

NOTICE OF MEETING
MONDAY, APRIL 17, 2023
BUILDING APPEALS AND ADVISORY BOARD
PLANNING AND ZONING CONFERENCE ROOM 2ND FLOOR OF THE GOVERNMENT CENTER
285 UPTOWN BLVD.-BLDG 100
CEDAR HILL, TEXAS
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 March 20, 2023.
- III. Public Comments: *All comments received by 4pm on Monday, April 17, 2023, will be distributed to the Building Appeals & Advisory Board and entered into record.*
- IV. Review and consider the property located at Cedar Hill East 2nd Installment; Block 8; Lot 26; more commonly known as 102 Yorkshire Dr. a public nuisance, substandard structure, and direct staff to abate the nuisance.
- V. Review Ordinance 2009-381 Permit Fees for proposal of fee updates.
- VI. Discuss upcoming meeting dates to review 2021 International Code updates.
- VII. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 12th day of April 2023.



Building Inspections

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



Tonya Mason
Permit Specialist

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



**Building Appeals & Advisory Board
Meeting Minutes
Monday, March 20, 2023
Planning and Zoning Conference Room 2nd Floor
of the Government Center**

Members Present

Joe Pitt
Jack Frost
David McDaniel
Mike Bechdol
Deborah Fulwiler

Staff Present

Gail Lux

Absent

Brodrick Rhodes
Blake Morrison
Augustine Fierro

- I. Call meeting to order.**
Mr. Joe Pitt called the meeting to order at 6:30 pm with a quorum present.
- II. Approve the minutes from January 23, 2023.**
Mr. Mike Bechdol made a motion to approve the minutes from January 23, 2023. Mr. David McDaniel seconded the motion. The motion was approved unanimously.
- III. Citizen Forum**
Mr. Joe Pitt opened the meeting for citizen comments. No citizens came forward or submitted comments to the City of Cedar Hill prior to the meeting. Mr. Joe Pitt closed the citizen forum.
- IV. Review and consider the property located at Lone Cedar; Block 1; Lot 8 & ½ Lot 9; more commonly known as 706 Hendricks St. a public nuisance, substandard structure, and direct staff to abate the nuisance.**

Mr. Gail Lux provided an overview of the property and the neglect the current owner has not maintained the property. The Code Enforcement Department has continuously worked open cases for the neglect.

Mr. Jack Frost made a motion to declare the property located at 706 Hendricks Street a public nuisance and substandard structure and give the owner thirty (30) days to bring the property into compliance as a habitable structure or demolish the structure and all outbuildings or direct staff to take the next steps

to have the nuisance abated. Mr. David McDaniel seconded the motion. The motion was approved unanimously.

V. Review and consider the property located at Lake Ridge Section 21; Lot 1575; ACS 1.003 more commonly known as 2624 Creekwood Dr. a public nuisance, substandard structure, and direct staff to abate the nuisance.

Mr. Gail Lux gave an overview of the continuous issues that this property has had over the past five (5) years. The building permit was originally issued in 2018 and the original owner never completed the project, and the property was sold in 2021. There was a building permit issued to the new owner to complete the project in late 2021. The project has come to a standstill again and no activity on this property. This is a blight to the neighborhood and leaves the structure open for more damage and deterioration. It also invites unauthorized occupancy of the structure.

Mr. Mike Bechdol made a motion to declare the property located at 2624 Creekwood Drive a public nuisance and substandard structure and give the owner thirty (30) days to provide the Building Official a written schedule for completion of the project not to exceed one-hundred and eighty (180) days and the required registrations and fees to bring the permit back into issued status. If within the thirty days the permit is not in the issued status the Building Official will continue proceedings to have the structures demolished. Mr. Jack Frost seconded the motion. The motion was approved unanimously.

VI. Adjourn

Mr. Mike Bechdol made a motion to adjourn. Mr. Jack Frost seconded the motion. The motion was approved unanimously.


Building Official

April 4, 2023

VIA CERTIFIED MAIL OR REGISTERS MAIL, RETURN RECEIPT REQUESTED

Est of Doyle James III
452 N Waterford Oaks Dr
Cedar Hill, TX. 75104

Mortgage Contracting Service
4830 West Kennedy Blvd., Ste 950
Tampa, FL 33609

Dashonda Millner
452 N Waterford Oaks Dr
Cedar Hill, TX 75104

Amani Therise Doyle
452 N Waterford Oaks Dr
Cedar Hill, TX 75104

NOTICE OF PROPOSED ABATEMENT PROCEEDINGS PERTAINING TO

102 YORKSHIRE, CEDAR HILL, TEXAS, 75104

Please be advised that pursuant to Section 9-22 of the Cedar Hill Code of Ordinances, a hearing will be held before the Building Appeals and Advisory Board **at 6:30pm on Monday, April 17th in Planning Conference Room**, to hear and consider all relevant evidence, objects or protests relative to the alleged public nuisance at **102 Yorkshire** Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

At the time and location of the said hearing, the Building Appeals and Advisory Board shall receive testimony from owners, witnesses, city personnel and interested persons relative to the alleged public nuisance at **102 Yorkshire** Cedar Hill, Texas, and to the proposed abatement measures and proceedings in connection with said nuisance.

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

Sincerely,

Tonya Mason

Executive Assistant/Permit Tech.

CERTIFIED MAIL

7021 0950 0001 1355 3453

5-Day Return Receipt Requested



7021 0950 0001 1355 3453

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
\$		
Total Postage :	\$	
Sent To		
Street and Apt. :		
City, State, ZIP+		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

Est of Doyle James III
452 N Waterford Oaks Dr
Cedar Hill, TX 75104

7021 0950 0001 1355 3446

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
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Total Postage :	\$	
Sent To		
Street and Apt. :		
City, State, ZIP+		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

Amani Therise Doyle
452 N Waterford Oaks Dr
Cedar Hill, TX 75104

7021 0950 0001 1355 3415

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
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Total Pos	\$	
Sent To		
Street and		
City, State		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

Dashonda Millner
452 N Waterford Oaks Dr
Cedar Hill, TX 75104

7021 0950 0001 1355 3436

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Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
\$		
Total Postage :	\$	
Sent To		
Street and Apt. :		
City, State, ZIP+		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

Mortgage Contracting Service
4830 West Kennedy Blvd., Ste 950
Tampa, FL 33609

Lux, Gail

From: Farr, Reba
Sent: Tuesday, March 28, 2023 4:02 PM
To: Mason, Tonya
Cc: Lux, Gail; Graves, Stacey; Scott, LaDarius
Subject: 102 Yorkshire

Please submit the above address to take to the Building Appeals and Advisory Board to be held on April 17, 2023.

Owner: Doyle James III Est Of
452 N Waterford Oaks Dr
Cedar Hill, TX 75104

Mortgage Contracting Service
4830 West Kennedy Blvd., Ste 950
Tampa, FL 33609

Dashonda Millner
452 N Waterford Oaks Dr
Cedar Hill, TX 75104

Amani Therise Doyle
452 N Waterford Oaks Dr.
Cedar Hill, TX 75104

Thank you,

Reba Farr
Code Enforcement Supervisor



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



Residential Account #16011500080260000

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

Property Location (Current 2023)

Address: 102 YORKSHIRE DR
Neighborhood: 4ESG01
Mapsc0: 81B-L (DALLAS)

DCAD Property Map

2022 Appraisal Notice

Electronic Documents (ENS)



Print Homestead Exemption Form

Owner (Current 2023)

DOYLE JAMES III EST OF
 452 N WATERFORD OAKDS DR
 CEDAR HILL, TEXAS 751049114

Multi-Owner (Current 2023)

Owner Name	Ownership %
DOYLE JAMES III EST OF	100%

Legal Desc (Current 2023)

- 1: CEDAR HILL EAST 2ND INST
 - 2: BLK 8 LOT 26
 - 3:
 - 4: VOL2000001/6671 DD122899 CO-DC
 - 5: 0115000802600 21601150008
- Deed Transfer Date:** 12/30/1999

Value

2022 Certified Values	
Improvement:	\$182,470
Land:	+ \$45,000
Market Value:	= \$227,470
Revaluation Year:	2022
Previous Revaluation Year:	2021

Main Improvement (Current 2023)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1970	Foundation	SLAB	# Kitchens	1
Effective Year Built	1970	Roof Type	GABLE	# Bedrooms	3
Actual Age	53 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	POOR	Fence Type	WOOD	# Fireplaces	0
Living Area	1,309 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,309 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	70%			Sauna (Y/N)	N

Additional Improvements (Current 2023)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	276

Land (2022 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY SF-7	80	120	0.0000 SQUARE FEET	FLAT PRICE	\$45,000.00	0%	\$45,000	N

* All Exemption information reflects 2022 Certified Values. *

Exemptions (2022 Certified Values)

No Exemptions

Estimated Taxes (2022 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.657	\$1.1906	\$0.227946	\$0.115899	\$0.2358	N/A
Taxable Value	\$227,470	\$227,470	\$227,470	\$227,470	\$227,470	\$0
Estimated Taxes	\$1,494.48	\$2,708.26	\$518.51	\$263.64	\$536.37	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$5,521.25

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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102 Yorkshire Dr. – Vacant, boarded up house.

My name is Reba Farr, and I am the Code Enforcement Supervisor with the Neighborhood Services Office for the City of Cedar Hill.

1. This property has been the subject of ongoing investigations by this office. Suspected code violations have existed and continue to exist. I have personal knowledge of the nature of the code violations alleged and the attempts made to bring those violations into compliance.
2. I opened a case for the property after receiving a complaint about an abandoned house that had broken windows on April 6, 2022.
3. On April 6, 2022, Code Officer, Max Best inspected the property and found the front of property boarded up, from a prior code case, rotted wood, loose soffits with holes as well as a large hole in the rear property between the roof and siding. There were also two windows busted out in the back of property. Pictures were taken.
4. On April 6, 2022, A Notice of Violation was sent to property owner DOYLE JAMES III EST OF 452 N WATERFORD OAKS DR., CEDAR HIL TX. 75104 as well as to the owner of 452 N WATERFORD OAKS DR. a DASHONDA S MILLNER.
5. On April 12, 2022, A complaint was made stating that someone called 911 and that there were people inside. I reached out to Assistant Police Chief, Charles Reiss and he confirmed that patrol located 8 people inside. They knew the house to be abandoned.
6. On April 18, 2022, spoke to Tricia at 813-387-1100 from paper on front door, let her know the house was unsecured and how soon could she get someone out to board it up or replace the windows, she said she would get this over to someone and transferred me to a voicemail.
7. On April 19, 2022, property not secured.

8. On April 20, 2022, contractor was hired to board up windows. Windows were boarded up at 9:33 pm.
9. On April 21, 2022, I tried to reach Dashonda Milner at 972-291-3942 but it was not a working number.
10. On April 29, 2022, email was sent to d_millner@hotmail.com.
11. On May 5, 2022, no response to my email was received.
12. On May 5, 2022, I called 972-502-3100 from the water account, it was to Murano Elementary School and was told no one working here by that name.
13. On July 19, 2022, a lien was placed on the property.
14. On August 23, 2022, at 10:05 am, I tried calling MCS Mortgage Contracting Services 813-387-1100 x 2 – I was on hold for several minutes to finally get a recording that the office was closed, please call back during working hours or email at mcs@360.com.
15. On August 23, 2022, an email was sent to mcs@360.com stating we are trying to reach someone regarding this vacant property. Email was returned undeliverable.
16. On August 23 2022, a second Notice of Violation was sent to Owner, Dashonda Millner, Amani Therise Doyle, found on Public Data as being a resident at 452 N Waterford Oaks Dr., and the mortgage company.
17. On September 12, 2022, the NOV to the mortgage company was returned to sender.
18. On September 15, 2022, the property was mowed by someone but no other changes or contact.

19. On September 16, 2022, a door hanger was left at 452 N Waterford Oaks Dr. giving 1 day to contact us regarding 102 Yorkshire, or citation would be issued.
20. On September 23, 2022, door hanger was removed from front door of 452 N Waterford Oaks Dr., but no contact was made.
21. On October 6, 2022, Code Officer, Max Best spoke with a neighbor who says he occasionally sees a person unlock the front door and walk in and they hire a contractor to mow, but he doesn't know who they are.
22. On October 6, 2022, Max left a door hanger at property asking for someone to contact us immediately.
23. On December 6, 2022, the door hanger was still in place and it looked like the property was recently mowed.
24. On December 7, 2022, a final attempt to reach Dashonda Millner via email stating if no contact we will start proceeding to take this property to the BAAB board for demolition.
25. On December 29, 2022, Max saw someone at property walking around and found them to be the Mortgage Inspector. He was told that the bank has taken over the property from the owner and rekeyed the doors. She claims she has been submitting our door hangers to the mortgage company but was unaware they were not responding. She said she is unable to do anything to the property as she works for a separate company that only ensures property isn't broken into and mowed. He advised her to put in the report that code was looking to demolish the structure and that there are liens on the property. She said she would inform the mortgage company.
26. On February 28, 2023, I saw a dead tree blocking the sidewalk and partially in street.
27. On March 1, 2023, I called 813-387-1100 x 1068 and spoke to Tori, who said they had just done an inspection there on Monday. She asked if I could

get a NOV sent to her so that she can start the workorder process and hopefully get someone out there in the next couple of days to get a quote. I told her if I were to hire a contractor I would also have him remove the fallen and dilapidated fence, could she address that as well? She said absolutely.

28. On March 1, 2023, a third Notice of Violation was mailed, and a copy was emailed to tori.moore@mcs360.com.
29. On March 22, 2023, Inspection was made and the limbs were cut from the right of way but they were left in two piles in front yard and fence remained.
30. On March 22, 2023, I emailed Tori thanking her for cutting said limbs but they neglected to remove them as well as the dilapidated fence. I told her if this was not done by Sunday, March 26th a contractor would be hired at their expense.
31. On March 23, 2023, there was no response to my email.
32. On March 27, 2023, LaDarius inspected property and found violations remained. Pictures were taken of violations and a work order created to remove brush and fallen portions of fence.
33. On March 27, 2023, I emailed Contractor, Kevin Hall with Grassroots Lawn and Landscaping to remove brush and fallen fence.
34. On March 27, 2023, Contractor, Kevin Hall responded that he would remove the items later today.
35. On March 28, 2023, Invoice and pictures were submitted by contractor for payment.
36. On March 28, 2023, I sent an email to Tori letting her know that a contractor was hired to remove items and advised her that we were starting proceedings to take the property to the Building Appeals and

Advisory Board to have it declared a nuisance, to where it will either be repaired or demolished, withing a given time frame.

37. On March 28, information submitted to Permit Specialist, Tonya Mason to submit 102 Yorkshire to the BAAB for April 17, 2023, hearing.

38. On March 29, 2023, there has been no response to my email.

Code Enforcement Case: CE-22-2291

Entered on: 04/06/2022 1:24 PM

Printed on: 03/27/2023

Topic: Exterior Grounds

Status: Open

Due Date: 03/31/23

Assigned To: Reba Farr

Initiated by: Complaint

Hearing Date:

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 102 YORKSHIRE DR , 75104

Phone:

Cell #:

APN : 16011500080260000

Owner Information

Owner Name: DOYLE JAMES III EST OF

Address: 452 N WATERFORD OAKS DR

CEDAR HILL, TEXAS 75104-9114

Phone:

Cell #:

Actions

Action	By	Date	Time	Hours	Note/Observation
Complaint	Reba Farr	04/06/2022	1:24 pm	0.00	Tavia Blake 817-682-0842 @ 104 has called several times re this vacant property; wants a call back said she needs to know how to begin process of filing for convention.
Phone Call	Reba Farr	04/06/2022	1:24 pm	0.00	lift msg stating returning her call but I could not quite make out the term she used
Phone Call	Reba Farr	04/06/2022	2:09 pm	0.00	spoke to Tavia & she was talking about getting it condemned. Told her I will start looking into that and at the same time start going after Dashonda Millner who resides here in CH. Told her Max will come out and take pics & she said he can go thru her back yard if he can't see the busted windows.
Inspection	Max Best	04/06/2022	2:36 pm	0.00	Was able to take photos of property, boards on front of property are loose with the garage door boards warped and shaking with a gust of wind, soffits are loose and have holes. On both of the side yards of property the siding and trim is exposed and damaged in multiple areas along with additional soffit damage. In the back yard two (2) windows are busted and open to the outside, there is also a fairly large hole in the back of home between the roof and siding.
Inspection	Reba Farr	04/06/2022	2:41 pm	0.00	have Max go take pics so we can address everything. Rotted and missing trim, broken windows, chipped paint high grass and fence has fallen.
Notice of Violation	Reba Farr	04/06/2022	2:55 pm	0.00	Send to (Owner,Other - MILLNER DASHONDA S)
Case Notes	Reba Farr	04/12/2022	2:23 pm	0.00	spoke to Tavia & let her know that I have not heard anything from Dashonda & the 13th is the 7th day & I can start writing tickets as of the 8th day. She said some kids were caught in the property. I will reach out to PD to verify.
Case Notes	Reba Farr	04/12/2022	3:32 pm	0.00	Yes. Someone called 911 saying they saw kids inside. Patrol located 8 people inside. They knew it was abandoned. Charles Reiss Assistant Chief of Police
Case Notes	Reba Farr	04/18/2022	9:09 am	0.00	no contact from NOV
Inspection	Reba Farr	04/18/2022	3:09 pm	0.00	two back windows busted out - need to get it secured asap.
Contractor	Reba Farr	04/18/2022	3:09 pm	0.00	Texted Lupe to see if he was available to board up a vacant house? 2 windows in the back and a sliding door?
Phone Call	Reba Farr	04/18/2022	3:56 pm	0.00	called # off front door 813-387-1100 spoke to Tricia & let her know the issue & asked how soon can they get someone out here to get it boarded up? She said she will get this over to someone. She transferred me to a voicemail.
Contractor	Reba Farr	04/18/2022	3:56 pm	0.00	emailed Kevin with Grassroots to see if he would be able to board up a vacant house? He said yes. Gave to Kevin via email.
Inspection	Reba Farr	04/19/2022	9:54 am	0.00	Not boarded up yet
Inspection	Reba Farr	04/20/2022	6:58 am	0.00	Kevin texted pics @ 9:33 last night. Waiting on invoice.
Phone Call	Reba Farr	04/21/2022	3:20 pm	0.00	Dashonda S Millner @ 452 N Waterford Oaks 972-291-3942 not a working number
Case Notes	Reba Farr	04/25/2022	2:37 pm	0.00	text Kevin & reminded him I still needed invoice & pics - he had forgotten & will send them tonight.

Case Notes	Reba Farr	04/28/2022	8:57 am	0.00	invoice & pics submitted; I couldn't get them to print to page so forwarded emails to Cindy.
Case Notes	Cindy Guzman	04/29/2022	8:29 am	0.00	Images printed and scanned in.
Phone Call	Reba Farr	04/29/2022	8:51 am	0.00	972-502-3100 Elementary School (from water act) on hold - hung up after 15 minutes
Inspection	Reba Farr	04/29/2022	8:51 am	0.00	Good morning Ms. Millner, The City has tried to reach you regarding the vacant property at 102 Yorkshire. Unfortunately since there was no response to our Notice of Violation a contractor was hired to board up the vacant property and an invoice will be mailed to you as well as a lien being placed on the property. It is imperative that you reach out to us regarding the remaining violations and to prevent further action being taken. I look forward to speaking with you soon. Respectfully, Reba Farr cc: Max
Invoice	Cindy Guzman	04/29/2022	10:23 am	0.00	Send to (Owner)
Case Notes	Reba Farr	05/02/2022	10:29 am	0.00	no response to email
Phone Call	Reba Farr	05/02/2022	10:29 am	0.00	called 972-502-3100 (from water account) Murano Elementary School but was told no one working here by that name.
Inspection	Max Best	06/07/2022	11:21 am	0.00	Grass very tall
Inspection	Reba Farr	06/22/2022	12:52 pm	0.00	Property mowed
Lien	Cindy Guzman	07/19/2022	4:02 pm	0.00	Lien, > Date of Work:04/24/2022, > Amount: \$268.00, > Admin Fee: \$150.00, Send to (Owner)
Inspection	Reba Farr	08/10/2022		0.00	property was mowed
Case Notes	Reba Farr	08/23/2022	9:58 am	0.00	found another name at 452 N Waterford Oaks will send letter to them.
Phone Call	Reba Farr	08/23/2022	10:05 am	0.00	MCS Mortgage Contracting Services 813-387-1100 x 2 - after being on hold for several minutes I recvd a msg stating the office is ow closed, please call back during working hours or email mcs@360.com
Email	Reba Farr	08/23/2022	10:21 am	0.00	Good morning MCS, We have been trying to reach someone regarding the above mentioned vacant property here in Cedar Hill, TX. Due to repeatedly being vandalized we've had to have the property boarded up several times. The property itself has rotted wood and is considered a substandard structure as well as a dilapidated fence. Several liens have already been placed on the property and to avoid further action being taken someone form your organization needs to make contact with myself or the Code Enforcement Officer, Max Best. We look forward to hearing from you soon. Respectfully, Reba Farr cc: Max
Case Notes	Reba Farr	08/23/2022	10:21 am	0.00	message failed
Inspection	Reba Farr	08/23/2022	10:28 am	0.00	No chg to property
Notice of Violation	Reba Farr	08/23/2022	10:31 am	0.00	Send to (Owner,Other - MILLNER DASHONDA S,Other - AMANI THERISE DOYLE,Other - MORTGAGE CONTRACTING SERVICES)
Case Notes	Reba Farr	09/09/2022	7:06 am	0.00	no contact from anyone
Case Notes	Reba Farr	09/12/2022	7:15 am	0.00	nov to Mortgage Contracting Services, Tampa FL returned to sender
Inspection	Reba Farr	09/15/2022	11:07 am	0.00	Property is mowed but no other changes & no contact.
Phone Call	Reba Farr	09/15/2022	3:07 pm	0.00	813-387-1100 x 4 unable to leave a msg recording kept saying " I'm sorry I didn't hear anything, please try again & press # at the end of your message"
Door Hanger	Reba Farr	09/16/2022	8:26 am	0.00	Door Hanger left at 452 N Waterford Oaks asking her to call me re 102 Yorkshire - gave 1 day
Case Notes	Reba Farr	09/23/2022	6:52 am	0.00	no response to door hanger left at 452 N Waterford Oaks.
Inspection	LaDarius Scott	09/23/2022	10:31 am	0.00	DH removed from 452 N Waterford Oaks
Conference	Max Best	10/06/2022	10:29 am	0.00	Spoke with a nearby home owner, he says he occasionally sees a person unlock the front door and walk in and hire a mower to come by but doesn't know who they are
Case Notes	Max Best	10/06/2022	10:29 am	0.00	I will leave a notice on door asking them to contact us immediately, it may take awhile for them to see it but maybe it can get us somewhere
Door Hanger	Max Best	10/06/2022	10:29 am	0.00	Door Hanger left

Inspection	Max Best	12/06/2022 2:02 pm	0.00	Property looks recently mowed, DH still where I placed it
Email	Reba Farr	12/06/2022 3:16 pm	0.00	Good afternoon Ms. Millner, This is a final courtesy trying to make contact regarding the vacant property at 102 Yorkshire, Cedar Hill, TX 75104. Since you have failed or refused to respond to Notice of Violations and Door Hangers, I am submitting this property to the Building Appeals and Advisory Board and request it be demolished. Once the appeal process has begun and the hearing held, the ruling is final. To avoid citations and or other associated costs please reach out to me before close of business Friday, December 9, 2022. Respectfully, Reba Farr cc: Max, Stacey, Gail, Jeanette
Case Notes	Reba Farr	12/07/2022 9:34 am	0.00	No response to email.
Inspection	Max Best	12/29/2022 10:48 am	0.00	Mortgage inspectors on site walking through the home (see photo)
Conference	Max Best	12/29/2022 10:48 am	0.00	Stopped the inspector and asked her if she has any information on property owners and she said the mortgage company has taken over the property from the owners and re keyed the doors. She said she has been submitting our door hangers to the mortgage company and thought they were getting them but was unaware they were not responding. She said she is unable to do anything for the property as she works for a separate company that only ensures property isn't broken into and property is mowed. I advised her to put into her report that code is looking to demolish structure and we have liens on the property and she send she will send that to the mortgage company
Inspection	Reba Farr	02/28/2023 10:18 am	0.00	dead tree blocking sidewalk & partially in street. Send Letter & hire contractor to remove tree and fence.
Case Notes	Reba Farr	03/01/2023 7:27 am	0.00	DCAD has not changed ownership.
Phone Call	Reba Farr	03/01/2023 12:46 pm	0.00	813-387-1100 x 1068 Spoke to Tori & she said they had just done an inspection there Monday, she asked if I could get the violation over to her, she can start the workorder process & hopefully get someone out there in next couple days to get a quote. I told her if I were to hire a contractor, I was also going to have him remove the dilapidated fence, could she address that as well? She said absolutely. I told her the NOV that will be sent will have multiply violations not just the tree. Told her although we have boarded up the windows there is rotted wood that needs to be replace so that is why that violation is still open. I will send email t: tori.moore@mcs360.com. Gave me her direct # 469-771-5234.
Notice of Violation	Reba Farr	03/01/2023 12:58 pm	0.00	Send to (Owner)
Email	Reba Farr	03/01/2023 1:32 pm	0.00	Good afternoon Tori, Thank you so much for getting a jump start on the work order to have tree & fence removed. I failed to mention when we spoke earlier that we are considering taking this property to the board to be demolished. The Notice of Violation auto populated 7 days for re-inspect but I can give you a few more days should you need it, just let me know. Thank you, Reba Farr cc: LaDarius, Stacey pics & NOV included
Email	Reba Farr	03/22/2023 8:25 am	0.00	Good morning Tori, thank you for cutting the dead tree from right of way but unfortunately the contractors left it on property & they failed to remove the dilapidated and falling fence. Please have it removed by Sunday, March 26th because if not, a contractor will be hired at your expense to remove brush and fence. Please make every effort to meet this Respectfully, Reba Farr cc: Ladarius & Stacey
Case Notes	Reba Farr	03/23/2023 10:04 am	0.00	no response to my email
Inspection	Reba Farr	03/27/2023 1:54 pm	0.00	no chg to property. Ladarius took pictures. Per Gail, I will get packet together to take to board for demolition.
Contractor	Reba Farr	03/27/2023 1:54 pm	0.00	sent email to Kevin with Grassroots to remove brush & fallen fence.

Violations			
#	Violation Type	Due Date	Closed Date
1	High Grass and Weeds Corrections Required:Mow the property.		Closed 08/23/2022
2	Exterior Surface Corrections Required:REPLACE BROKEN WINDOWS, REPLACE ROTTED AND MISSING TRIM AND SIDING, PAINT TRIM		Open - Lien
3	Substandard Structure Corrections Required:Remove or repair substandard structure.		Open
4	Fence		Open

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

5	Trash and Debris Corrections Required: Remove trash and debris from property.	Open
	Overhanging Limbs	Open
6	Corrections Required: Trim tree limbs to give an eight (8) foot vertical clearance over the sidewalk and thirteen and one-half (13 1/2) foot clearance vertical clearance over the street and alley.	
7	Dead Tree Corrections Required: Remove tree from property.	Open

Additional Addresses	
Address Type: Other Name: MILLNER DASHONDA S Address: 452 N WATERFORD OAKS DR CEDAR HILL, TEXAS 75104 Phone: Cell #:	Address Type: Other Name: AMANI THERISE DOYLE Address: 452 N WATERFORD OAKS DR CEDAR HILL, TEXAS 75104 Phone: Cell #:
Address Type: Other Name: MORTGAGE CONTRACTING SERVICES Address: 4830 WEST KENNEDY BLVD., STE 950 TAMPA, FL 33609 Phone: 866-563-1100 Cell #:	

Fees				
Fee Type	Date	Charges	Payments	Details
Lien Amount	04/24/2022	268.00		Boarded up 2 windows and 1 sliding glass door
Admin Fee	04/29/2022	150.00		
		418.00	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

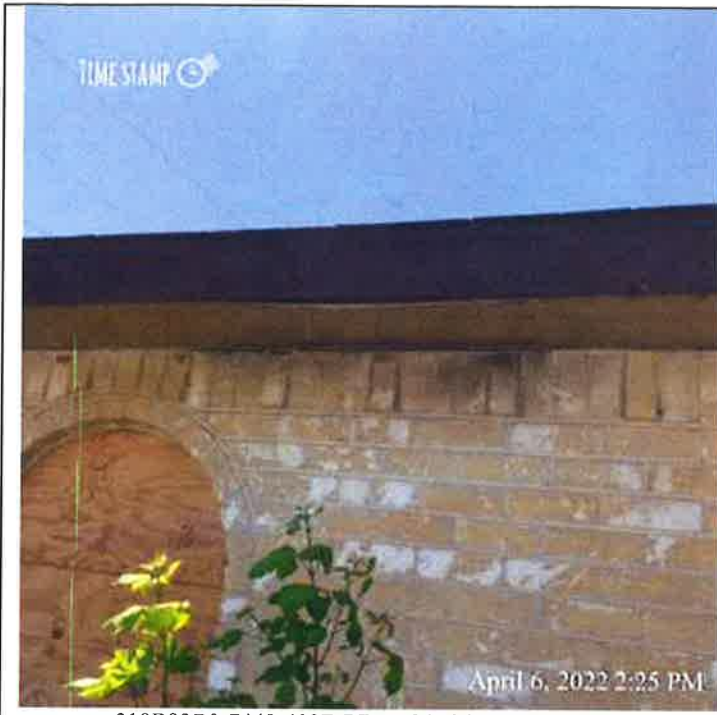
Photographs



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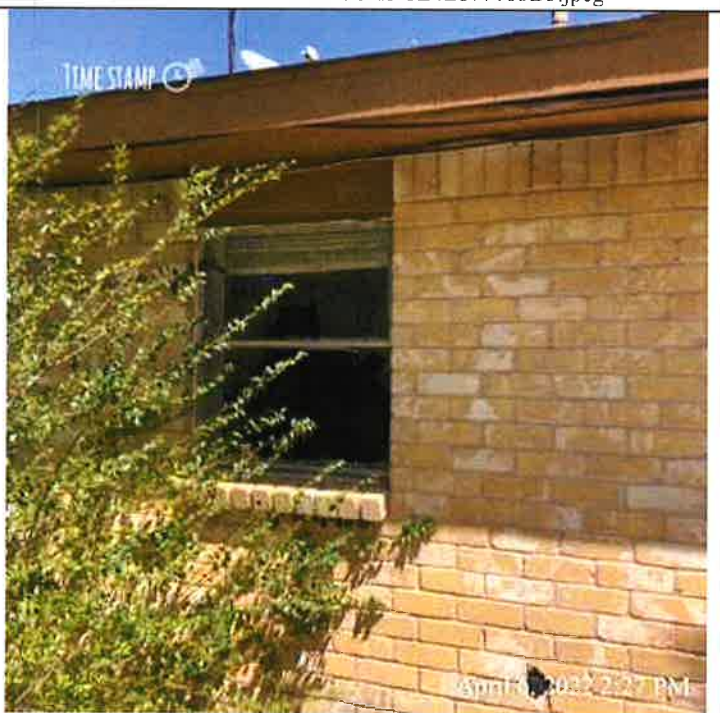
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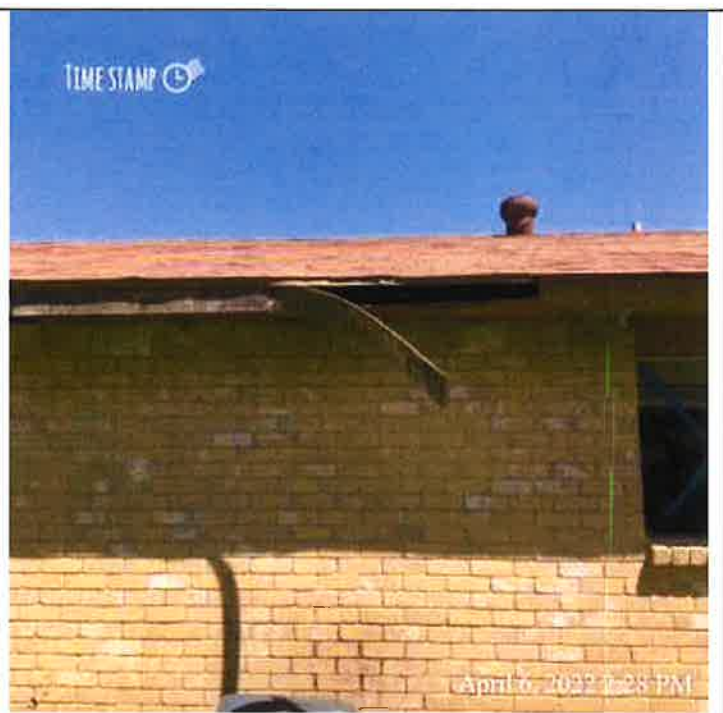
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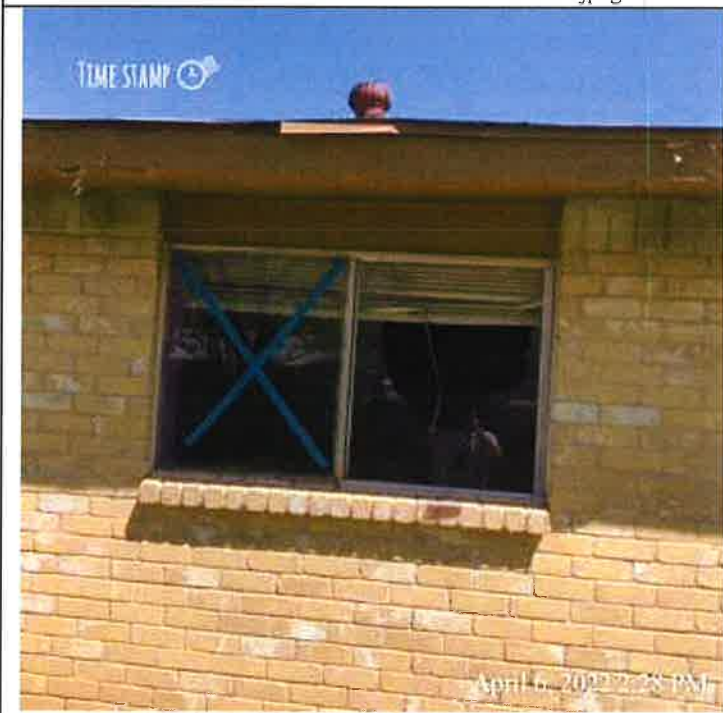
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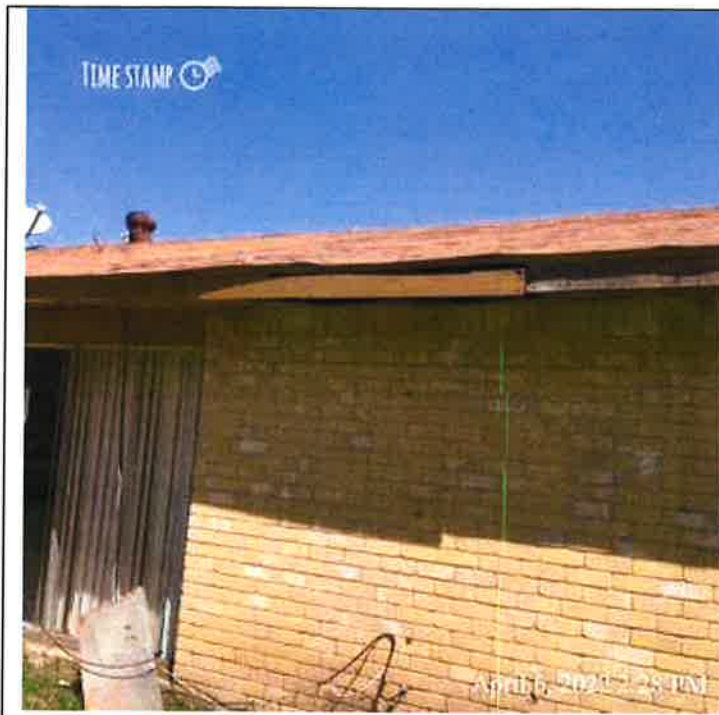
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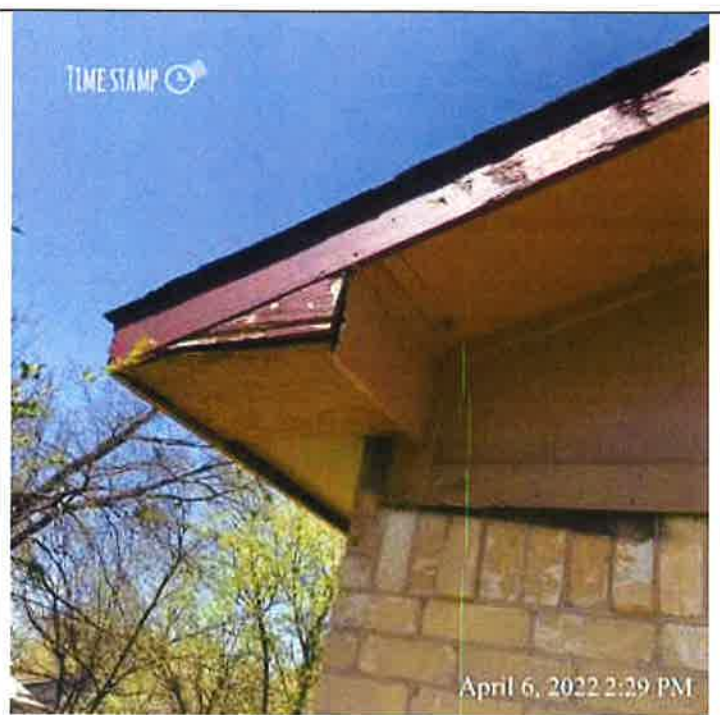
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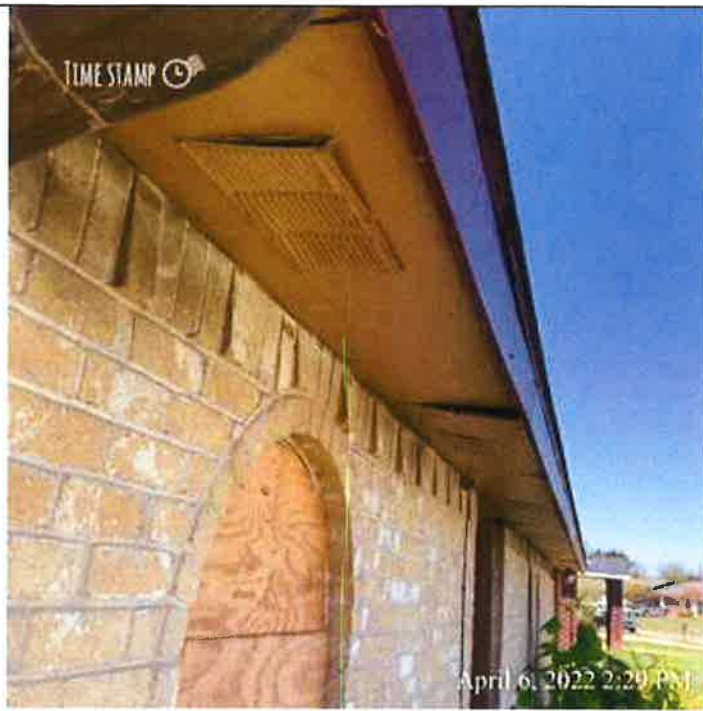
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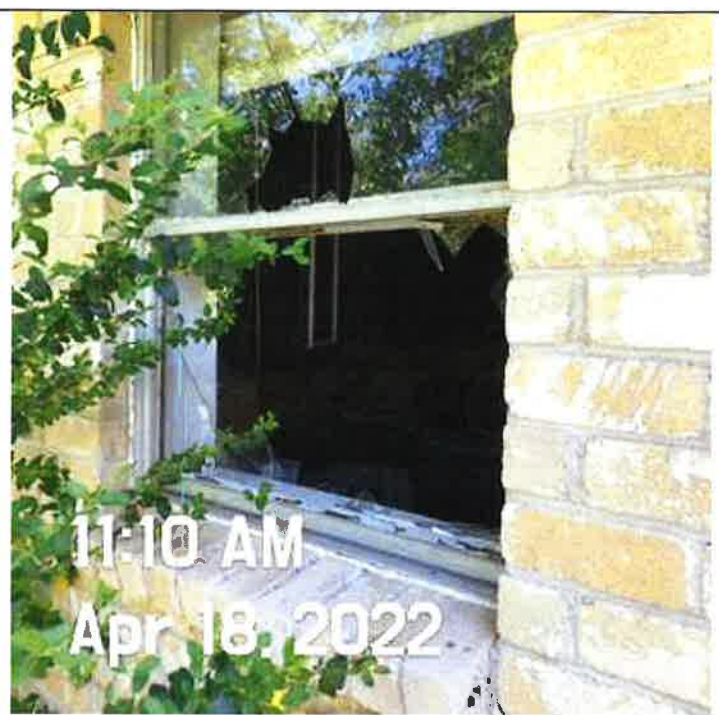


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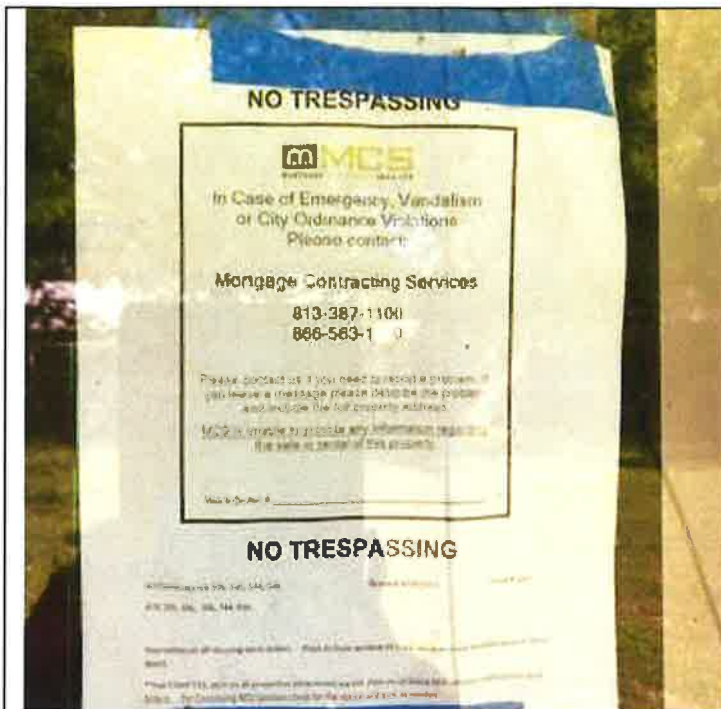
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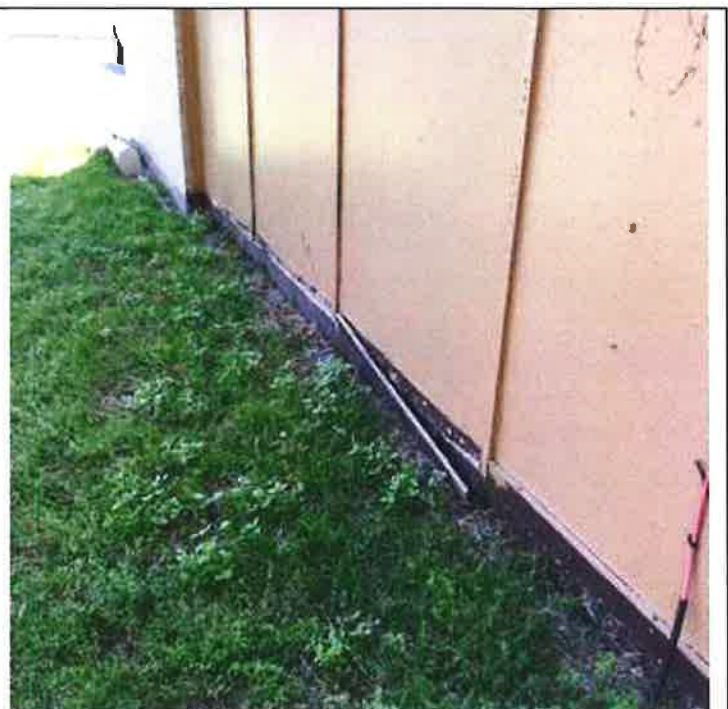


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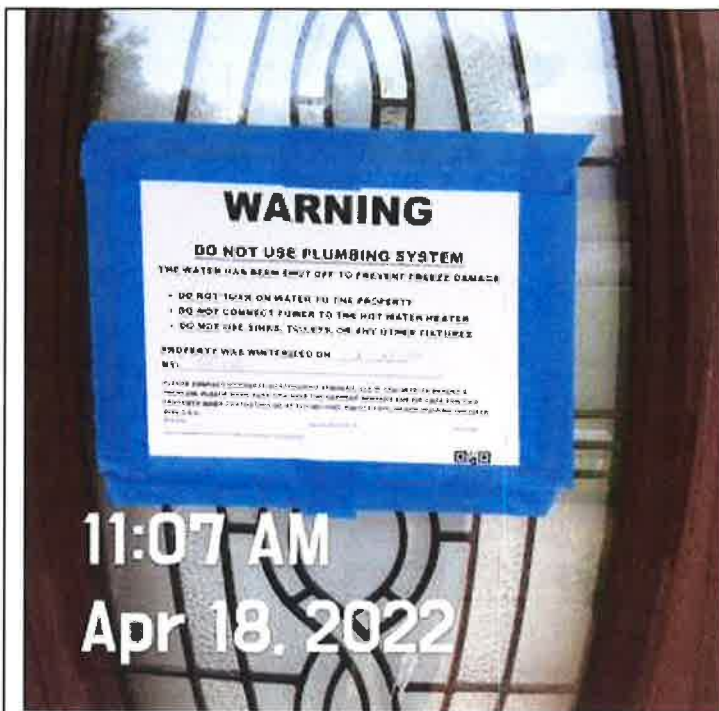
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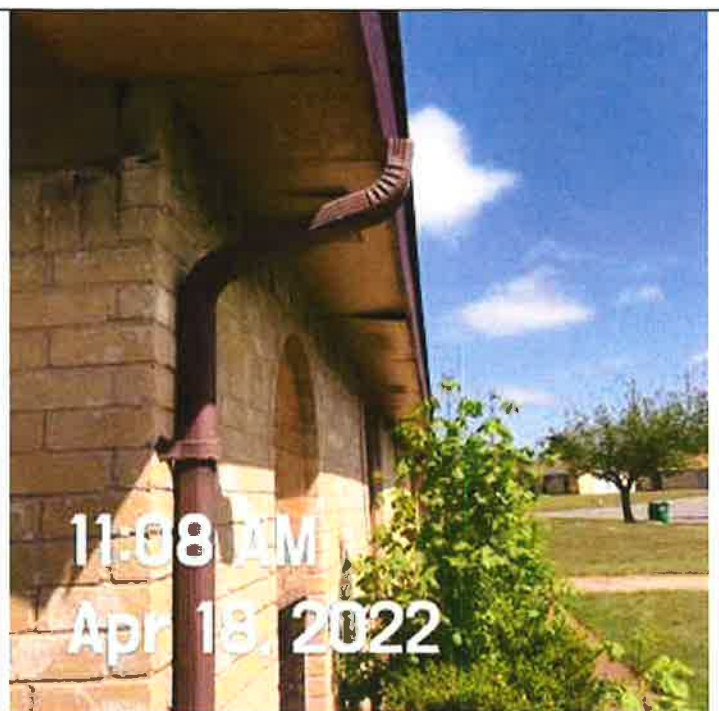
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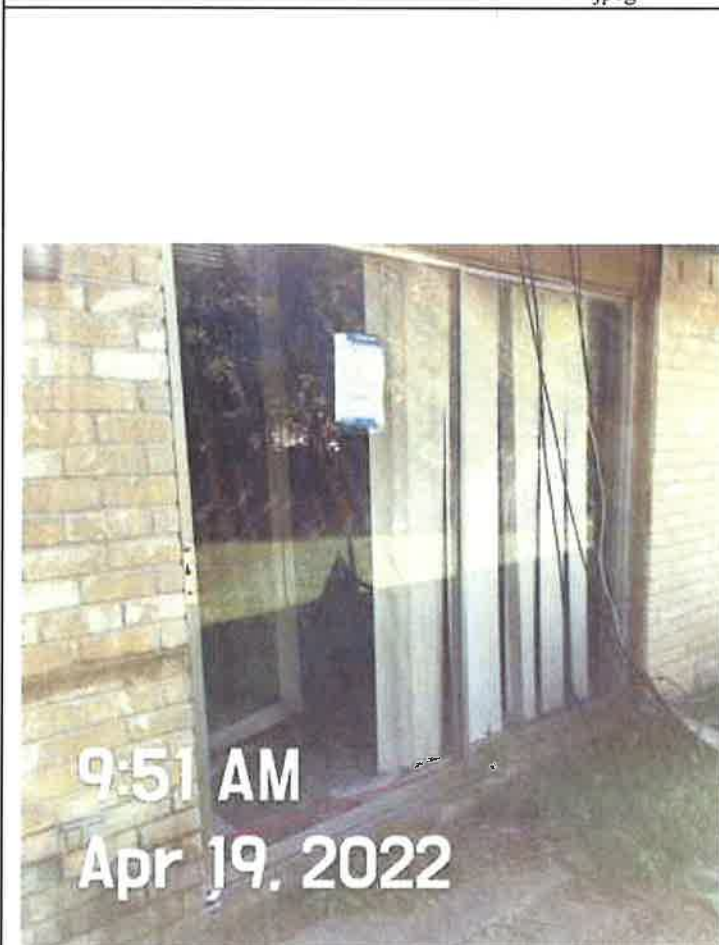
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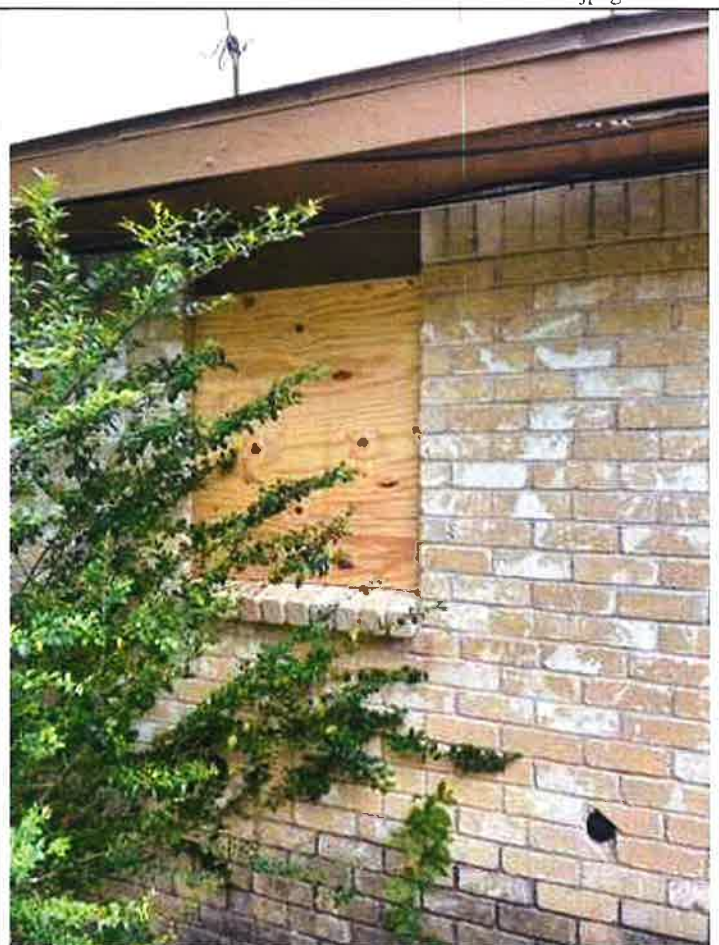
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Pic1.jpg



Pic2.jpg



Pic3.jpg

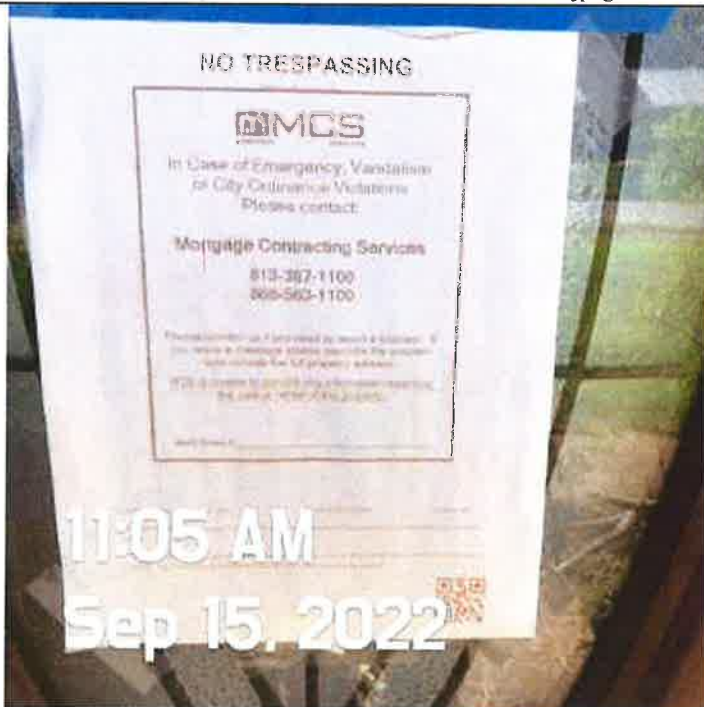


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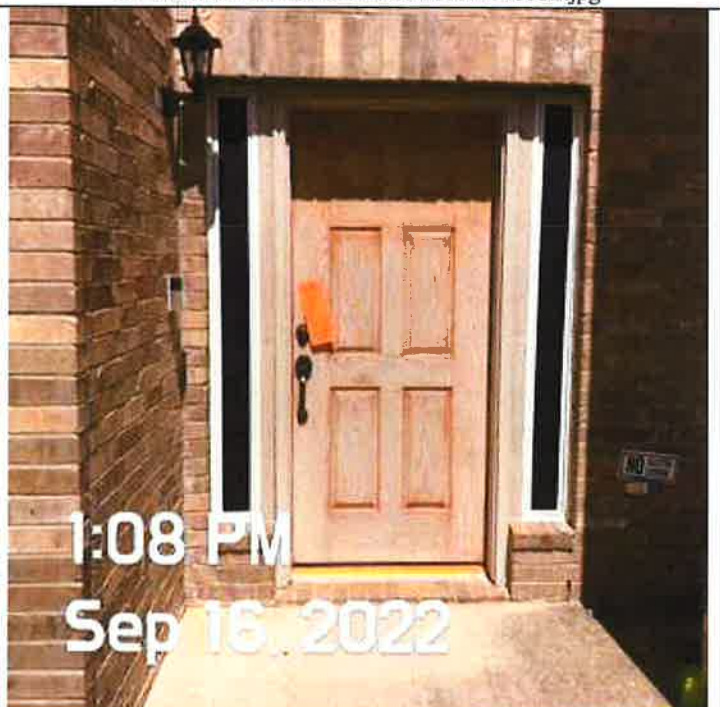
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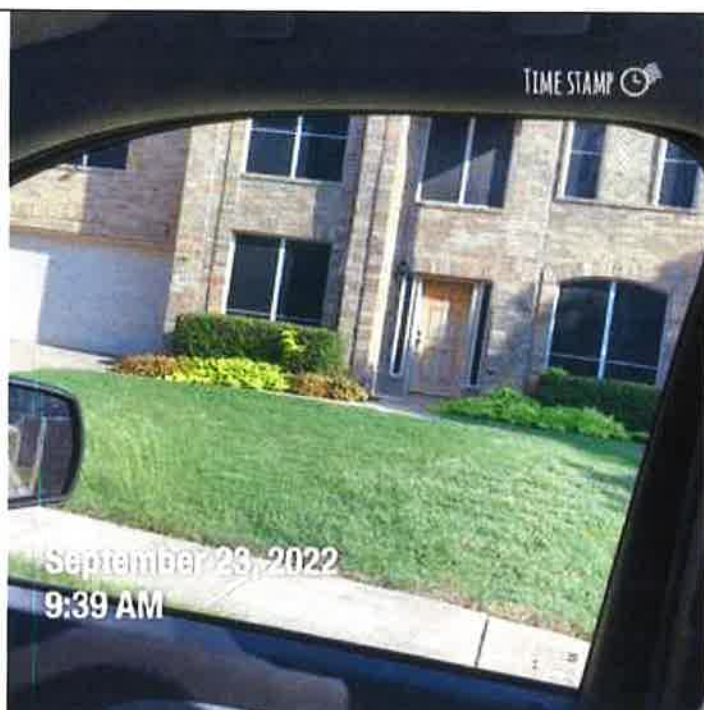
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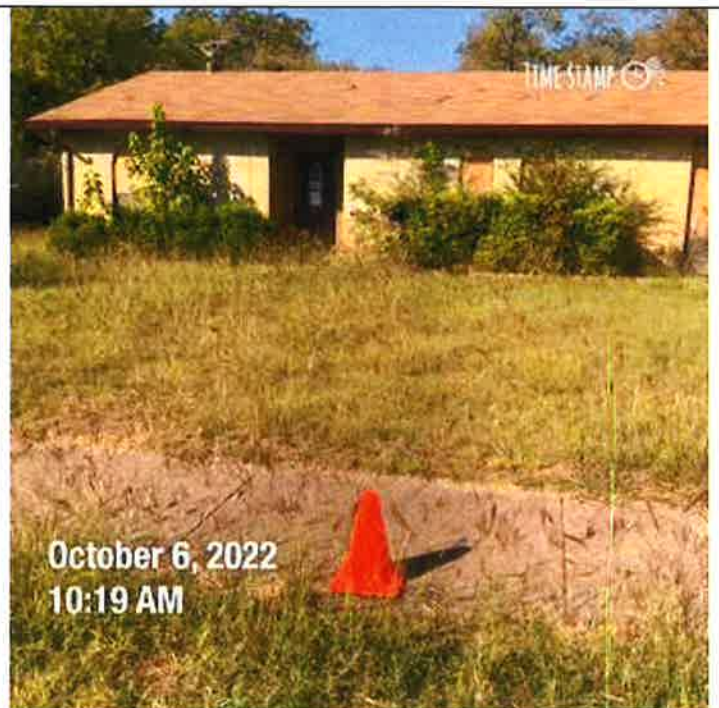
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452 N. Waterford Oaks Dr.



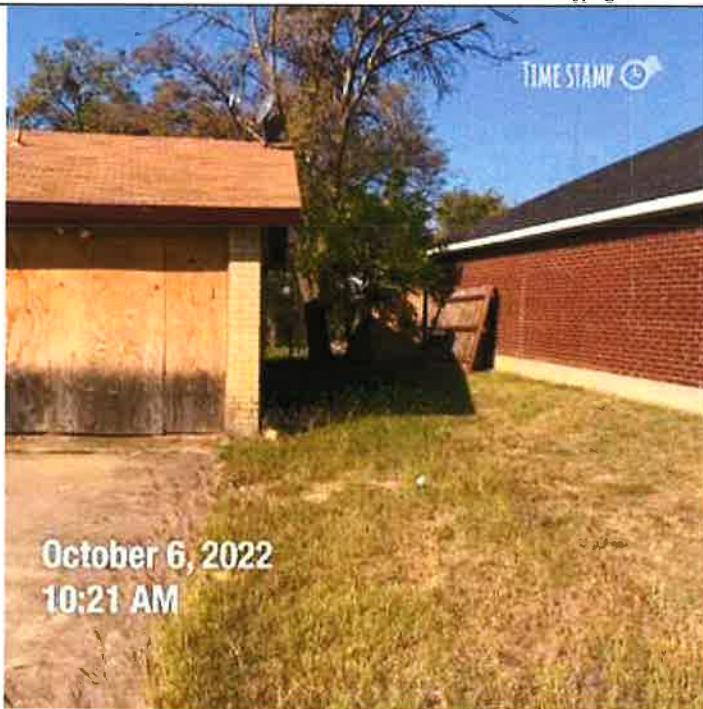
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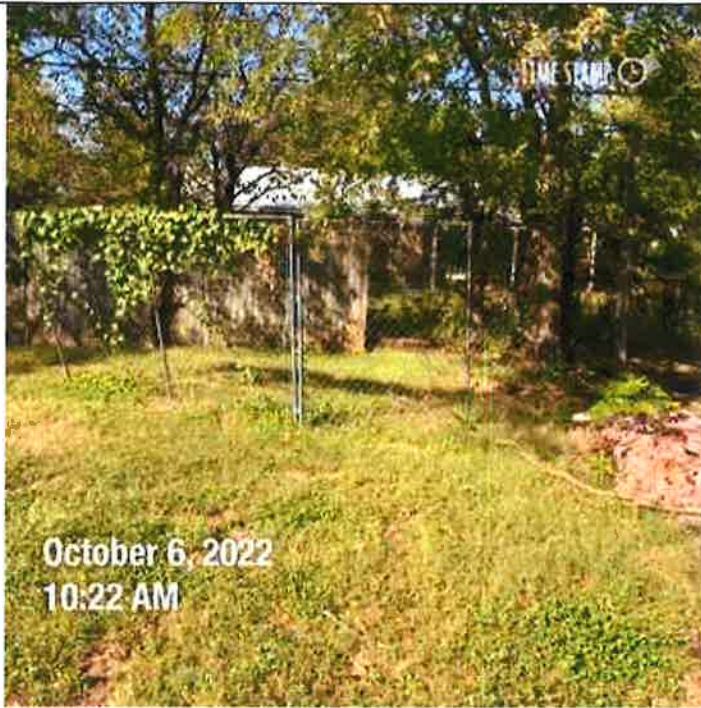
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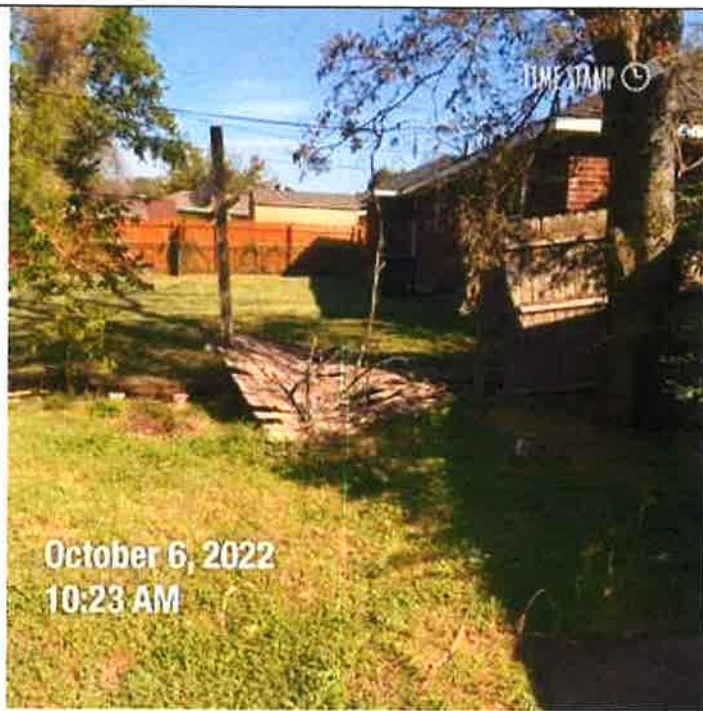
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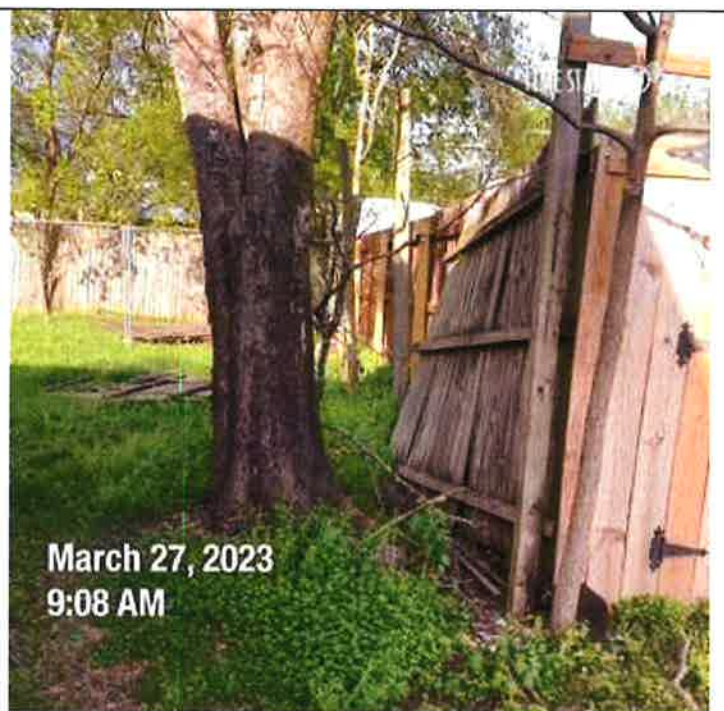

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102 Yorkshire dead tree 2.msg



March 27, 2023
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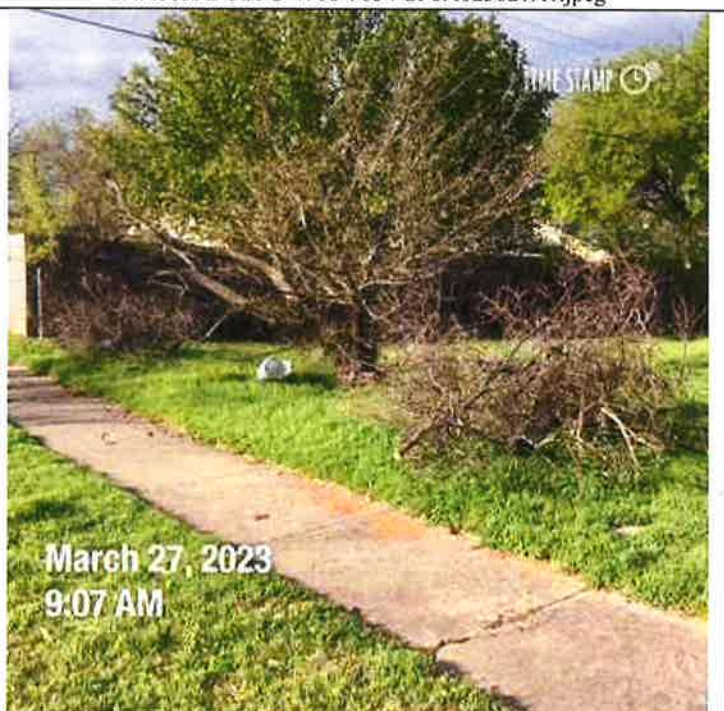
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March 27, 2023
9:07 AM

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<u>Request #</u>	<u>Topic</u>	<u>Status</u>	<u>Date Entered</u>	<u>Due Date</u>	<u>Date Closed</u>	<u>Assigned To</u>	<u>Request By</u>
CE-22-2291	Exterior Grounds	Open	04/06/2022	04/17/2023		Farr,Reba	
	102 YORKSHIRE DR (16011500080260000)			(\$418.00 Fees Due)			
CE-22-1206	Exterior Grounds	Closed - Voluntary	02/16/2022		02/23/2022	Best,Max	
	102 YORKSHIRE DR (16011500080260000)						
CE-21-1944	Exterior Grounds	Closed - Involuntary	03/19/2021		05/03/2021	Sartin,Alexis	
	102 YORKSHIRE DR (16011500080260000)			(\$650.00 Fees Due)			
CE-17-5373	Exterior Grounds	Closed - Involuntary	09/07/2017		09/11/2017	Farr,Reba	
	102 YORKSHIRE DR (16011500080260000)			(\$306.00 Fees Due)			
CE-17-3978	Exterior Grounds	Closed - Involuntary	06/27/2017		07/11/2017	Farr,Reba	
	102 YORKSHIRE DR (16011500080260000)			(\$210.00 Fees Due)			
CE-15-2210	Exterior Grounds	Closed - Voluntary	05/11/2015		05/19/2015	Farr,Reba	
	102 YORKSHIRE DR (16011500080260000)						
CE-12-0497	Exterior Grounds	Closed - Voluntary	01/20/2012		02/10/2012	Graves,Stacey	
	102 YORKSHIRE DR (16011500080260000)						
CE-11-4064	Vehicles	Closed - Voluntary	11/03/2011		11/14/2011	Howard,Doug	
	102 YORKSHIRE DR (16011500080260000)						
CE-V007718	Vehicles	Closed - Voluntary	10/11/2010		10/20/2010	Ware,Rolanda	
	102 YORKSHIRE DR						
CE-V006039	Vehicles	Closed - Voluntary	07/16/2010		08/08/2010	Ware,Rolanda	
	102 YORKSHIRE DR						
CE-V004194	Exterior Grounds	Closed - Voluntary	04/23/2010		04/29/2010	Ware,Rolanda	
	102 YORKSHIRE DR						
CE-V002748	Exterior Grounds	Closed - Voluntary	02/28/2010		03/05/2010	Ware,Rolanda	
	102 YORKSHIRE DR						

Previous cases where
Contractor was hired.



COPY

Code Enforcement Department

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

NOTICE OF VIOLATION

**DOYLE JAMES III EST OF
452 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 75104-9114**

**RE: 102 YORKSHIRE DR CEDAR HILL TX
75104**
**Description: 81B-L (DALLAS) 4ESG01 CEDAR HILL
EAST 2ND INST BLK 8 LOT 26**
APN: 16011500080260000
Case No: CE-22-2291
Officer: Reba Farr

Date: April 6, 2022

DOYLE JAMES III EST OF,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **102 YORKSHIRE DR**. An inspection was conducted on **April 6, 2022** 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(h)(1)	It shall be unlawful for any person to allow weeds and grass to grow in excess of twelve (12) inches.	Mow the property.
9-26(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 .
9-27(c)	Peeling paint, cracked or loose plaster, broken glass, decayed wood and other defective surface conditions shall be repaired, replaced or restored.	REPLACE BROKEN WINDOWS, REPLACE ROTTED AND MISSING TRIM AND SIDING, PAINT TRIM
4-137	It shall be unlawful for any building or portion of a building, including any dwelling unit, guestroom or suite of rooms, or the premises on which such structures are located, in which there exists any of the conditions listed in this division to an extent that endangers the life, limb, health, property, safety or welfare of the public, or the occupants of such building, shall be deemed and hereby is declared to be a substandard building.	Remove or repair substandard structure.

The condition(s) must be corrected by **April 13, 2022**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

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

Reba Farr

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



Residential Account #16011500080260000

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

Property Location (Current 2023)

Address: 102 YORKSHIRE DR

Neighborhood: 4ESG01

Mapsco: 81B-L (DALLAS)

DCAD Property Map

2022 Appraisal Notice



Print Homestead Exemption Form

Owner (Current 2023)

DOYLE JAMES III EST OF
452 N WATERFORD OAKDS DR
CEDAR HILL, TEXAS 751049114

Multi-Owner (Current 2023)

Owner Name	Ownership %
DOYLE JAMES III EST OF	100%

Legal Desc (Current 2023)

- 1:** CEDAR HILL EAST 2ND INST
2: BLK 8 LOT 26
3:
4: VOL2000001/6671 DD122899 CO-DC
5: 0115000802600 21601150008

Deed Transfer Date: 12/30/1999

Value

2022 Certified Values	
Improvement:	\$182,470
Land:	+ \$45,000
Market Value:	= \$227,470
Revaluation Year:	2022
Previous Revaluation Year:	2021

Main Improvement (Current 2023)



Code Enforcement Department

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

NOTICE OF VIOLATION

MILLNER DASHONDA S
452 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 75104

RE: 102 YORKSHIRE DR CEDAR HILL TX
75104
Description: 81B-L (DALLAS) 4ESG01 CEDAR HILL
EAST 2ND INST BLK 8 LOT 26
APN: 16011500080260000
Case No: CE-22-2291
Officer: Reba Farr

Date: April 6, 2022

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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 .
9-27(c)	Peeling paint, cracked or loose plaster, broken glass, decayed wood and other detective surface conditions shall be repaired, replaced or restored.	REPLACE BROKEN WINDOWS, REPLACE ROTTED AND MISSING TRIM AND SIDING, PAINT TRIM
4-137	It shall be unlawful for any building or portion of a building, including any dwelling unit, guestroom or suite of rooms, or the premises on which such structures are located, in which there exists any of the conditions listed in this division to an extent that endangers the life, limb, health, property, safety or welfare of the public, or the occupants of such building, shall be deemed and hereby is declared to be a substandard building.	Remove or repair substandard structure.

The condition(s) must be corrected by **April 13, 2022**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

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

Reba Farr

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



COPY

Code Enforcement Department

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

NOTICE OF VIOLATION

**DOYLE JAMES III EST OF
452 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 75104-9114**

**RE: 102 YORKSHIRE DR CEDAR HILL TX
75104**
**Description: 81B-L (DALLAS) 4ESG01 CEDAR HILL
EAST 2ND INST BLK 8 LOT 26**
APN: 16011500080260000
Case No: CE-22-2291
Officer: Reba Farr

Date: August 23, 2022

DOYLE JAMES III EST OF,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **102 YORKSHIRE DR**. An inspection was conducted on **August 23, 2022** 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 detective surface conditions shall be repaired, replaced or restored.	REPLACE BROKEN WINDOWS, REPLACE ROTTED AND MISSING TRIM AND SIDING, PAINT TRIM
4-137	It shall be unlawful for any building or portion of a building, including any dwelling unit, guestroom or suite of rooms, or the premises on which such structures are located, in which there exists any of the conditions listed in this division to an extent that endangers the life, limb, health, property, safety or welfare of the public, or the occupants of such building, shall be deemed and hereby is declared to be a substandard building.	Remove or repair substandard structure.
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 .
9-60	It shall be unlawful for any person to place any garbage, trash, debris, furniture, grass cuttings, brush, stagnant water or a dead animal upon any vacant lot or any public or private premises within the city.	Remove trash and debris from property.

The condition(s) must be corrected by **September 12, 2022**. 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.

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Code Enforcement Supervisor
(972) 291-5100 x 1095



Code Enforcement Department

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

NOTICE OF VIOLATION

MILLNER DASHONDA S
452 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 75104

RE: 102 YORKSHIRE DR CEDAR HILL TX
75104
Description: 81B-L (DALLAS) 4ESG01 CEDAR HILL
EAST 2ND INST BLK 8 LOT 26
APN: 16011500080260000
Case No: CE-22-2291
Officer: Reba Farr

Date: August 23, 2022

MILLNER DASHONDA S,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **102 YORKSHIRE DR**. An inspection was conducted on **August 23, 2022** 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 detective surface conditions shall be repaired, replaced or restored.	REPLACE BROKEN WINDOWS, REPLACE ROTTED AND MISSING TRIM AND SIDING, PAINT TRIM
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The condition(s) must be corrected by **September 12, 2022**. 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.

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Reba Farr

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



Code Enforcement Department

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

NOTICE OF VIOLATION

AMANI THERISE DOYLE
452 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 75104

RE: 102 YORKSHIRE DR CEDAR HILL TX
75104
Description: 81B-L (DALLAS) 4ESG01 CEDAR HILL
EAST 2ND INST BLK 8 LOT 26
APN: 16011500080260000
Case No: CE-22-2291
Officer: Reba Farr

Date: August 23, 2022

AMANI THERISE DOYLE,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **102 YORKSHIRE DR**. An inspection was conducted on **August 23, 2022** 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 detective surface conditions shall be repaired, replaced or restored.	REPLACE BROKEN WINDOWS, REPLACE ROTTED AND MISSING TRIM AND SIDING, PAINT TRIM
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The condition(s) must be corrected by **September 12, 2022**. 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.

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Reba Farr

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



Code Enforcement Department

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

NOTICE OF VIOLATION

MORTGAGE CONTRACTING SERVICES
4830 WEST KENNEDY BLVD., STE 950
TAMPA, FL 33609

RE: 102 YORKSHIRE DR CEDAR HILL TX 75104
Description: 81B-L (DALLAS) 4ESG01 CEDAR HILL EAST 2ND INST BLK 8 LOT 26
APN: 16011500080260000
Case No: CE-22-2291
Officer: Reba Farr

Date: August 23, 2022

MORTGAGE CONTRACTING SERVICES,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **102 YORKSHIRE DR**. An inspection was conducted on **August 23, 2022** 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 detective surface conditions shall be repaired, replaced or restored.	REPLACE BROKEN WINDOWS, REPLACE ROTTED AND MISSING TRIM AND SIDING, PAINT TRIM
4-137	It shall be unlawful for any building or portion of a building, including any dwelling unit, guestroom or suite of rooms, or the premises on which such structures are located, in which there exists any of the conditions listed in this division to an extent that endangers the life, limb, health, property, safety or welfare of the public, or the occupants of such building, shall be deemed and hereby is declared to be a substandard building.	Remove or repair substandard structure.
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The condition(s) must be corrected by **September 12, 2022**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

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

Reba Farr

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

COPY



Code Enforcement Department

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

NOTICE OF VIOLATION

**DOYLE JAMES III EST OF
452 N WATERFORD OAKS DR
CEDAR HILL, TEXAS 75104-9114**

**RE: 102 YORKSHIRE DR CEDAR HILL TX
75104**
**Description: 81B-L (DALLAS) 4ESG01 CEDAR HILL
EAST 2ND INST BLK 8 LOT 26**
APN: 16011500080260000
Case No: CE-22-2291
Officer: Reba Farr

Date: March 1, 2023

DOYLE JAMES III EST OF,

It has come to the attention of the City of Cedar Hill that condition(s) exist at **102 YORKSHIRE DR**. An inspection was conducted on **February 28, 2023** 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 detective surface conditions shall be repaired, replaced or restored.	REPLACE BROKEN WINDOWS, REPLACE ROTTED AND MISSING TRIM AND SIDING, PAINT TRIM
4-137	It shall be unlawful for any building or portion of a building, including any dwelling unit, guestroom or suite of rooms, or the premises on which such structures are located, in which there exists any of the conditions listed in this division to an extent that endangers the life, limb, health, property, safety or welfare of the public, or the occupants of such building, shall be deemed and hereby is declared to be a substandard building.	Remove or repair substandard structure.
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9-60	It shall be unlawful for any person to place any garbage, trash, debris, furniture, grass cuttings, brush, stagnant water or a dead animal upon any vacant lot or any public or private premises within the city.	Remove trash and debris from property.
9-26(f)(2)	Tree limbs shall not overhang the public sidewalk, alley, or street.	Trim tree limbs to give an eight (8) foot vertical clearance over the sidewalk and thirteen and one-half (13 1/2) foot clearance vertical clearance over the street and alley.
9-26(f)(3)	Trees, shrubs or plants that are dead or pose a safety hazard to persons or property shall be removed.	Remove tree from property.

The condition(s) must be corrected by **March 8, 2023**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

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

A handwritten signature in cursive script that reads "Reba Farr".

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

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

ORDINANCE NO. ~~20202023~~-

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS; PROVIDING FOR THE REPEAL OF THE CURRENT CHAPTER 4, ARTICLE I, SECTION 4-1 OF THE CEDAR HILL CODE OF ORDINANCES AND REPLACING SAME WITH NEW PROVISIONS CHANGING THE RATES TO BE CHARGED FOR BUILDING PERMITS, ELECTRICAL PERMITS, PLUMBING PERMITS, MECHANICAL PERMITS, AND MISCELLANEOUS PERMITS; REPEALING CHAPTER 4, ARTICLE 4, SECTION 4-67 (b) OF THE CEDAR HILL CODE OF ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTIES; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE 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, in order to maintain such standards, appropriate inspection of all construction, alteration, removal, demolition and equipment 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 defray the cost of inspections and properly enforce the standards established in the Building, Plumbing, Fuel Gas, Mechanical, Electrical, Energy and Fire Codes adopted within the corporate limits of the City of Cedar Hill, Texas.

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

SECTION 1. REPEAL OF CHAPTER 4, ARTICLE I, SECTION 4-1 AND REPEAL OF CHAPTER 4, ARTICLE IV, SECTION 4-67(b)

Chapter 4, Article I, Section 4-1 and Chapter 4, Article 4, Section 4-67(b) are hereby repealed.

SECTION 2. ADOPTION OF NEW CHAPTER 4, ARTICLE I, SECTION 4-1

The City Council of the City of Cedar Hill, Texas hereby adopts the following provisions as Chapter 4, Article I, Section 4-1 of the Code of Ordinances of the City of Cedar Hill, Texas:

BUILDING PERMITS: The rates to be charged for building permits on structures herein designated shall be inclusive of fees for electrical, plumbing and heating and air conditioning permits and shall be as follows:

- A. One and Two Family dwelling units:** ~~\$400.00~~~~\$1,000.00~~ for the first 1,250 square feet.
~~\$400.00~~~~\$1,000.00~~ plus ~~\$0.60~~~~\$0.80~~ per square foot over 1,250 square feet up to 2,500 square feet.
~~\$1,150.00~~~~\$2,000.00~~ plus ~~\$0.40~~~~\$0.60~~ per square foot over 2,500 square feet.
Square footage is based on total square foot under roof to include but not limited to garages, porches, and breezeways.

B. Single Family Plan Review Fee: \$200.00 per dwelling unit.

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B. Multi-family dwellings other than duplex: \$150.00 each unit

C. Commercial, industrial, Multi-Family, Retaining walls (Residential/Commercial), and other structure, Residential/Commercial Additions or alterations, tenant finish outs and All other permits not specifically listed in this ordinance. Base on value of construction from the table in item D.:

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C.D. Fee Table:

Fee Table

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VALUATIONS	FEEs
\$1.00 - \$500.00	\$50.00 \$100.00
\$500.00 - \$2,000.00	\$50.00 \$100.00 for the first \$500.00 plus \$1.40 \$1.80 for each additional \$100.00 or fraction thereof.
\$2,001.00 - \$25,000.00	\$71.00 \$127.00 for the first \$2,000.00 plus \$9.00 \$11.00 for each additional \$1,000.00 or fraction thereof.
\$25,001.00 - \$50,000.00	\$278.00 \$380.00 for the first \$25,000.00 plus \$8.00 \$10.00 for each additional \$1,000.00 or fraction thereof.
\$50,001.00 - \$100,000.00	\$478.00 \$630.00 for the first \$50,000.00 plus \$7.00 \$9.00 for each additional \$1,000.00 or fraction thereof.
\$100,001.00 - \$500,000.00	\$828.00 \$1080 for the first \$100,000.00 plus \$6.00 \$8.00 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 and greater	\$3,228.00 \$4,280.00 for the first \$500,000.00 plus \$5.00 \$7.00 for each additional \$1,000.00 or fraction thereof.

D.E. Commercial plan review fee: All commercial permits to include but not limited to commercial, industrial, multi-family, additions, alterations, and tenant finish outs shall be assessed a plan review fee of forty-five percent (45%) of the building permit fee. The plan review fee is due at the time of applying for the building permit and is non-refundable.

E.F. In ground swimming pool: ~~\$200.00~~ \$250.00

F.G. Above ground swimming pool or spa: ~~\$100.00~~ \$150.00

G.H. Accessory building less than or equal to 100 sq. ft. : ~~\$50.00~~ \$75.00

H.I. Accessory building greater than or equal to 101 sq. ft. and less than 240 sq. ft.: ~~\$75.00~~ \$100.00

I.J. Accessory building 240 sq. ft. or greater: Based on value of construction from the table in item C.D.

MISCELLANEOUS BUILDING PERMITS: The rates to be charged for building permits on structures herein designated shall be as follows:

J.K. Construction trailer: ~~\$100.00~~ \$150.00

K.L. Demolition: ~~\$50.00~~\$75.00

L.M. Residential Concrete-concrete approachapproachs and sidewalks-on-city-property only: ~~\$75.00~~ Based on value of construction from the table in item D.

M.N. Certificate of Occupancy: ~~\$75.00~~\$100.00

N.O. Re-inspection fee: \$50.00

O.P. General contractor registration (due annually): \$100.00

P. Electrical registration (due annually): ~~\$75.00~~

Q. Residential Electrical repair or alteration: ~~\$50.00~~\$75.00

R. Mechanical registration (due annually): ~~\$75.00~~

S.R. Residential Mechanical repair or alteration: ~~\$50.00~~\$75.00

T. Plumbing registration (due annually): ~~\$75.00~~

U.S. Residential Plumbing repair or alteration: ~~\$50.00~~\$75.00

V.T. On-Site Sewer systems: ~~\$100.00~~\$200.00

U. Lawn sprinkler-sprinkler: ~~\$100.00~~\$150.00

V. Residential Fence new, replacement, and alteration: \$50.00

W. Attached Wall Sign:

a. <25 sq.ft.: \$50.00

b. >25 sq.ft. <100 sq.ft.: \$75.00

c. >100 sq.ft.: \$100.00

X. Detached Signs (not to include monument, multi-tenant, or pole signs):

a. <25 sq.ft.: \$50.00

W.Y. Monument, Multi-Tenant, and Pole Signs: Based on value of construction from the table in item D.

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SECTION 3. 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 4. 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 offense and shall be punishable by separate fines for each offense.

SECTION 5. 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 6. 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, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

SECTION 7. 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 8. 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 _____, 2009.

Rob Franke, Mayor

ATTEST:

Lyn Hill, City Secretary

APPROVED AS TO FORM:

Ron G. MacFarlane, Jr., City Attorney

2023 Work Plan for Building Appeals and Advisory Board

1. **Review and recommend to City Council building permit fee ordinance to include other fees within the Code of Ordinances (fence, sign, etc).** *Last adopted in 2009*

BAAB Dates scheduled to review: _____

Target City Council date: _____

2. **Review and recommend to City Council new I-Codes.** *Last adopted in 2021*

2021 IRC, IBC, IPC, IMC, IECC, IFGC, IFC, 2020 NEC

BAAB Dates scheduled to review: _____

Target City Council date: _____

3. **Review and recommend to City Council sign ordinance revisions.** *Last adopted in 2013*

BAAB Dates scheduled to review: _____

Target City Council date: _____

4. **Review and recommend to City Council fence ordinance revisions.** *Last adopted in 2011*

BAAB Dates scheduled to review: _____

Target City Council date: _____