



Building Inspection
285 Uptown Blvd., Bldg. 100
Cedar Hill, TX 75104
O. 972-291-5100 Ext. 1090
F. 972-291-7250

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 Building Appeals & Advisory Board Meeting by video conference at 6:30pm on Monday, October 19, 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, October 19, 2020 will be entered into record.

Options for public access to the meeting:

Via webinar: zoom.us/join
Meeting ID# 966 1055 3682
Password: 439904

OR

Via Phone: Dial 1-346-248-7799 or toll-free 1-877-853-5247
Meeting ID: 966 1055 3682
Password: 439904

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



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NOTICE OF MEETING
Building Appeals & Advisory Board
Monday, October 19, 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. Approve the minutes from September 21, 2020 and October 5, 2020.
- III. **Public Comments:** *All comments received by 4pm on Monday, October 19, 2020 will be distributed to the City Council and entered into record.*
- IV. 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 commence 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 Cedar Crest Phase 3A; Block 13; Lot 14 more commonly known as 1355 Lay Street a public nuisance and direct staff to abate the nuisance.
- VI. Review and consider the property located at Stonewood Heights Phase 2 Replat; Block 27AR; Lot 1 more commonly known as 728 Rockett Lane a public nuisance and direct staff to abate the nuisance.
- VII. Review and consider the property located at Stonewood Heights Phase 2 Replat; Block 22; Lot 24 more commonly known as 723 Keesee Drive a public nuisance and direct staff to abate the nuisance.
- VIII. Adjourn



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I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 15th day of October 2020.

Gail Lux
Building Official

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



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October 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 October 19, 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

Atkins Residence

2624 Creekwood Dr.

Timeline:

For the Month of October -

Windows

For the Month of November -

Electric Finishes/Spray Foam

For the Month of December -

Drywall

For the Month of January -

Stucco

Beginning of Month February -

Driveway and Sidewalk

End of Month February -

Flooring/Plumbing

Beginning of Month March -

Flooring/Plumbing Finishes

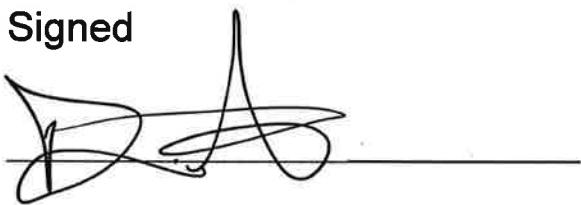
End of Month March -

Lighting/Flooring Finishes

For the Month of April -
Landscaping/Touch Ups

End of Month April -
Complete

Signed

A handwritten signature consisting of a stylized 'D' and a 'J' on the left, followed by a large, vertical, upward-pointing flourish in the center, all in black ink.

**Residential Account #16006710130140000**

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

Property Location (Current 2021)

Address: 1355 LAY ST
Neighborhood: 4ESM18
Mapesco: 81B-T (DALLAS)

DCAD Property Map**2020 Appraisal Notice****Electronic Documents (ENS)****Print Homestead Exemption Form****Owner (Current 2021)**

1355 LAY ST LAND TRUST
4347 W NW HWY STE 130 139
DALLAS, TEXAS 752203864

Multi-Owner (Current 2021)

Owner Name	Ownership %
1355 LAY ST LAND TRUST	100%

Legal Desc (Current 2021)

- 1: CEDAR CREST PH 3A
- 2: BLK 13 LT 14
- 3:
- 4: INT202000136914 DD05052020 CO-DC
- 5: 0067101301400 4CH00671013

Deed Transfer Date: 6/3/2020

Value

2020 Certified Values		
Improvement:	\$100,790	
Land:	+ \$40,000	
Market Value:	= \$140,790	
Revaluation Year:	2020	
Previous Revaluation Year:	2019	

Main Improvement (Current 2021)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	2006	Foundation	SLAB	# Kitchens	1
Effective Year Built	2006	Roof Type	HIP	# Bedrooms	3
Actual Age	15 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	1,574 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,574 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

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	386

Land (2020 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	70	90	6,500.0000 SQUARE FEET	FLAT PRICE	\$40,000.00	0%	\$40,000	N

* All Exemption information reflects 2020 Certified Values. *

Exemptions (2020 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
HOMESTEAD EXEMPTION	\$0	\$25,000	\$28,158	\$28,158	\$28,158	\$0
Taxable Value	\$140,790	\$115,790	\$112,632	\$112,632	\$112,632	\$0

Exemption Details**Estimated Taxes (2020 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	\$0.688102	\$1.2833	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$140,790	\$115,790	\$112,632	\$112,632	\$112,632	\$0
Estimated Taxes	\$968.78	\$1,485.93	\$281.29	\$139.66	\$299.71	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$3,175.38

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**

Code Enforcement Case: CE-20-2667

Entered on: 04/24/2020 11:25 AM

Printed on: 10/14/2020

Topic: Exterior Grounds

Status: Open

Due Date: 10/19/20

Assigned To: Kevin Quintanar

Initiated by: Complaint

Hearing Date:

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1355 LAY ST , 75104

Phone:

Cell #:

APN : 16006710130140000

Owner Information

Owner Name: MARTINEZ GUADALUPE

Address: 1355 LAY

CEDAR HILL, TEXAS 75104-8164

Phone:

Cell #:

Actions

Action	By	Date	Time	Hours	Note/Observation
Complaint	Kevin Quintanar	04/24/2020	11:09 am	0.00	Request 41371- Lizzie - 1355 Lay St. This fence is still not fixed and they still have dogs, so how is this issue resolved?
Inspection	Kevin Quintanar	04/24/2020	11:25 am	0.00	Fence in disrepair again, partially visible from East side on Foster St
Door Hanger	Kevin Quintanar	04/24/2020	11:25 am	0.00	Door Hanger left
Inspection	Kevin Quintanar	04/28/2020	1:37 pm	0.00	No change
Phone Call	Kevin Quintanar	04/28/2020	1:37 pm	0.00	Called daughter and let her know that I have not heard from anyone at the property and asked her what the plans are to repair the fence. She said someone is coming by today to look at it and will give her a bid, she said depending on her finances and the bid price shoe repair what she can. I asked her to keep me informed because this has been an ongoing issue and I need to start issuing tickets for the fence not being repaired, she said OK
Inspection	Kevin Quintanar	05/08/2020	12:14 pm	0.00	No change
Case Notes	Kevin Quintanar	05/08/2020	12:14 pm	0.00	From Foster, I climbed the bed of my work truck to see over the fences. Dividing fence still down, did not see a dog.
Notice of Violation	Kevin Quintanar	05/08/2020	12:14 pm	0.00	Send to (Owner)
Inspection	Kevin Quintanar	05/11/2020	10:39 am	0.00	Melissa, daughter called this morning, and said that shes hired a contractor to start working on the rear fence. Should take a couple of days. She also asked about a building permit for the fence b/c she wants to change where the fence currently is, she wants to bring it up from the sides. I told her that it cannot go past the corners of her house.
Inspection	Kevin Quintanar	05/28/2020	2:00 pm	0.00	No visitors change
Phone Call	Kevin Quintanar	05/28/2020	2:00 pm	0.00	Called Melissa, daughter, And asked her for an update. She said she got a few quotes & some were out of her price range. She also said she had scheduling conflicts with the contractor because they are free when she works and vice versa. She asked if I could recommend anybody, I gave her Grassroots number because Kevin Hull recently emailed me that he's helping out a separate property with their fence. She thanked me and I advised her to keep me in the loop
Case Notes	Kevin Quintanar	06/16/2020	12:40 pm	0.00	Left MCH application taped to front door

Phone Call	Kevin Quintanar	07/06/2020 11:38 am	0.00	Left VM
Inspection	Kevin Quintanar	08/10/2020 9:54 am	0.00	No change
Notice of Violation	Kevin Quintanar	08/10/2020 9:54 am	0.00	Send to (Owner)
Complaint	Kevin Quintanar	08/24/2020 11:08 am	0.00	Received gorequest on Friday about fence issue, included photo from complainant's vantage point. No dividing fence, still. Violation property has a dog.
Inspection	Kevin Quintanar	08/24/2020 11:08 am	0.00	No change, from Foster St, no dividing fence can be seen.
Door Hanger	Kevin Quintanar	08/24/2020 11:08 am	0.00	Door Hanger left final
Notice of Violation	Kevin Quintanar	08/24/2020 11:09 am	0.00	Send to (Owner)
Inspection	Kevin Quintanar	09/08/2020 12:43 pm	0.00	No change
Citation	Kevin Quintanar	09/09/2020 12:56 pm	0.00	#165793 issued to MELISSAA CALIXTRO for Fence Maintenance 4361
Case Notes	Kevin Quintanar	10/09/2020 12:17 pm	0.00	preparing case for the board
BAAB	Tina Mitchell	10/09/2020 1:26 pm	0.00	letter notifying of meeting 10.19.2020 sent certified and regular mail
Email	Kevin Quintanar	10/14/2020 8:40 am	0.00	emailed ACO Burke if theres anything he can do from animal control perspective to help with this case

Violations

#	Violation Type	Due Date	Status	Closed Date
1	Fence		Open	

1 Corrections Required: Repair or replace fence. If more than 50 percent of a fence is being replaced, please make written application for a permit. The permit application shall be accompanied by a site plan showing the location of the fences on the property. Permit application forms can be found at www.cedarhilltx.com. Final Notice. Citations will be issued for noncompliance.

Additional Addresses

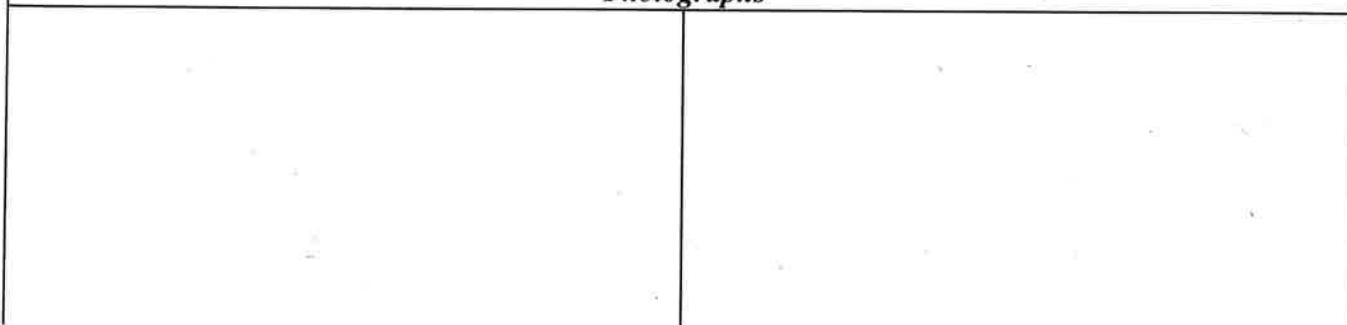
Address Type:Complainant Name:Lizzie Address: Phone: Cell #:	Address Type:Tenant Name:MELISSA ANN CALIXTRO Address:1355 LAY ST CEDAR HILL, TEXAS 75104 Phone: Cell #:
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Inspection Notes

Date: _____ Time: _____

Findings: _____

Photographs





08/08/2020 10:56 AM

1355 Lay



09/08/2020 3:32 AM

1355 Lay

CITY OF CEDAR HILL TEXAS

Name	Last	First	M.	Sex	ETHNICITY: CAUCASIAN AFRICAN HISPANIC ASIAN NATIVE AMERICAN MIDDLE EASTERN										
Height	Weight	Hair	Eyes	Month	Day	Year	()				Phone				
Address No.	Street		Apartment	City							State/Zip				
Business No.	Street		Apartment	City							State/Zip				
L# <input type="checkbox"/> ID# <input type="checkbox"/>		36730987		State	Type	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	CDL	Search <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Search Type	CONSENT <input type="checkbox"/>	PC <input type="checkbox"/>	INCIDENT <input type="checkbox"/>	TO ARREST <input type="checkbox"/>	PLAIN <input type="checkbox"/>	
Year	Color	Make	Model	Time	<input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M.	District	Style	Uc. Yr.	State	#					CMV
DC#	Offense (C)	M.I.P.	Tobacco	Light	Ran Red	Challion	Traffic <input type="checkbox"/>	Non-Traffic <input type="checkbox"/>	Direction Traveled				<input type="checkbox"/> 02 <input type="checkbox"/> WP <input type="checkbox"/> School		
Possession of Drug	City Ordinance	Vin.	Ran Stop	Sign	Failed to Yield	R.O.W.	Disregard Traffic	Seat Belt Violation	N	E	S	W	<input type="checkbox"/> Posted	2018	
Paraphernalia	Registration	Inspection	Violation	Violation	Verified	D. L.	Control Device	Child Restraint							
M.I.P.	Violation	No Insurance Conv.			Violation	Theft		Assault							
Alcohol															
Location of Offense															
Witness (See Reverse Side)	PC FOR STOP:		Offense (A)	Offense (B)	Offense (C)	I agree to appear as directed (see reverse) This is not a plea of guilty.		Juvenile <input type="checkbox"/>							
Officer	Badge #		X						MONTH	DAY	YEAR				
Officer	Badge #		204	THIS CITATION IS DATED AT:		THIRTY (30) DAYS FROM:									
ISSUE DATE: 09/01/05															

OFFICER

COPY



Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972-291-5100 Ext. 1111
F. 972-291-7250

FINAL NOTICE OF VIOLATION

**MARTINEZ GUADALUPE
1355 LAY
CEDAR HILL, TEXAS 75104-8164**

**RE: 1355 LAY ST CEDAR HILL TX 75104
Description: 81B-T (DALLAS) 4ESM18 CEDAR
CREST PH 3A BLK 13 LT 14
APN: 16006710130140000
Case No: CE-20-2667
Officer: Kevin Quintanar**

Date: August 24, 2020

MARTINEZ GUADALUPE,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1355 LAY ST**. An inspection was conducted on **August 24, 2020** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
9-26(l)	Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members.	Repair or replace fence. If more than 50 percent of a fence is being replaced, please make written application for a permit. The permit application shall be accompanied by a site plan showing the location of the fences on the property. Permit application forms can be found at www.cedarhilltx.com . Final Notice. Citations will be issued for noncompliance.

The condition(s) must be corrected by **September 7, 2020**. 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 1199**. Thank you for your cooperation.

**Kevin Quintanar
Code Enforcement Officer
972.291.5100 ext 1199**



1355 Lay



[Home](#) | [Find Property](#)
| [Contact Us](#)

Residential Account #160426927A0010000

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

Property Location (Current 2021)

Address: 728 ROCKETT LN
Neighborhood: 4ESJ02
Mapesco: 81B-R (DALLAS)

DCAD Property Map

2020 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



[Print Homestead Exemption Form](#)

Owner (Current 2021)

JENKINS CHESTER
728 ROCKETT LN
CEDAR HILL, TEXAS 751049206

Multi-Owner (Current 2021)

Owner Name	Ownership %
JENKINS CHESTER	100%

Legal Desc (Current 2021)

- 1: STONEWOOD HEIGHTS PH 2 REP
- 2: BLK 27AR LT 1
- 3:
- 4: INT20070191568 DD05252007 CO-DC
- 5: 0426927A00100 4CH0426927A

Deed Transfer Date: 5/29/2007

Value

2020 Certified Values		
Improvement:	\$135,270	
Land:	+ \$30,000	
Market Value:	= \$165,270	
Revaluation Year:	2020	
Previous Revaluation Year:	2018	

Main Improvement (Current 2021)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/0
Year Built	1991	Foundation	SLAB	# Kitchens	1
Effective Year Built	1991	Roof Type	HIP	# Bedrooms	3
Actual Age	30 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	1,426 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,426 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	35%			Sauna (Y/N)	N

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	420

Land (2020 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	63	124	6,718.0000 UNASSIGNED	FLAT PRICE	\$30,000.00	0%	\$30,000	N

* All Exemption information reflects 2020 Certified Values. *

Exemptions (2020 Certified Values)

No Exemptions

Estimated Taxes (2020 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	\$0.688102	\$1.2833	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$165,270	\$165,270	\$165,270	\$165,270	\$165,270	\$0
Estimated Taxes	\$1,137.23	\$2,120.91	\$412.75	\$204.93	\$439.78	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$4,315.60

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](#)

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History**History**

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Code Enforcement Case: CE-20-0520

Entered on: 01/22/2020 12:17 PM

Printed on: 10/14/2020

Topic: Exterior Grounds

Status: Open

Due Date: 10/19/20

Assigned To: Kevin Quintanar

Initiated by: Initiative

Hearing Date:

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name: YVONNE JENKINS

Address: 728 ROCKETT LN , 75104

Phone:

Cell #:

APN : 160426927A0010000

Owner Information

Owner Name: JENKINS CHESTER

Address: 728 ROCKETT LN

CEDAR HILL, TEXAS 75104-9206

Phone:

Cell #:

Actions

Action	By	Date	Time	Hours	Note/Observation
Inspection	Kevin Quintanar	01/22/2020	12:17 pm	0.00	Fence coming apart in back, on Stonewood
Notice of Violation	Kevin Quintanar	01/22/2020	1:54 pm	0.00	Send to (Owner,Property Location)
Inspection	Kevin Quintanar	02/05/2020	2:06 pm	0.00	no change
Door Hanger	Kevin Quintanar	02/05/2020	2:06 pm	0.00	Door Hanger left
Phone Call	Kevin Quintanar	02/13/2020	4:15 pm	0.00	Daughter called & said that her mother is on a fixed income & is 74 yrs, old. Father has passed away, her mom lives alone in the house. They don't have the money to repair the fence, i advised her to contact MCH & apply. She said she would & turn it in, in person.
Inspection	Kevin Quintanar	04/13/2020	9:54 am	0.00	Not in compliance, pickets missing and panel tied to post
Inspection	Kevin Quintanar	05/29/2020	12:55 pm	0.00	No change
Door Hanger	Kevin Quintanar	05/29/2020	12:55 pm	0.00	Door Hanger left
Notice of Violation	Kevin Quintanar	05/29/2020	12:55 pm	0.00	Send to (Owner,Property Location)
Inspection	Kevin Quintanar	06/12/2020	9:11 am	0.00	No change
Case Notes	Kevin Quintanar	06/16/2020	1:17 pm	0.00	Left MCH taped to door
Phone Call	Kevin Quintanar	06/16/2020	1:17 pm	0.00	From daughter, asking when bulk pick up is for her mom's property. I told her this week, week 3 & gave her week 3 date for July. I told her that I was going to call them b/c I left an MCH application on their door & encouraged her to fill out & turn in. She said that they got a contractor to do the fence but he is having a hard time finding fence wood. She said that she lives out of town & is hard for her to help her mom out b/c of her job hours & distance. I explained to her the MCH process & again, encouraged her fill out & turn in & keep me in the loop. She said she would.
Phone Call	Kevin Quintanar	07/20/2020	11:59 am	0.00	Left Frances a VM asking for update
Phone Call	Kevin Quintanar	07/21/2020	12:57 pm	0.00	Daughter called back & said she turned in the MCH app.

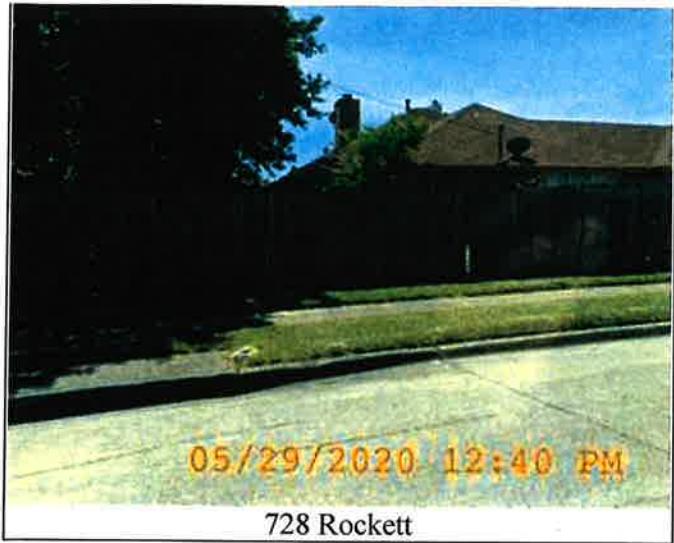
Email	Kevin Quintanar	07/21/2020 12:57 pm	0.00	I emailed Michelle to ask if she has gotten it, she replied back that she'll ask Steve if he got it.
Case Notes	Kevin Quintanar	10/09/2020 12:15 pm	0.00	preparing case to send to board
BAAB	Tina Mitchell	10/09/2020 1:34 pm	0.00	sent letters notifying of 10.19.2020 board meeting certified and regular

<i>Violations</i>			
#	Violation Type	Due Date	Status
1	Fence		Open

1 Corrections Required: Repair or replace fence. Fence is coming apart in back, fence also is missing pickets.

<i>Inspection Notes</i>	
Date:	Time:
Findings:	
<hr/> <hr/> <hr/>	





05/29/2020 12:40 PM

728 Rockett



[Home](#) | [Find Property](#)
[Contact Us](#)

Residential Account #16042690220240000

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

Property Location (Current 2021)

Address: 723 KEESEE DR
Neighborhood: 4ESJ17
Mapscos: 81B-R (DALLAS)

DCAD Property Map

2020 Appraisal Notice

Electronic Documents (ENS)



[Print Homestead Exemption Form](#)

Owner (Current 2021)

RODRIGUEZ JESSICA
723 KEESEE DR
CEDAR HILL, TEXAS 751049209

Multi-Owner (Current 2021)

Owner Name	Ownership %
RODRIGUEZ JESSICA	100%

Legal Desc (Current 2021)

- 1: STONEWOOD HEIGHTS PH 2 REP
- 2: BLK 22 LT 24
- 3:
- 4: INT20070198633 DD04132007 CO-DC
- 5: 0426902202400 4CH04269022

Deed Transfer Date: 6/4/2007

Value

2020 Certified Values		
Improvement:	\$201,120	
Land:	+ \$43,200	
Market Value:	=	\$244,320
Capped Value: \$220,752		
Revaluation Year:	2020	
Previous Revaluation Year:	2019	

Main Improvement (Current 2021)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	3/ 0
Year Built	1987	Foundation	SLAB	# Kitchens	1
Effective Year Built	1987	Roof Type	HIP	# Bedrooms	3
Actual Age	34 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	VERY GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	2,454 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	2,454 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	TWO STORIES	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	30%			Sauna (Y/N)	N

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	380

Land (2020 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	50	187	14,697.0000 UNASSIGNED	FLAT PRICE	\$36,000.00	20%	\$43,200	N

* All Exemption information reflects 2020 Certified Values. *

Exemptions (2020 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
HOMESTEAD EXEMPTION	\$0	\$25,000	\$44,150	\$44,150	\$44,150	\$0
Taxable Value	\$220,752	\$195,752	\$176,602	\$176,602	\$176,602	\$0

Exemption Details**Estimated Taxes (2020 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	\$0.688102	\$1.2833	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$220,752	\$195,752	\$176,602	\$176,602	\$176,602	\$0
Estimated Taxes	\$1,519.00	\$2,512.09	\$441.05	\$218.99	\$469.94	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$5,161.05

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**

Code Enforcement Case: CE-20-4732

Entered on: 07/15/2020 12:20 PM

Printed on: 10/14/2020

Topic: Exterior Grounds Status: Open
 Due Date: 10/19/20 Assigned To: Kevin Quintanar
 Initiated by: Complaint
 Hearing Date: Hearing Time:

Permit

Permit #:	Business name:	License #:
Property Location		

Occupant Name:

Address: 723 KEESEE DR , 75104 Cell #:
 Phone: APN : 16042690220240000

Owner Information

Owner Name: RODRIGUEZ JESSICA
 Address: 723 KEESEE DR
 CEDAR HILL, TEXAS 75104-9209
 Phone: (817) 800-4110

Cell #:

Actions

Action	By	Date	Time	Hours	Note/Observation
Complaint	Kevin Quintanar	07/15/2020	12:20 pm	0.00	Siding damaged, complainant think it's termites
Inspection	Kevin Quintanar	07/15/2020	12:20 pm	0.00	Siding is damaged, rotting. Peeling off. North side, 2nd story of property (between 721 & 723 Keesee)
Notice of Violation	Kevin Quintanar	07/15/2020	12:22 pm	0.00	Send to (Owner)
Inspection	Kevin Quintanar	08/14/2020	10:05 am	0.00	No change
Door Hanger	Kevin Quintanar	08/14/2020	10:05 am	0.00	Door Hanger left
Notice of Violation	Kevin Quintanar	08/14/2020	10:06 am	0.00	Send to (Owner)
Phone Call	Stacey Graves	08/25/2020	12:25 pm	0.00	Citizen called and stated that the beehive is really bad. What is the status? complainant number 210-716-3798
Email	Stacey Graves	08/28/2020	8:22 am	0.00	Emailed Kevin to call complainant and give update on status.
Phone Call	Kevin Quintanar	08/28/2020	11:19 am	0.00	Called complainant, no answer, left VM. Told him unfortunately, I don't have an update at this time. No change since we last spoke
Inspection	Kevin Quintanar	09/14/2020	8:38 am	0.00	No change
Citation	Kevin Quintanar	09/14/2020	12:33 pm	0.00	#165795 issued to JESSICA E RODRIGUEZ BRYANT for EXTERIOR SURFACE, FAILURE TO REPAIR SIDING 4360
Phone Call	Kevin Quintanar	09/16/2020	9:35 am	0.00	Called owner, she said she's in the process of getting bids. She contacted her insurance to get a claim for the roof. She said there's a guy coming this morning at 10, to give her a bid for the roof + siding. I asked her to keep me updated.
Case Notes	Kevin Quintanar	09/23/2020	10:28 am	0.00	green card returned signed
BAAB	Tina Mitchell	10/09/2020		0.00	letter notifying of meeting 10.19.2020 sent certified and regular mail
Email	Kevin Quintanar	10/09/2020	12:18 pm	0.00	per Stacey, prepare case for the board

Violations

#	Violation Type	Due Date	Status	Closed Date
1	Exterior Surface		Open	

Corrections Required: Repair siding on property. Second story, north side of property, the siding has rotting wood/peeling off siding.

Additional Addresses

Address Type: Owner
Name: JESSICA E RODRIGUEZ BRYANT
Address: 723 KEESEE DR
CEDAR HILL, TX 75104
Phone: Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

Photographs



 COPY**Code Enforcement Department**

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

FINAL NOTICE OF VIOLATION

RODRIGUEZ JESSICA
723 KEESEE DR
CEDAR HILL, TEXAS 75104-9209

RE:	723 KEESEE DR CEDAR HILL TX 75104
Description:	81B-R (DALLAS) 4ESJ17 STONEWOOD HEIGHTS PH 2 REP BLK 22 LT 24
APN:	16042690220240000
Case No:	CE-20-4732
Officer:	Kevin Quintanar

Date: August 14, 2020

RODRIGUEZ JESSICA,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **723 KEESEE DR**. An inspection was conducted on **August 14, 2020** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
9-27(c)	Peeling paint, cracked or loose plaster, broken glass, decayed wood and other defective surface conditions shall be repaired, replaced or restored.	Repair siding on property. Second story, north side of property, the siding has rotting wood/peeling off siding.

The condition(s) must be corrected by **September 14, 2020**. 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 1199**. Thank you for your cooperation.



Kevin Quintanar
Code Enforcement Officer
972.291.5100 ext 1199



723 Keesee

CITY OF CEDAR HILL TEXAS

CITATION N^o 165795

Name Last Rodriguez Bryant, Jessica E.	First E.	MI. F	Sex F	ETHNICITY: CAUCASIAN <input checked="" type="checkbox"/> AFRICAN <input type="checkbox"/> HISPANIC <input type="checkbox"/> ASIAN <input type="checkbox"/> NATIVE AMERICAN <input type="checkbox"/> MIDDLE EASTERN <input type="checkbox"/>				
Height 5'2"	Weight 120	Hair Blonde	Eyes Blue	Month 2	Day 18	Year 1982	()	Phone 972-262-1234
Residence No. 723	Street Keessee Dr	Apt.	City Cedar Hill	State/Zip TX 75104				
Business No.	Street	Apt.	City	State/Zip				
DL# <input type="checkbox"/> I.D.# <input type="checkbox"/> 17920539		State TX	Type C	CDL <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Search <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Search Type <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> PC	INCIDENT TO ARREST <input type="checkbox"/> PLAINVIEW <input type="checkbox"/>	
Year 2004	Color White	Make Chevrolet	Model Malibu	Style Sedan	Lic. Yr. 2004	State TX	# 4360	CMV <input type="checkbox"/> Yes <input type="checkbox"/> No
Date Of Offense 04-04-2020	Time 8:37	<input type="checkbox"/> A.M. <input checked="" type="checkbox"/> P.M.	District 17700	Traffic Citation	Non-Traffic Citation	Direction Traveled N E S W		
OCA# Offense (C) Tobacco	M.I.P. Tobacco	Ran Red Light	<input type="checkbox"/> Speed R.O.W.	MPH in a MPH	<input type="checkbox"/> CZ <input type="checkbox"/> WP <input type="checkbox"/> School Zone <input type="checkbox"/> Posted			
Possession of Drug Paraphenalla	City Ordinance Viol.	Ran Stop Sign	Failed to Yield R.O.W.	Disregard Traffic Control Device	Seat Belt Violation	Child Restraint		
M.I.P. Alcohol	Registration Violation	Inspection Violation	Verified No Insurance Cov.	D. L Violation	Theft	Assault		
Location of Offense 723 Keessee Dr, Cedar Hill, TX 75104				Offense (A) Exterior Structure, Failure to Paint Siding 4360				
Offense (B)				Offense (C)				
Witness <input type="checkbox"/> Yes <input type="checkbox"/> No	PC FOR STOP:	I agree to appear as directed (see reverse) This is not a plea of guilt.				Juvenile <input type="checkbox"/>		
Officer Officer	Badge # 66204	X				THIS CITATION IS DELINQUENT THIRTY (30) DAYS FROM: ISSUE DATE		
09/01/05								

Read attached instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Rodriguez <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> Rodriguez 9-16</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to: Jessica E. Rodriguez Bryant 723 Keessee Dr Cedar Hill, TX 75104</p> <p>2. Article No. <input type="checkbox"/> Transfer 7019 2970 0002 2577 4985</p>		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for M <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. </p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	