



Building Inspections
285 Uptown Blvd., Bldg. 100
Cedar Hill, TX 75104
O. 972.291.5100 Ext 1090
F. 972.291.5199

NOTICE OF MEETING
Building Appeals & Advisory Board
Monday, June 17, 2019
Planning/Code Conference Room – 2nd FLOOR
285 UPTOWN BLVD., BUILDING 100
7:00 p.m.

MISSION STATEMENT: The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.

VISION STATEMENT: We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.

- I. Call meeting to order
- II. Approve the meeting minutes for May 20, 2019.
- III. Review and consider the request by Rhonda H Montee for a variance to the City of Cedar Hill Code of Ordinance Section 4-302 (8) Gates designed for vehicular access shall be set back from property or rights of way line a minimum of twenty feet (20'), if gates are to be of the sliding type, they shall operate (ie. Slide) fully within the property into the which the gates give access, and they shall not encroach any neighboring property line or street/alley right of way line.
- IV. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 12th day of June 2019.

Jeanette Cosme

Jeanette Cosme
Permit Tech/Executive Assistant

This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign



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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

**Building Appeals & Advisory Board
Meeting Minutes
Monday, May 20, 2019
Planning/Code Conference Room – 2nd FLOOR
285 UPTOWN BLVD., BUILDING 100**

Members Present

Joe Pitt
Jack Frost
Deborah Fulwiler
David McDaniel
Mark Dale
Mike Bechdol
Jeanetta Dagley

Staff Present

Gail Lux
Tom Tahnaey

Absent

I. Call meeting to order

Mr. Joe Pitt called the meeting to order at 7:00 pm with a quorum present.

II. Approve the meeting minutes for April 15, 2019.

Mr. Mike Bechdol made a motion to approve the minutes as written. The motion was seconded by Mr. David McDaniel. The motion was approved unanimously.

III. Review the proposed amendments to the 2018 International Plumbing Code for adoption to the City Code of Ordinance.

- 1) Table of contents is amended: Approved
- 2) Section 101.1 is amended: Approved
- 3) Section 102.8 is amended: Approved
- 4) Section 102.8.2 is amended: Approved
- 5) Section 106.6.2 is amended: Approved
- 6) Section 106.6.3 is amended: Approved
- 7) Section 109 is amended: Approved
- 8) Section 109.1.1 is added: Approved with correction to typo.
- 9) Section 305.1 is amended: Approved with the specification of materials added.
- 10) Section 305.4.1 is amended: Approved
- 11) Section 305.7 is amended: Approved
- 12) Section 306.2.4 is added: Approved

- 13) Section 314.2.1 is amended: Approved
- 14) Section 401.1 is amended: Approved
- 15) Section 403.1.1.1 is added: Add (and applicable codes) Approved
 Section 403.1.1.2 is added: Approved
 Section 403.1.1.3 is added: Approved
- 16) Section 409.2 is amended: Approved
- 17) Section 413.4 is amended: (add #5 closets containing mop sinks)
 Approved
- 18) Section 402.1.2 is added: Check location
- 19) Section 501.9 is added: Approved
- 20) Section 502.1.1 is amended: Approved
- 21) Section 502.3 is amended: Approved
- 22) Section 502.3.1 is added: Approved
- 23) Section 502.6 is added: Approved
- 24) Section 504.6 is amended: Approved
- 25) Section 504.7 is amended: Approved
- 26) Section 604.4.1 is added: Approved
- 27) Section 608.1 is amended: Approved
- 28) Section 608.17.5 is amended: Approved
- 29) Section 608.18 is amended: Approved
- 30) Section 703.6 is deleted: Approved
- 31) Section 704.5 is added: Approved
- 32) Section 712.5 is added: Approved
- 33) Section 713 and 713.1 is amended: Approved
- 34) Section 803.3 is added: Approved
- 35) Section 903.1 is amended: Approved
- 36) Section 916.4 is added: Approved
- 37) Section 917 is deleted: Approved
- 38) Section 918.1 is amended: Approved
- 39) Section 918.3 is amended: Approved
- 40) Section 1002.4 is amended: Approved
- 41) Section 1002.4.1,1002.4.1.1 thru 1002.4.1.4 is deleted: Approved
- 42) Section 1003.2 is amended: Approved
- 43) Section 1003.2.1 is added: Approved
- 44) Section 1003.2.2 is added: Approved
- 45) Section 1003.3 is amended: Approved
- 46) Section 1003.3.1 is amended: Approved
- 47) Section 1003.3.2 is amended: (reword this)
- 48) Section 1003.3.4 is amended: Approved
- 49) Section 1003.3.4.1 is amended: Approved
- 50) Section 1003.3.4.2 is amended: Approved
- 51) Section 1003.4.3 is added: Approved

- 52) Section 1003.3.4.4 is added: Approved
- 53) Section 1003.3.4.5 is added: Approved
- 54) Table 1003.3.4.1 is amended: Approved
- 55) Diagram 1003.1(1) & (2) is added: Approved
- 56) Section 1101.8 is amended: Approved
- 57) Section 1106.1 is amended: Approved
- 58) Section 1108.3 is amended: Approved
- 59) Section 1109 is deleted: Approved
- 60) Section [F] 1202.1 is amended: Approved
- 61) Appendix E is adopted: Approved

IV. Adjourn

Mr. Mark Dale made a motion to adjourn. Mr. David McDaniels seconded the motion. The motion was approved unanimously.



JU

APPL 190-2019

**BUILDING APPEALS & ADVISORY BOARD
APPLICATION FORM**

Existing Zoning: _____

Filing Date: _____

Owner Rhonda H. Monte Applicant Rhonda

Address 1318 N. Hwy 67 Address Same

Phone Number (214) 676-5121 Phone Number Same
Email cornersq@att.net Email Same

Address of Property Requesting Variance 836 Green Pastures

Lot 66 Block 3 Subdivision Wildflower
Tract _____ Acres _____ Abstract _____ Survey _____

Building Description: Size _____ Occupancy Type _____

Occupancy Load _____ Type of Construction _____

Use _____

Explain Variance Desired: would like the gate to be less than 20 feet from property line to enter driveway

Code: of Ordinance Section: 4-302 (8)

Requirements: Gates designed for vehicular access shall be set from property or rights-of-way line a minimum of twenty feet (20'). If gates are to be of the sliding type, they shall operate (i.e., slide) fully within the property, or right-of-way into which the gates give access, and they shall not encroach any neighboring property line or street/park/rights-of-way line.

I am the owner of the herein described property and Rhonda Monte is (Applicant)

authorized to file this application on my behalf.

Applicant

Rhonda Monte
Owner

Variance Fee: \$150.00

Attach Justification Material

ORDINANCE # 2011-457

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE CEDAR HILL CODE OF ORDINANCES BY THE ADDITION OF REGULATION FOR THE PERMITTING AND CONSTRUCTION OF FENCES IN RESIDENTIAL AREAS; PROVIDING A SAVING CLAUSE; PROVIDING FOR PENALTIES; PROVIDING A SEVERENCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE CEDAR HILL CODE OF ORDINANCES; PROVIDING FOR IMMEDIATE EFFECT; AND PROVIDING FOR PUBLICATION.

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

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

WHEREAS, in order to maintain such standards, appropriate inspection, plan review and enforcement is required; and

WHEREAS, the City Council of the City of Cedar Hill, Texas, does find and determine that it is in the best interest of the health, safety, and general welfare of the citizens of the City of Cedar Hill, Texas to regulate the permitting and construction of fences.

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

SECTION 1. Cedar Hill Code of Ordinances is amended by adding regulation for the permitting and construction of fences as follows;

Fences in Residential Areas:

1. Any person wishing to construct a new fence shall make written application for a permit on forms provided by the City. The permit application shall be accompanied by a site plan showing the location of the fences on the property.
2. Any person replacing more than 50 percent of a fence shall make written application for a permit on forms provided by the City. The permit application shall be accompanied by a site plan showing the location of the fences on the property.
3. The permit fee for a fence shall be \$25.00.
4. Any fence or wall located to the rear of the minimum required front yard line shall not exceed eight feet (8') in height.
5. Except as provided by (5.) below, no fence or wall shall be permitted in front of any single family or townhouse structure except platted lots within the Rural Residential or Single Family Estate district or lots greater than 1 acre in area where the fence may be constructed to the front property line. No fence shall be erected in any front yard or side yard which is adjacent to a public street. No residential fence shall be closer than twenty feet (20') to a public street except in cases where the side or rear building line of

the yards on continuous corner lots adjoin the fence may be constructed out to the property line of said side yard.

6. Decorative fences with openings not less than fifty percent (50%) of the fence area and not exceeding three feet (3') in height are permitted in front yards. Chain link, woven wire mesh or similar materials are not considered decorative fencing.
7. No barbed wire or high voltage electrical fencing shall be allowed except as used for farm or ranching purposes on undeveloped land over three (3) acres in size.
8. Gates designed for vehicular access shall be set back from the property or right-of-way line a minimum of twenty feet (20'), and shall have gates designed to swing inward and away from the property or right-of-way line. If gates are to be of the sliding type, they shall operate (i.e., slide) fully within the property into which the gates give access, and they shall not encroach (i.e., project or slide over) any neighboring property line or street/alley right-of-way line.
9. Fences around swimming pools shall comply with Appendix G of the current adopted International Residential Code.
10. See Section 5.4.10 of the City of Cedar Hill Zoning Code for sight visibility requirements.
11. Special purpose fencing, such as fencing around tennis courts, is permitted.

12. Appeals and Exception to the fence regulations.

Appeals and exceptions to these regulations shall be heard by five (5) or more members of the Building Appeals and Advisory Board. The building official shall be ex officio member and shall act as staff to the Board. The Board shall have the authority to adopt reasonable rules and regulations for the enforcement of the fence regulations. The Board may consider appeals from a decision of the Building Official on a fence permit, and may grant exceptions on the basis that the application of such regulations and/or standards will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship.

1. Required Information

The applicant shall first file a written application for exception form furnished by the Building Inspections Department. Every such application shall contain the following information:

- a. Name, address, and telephone number of the applicant.
- b. Name, address and telephone number of the owner of the property on which fence will be located.
- c. A site plan showing the fences location on the property.
- d. Pay application fee of \$150.00.

2. Quorum

All cases brought before the Board, under this ordinance, must be heard by no less than five members. A majority vote of the members is required to grant a variance of this ordinance or to overrule any decision or interpretation made under this ordinance by the Building Official.

3. Board Decisions

The decisions of the Board shall be final.

SECTION 2. SAVINGS CLAUSE

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

SECTION 3. ENFORCEMENT OF PENALTY

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

SECTION 4. SEVERANCE CLAUSE

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

SECTION 5. INCORPORATION INTO THE CODE OF ORDINANCES

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

SECTION 6. EFFECTIVE DATE

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

SECTION 7. PUBLICATION

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

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

_____ day of _____, 2011.

Rob Franke, Mayor

ATTEST:

Lyn Hill, City Secretary

APPROVED AS TO FORM:

Ron G. MacFarlane, Jr., City Attorney

RECEIPT (REC-004340-2019) FOR CEDAR HILL

BILLING CONTACT

Tyler Montee
836 Green Pastures Dr
Cedar Hill, Tx 75104



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
APPL-000190-2019	Building Appeals Variance Fee	Fee Payment	Credit Card	\$150.00
SUB TOTAL				\$150.00
TOTAL				\$150.00


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Residential Account #16046500030660000

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

Property Location (Current 2019)

Address: 836 GREEN PASTURES DR
Neighborhood: 4ESL01
Mapsco: 71B-Z (DALLAS)

DCAD Property Map

2019 Current Appraisal Notice

Electronic Documents (ENS)



[Print Homestead Exemption Form](#)

Owner (Current 2019)

HUGHESMONTEE RHONDA C &
 MONTEE JAMES A
 836 GREEN PASTURES DR
 CEDAR HILL, TEXAS 751042124

Multi-Owner (Current 2019)

Owner Name	Ownership %
NONTEE TYLER J	33%
HUGHESMONTEE RHONDA C &	67%

Legal Desc (Current 2019)

- 1: WILD FLOWER
- 2: BLK 3 LOT 66
- 3:
- 4: INT201700103549 DD04122017 CO-DC
- 5: 0465000306600 4CH04650003

Deed Transfer Date: 4/13/2017

Value

2019 Proposed Values		
Improvement:	\$116,490	
Land:	+\$30,000	
Market Value:	=	\$146,490
Capped Value: \$134,739		
Revaluation Year: 2019		
Previous Revaluation Year: 2018		

ARB Hearing

R 06/29/2019 9:00 AM

Enter PIN From Hearing Notice

Main Improvement (Current 2019)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/0
Year Built	1982	Foundation	SLAB	# Kitchens	1
Effective Year Built	1982	Roof Type	HIP	# Bedrooms	3
Actual Age	37 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	AVERAGE	Fence Type	NONE	# Fireplaces	1
Living Area	1,245 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,245 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	40%			Sauna (Y/N)	N

Additional Improvements (Current 2019)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	462

Land (2019 Proposed 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 SF-7	80	150	14,221.0000 SQUARE FEET	FLAT PRICE	\$30,000.00	0%	\$30,000	N

* All Exemption information reflects 2019 Proposed Values. *

Exemptions (2019 Proposed 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
HOMESTEAD EXEMPTION	\$0	\$8,250	\$8,892	\$8,892	\$8,892	\$0
Taxable Value	\$134,739	\$126,489	\$125,847	\$125,847	\$125,847	\$0

Exemption Details**Estimated Taxes (2019 Proposed 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	\$134,739	\$126,489	\$125,847	\$125,847	\$125,847	\$0
Estimated Taxes	\$939.17	\$1,740.49	\$318.52	\$156.05	\$351.62	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$3,505.84

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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