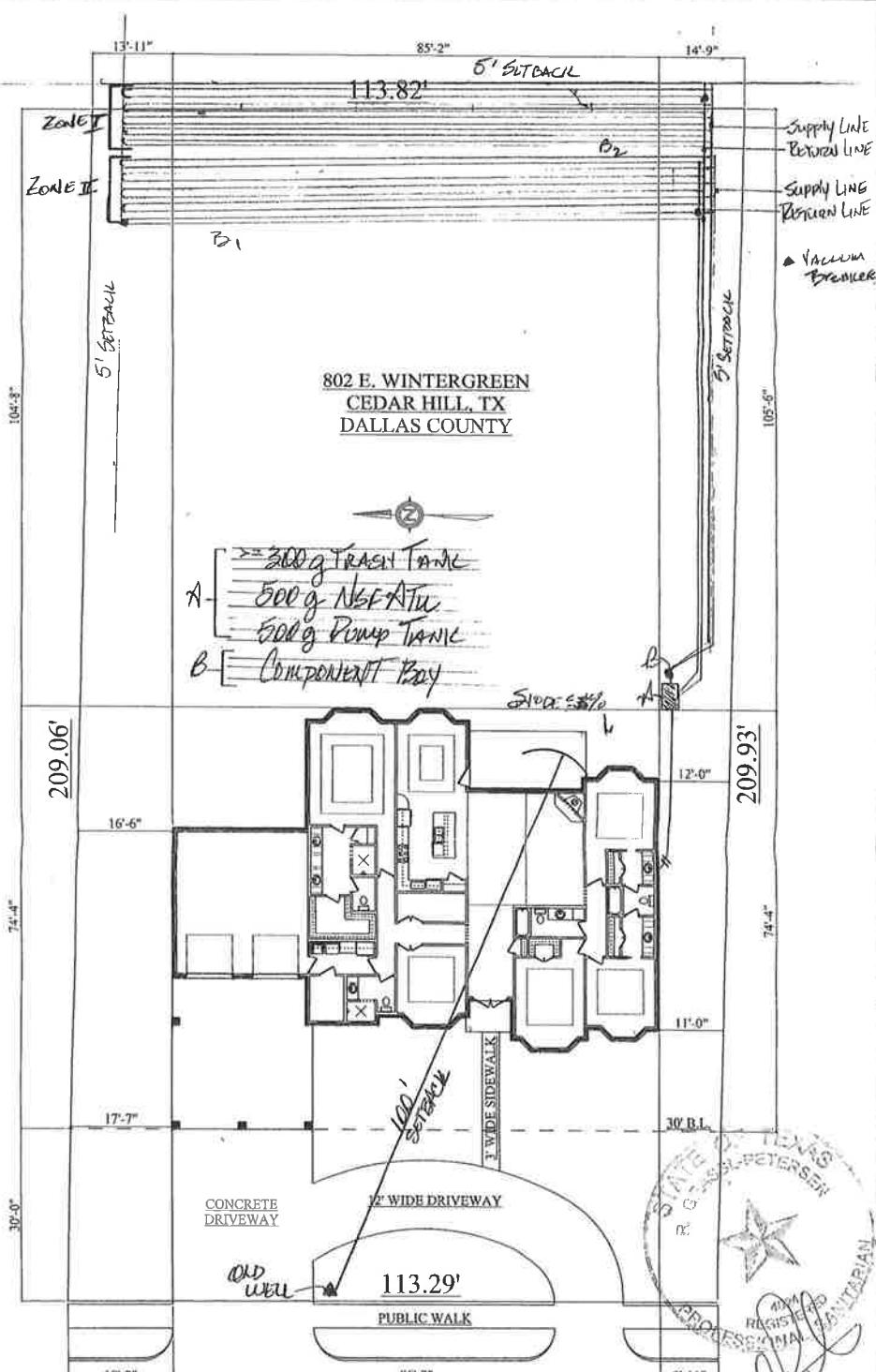
PRATT
RESIDENCE



130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE: (972)933-2210
WWW.PLAN-MASTER.COM



MAY 17th, 2018
A NEW SINGLE FAMILY HOME
TO BE LOCATED @
802 E. WINTERGREEN
CEDAR HILL, TX
DALLAS COUNTY



CEDAR HILL UTILITIES

卷之三

909 E WINTERGREEN RD
MINNEAPOLIS, MN 55428

WINTERGREEN HILL

WINTERGREEN 10

ERGSCREEN RD

MINERALS IN RIBBLE

8" PVC WINTERGREEN RD

802 E WINTERGREEN RD **annoy 210 ft** 802 E WINTERGREEN RD

JOE WILSON RD 87AC

114

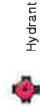
100

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ON NOSTALGIA



Legend



Water Fittings

SUBTYPE
Tee

Water Main

Hydra

Sanitarii Maritimi

Gravit

11

CEDAR HILL

WARNING AND DISCLAIMER
THE CITY OF CEDAR HILL CANNOT AND DOES NOT
HE ISSUE ANY WARRANTY OR GUARANTEE THE EXISTENCE
OR NONEXISTENCE OF ANY UTILITY, PIPE, CABLE, OR
STRUCTURE IN ANY LOCATION ON ANY PROPERTY.
DETERMINE THE EXISTENCE OF ANY UTILITY
(WATER, SANITARY SEWER, STORM SEWER, CULVERTS,
ELECTRICAL LINES, CABLE, ETC.) BY EXISTENCE AND LOC-
ATION OF UTILITIES ASSESSED BY THE CITY OF CEDAR
HILL. THE CITY OF CEDAR HILL ASSUMES NO LIABILITY FOR THE
EXISTENCE OR NONEXISTENCE OF ANY UTILITY, PIPE, CABLE,
OR STRUCTURE ON ANY PROPERTY.

1880 W Belt Line

- January 13, 2018 – Received complaint about construction debris on the property, was given bad address.
- January 22, 2018 – Inspection, after getting the correct address, hot tub and several piles of wood in back yard, area behind house has been cleared and looks like gravel has been spread. No permit on file for this address. Mail NOV to owner to remove outside storage of construction materials and obtain permit for construction.
- January 31, February 7, February 19, February 26, March 6, March 15, March 26 sent NOV with no response.
- April 2, 2018 – Mr. Igbokwe came into the office and asked for 3 weeks to get plans together to submit for permit.
- April 23, 2018 – No permit applied for, sent NOV.
- May 1, 2018 – No permit applied for, called and left message.
- May 2, 2018 – Mr Igbokwe called and said his architect has been out of town and asked for extension until the end of the month.
- June 6, 2018 – No permit turned in, called Mr. Igbokwe and left message.
- June 13, 2018 – Mr. Igbokwe turned in permit application.
- July 13, 2018 – Check with Building Inspector Andrew Lipscomb for status of permit application. Andrew stated he sent email, to Mr. Igbokwe, requesting the following items 1. Provide foundation drawings, 2. Provide floor plan and stair location for 2nd floor, 3. Provide kitchen layout, 4. Provide subcontractor list. I sent Mr. Igbokwe another email requesting the same information.
- July 17, 2018 – I called and left message.
- July 30, 2018 – Nothing had been submitted, sent another email requesting information for permit.
- August 14, 2018 – Nothing submitted, called and left message.
- August 17, 2018 – Sent email stating final notice before citations will be issued.
- September 14, 2018 – Wrote Mr. Igbokwe a citation #160628.
- October 17, 2018 – Wrote Mr. Igbokwe a citation #160629.
- October 29, 2019 – Mailed Mr. Igbokwe a notice of Building Appeals and Advisory Board Meeting for November 12, 2018.



Residential Account #65053940110190000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land](#) [Exemptions](#)
[Estimated Taxes](#) [History](#)

Property Location (Current 2019)

Address: 1880 W BELT LINE RD
Neighborhood: 4ESP01
Mapsco: 81A-C (DALLAS)

DCAD Property Map

2018 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2019)

IGBOKWE OBI E
1880 W BELT LINE RD
CEDAR HILL, TEXAS 751045614

Multi-Owner (Current 2019)

Owner Name	Ownership %
IGBOKWE OBI E	100%

Legal Desc (Current 2019)

1: JAMES HUGHES ABST 539 PG 401
2: TR 19 ACS 0.8232
3:
4: INT201000331877 DD12292010 CO-DC
5: 0539401101900 4CH05394011
Deed Transfer Date: 12/29/2010

Value

2018 Certified Values		
Improvement:	\$26,190	
Land:	+\$28,810	
Market Value:	=	\$55,000
Revaluation Year:	2018	
Previous Revaluation Year:	2015	

Main Improvement (Current 2019)

Building Class	04	Construction Type	FRAME	# Baths (Full/Half)	1/ 0
Year Built	1954	Foundation	PIER AND BEAM	# Kitchens	1

DCAD: Residential Acct Detail

Effective Year Built	1954	Roof Type	GABLE	# Bedrooms	2
Actual Age	65 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	FAIR	Fence Type	CHAIN	# Fireplaces	1
Living Area	1,162 sqft	Ext. Wall Material	ALUMINUM	Sprinkler (Y/N)	N
Total Area	1,162 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	60%			Sauna (Y/N)	N

Additional Improvements (Current 2019)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	STORAGE BUILDING		UNASSIGNED	FRAME	192
2	DETACHED GARAGE		UNASSIGNED	FRAME	400

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY ESTATE 1ac	0	0	0.8230 ACRE	STANDARD	\$35,000.00	0%	\$28,805	N

* All Exemption information reflects 2018 Certified Values. *

Exemptions (2018 Certified Values)

No Exemptions

Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.697028	\$1.376	\$0.2531	\$0.124	\$0.2794	N/A
Taxable Value	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$0
Estimated Taxes	\$383.37	\$756.80	\$139.21	\$68.20	\$153.67	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$1,501.24

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.

[History](#)

[History](#)

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Code Enforcement Department

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

NOTICE OF VIOLATION

IGBOKWE OBI E
1880 W BELT LINE RD
CEDAR HILL, TEXAS 75104-5614

RE: 1880 W BELT LINE RD CEDAR HILL TX
Description: JAMES HUGHES ABST 539 PG 401 TR
19 ACS 0.8232 INT201000331877
DD12292010 CO-DC 0539401101900
4CH05394011
APN: 65053940110190000
Case No: CE-18-0178
Officer: Tina Mitchell

Date: January 22, 2018

IGBOKWE OBI E,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1880 W BELT LINE RD**. An inspection was conducted on **January 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(p)	It shall be unlawful for any person to allow, permit, conduct or maintain any outside storage on any portion of a lot or tract, outside of an enclosed structure, or under a carport or covered patio or other projecting overhang, for a continuous period in excess of seven days during a calendar year within the city. Each day during which outside storage occurs shall constitute a separate offense.	Remove outside storage from property. (construction material)

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

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

IGBOKWE OBI E
1602 S MARSALIS AVE
DALLAS, TX 75216

RE: 1880 W BELT LINE RD CEDAR HILL TX 75104
Description: JAMES HUGHES ABST 539 PG 401 TR 19 ACS 0.8232 INT201000331877 DD12292010 CO-DC 0539401101900 4CH05394011
APN: 65053940110190000
Case No: CE-18-0178
Officer: Tina Mitchell

Date: March 26, 2018

IGBOKWE OBI E,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1880 W BELT LINE RD**. An inspection was conducted on **March 26, 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(p)	It shall be unlawful for any person to allow, permit, conduct or maintain any outside storage on any portion of a lot or tract, outside of an enclosed structure, or under a carport or covered patio or other projecting overhang, for a continuous period in excess of seven days during a calendar year within the city. Each day during which outside storage occurs shall constitute a separate offense.	Remove outside storage from property. (construction material)
4-351	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, shall first make application to the building official and obtain the required permit.	Apply for a building permit.

The condition(s) must be corrected by **April 2, 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.

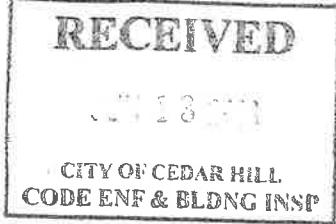
Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **972.291.5100 ext 1096**. Thank you for your cooperation.

Tina Mitchell

Tina Mitchell
Sr. Code Enforcement Officer
972.291.5100 ext 1096



285 Uptown Blvd. Bldg 1
Cedar Hill, TX 75104
(972) 291-5100 x1090



Provide foundation drawing
Provide floor plan and
Stair location for
2nd Floor

Provide Kitchen layout

Provide Sub contractor list
EM 6-19-18

BUILDING PERMIT APPL

DATE: _____

ADDRESS: 1880 W. BELT LINE RD, CEDAR HILL PG 401

SUBDIVISION: JAMES HUGHES ABST 539 LOT: _____ BLOCK: _____

AREAS (SQ.FT.): LIVING AREA: 550sf GARAGE: _____ PORCH: 150 TOTAL AREA: 700sf

MASONRY PERCENTAGE (%): FRONT: _____ REAR: _____ LEFT SIDE: _____ RIGHT SIDE: _____

DESCRIPTION OF WORK: CONVERT BACK PORCH TO
KITCHEN AND ADD 2 ROOMS
OVER THE BACK PORCH AND KITCHEN
VALUE OF WORK: \$ 6,500.00

PROPERTY OWNERS INFORMATION

PROPERTY OWNERS NAME: OBI E. IGBOKWE

ADDRESS: 1880 W. BELT LINE CITY: CEDAR HILL

STATE: TX ZIP: 75104 PHONE: (214) 946-9127

CONTRACTORS

ADDRESS (PHYSICAL/MAILING INCLUDE CITY, STATE & ZIP)

PHONE#

GENERAL: OBI E. IGBOKWE 214 946-9127

ELECTRICAL: _____

MECHANICAL: _____

PLUMBING: _____

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local regulating construction or the performance of construction.

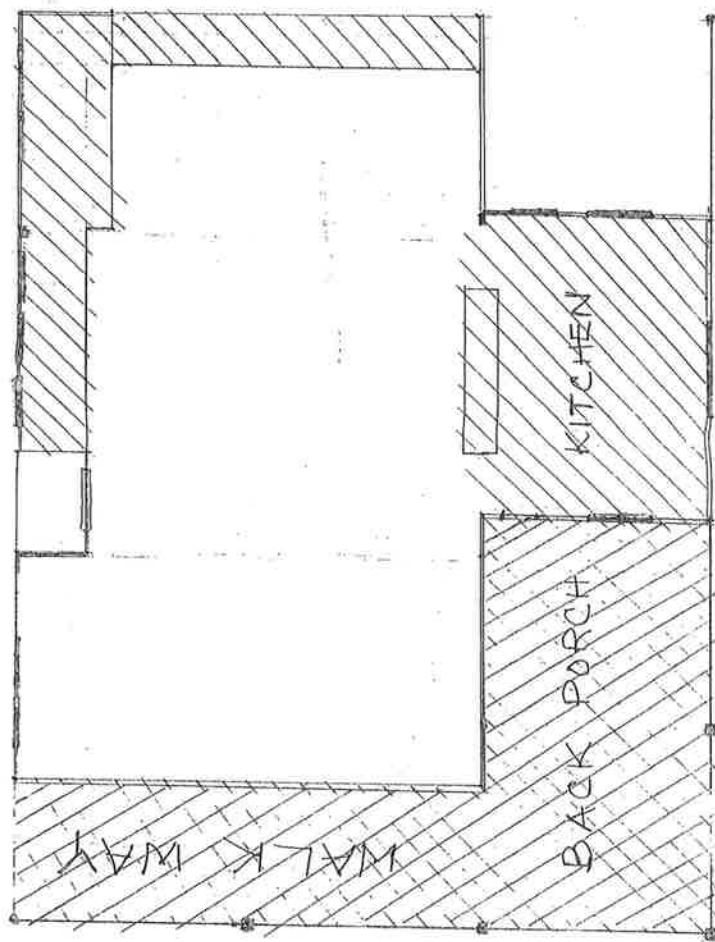
APPLICANT'S PRINTED NAME: OBI E. IGBOKWE

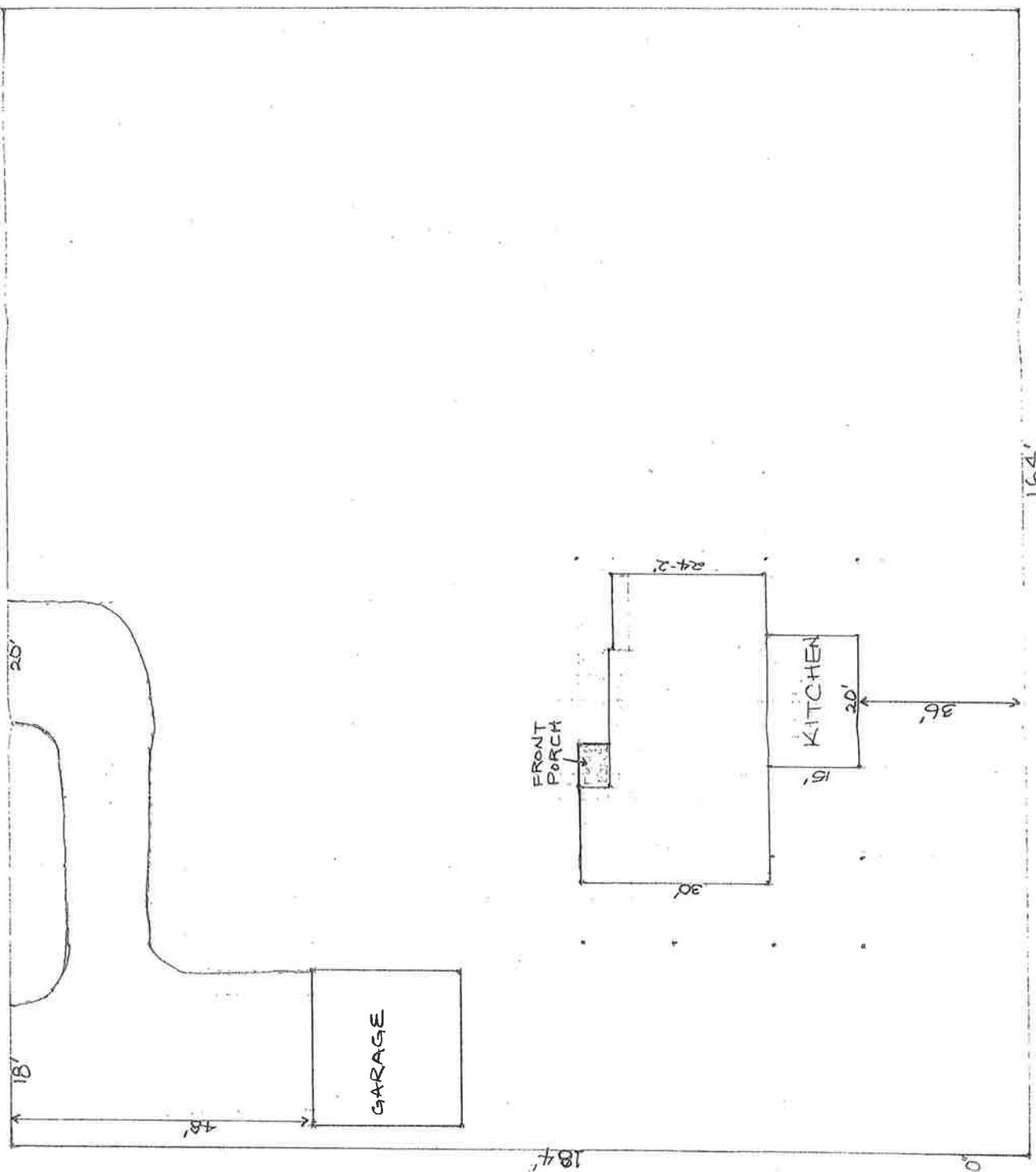
ADDRESS: 1880 W. BELT LINE CITY: CEDAR HILL STATE: TX

ZIP: 75104 PHONE: (214) 946-9127 CELL: (214) 946-9127

FAX: () E-Mail: Obi.1lap@yahoo.com

APPLICANT'S SIGNATURE:  DATE: 06-13-18





SCALE $\frac{1}{4}'' = 4'-0''$



Code Enforcement Department

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

October 31, 2018

VIA CERTIFIED MAIL OR REGISTERED MAIL, RETURN RECEIPT REQUESTED

Obi Igbokwe
1602 S Marsalis Ave
Dallas, TX 75216

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 1880 W BELT LINE ROAD, 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 November 12, 2018 at 285 Uptown Blvd, Administration Conference Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **1880 W Belt Line Rd**, 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 **1880 W Belt Line Rd**, 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 7017 1070 0000 0334 8593
5-Day Return Receipt Requested

MAYOR, ROB FRANKE • MAYOR PRO TEM, CHRIS PAR'
DANIEL C. HAYDIN, JR. • CLIFFORD R. SHAW • WALLACE S.

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412 Round Rock Board up garage and remove gate

Originally addressed this location on 9/12/2018 for bushes blocking address numbers and high grass. After several weeks and confirmation from water department that there was no usage, it was determined the house was vacant. Contractor was hired to mow, cut bushes back from front door, remove outside storage from back yard and place inside garage and try to shut garage door that was left open and screw gate shut, helping it stand erect.

1. 9/12/2018 - Notice of Violation sent asking to mow and trim bushes blocking address numbers.
2. 9/24/2018 – property mowed but numbers not visible, sent Notice of Violation for bushes/address numbers.
3. 10/1/2018 – Numbers not visible, sent third Notice of Violation.
4. 10/11/2018 – Door Hanger left stating final notice before citation issued.
5. 10/18/2018 – Door Hanger remains, fence is damaged in back and garage door was left open.
6. 10/22/2018 – Notice of Violation sent for numbers, bushes, fence and garage door.
7. 10/23/2018 – Complaint about property from Jeanette via phone message.
8. 10/29/2018 – No change, take to the Board.
9. 10/30/2018 – Hearing Notification letter mailed
10. 10/30/2018 – Per Leah in Water Dept last day of usage was 9/25 and nothing after that.
11. 11/1/2018 – Hired contractor to mow, trim bushes from front door, remove outside storage from back yard and driveway and place in garage, he screwed the gate shut because it was hanging off and tried to shut garage, but it was off tracks & unable to board up at that time.
12. 11/6/2018 – Back gate was torn off and garage has been tampered with.



Code Enforcement Department

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

October 31, 2018

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Cassandra Harris & Nathaniel D Gilmore Sr
412 Round Rock Rd
Cedar Hill, TX 75104-5428

**NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO 412
ROUND ROCK ROAD, 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 November 12, 2018 at 285 Uptown Blvd, Administration Conference Room, Cedar Hill, Texas, 75104**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **412 Round Rock Rd**, 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 **412 Round Rock Rd**, 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,

Gina Mitchell

Tina Mitchell

Sr. Code Enforcement Officer

CERTIFIED MAIL 7017 1070 0000 0334 8609

5-Day Return Receipt Requested

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

7017		1070	0000	0334	8609										
U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>															
<p>For delivery information, visit our website at www.usps.com.</p> <p style="text-align: center;">OFFICIAL U.S. MAIL</p>															
<p>Certified Mail Fee</p> <p>\$ 1.50</p>															
<table border="1"> <tr> <td colspan="2"> <input type="checkbox"/> Return Receipt (Handcopy) \$ 0.00 </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Return Receipt (electronic) \$ 0.00 </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Certified Mail Restriction of Delivery \$ 0.00 </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Adult Signature Required \$ 0.00 </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00 </td> </tr> </table>						<input type="checkbox"/> Return Receipt (Handcopy) \$ 0.00		<input type="checkbox"/> Return Receipt (electronic) \$ 0.00		<input type="checkbox"/> Certified Mail Restriction of Delivery \$ 0.00		<input type="checkbox"/> Adult Signature Required \$ 0.00		<input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00	
<input type="checkbox"/> Return Receipt (Handcopy) \$ 0.00															
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<input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00															
<p>Postage</p> <p>\$ 0.00</p>															
<p>Total Postage and Fees</p> <p>\$ 1.50</p>															
<p>Sent To</p> <p>Street and Apt. No., or P.O. Box No. City, State, ZIP+4</p>															
<p>Postmark Here</p>															
<p>PS Form 3800, April 2015 PS-7635-02-000-0007 See Reverse for Instructions</p>															

Farr, Reba

From: Shipman, Leah
Sent: Tuesday, October 30, 2018 3:37 PM
To: Farr, Reba
Subject: RE: 412 Round Rock

Hey Reba,

The last day of usage for that address was on 9/25. Nothing after that. 😊

Leah Shipman
Customer Service Representative



CEDAR HILL
Utility Billing Department

O 469.272.2931 F 972.291.5110
285 Uptown Blvd. Cedar Hill, TX 75104
CedarHillTX.com

"The best weapons against ANY evil are----- LOVE and KINDNESS!"

From: Monart, Siomara
Sent: Tuesday, October 30, 2018 3:32 PM
To: Shipman, Leah <leah.shipman@cedarhilltx.com>
Subject: FW: 412 Round Rock

From: Farr, Reba
Sent: Tuesday, October 30, 2018 3:10 PM
To: Monart, Siomara <siomara.monart@cedarhilltx.com>
Subject: 412 Round Rock

Can you please give me the current usage at this location? I'm trying to determine if it is vacant or not. **Last read**
9/14 172474.00 4928.00

Thank you,

Reba Farr
Code Enforcement Officer



CEDAR HILL

O 972.291.5100 X1095 F 972.291.7250
285 Uptown Blvd. Cedar Hill, TX 75104
www.CedarHillTX.com



Residential Account #16020010060180000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land](#) [Exemptions](#)
[Estimated Taxes](#) [History](#)

Property Location (Current 2019)

Address: 412 ROUND ROCK DR
Neighborhood: 4ESN02
Mapco: 71B-X (DALLAS)

DCAD Property Map

2018 Appraisal Notice

Electronic Documents (ENS)

[File Homestead Exemption Online](#)

 [Print Homestead Exemption Form](#)

Owner (Current 2019)

HARRIS CASSANDRA &
 NATHANIAL D GILMORE SR
 412 ROUND ROCK RD
 CEDAR HILL, TEXAS 751045428

Multi-Owner (Current 2019)

Owner Name	Ownership %
HARRIS CASSANDRA &	100%

Legal Desc (Current 2019)

1: HERITAGE PH 2
 2: BLK 6 LT 18
 3:
 4: INT201600140459 DD05162016 CO-DC
 5: 0200100601800 4CH02001006
Deed Transfer Date: 5/25/2016

Value

2018 Certified Values	
Improvement:	\$124,840
Land:	+\$40,000
Market Value:	=\$164,840
Revaluation Year:	2018
Previous Revaluation Year:	2017

Main Improvement (Current 2019)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	2000	Foundation	SLAB	# Kitchens	1

Effective Year Built	2000	Roof Type	HIP	# Bedrooms	3
Actual Age	19 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	1,713 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,713 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	20%			Sauna (Y/N)	N

Actual Improvements (Current 2018)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	361

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	PLANNED DEVELOPMENT	60	125	7,500.0000 SQUARE FEET	FLAT PRICE	\$40,000.00	0%	\$40,000	N

* All Exemption information reflects 2018 Certified Values. *

Exemptions (2018 Certified Values)

No Exemptions

Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.697028	\$1.376	\$0.2531	\$0.124	\$0.2794	N/A
Taxable Value	\$164,840	\$164,840	\$164,840	\$164,840	\$164,840	\$0
Estimated Taxes	\$1,148.98	\$2,268.20	\$417.21	\$204.40	\$460.56	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$4,499.35

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.

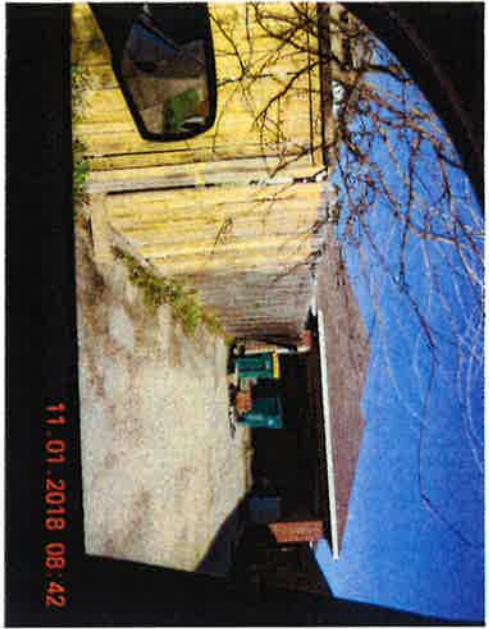
History

History

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All Rights Reserved.



11.06.2018 10:29







10.18.2018 08:19

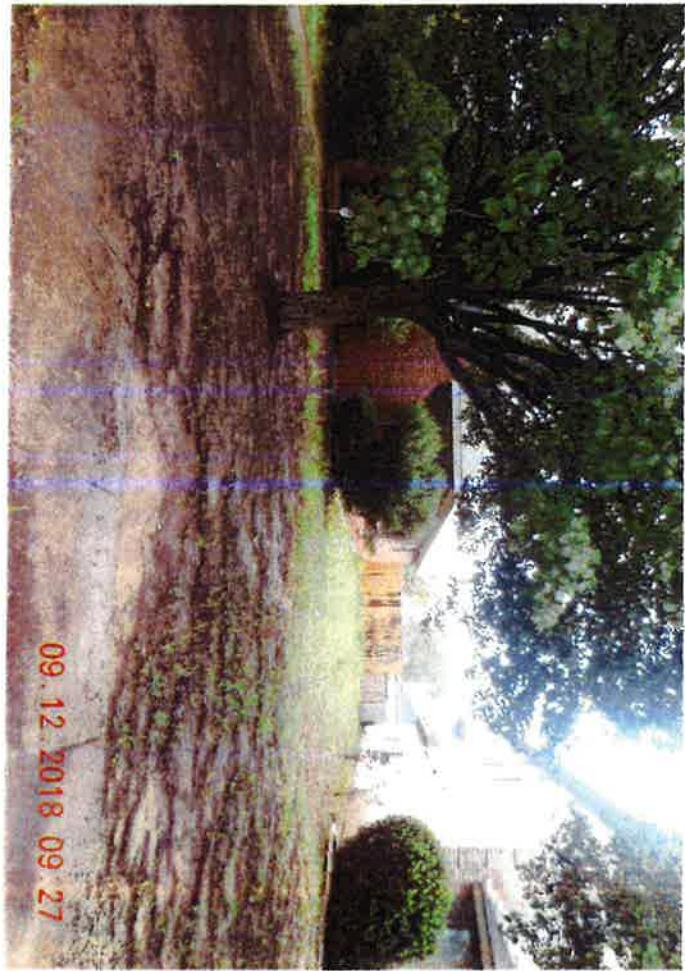




10.9.2018

10.01.2018 11:21







Code Enforcement Department

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

NOTICE OF VIOLATION

HARRIS CASSANDRA &
NATHANIAL D GILMORE SR
412 ROUND ROCK RD
CEDAR HILL, TEXAS 75104-5428

RE: 412 ROUND ROCK DR CEDAR HILL TX
75104
Description: HERITAGE PH 2 BLK 6 LT 18
INT201600140459 DD05162016 CO-DC
0200100601800 4CH02001006
APN: 16020010060180000
Case No: CE-18-4795
Officer: Reba Farr

Date: September 24, 2018

HARRIS CASSANDRA &,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **412 ROUND ROCK DR**. An inspection was conducted on **September 24, 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:
4-193	Address numbers shall be a minimum of four (4) inches in height and visible from the public street, alleyway, and/or access. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters.	Place address numbers on the structure. BUSHES ARE BLOCKING ADDRESS NUMBERS
9-26(f)(1)	Trees, shrubs and plants shall not obstruct the access to or from any door or window of any structure which is used, or is required by city codes and ordinances to be used, for ingress or egress.	Trim trees from door.

The condition(s) must be corrected by **October 1, 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

Photographs



412 Round Rock (1).JPG



412 Round Rock (2).JPG



412 Round Rock (3).JPG



COPY

Code Enforcement Department

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

NOTICE OF VIOLATION

**HARRIS CASSANDRA &
NATHANIAL D GILMORE SR
412 ROUND ROCK RD
CEDAR HILL, TEXAS 75104-5428**

RE:	412 ROUND ROCK DR CEDAR HILL TX 75104
Description:	HERITAGE PH 2 BLK 6 LT 18 INT201600140459 DD05162016 CO-DC 0200100601800 4CH02001006
APN:	16020010060180000
Case No:	CE-18-4795
Officer:	Reba Farr

Date: October 1, 2018

HARRIS CASSANDRA &,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **412 ROUND ROCK DR**. An inspection was conducted on **October 1, 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:
4-193	Address numbers shall be a minimum of four (4) inches in height and visible from the public street, alleyway, and/or access. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters.	Place address numbers on the structure. BUSHES ARE BLOCKING ADDRESS NUMBERS
9-26(f)(1)	Trees, shrubs and plants shall not obstruct the access to or from any door or window of any structure which is used, or is required by city codes and ordinances to be used, for ingress or egress.	Trim trees from door.

The condition(s) must be corrected by **October 8, 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

Photographs



412 Round Rock.JPG



COPY

Code Enforcement Department

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

NOTICE OF VIOLATION

**HARRIS CASSANDRA &
NATHANIAL D GILMORE SR
412 ROUND ROCK RD
CEDAR HILL, TEXAS 75104-5428**

RE: 412 ROUND ROCK DR CEDAR HILL TX 75104
Description: HERITAGE PH 2 BLK 6 LT 18 INT201600140459 DD05162016 CO-DC 0200100601800 4CH02001006
APN: 16020010060180000
Case No: CE-18-4795
Officer: Reba Farr

Date: October 23, 2018

HARRIS CASSANDRA &,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **412 ROUND ROCK DR**. An inspection was conducted on **October 22, 2018** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

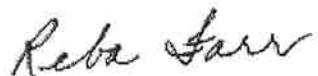
Code Section:	Violation Description:	Corrective Action:
4-193	Address numbers shall be a minimum of four (4) inches in height and visible from the public street, alleyway, and/or access. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters.	Place address numbers on the structure. BUSHES ARE BLOCKING ADDRESS NUMBERS
9-26(f)(1)	Trees, shrubs and plants shall not obstruct the access to or from any door or window of any structure which is used, or is required by city codes and ordinances to be used, for ingress or egress.	Trim trees from door.
9-26(h)(1)	It shall be unlawful for any person to allow weeds and grass to grow in excess of twelve (12) inches.	Mow the property.
9-27(q)	Garage doors shall be capable of being closed reasonably plumb, properly attached and the exterior surface maintained weatherproof as required to prevent deterioration.	Repair or replace garage door.
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.
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	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

replacing or repairing posts or other structural members.

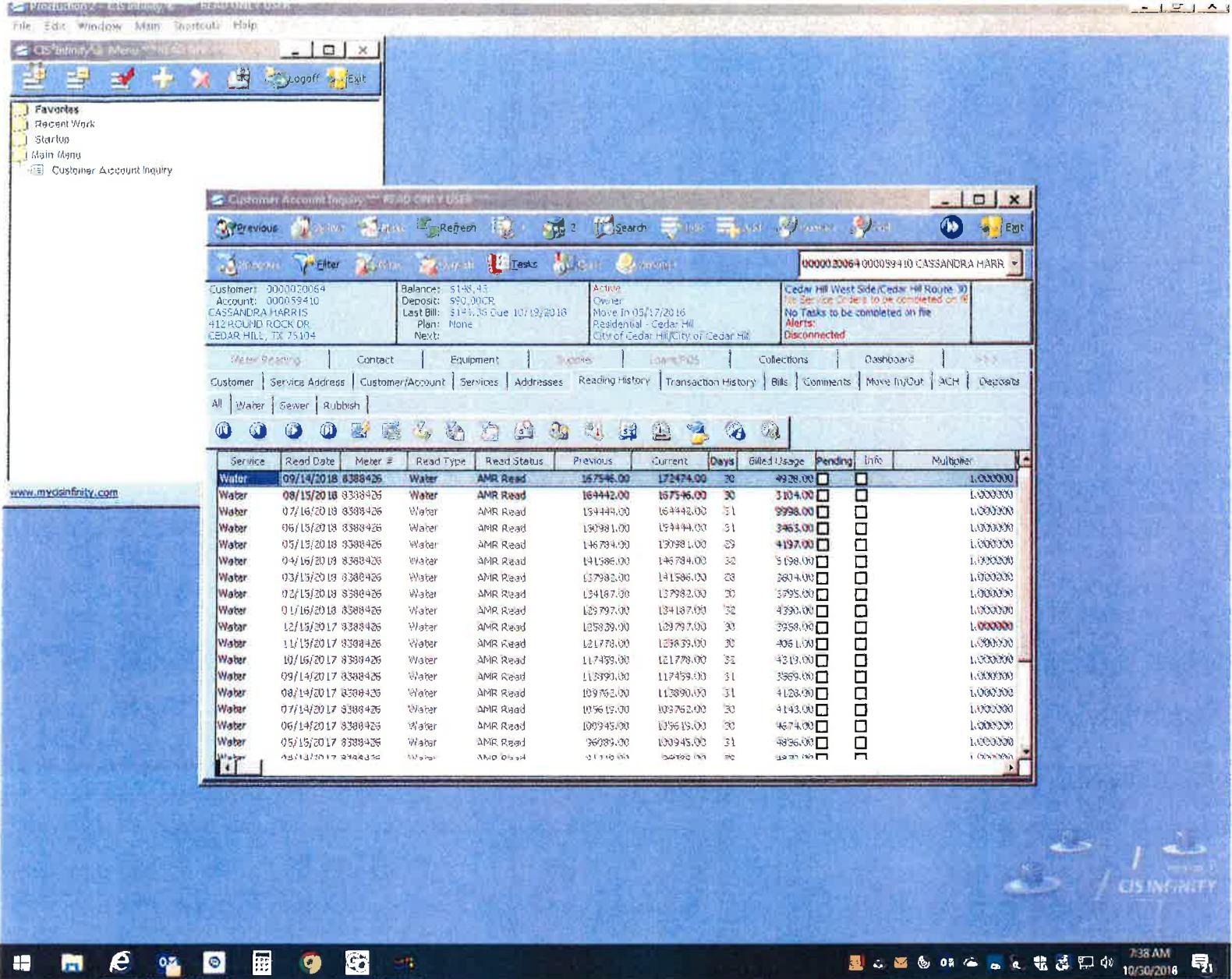
application forms can be found at
www.cedarhilltx.com.

The condition(s) must be corrected by **October 30, 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



Current usage

Search
by:

Account/Prop Addr/Owner Name

Search 412 ROUND ROCK DR

412 ROUND ROCK DR

Parcel ID: 16020010060180000
Account Number: 16020010060180000
Neighborhood: 4ESN02
Site Address: 412 ROUND ROCK DR
Map Grid: 71B-X (DALLAS)
Account Type: Residential
Legal Description 1: HERITAGE PH 2
Legal Description 2: BLK 6 LT 18
Doing Business As: N/A
Owner Name: HARRIS CASSANDRA &
Owner Address: NATHANIAL D GILMORE SR 412
Owner City: ROUND ROCK RD
Owner State: CEDAR HILL
Owner Zip: TX
Owner Zip +4: 75104
Owner Zip +4: 5428
Certified Values:
Improvement Value: \$ 124,040
Land Value: \$ 40,000

[Property](#)[Jurisdiction](#)