



Building Inspections

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

NOTICE OF MEETING

MONDAY, SEPTEMBER 18, 2023

BUILDING APPEALS AND ADVISORY BOARD

MULTI-PURPOSE COURT ROOM 1ST 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 August 7, 2023.
- III. Public Comments: *All comments received by 4pm on Monday, September 18, 2023, will be distributed to the Building Appeals & Advisory Board and entered into record.*
- IV. Review and consider the request by Sabrina R. Porter on behalf of Connie R Furguson to an exception to the Code of Ordinance Article II; Division 7; Sec. 18-73 (1) to allow a property less then 1 acre to have an On-Site Sewer Facility located at William Coombs Abst 304 pg365; TR 25 2.6437 AC more commonly known as 622 S. Clark Rd.
- V. Review and consider the request by Melissa Valdez-Cummings of the City of Cedar Hill for an exception to the sign ordinance to allow for the Signature Logo Tree to exceed the allowable height on the interior façade of the building. Code of Ordinance Article XII Sec. 4-22 (2),10, A,2(a) building greater than 30,000 square feet have a maximum letter/log height shall be limited to the following: (a) Building with a setback of one hundred (100) to one hundred fifty (150) feet a maximum letter height of five (5) feet.

**Building Inspections**

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VI. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 13th day of September 2023.

Tonya Mason

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, August 7, 2023

PLANNING AND ZONING CONFERENCE ROOM 2ND FLOOR OF THE GOVERNMENT CENTER
285 UPTOWN BLVD.-BLDG 100
CEDAR HILL, TEXAS
6:30PM

Members Present

Joe Pitt
Jack Frost
David McDaniel
Deborah Fulwiler
Mike Bechdol
Margaret Mary Orjih

Staff Present

Gail Lux
Tonya Mason
Andrew Lipscomb

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 July 17, 2023.

Mrs. Debbie Fulwiler made a motion to approve the minutes from July 17, 2023. Mr. Mike Bechdol seconded the motion. The motion was approved unanimously.

Public Comments

III. 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 2021 IRC.

- (1) Section R101.1 is amended – approved.
- (2) Section R102.4 is amended – approved.
- (3) Section R105.1.1 is added – approved.
- (4) Section R105.2 is amended – approved.
- (5) Section R105.5 is amended – approved.
- (6) Section R105.10 is added – approved.
- (7) Section R106.2 is amended – approved.
- (8) Section R108.7 is added – approved with modifications.
- (9) Section R109.1.3 is amended – approved.
- (10) Section R202 is amended – approved.
- (11) Table R301.2 is amended – approved.

- (12) Section R302.1 is amended – approved.
- (13) Section R302.2.6 is amended – approved.
- (14) Section R302.3 is amended – approved.
- (15) Section R302.5 is amended – approved.
- (16) Section R303.3 is amended – approved.
- (17) Section R310.1 is amended – approved.
- (18) Section R313.2 is amended – approved.
- (19) Section R315.2.2 is amended – approved.
- (20) Section R322.1 is amended – approved.
- (21) Section 327.1.1 is added – approved.
- (22) Section R401.2 is amended – approved.
- (23) Section R401.3 is amended – approved.
- (24) Section R403.1.8 is amended – approved.
- (25) Section R602.6.1 is amended – approved.
- (26) Figure R602.6.1 is amended – approved.
- (27) Section R703.8.4.1 is amended – approved.
- (28) Section R902.1 is amended – approved.
- (29) Section R903.4 is amended – approved.
- (30) Section NI 101.4.1 is added – approved.

V. Adjourn

Mr. Mike Bechdol made a motion to adjourn at 7:58 PM. Mr. David McDaniel seconded the motion. The motion was approved unanimously.

Gail Lux
Building Official





BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: _____
Filing Date: 9/8/23

Owner Connie R. Furguson Applicant Sabrina R. Porter

Address 622 S. Clark Rd Address 630 S. Clark Rd

Phone Number 469-438-7354 Phone Number 214-536-6008
Email Mamahorseincedarhill@att Email sabrinaporter19@gmail.com
hotmail.com

Address of Property Requesting Variance 622 S. Clark Rd

Lot 2 Block A Subdivision William Combs
Tract 25 Acres 0.5000 Abstract 304 pg 365 William Combs Survey

Building Description: Size _____ Occupancy Type R3 - SF

Occupancy Load _____ Type of Construction _____

Use Residential living

Explain Variance Desired: Replatting to meet requirements of .5 acres rule due to septic system

Code: Ordinance Article II; Division 7 Section: 18-73 (1)

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

I am the owner of the herein described property and Connie R. Furguson is
(Applicant)

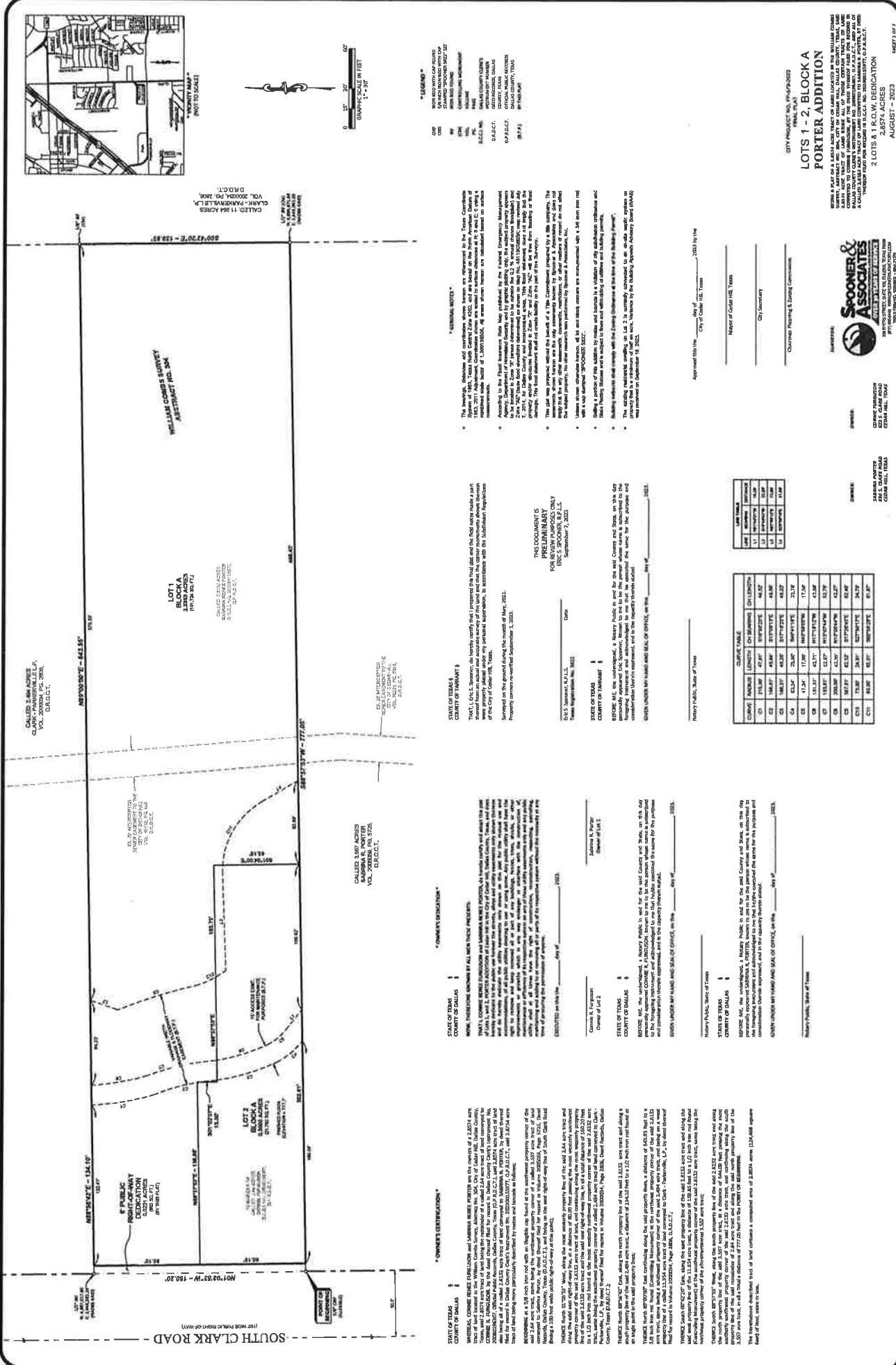
authorized to file this application on my behalf.

Connie R. Furguson
JEDFB65800098403
Applicant

Connie R. Furguson
Owner

Variance Fee: \$150.00

Attach Justification Material





Residential Account #65030436510250000

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

Property Location (Current 2024)

Address: 622 S CLARK RD
Neighborhood: 4ESAB2
Mapsco: 81B-L (DALLAS)

DCAD Property Map

2023 Appraisal Notice

Electronic Documents (ENS)



Print Homestead Exemption Form

Owner (Current 2024)

FURGUSON CONNIE
 622 S CLARK RD
 CEDAR HILL, TEXAS 751042823

Multi-Owner (Current 2024)

Owner Name	Ownership %
FURGUSON CONNIE	100%

Legal Desc (Current 2024)

1: WILLIAM COOMBS ABST 304 PG 365
 2: TR 25 2.6437 AC
 3:
 4: INT20080196307 DD05292008 CO-DC
 5: 0304365102500 4CH03043651
Deed Transfer Date: 6/13/2008

Value

2023 Certified Values		
Improvement:	\$111,140	
Land:	+ \$132,200	
Market Value:	=\$243,340	
Capped Value: \$146,071		
Revaluation Year:	2023	
Previous Revaluation Year:	2022	

Main Improvement (Current 2024)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	1/ 1
Year Built	1965	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1965	Roof Type	HIP	# Bedrooms	3
Actual Age	59 years	Roof Material	ALUMINUM	# Wet Bars	0
Desirability	VERY GOOD	Fence Type	UNASSIGNED	# Fireplaces	0
Living Area	1,458 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,458 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	40%			Sauna (Y/N)	N

Additional Improvements (Current 2024)

No Additional Improvements.

Land (2023 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-10	0	0	2.6440 ACRE	STANDARD	\$50,000.00	0%	\$132,200	N

* All Exemption information reflects 2023 Certified Values. *

Exemptions (2023 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
HOMESTEAD EXEMPTION	\$0	\$100,000	\$29,214	\$29,214	\$29,214	\$0
Taxable Value	\$146,071	\$46,071	\$116,857	\$116,857	\$116,857	\$0

Exemption Details

Estimated Taxes (2023 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	\$146,071	\$46,071	\$116,857	\$116,857	\$116,857	\$0
Estimated Taxes	\$959.69	\$548.52	\$266.37	\$135.44	\$275.55	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$2,185.56

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

Sec. 18-73. - Amendments.

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

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

(Ord. No. 2017-622, § 2, 8-29-17)

§285.4. FACILITY PLANNING.

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

(1) Residential lot sizing.

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

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

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

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

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

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

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

(A) both properties (properties 1 and 2) are owned by the same person;

(B) the owner or owner's agent demonstrates that no OSSF authorized under these rules can be installed on the property which contains the single-family dwelling (property 1);

(C) if property not owned by the owner of properties 1 and 2 must be crossed in transporting the sewage, the application includes all right-of-ways and permanent easements needed for the sewage conveyance lines; and

(D) the application includes an affidavit indicating that the owner or the owner's agent recorded the information required by §285.3(b)(3) of this title (relating to General

Requirements) on the real property deeds of both properties (properties 1 and 2). The deed recording shall state that the properties cannot be sold separately.

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

(1) The planning materials must be prepared by a professional engineer or professional sanitarian and must include:

- (A) an overall site plan;
- (B) a topographic map;
- (C) a 100-year floodplain map;
- (D) a soil survey;
- (E) the locations of water wells;
- (F) the locations of easements, as identified in §285.91(10) of this title (relating to Tables);

(G) a comprehensive drainage plan;

(H) a complete report detailing the types of OSSFs to be considered and their compatibility with area-wide drainage and groundwater; and

(I) other requirements, including Edwards Aquifer requirements that are pertinent to the proposed OSSF.

(2) If the proposed development includes restaurants or buildings with food service establishments, the planning materials must show adequate land area for doubling the land needed for the treatment units. The designer may consider increasing the amount of land area for the treatment units beyond doubling the minimum required area.

(3) The permitting authority will either approve or deny the planning materials, in writing, within 45 days of receipt.

Adopted December 5, 2012

Effective December 27, 2012

§285.5. SUBMITTAL REQUIREMENTS FOR PLANNING MATERIALS.

(a) Submittal of planning material. Planning materials required under this chapter shall be submitted by the owner, or owner's agent, to the permitting authority for review and approval according to this section. All planning materials shall comply with this chapter and shall be submitted according to §285.91(9) of this title (relating to Tables). A legal description of the property where an on-site sewage facility (OSSF) is to be installed must be included with the permit application. Additionally, a scale drawing of the OSSF, all structures served by the OSSF, and all items specified in §285.30(b) of this title (relating to Site Evaluation) and §285.91(10) of this title must be included with the permit application.

(1) Planning materials prepared by an owner or installer. Either the owner or installer may prepare the planning materials for any proposed OSSF not requiring the preparation of plans according to paragraphs (2) or (3) of this subsection.

(2) Planning materials prepared by a professional engineer or professional sanitarian. OSSF planning materials shall be prepared by a professional engineer or professional



BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: LR
Filing Date: 9/12/2023

Owner City of Cedar Hill

Applicant Melissa Valdez-Cummings

Address 285 Uptown Blvd. Cedar Hill TX 75104

Address 285 Uptown Blvd. Cedar Hill TX 75104

Phone Number 972-291-5100

Phone Number 972-291-5100

Email _____

Email Melissa.valdez@cedahilltx.com

Address of Property Requesting Variance 450 Pioneer Trail, Cedar Hill TX 75104

Lot _____ Block _____ Subdivision _____
Tract _____ Acres _____ Abstract _____ Survey _____

Building Description: Size 42218 Occupancy Type A3/B

Occupancy Load Type of Construction IIB Sprinklered

Use Public Library

Explain Variance Desired: Allow for the City Logo Tree to exceed the allowable height and allow for the signature tree to be 12' in height. The tree is on the side of the building recessed from the facade of the building.

Code: Ordinance Article XII Section: Sec. 4-422 (2), 10, A, 2(a)

Requirements: Building greater than 30,000 square feet have a maximum letter/logo height shall be limited to the following:

(a) Building with a setback of one hundred (100) to one hundred Fifty (150) feet a maximum letter height of five (5) feet.

I am the owner of the herein described property and Melissa Valdez-Cummings (Applicant) is authorized to file this application on my behalf.

Melissa Valdez-Cummings
Applicant

Melissa Valdez-Cummings

Owner

Variance Fee: \$150.00

Attach Justification Material

