

NOTICE OF MEETING
Building Appeals & Advisory Board
Monday, June 22, 2020
6:30 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. **Public Comments:** *All comments received by 4pm on Monday, June 22, 2020 will be distributed to the City Council and entered into record.*
- III. Approve the meeting minutes from the December 16, 2019 and February 17, 2020.
- IV. Review and consider the property located at Lake Ridge Section 2; Lot 64; more commonly known as 2706 Lake Cove, in violation of the City of Cedar Hill Code of Ordinance 2017-631, Expiration of a permit, a public nuisance giving the owner 30 days to submit for re-permit, pay permit fee, and commences work on site to be completed within 180 days of submission or submit for demolition permit, or direct staff to start proceedings to abate the nuisance.
- V. Review and consider the property located at Lake Ridge Section 21; Lot 1575; more commonly known as 2624 Creekwood Dr, in violation of the City of Cedar Hill Code of Ordinance 2017-631, Expiration of a permit, a public nuisance giving the owner 30 days to submit for re-permit, pay permit fee, and commences work on site to be completed within 180 days of submission or submit for demolition permit, or direct staff to start proceedings to abate the nuisance.
- VI. Review and consider the property located at Wood Ridge Country Estates 1; Block A Lot 6; more commonly known as 718 Chaparral Trail, in violation of the City of Cedar Hill Code of Ordinance 2017-631, Expiration of a permit, a public nuisance giving the owner 30 days to submit for re-permit, pay permit fee, and commences work on site to be completed within 180 days of submission or submit for demolition permit, or direct staff to start proceedings to abate the nuisance.

VII. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 18th day of June 2020.



Jeanette Cosme

Permit Tech/Executive Assistant

PREMIER STATEMENTS

CEDAR HILL HAS DISTINCTIVE CHARACTER

CEDAR HILL IS SAFE

CEDAR HILL IS CLEAN

CEDAR HILL HAS VIBRANT PARKS, TRAILS AND NATURAL BEAUTY

CEDAR HILL HAS AN ENGAGED COMMUNITY

CEDAR HILL HAS EXCELLENT, SAFE & EFFICIENT INFRASTRUCTURE

CEDAR HILL HAS A STRONG AND DIVERSE ECONOMY

CEDAR HILL HAS TEXAS SCHOOLS OF CHOICE

SUPPLEMENTAL NOTICE OF MEETING BY TELEPHONE CONFERENCE

In accordance with an Order of the Office of the Governor issued on March 16, 2020, the City Council for the City of Cedar Hill, Texas will conduct a City Council Meeting by video conference at 6:30pm on Monday, June 22, 2020, in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") in an effort to slow the spread of the Coronavirus (COVID-19) pandemic. *This is an open meeting conducted by video conference. There will be no public access to a physical location.*

To submit public comments, visit cedarhilltx.com/publiccomment. All public comments submitted by 4pm on Monday, June 22, 2020 will be entered into record.

Options for public access to the meeting:

Via webinar: zoom.us/join
Meeting ID# 944 3037 7088
Password: 068458

OR

Via Phone: Dial 1-346-248-7799 or toll-free 1-877-853-5247
Meeting ID: 944 3037 7088
Password: 068458

A recording of this meeting will be made available to the public in accordance with the Open Meetings Act upon written request.

This written notice, the meeting agenda and the agenda packet are posted online at www.cedarhilltx.com

**Building Appeals & Advisory Board
Meeting Minutes
Monday, December 16, 2019
Planning Conference Room – 2nd FLOOR
285 UPTOWN BLVD., BUILDING 100**

Members Present

Jack Frost
Mark Dale
Deborah Fulwiler
Jeanetta Dagley
Mike Bechdol

Staff Present

Gail Lux

Absent

Doug Walden
David McDaniel
Joe Pitt

I. Call meeting to order

Mr. Jack Frost called the meeting to order at 6:53 pm with a quorum present.

II. Approve the minutes of November 18, 2019 and December 2, 2019

Motion was made to approve the minutes by Mr. Mike Bechdol. The motion was seconded by Mrs. Jeanetta Dagley and approved unanimously.

III. Citizen Forum

Mr. Jack Frost opened the meeting for citizen comments. No citizens came forward. Mr. Jack Frost closed the citizen forum.

IV. Review and consider the request by Mark Ellis and Jody Wallace for a variance to the sign ordinance to allow a sign along S J. Elmer Weaver Fwy to be closer than 225 feet separation from another sign to be located at Ronald Cawthon; Lot ; 0.40 AC more commonly known as 148 S. J. Elmer Weaver Fwy.

Mr. Jack Frost ask for anyone wishing to speak in favor of the request to come forward. Mr. Jody Wallace and Mr. Kent Ellis spoke in favor of the request. Mr. Wallace explained the situation that this sign is a premise detached pole sign. The current property does not have a detached sign at this location. This sign will help advertise the business that will be located at this location. The proposed location of the detached sign does not meet the required 225 feet separation from another sign located along Highway 67. The sign would be located at is 24

feet short of the Enterprise sign and fourteen feet short of the William's Chicken sign. The sign follows all other requirements as to setback, size and height. Mr. Mark Dale asked if the pictures are accurate. Mr. Wallace explained that it is a mono pole and will be totally inside the property lines and will not interfere with the parking spaces.

Mrs. Deborah Fulwiler asked Mr. Gail Lux what happened when an individual lot owner is does not meet the distance requirements. Mr. Lux explained that they are required to come to the Board to ask for a variance to the sign ordinance and that is why we are here today. Mr. Wallace explained that the Burger King sign is just over 103 feet away. The proposed sign is approximately 30 feet and 50 feet off the property lines.

Mr. Jack Frost mentioned that the with the size of the sign allowed normally would give to a large amount of sign clutter.

Mr. Mike Bechdol made a motion to grant an exception to the sign ordinance to allow a sign less than 225 feet separation between signs along Highway 67. The motion was seconded by Mrs. Jeanetta Dagley.

Mr. Mike Bechdol withdrew his motion.

Mrs. Deborah Fulwiler made a motion to grant an exception to the sign ordinance to allow a sign less than 225 feet separation between signs along Highway 67 with the maximum height of 30 feet in height with a maximum area of 120 square feet. The motion was seconded by Mr. Mike Bechdol. The motion was approved by all.

V. Review and consider the property located at Lake Ridge Section 16; Lot 1319; ACS 1.01; more commonly known as 1720 High Valley Ln. a public nuisance and direct the Code Enforcement Department to abate the nuisance.

Mr. Gail Lux explained that the owners have enclosed a rear patio and has failed to obtain a building permit for the work performed. The enclosure walls are not structural because they were built as infield of the roof structure.

Mrs. Deborah Fulwiler made a motion to declare the property a public nuisance and give the owner January 6, 2020 to obtain a building permit or abate the nuisance and if not completed take further action to have the nuisance abated. The motion was approved by all.

VI. Review proposed changes to the 2018 International Building Code

- (69)Section 1101.1 is amended. - Approved
- (70)Section 1209.2.2 is amended. - Approved
- (71)Section [P] 2901.1 is amended. - Approved
- (72)Section 2902.1.4 is added. - Approved
- (73)Section 2902.1.4.1 is added. - Approved
- (74)Section 2902.1.4.2 is added. - Approved
- (75)Section 3002.1 is amended. - Approved
- (76)Section 3005.4 is amended. – Disapproved leave as written in code.
- (77)Section 3005.7 is added. - Approved
- (78)Section 3005.7.1 is added. - Approved
- (79)Section 3005.7.2.1 is added. - Approved
- (80)Section 3005.7.2.2 is added. - Approved
- (81)Section 3005.7.3 is added. - Approved
- (82)Section 3005.7.4 is added. - Approved
- (83)Section 3005.8 is added. - Approved
- (84)Section 3006.2 is amended. - Approved

VII. Adjourn

Mrs. Deborah Fulwiler made a motion to adjourn. Mr. Jack Frost seconded the motion. The motion was approved unanimously.


Gail Lux
Building Official

**Building Appeals & Advisory Board
Meeting Minutes
Monday, February 17, 2020
Planning Conference Room – 2nd FLOOR
285 UPTOWN BLVD., BUILDING 100**

Members Present

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

Staff Present

Gail Lux

Absent

I. Call meeting to order

Mr. Joe Pitt called the meeting to order at 6:38 pm with a quorum present.

II. Citizen Forum

Mr. Joe Pitt opened the meeting for citizen comments. No citizens came forward. Mr. Joe Pitt closed the citizen forum.

III. Review and consider the request by Nicole Hernandez, Bridges Boutique and Bridges Safehouse for a variance to the Donation Collection ordinance Article VII Sec. 10-108 (a) 5,9,12 to allow a donation collection container located within 300 feet of a residentially zoned premises within the Uptown Overlay district, a donation collection container within 50 feet of a public roadway, and a donation collection container greater than 25 square feet in size located at ORIG TOWN CEDAR HILL BLK 29 LTS 1-4 LESS ROW; more commonly known as 800 W. Belt Line Rd.

Shanna Johnson spoke in favor of the variance. Bridges Safehouse has been in the community for about 22 years and 8 years Bridges Boutique was started to assist the funding and service Bridges Safehouse. The current bins on the premises are the Waste Management trash bins and the Blue recycling bin. The location of the Donation Collection Container will be located inside the fence just off the parking spaces nestled in the trees. The bin will be 4'X8'X6' and the

ordinance allows a 5'X5'X6'. The bin could not be located 50' from the property line and would not be visible for donation to be utilized. The donation collection container would only be used and serviced by Bridges Boutique. The container is serviced daily except Sunday. Trying to utilize the other side of the property would not be accessible for the donations and not visible.

Mr. Jack Frost mentioned that if it is too far away that it would not be used.

Mr. Gail Lux mentioned that the color and exterior could be such that it did not stand out of place. There will be information required for permitting.

Mr. Jack Frost made a motion to grant the Bridges Boutique and Bridges Safehouse for a variance to the Donation Collection ordinance Article VII Sec. 10-108 (a) 5,9,12 to allow a donation collection container located within 300 feet of a residentially zoned premises within the Uptown Overlay district, a donation collection container within 50 feet of a public roadway, and a donation collection container greater than 25 square feet in size located at ORIG TOWN CEDAR HILL BLK 29 LTS 1-4 LESS ROW; more commonly known as 800 W. Belt Line Rd. The motion was seconded by Mr. Mike Bechdol. The motion was approved unanimously.

IV. Adjourn

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



Building Official

June 16, 2020

Arthur Graciano & Yesenia Hernandez
3209 Redcliff Ln
Garland, TX 75043
RE: 2706 Lake Cove; Lake Ridge Section 2; Lot 64

Dear Arthur Graciano & Yesenia Hernandez:

The City of Cedar Hill issued a building permit for the construction of a new residence on September 12, 2018 for the location of 2706 Lake Cove. The Code of Ordinance limits the time of construction to be completed for all residences. This residence is under 10,000 square feet and is required to be completed and obtain all final inspections within that time frame. The Building official is granted the authority to extend the building permit up to the two-year requirement however the Building Appeals and Advisory Board is the only one that can extend past the two-year completion requirement.

The City of Cedar Hill has received neuromas complaint from the community of the stagnate progress and the length of time is project is taken and still is not completed.

This letter is to inform you that the Building Appeals and Advisory Board will be hearing this item on the next board meeting on June 22, 2020 at 6:30 PM via a Zoom meeting. Your presence is requested, and we will be emailing you the link to attend this meeting.

Please provide the Building Official the following information to be presented to the Board.

1. Provide a timeline for the progression of work to complete the project.
2. Provide a written explanation of the issues encountered and reason why an extension should be granted.

If you have any questions, please contact me.

Thank you,

Gail Lux

Gail Lux
Building Official
Gail.lux@cedarhilltx.com
972-291-5100 ext. 1105



PERMIT INSPECTION HISTORY REPORT (BLDR-002824-2018) FOR CEDAR HILL

Permit Type: Building (Residential) Application Date: 08/23/2018 Owner: ARTHUR GRACIANO
Work Class: New Single Family Issue Date: 09/12/2018 Parcel: 16027900000640000
Status: Expired Expiration Date: 10/14/2019 Address: 2706 LAKE COVE
CEDAR HILL, TX 75104
IVR Number: 102939

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
11/28/2018	11/28/2018	Concrete Slab	IBLD-004988-2018	Passed	Andrew Lipscomb		Complete
		Checklist Item	COMMENTS		Passed		
		General Comments	Submit engineer letter for reduced beam depth on detached garage.		Yes		
03/28/2019	03/28/2019	Brick Ties	IBLD-006635-2019	Re-inspection required	Andrew Lipscomb	Reinspection	Complete
	03/28/2019	Framing	IBLD-006634-2019	Re-inspection required	Andrew Lipscomb	Reinspection	Complete
		Checklist Item	COMMENTS		Passed		
		General Comments	<ul style="list-style-type: none">- repair brick ledge- add hangers on front and rear patio rafters- bond gas line to panel- repair front porch foundation beam- add support under front porch posts- box overfill at front door- insulate hot water lines fully to fixtures- correct fall on 3" drain over utility room- exhaust fan ducts must run to outside- complete shower riser for dog spa- install electric in wall behind dog spa in watertight conduit- box overfill at dog spa entry door- correct fall on drain over kitchen sink- 2" nail plates on bottom plate- add hangers on staircase landing joists- add egress window in study- box overfill at master bedroom entry- electric panel at master shower- may need mixing valve for master tub- raise staircase window to minimum 5' above landing- exhaust fan duct at second floor bath- frame duct chase at second floor bedroom closet- seal under tubs		No		
04/03/2019	04/03/2019	Brick Ties	IBLD-006730-2019	Passed	Andrew Lipscomb		Complete
	04/03/2019	Framing	IBLD-006729-2019	Passed	Andrew Lipscomb		Complete

PERMIT INSPECTION HISTORY REPORT (BLDR-002824-2018)

Permit Type:	Building (Residential)	Application Date:	08/23/2018	Owner:	ARTHUR GRACIANO
Work Class:	New Single Family	Issue Date:	09/12/2018	Parcel:	16027900000640000
Status:	Expired	Expiration Date:	10/14/2019	Address:	2706 LAKE COVE CEDAR HILL, TX 75104
		IVR Number:	102939		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
		<u>Checklist Item</u>	<u>COMMENTS</u>				<u>Passed</u>
		General Comments	<ul style="list-style-type: none">- repair brick ledge- bond gas line to panel- repair front porch foundation beam- correct fall on drain over kitchen sink- add egress window in study- seal under tubs				Yes
04/17/2019	04/17/2019	Stucco	IBLD-006962-2019	Passed	Andrew Lipscomb		Complete



PERMIT INSPECTION HISTORY REPORT (ELER-003086-2018) FOR CEDAR HILL

Permit Type: Electrical (Residential) Application Date: 09/12/2018 Owner: ARTHUR GRACIANO
Work Class: New Construction Issue Date: 09/12/2018 Parcel: 16027900000640000
Status: Expired Expiration Date: 09/30/2019 Address: 2706 LAKE COVE
CEDAR HILL, TX 75104
IVR Number: 103209

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
02/04/2019	02/04/2019	Electrical Temporary Pole	IELE-005799-2019	Passed	Andrew Lipscomb		Complete
		Checklist Item	COMMENTS		Passed		
		General Comments	Connect ground wire to driven ground rod.		Yes		
03/28/2019	03/28/2019	Electrical Rough	IELE-006633-2019	Re-inspection required	Andrew Lipscomb	Reinspection	Complete
		Checklist Item	COMMENTS		Passed		
		General Comments			No		
04/03/2019	04/03/2019	Electrical Rough	IELE-006731-2019	Passed	Andrew Lipscomb		Complete
		Checklist Item	COMMENTS		Passed		
		General Comments			Yes		



PERMIT INSPECTION HISTORY REPORT (MECR-003087-2018) FOR CEDAR HILL

Permit Type:	Mechanical (Residential)	Application Date:	09/12/2018	Owner:	ARTHUR GRACIANO
Work Class:	New Construction	Issue Date:	09/12/2018	Parcel:	16027900000640000
Status:	Expired	Expiration Date:	09/24/2019	Address:	2706 LAKE COVE CEDAR HILL, TX 75104
		IVR Number:	103210		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
03/28/2019	03/28/2019	Mechanical Rough	IMECH-006632-2019	Passed	Andrew Lipscomb		Complete

Checklist Item	COMMENTS	Passed
General Comments		Yes



PERMIT INSPECTION HISTORY REPORT (PLMR-003088-2018) FOR CEDAR HILL

Permit Type:	Plumbing (Residential)	Application Date:	09/12/2018	Owner:	ARTHUR GRACIANO
Work Class:	New Construction	Issue Date:	09/12/2018	Parcel:	16027900000640000
Status:	Expired	Expiration Date:	09/30/2019	Address:	2706 LAKE COVE CEDAR HILL, TX 75104
		IVR Number:	103211		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
11/21/2018	11/21/2018	Plumbing Rough	IPLM-004922-2018	Passed	Andrew Lipscomb		Complete
		<u>Checklist Item</u>		<u>COMMENTS</u>		<u>Passed</u>	
		General Comments		No sewer		Yes	
04/03/2019	04/03/2019	Gas Test	IPLM-006733-2019	Passed	Andrew Lipscomb		Complete
	04/03/2019	Top Out	IPLM-006732-2019	Passed	Andrew Lipscomb		Complete

ORDINANCE NO. 2017 - 631

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, AMENDING SECTION 105.5 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY CEDAR HILL ORDINANCE NO. 2016-590 AND CODIFIED AS CHAPTER 4, ARTICLE XVII, OF THE CODE ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS; PROVIDING REGULATIONS PERTAINING TO THE EXPIRATION OF PERMITS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERANCE 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 regulation of standards for building construction and the inspection thereof; and

WHEREAS, on August 23, 2016, the City Council of the City of Cedar Hill approved and passed Ordinance No. 2016-590 thereby adopting the 2015 International Residential Code with certain amendments thereto; and

WHEREAS, Ordinance No. 2016-590 is codified as Chapter 4, Article XVII, of the Code of Ordinances of the City of Cedar Hill, Texas; and

WHEREAS, City Staff has recommended an additional amendment to the 2015 Residential Code that was not included in Ordinance No. 2016-590; 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 accept the recommendation and amend Section 105.5 of the 2015 International Residential Code as set forth herein.

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

SECTION 1. AMEDMENT OF SECTION 105.5 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY ORDINANCE NO. 2016-590 AND CODIFED AS CHAPTER 4, ARTICLE XVII OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS

The City Council of the City of Cedar Hill, Texas, hereby amends Section 105.5 of the 2015 International Residential Code, as previously adopted by the City of Cedar Hill in Ordinance No. 2016-590, as follows:

105.5 Expiration. All permits issued shall comply with the following:

1. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or such work does not receive an inspection for a period of 180 days.
2. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extensions shall be requested in writing and justifiable cause demonstrated. If granted, the extension shall not exceed the maximum completion timeframe from original permit issuance as described below.
3. All residential structures less than or equal to 10,000 square feet shall be completed within 24 months of permit issuance, and structures greater than 10,000 square feet shall be complete final inspections within 36 months of permit issuance. Failure to comply with stated time limits will result in the property being declared a public nuisance and may result in the demolition of the structure by the city at the owner's expense.
4. Appeals for extensions to the building completion time limit must be submitted to and approved by the Building Appeals and Advisory Board prior to the permit expiration date. The application for extension shall be submitted and justifiable cause demonstrated.
5. The re-permitting fee shall be one-half of the original building permit fee.

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. 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 of 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 4. INCORPORATION INTO CODE OF ORDINANCES

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

SECTION 5. 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 6. 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, APPROVED and ADOPTED by the City Council of the City of Cedar Hill, Texas, on this the _____ day of _____, 2017.

Rob Franke, Mayor

ATTEST:

Belinda Berg, City Secretary

APPROVED AS TO FORM:

Ron G. MacFarlane, Jr., City Attorney

Lux, Gail

From: Lipscomb, Andrew
Sent: Tuesday, June 16, 2020 3:07 PM
To: Arthur.graciano
Cc: Lux, Gail
Subject: RE: 2706 Lake Cove

That's good to hear. You will still need to attend the Board meeting. It will be conducted via Zoom. You will get the details in the mail.

Regards,

Andrew Lipscomb
Sr. Building Inspector
City of Cedar Hill
TX Plumbing Inspector I-3172
972-291-5100 x1092
972-291-7250 Fax



From: Arthur.graciano <arthur.graciano@yahoo.com>
Sent: Tuesday, June 16, 2020 3:05 PM
To: Lipscomb, Andrew <andrew.lipscomb@cedarhilltx.com>
Subject: Re: 2706 Lake Cove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr Lipscomb,

Looks like we are continuing the construction within the next couple of weeks and finishing up. I'm finally getting the funds to continue and finish the project.

I would say around September will be the completion time.

Arthur graciano
License # 652682
First Funding Group
214.516.8800
Sent from my iPhone

On Jun 16, 2020, at 2:52 PM, Lipscomb, Andrew <andrew.lipscomb@cedarhilltx.com> wrote:

Hi Arthur,

Looking for an update on the construction. The building permit has expired based on inactivity of more than 6 months. Additionally, the two year completion timeframe will occur on September 12th, 2020. As a result, the property will be presented to the Building Appeals and Advisory Board. You will be receiving Board meeting details via U.S. mail within the next week.

Regards,

Andrew Lipscomb
Sr. Building Inspector
City of Cedar Hill
TX Plumbing Inspector I-3172
972-291-5100 x1092
972-291-7250 Fax
<image002.png>

June 16, 2020

Donald Atkins
4621 S. Cooper St
#140
Arlington, TX 76017
RE: 2624 Creekwood Dr; Lake Ridge Section 21; Lot 1575

Dear Mr. Atkins:

The City of Cedar Hill issued a building permit for the construction of a new residence on August 16, 2018 for the location of 2624 Creekwood. The Code of Ordinance limits the time of construction to be completed for all residences. This residence is under 10,000 square feet and is required to be completed and obtain all final inspections within that time frame. The Building official is granted the authority to extend the building permit up to the two-year requirement however the Building Appeals and Advisory Board is the only one that can extend past the two-year completion requirement.

The City of Cedar Hill has received neuromas complaint from the community of the stagnate progress and the length of time is project is taken and still is not completed.

This letter is to inform you that the Building Appeals and Advisory Board will be hearing this item on the next board meeting on June 22, 2020 at 6:30 PM via a Zoom meeting. Your presence is requested, and we will be emailing you the link to attend this meeting.

Please provide the Building Official the following information to be presented to the Board.

1. Provide a timeline for the progression of work to complete the project.
2. Provide a written explanation of the issues encountered and reason why an extension should be granted.

If you have any questions, please contact me.

Thank you,

Gail Lux

Gail Lux
Building Official
Gail.lux@cedarhilltx.com
972-291-5100 ext. 1105



PERMIT INSPECTION HISTORY REPORT (BLDR-002543-2018) FOR CEDAR HILL

Permit Type: Building (Residential) Application Date: 08/05/2018 Owner: DONALD ATKINS
Work Class: New Single Family Issue Date: 08/16/2018 Parcel: 16027920001575000
Status: Expired Expiration Date: 07/15/2019 Address: 2624 CREEKWOOD DR
CEDAR HILL, TX 75104
IVR Number: 102652

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
10/02/2018	10/02/2018	Concrete Slab	IBLD-004242-2018	Passed	Andrew Lipscomb		Complete
		Checklist Item	COMMENTS			Passed	
		General Comments				Yes	
01/16/2019	01/16/2019	Concrete Slab	IBLD-005538-2019	Passed	Andrew Lipscomb		Complete
		Checklist Item	COMMENTS			Passed	
		General Comments	Garage			Yes	
03/29/2019	03/29/2019	Framing	IBLD-006648-2019	Canceled	Lance Baker	Reinspection	Complete
		Checklist Item	COMMENTS			Passed	
		General Comments				No	



PERMIT INSPECTION HISTORY REPORT (ELER-002545-2018) FOR CEDAR HILL

Permit Type:	Electrical (Residential)	Application Date:	08/05/2018	Owner:	DONALD ATKINS
Work Class:	New Construction	Issue Date:	08/05/2018	Parcel:	16027920001575000
Status:	Expired	Expiration Date:	02/25/2019	Address:	2624 CREEKWOOD DR CEDAR HILL, TX 75104
		IVR Number:	102654		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
08/27/2018	08/27/2018	Electrical Temporary Pole	IELE-003804-2018	Passed	Lance Baker		Complete
		Checklist Item	COMMENTS			Passed	
		General Comments				Yes	



PERMIT INSPECTION HISTORY REPORT (PLMR-002546-2018) FOR CEDAR HILL

Permit Type:	Plumbing (Residential)	Application Date:	08/05/2018	Owner:	DONALD ATKINS
Work Class:	New Construction	Issue Date:	08/05/2018	Parcel	16027920001575000
Status:	Expired	Expiration Date:	03/19/2019	Address:	2624 CREEKWOOD DR CEDAR HILL, TX 75104
		IVR Number:	102655		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
09/17/2018	09/17/2018	Plumbing Rough	IPLM-004061-2018	Re-inspection required	Andrew Lipscomb	Reinspection	Complete
		Checklist Item	COMMENTS		Passed		
		General Comments	Not ready.		No		
09/19/2018	09/19/2018	Plumbing Rough	IPLM-004098-2018	Re-inspection required	Andrew Lipscomb	Reinspection	Complete
		Checklist Item	COMMENTS		Passed		
		General Comments	- correct back fall on kitchen branch and last section of sewer prior to turn down		No		
09/20/2018	09/20/2018	Plumbing Rough	IPLM-004115-2018	Passed	Andrew Lipscomb		Complete
		Checklist Item	COMMENTS		Passed		
		General Comments			Yes		

ORDINANCE NO. 2017 - 631

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, AMENDING SECTION 105.5 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY CEDAR HILL ORDINANCE NO. 2016-590 AND CODIFIED AS CHAPTER 4, ARTICLE XVII, OF THE CODE ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS; PROVIDING REGULATIONS PERTAINING TO THE EXPIRATION OF PERMITS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERANCE 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 regulation of standards for building construction and the inspection thereof; and

WHEREAS, on August 23, 2016, the City Council of the City of Cedar Hill approved and passed Ordinance No. 2016-590 thereby adopting the 2015 International Residential Code with certain amendments thereto; and

WHEREAS, Ordinance No. 2016-590 is codified as Chapter 4, Article XVII, of the Code of Ordinances of the City of Cedar Hill, Texas; and

WHEREAS, City Staff has recommended an additional amendment to the 2015 Residential Code that was not included in Ordinance No. 2016-590; 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 accept the recommendation and amend Section 105.5 of the 2015 International Residential Code as set forth herein.

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

SECTION 1. AMEDMENT OF SECTION 105.5 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY ORDINANCE NO. 2016-590 AND CODIFED AS CHAPTER 4, ARTICLE XVII OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS

The City Council of the City of Cedar Hill, Texas, hereby amends Section 105.5 of the 2015 International Residential Code, as previously adopted by the City of Cedar Hill in Ordinance No. 2016-590, as follows:

105.5 Expiration. All permits issued shall comply with the following:

1. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or such work does not receive an inspection for a period of 180 days.
2. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extensions shall be requested in writing and justifiable cause demonstrated. If granted, the extension shall not exceed the maximum completion timeframe from original permit issuance as described below.
3. All residential structures less than or equal to 10,000 square feet shall be completed within 24 months of permit issuance, and structures greater than 10,000 square feet shall be complete final inspections within 36 months of permit issuance. Failure to comply with stated time limits will result in the property being declared a public nuisance and may result in the demolition of the structure by the city at the owner's expense.
4. Appeals for extensions to the building completion time limit must be submitted to and approved by the Building Appeals and Advisory Board prior to the permit expiration date. The application for extension shall be submitted and justifiable cause demonstrated.
5. The re-permitting fee shall be one-half of the original building permit fee.

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. 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 of 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 4. INCORPORATION INTO CODE OF ORDINANCES

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

SECTION 5. 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 6. 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, APPROVED and ADOPTED by the City Council of the City of Cedar Hill, Texas, on this the _____ day of _____, 2017.

Rob Franke, Mayor

ATTEST:

Belinda Berg, City Secretary

APPROVED AS TO FORM:

Ron G. MacFarlane, Jr., City Attorney

June 16, 2020

Paul & Sela Brooks
3501 N Jupiter Rd.
#16-B
Richardson, TX 75082

RE: 718 Chaparral Trail; Wood Ridge Country Estates 1; Block A Lot 6

Dear Mr. & Mrs. Brooks:

The City of Cedar Hill issued a building permit for the construction of a new residence on March 17, 2018 for the location of 718 Chaparral. The Code of Ordinance limits the time of construction to be completed for all residences. This residence is under 10,000 square feet and is required to be completed and obtain all final inspections within that time frame. The Building official is granted the authority to extend the building permit up to the two-year requirement however the Building Appeals and Advisory Board is the only one that can extend past the two-year completion requirement.

The City of Cedar Hill has received numerous complaints from the community of the stagnate progress and the length of time the project is taken and still is not completed.

This letter is to inform you that the Building Appeals and Advisory Board will be hearing this item on the next board meeting on June 22, 2020 at 6:30 PM via a Zoom meeting. Your presence is requested, and we will be emailing you the link to attend this meeting.

Please provide the Building Official the following information to be presented to the Board.

1. Provide a timeline for the progression of work to complete the project.
2. Provide a written explanation of the issues encountered and reason why an extension should be granted.

If you have any questions, please contact me.

Thank you,

Gail Lux

Gail Lux
Building Official
Gail.lux@cedarhilltx.com
972-291-5100 ext. 1105



PERMIT INSPECTION HISTORY REPORT (BLDR-001046-2018) FOR CEDAR HILL

Permit Type:	Building (Residential)	Application Date:	01/28/2018	Owner:	PAUL BROOKS
Work Class:	New Single Family	Issue Date:	05/01/2018	Parcel:	16049500010060000
Status:	Expired	Expiration Date:	09/15/2020	Address:	718 CHAPARRAL TRL CEDAR HILL, TX 75104
		IVR Number:	101106		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
06/26/2018	06/26/2018	Concrete Slab	IBLD-003189-2018	Passed	Andrew Lipscomb		Complete
		Checklist Item	COMMENTS			Passed	
		General Comments				Yes	
03/19/2020	03/19/2020	Framing	IBLD-012577-2020	Re-inspection required	Andrew Lipscomb	Reinspection	Complete
		Checklist Item	COMMENTS			Passed	
		General Comments	electric and mechanical contractor registration expired			No	



PERMIT INSPECTION HISTORY REPORT (ELER-001439-2018) FOR CEDAR HILL

Permit Type:	Electrical (Residential)	Application Date:	03/17/2018	Owner:	PAUL BROOKS
Work Class:	New Construction	Issue Date:	05/01/2018	Parcel:	16049500010060000
Status:	Issued	Expiration Date:	09/19/2020	Address:	718 CHAPARRAL TRL CEDAR HILL, TX 75104
		IVR Number:	101513		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
06/15/2018	06/15/2018	Electrical Temporary Pole	IELE-003093-2018	Passed	Andrew Lipscomb		Complete
		Checklist Item	COMMENTS			Passed	
		General Comments				Yes	
03/23/2020	03/23/2020	Electrical Rough	IELE-012617-2020	Passed	Andrew Lipscomb		Complete
		Checklist Item	COMMENTS			Passed	
		General Comments				Yes	

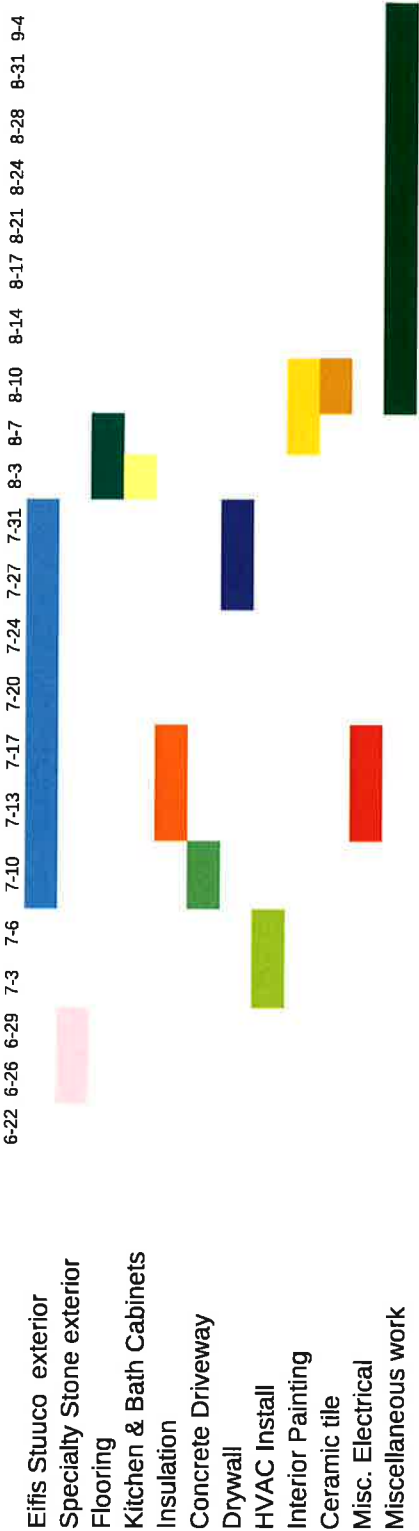


PERMIT INSPECTION HISTORY REPORT (PLMR-001441-2018) FOR CEDAR HILL

Permit Type:	Plumbing (Residential)	Application Date:	03/17/2018	Owner:	PAUL BROOKS
Work Class:	New Construction	Issue Date:	05/01/2018	Parcel:	16049500010060000
Status:	Expired	Expiration Date:	04/30/2020	Address:	718 CHAPARRAL TRL CEDAR HILL, TX 75104
		IVR Number:	101515		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection	Complete
12/11/2018	12/11/2018	Sanitary Sewer	IPLM-005155-2018	Passed	Andrew Lipscomb		Complete

Project Schedule
718 Chaparral Trail Cedar Hill



ORDINANCE NO. 2017 - 631

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Rob Franke, Mayor

ATTEST:

Belinda Berg, City Secretary

APPROVED AS TO FORM:

Ron G. MacFarlane, Jr., City Attorney