



Building Inspections

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

NOTICE OF MEETING
MONDAY, JUNE 24, 2024
BUILDING APPEALS AND ADVISORY BOARD
PLANNING 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 May 20, 2024.
- III. Public Comments: *All comments received by 4pm on Monday, June 24, 2024, will be distributed to the Building Appeals & Advisory Board and entered into record.*
- IV. Review and consider the request by Blanca Cardenas for a variance to Code of Ordinance Chapter 18, Article II, Division 7, Section 18-73 (1) and (4). To allow the installation on a lot less than one acre and within two hundred feet of a sanitary sewer system located at Alas Block A; Lot 1; ACS 0.9547, more commonly known as 606 E Pleasant Run Rd.
- V. Review and consider the request by Dennis LeDuff for exception to the Code of Ordinance Chapter 4 Article XII; Sec. 4-244 (2) b.1. An attached sign to exceed the allowable square footage of two times the lineal foot of building frontage located at NWC Clark Rd & Belt Line Rd Amend Lot 2R; Block 1 more commonly known as 125 N Clark Rd Suite 112.
- VI. Review and consider the request by Dennis LeDuff for exception to the Code of Ordinance Chapter 4 Article XII; Sec. 4-244 (2)b.1. An attached sign



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to exceed the allowable square footage of two times the lineal foot of building frontage located at NWC Clark Rd & Belt Line Rd Amend Lot 2R; Block 1 more commonly known as 125 N Clark Rd Suite 112.

VII. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 20th day of June 2024.

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, May 20, 2024
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
Deborah Fulwiler
Mike Bechdol
David McDaniel

Staff Present

Gail Lux
Tonya Mason

Absent

Margaret Mary Orjih

- I. **Call meeting to order.**
Mr. Joe Pitt called the meeting to order at 6:36 PM with a quorum present.
- II. **Approve the minutes from March 25, 2024.**
Mrs. Deborah Fulwiler made a motion to approve the minutes from March 20, 2024. Mr. Jack Frost seconded the motion. The motion was approved unanimously.
- III. **Public Comments**
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 request by Darren Heitman for approval to the Code of Ordinance Chapter 4 Article XII; Sec. 4-244 – 4-248 Attachment “A” (E) to allow for a multi-tenant detached sign located at American Industrial Park Lot 1A1-R1; Block 3 more commonly known as 1026 Mt. Lebanon Rd.**

Mr. Gail Lux provided needed information and the background of this property. After discussion, Mr. Mike Bechdol made a motion to approve the request by Darren Heitman for approval to the Code of Ordinance Chapter 4 Article XII; Sec. 4-244 – 4-248 Attachment “A” (E) to allow for a multi-tenant detached sign located at American Industrial Park Lot 1A1-

R1; Block 3 more commonly known as 1026 Mt. Lebanon Rd. Mr. Jack Frost seconded the motion. The motion was approved unanimously.

V. Adjourn.

Mr. Mike Bechdol made a motion to adjourn at 6:41 PM. Mr. Jack Frost seconded the motion. The motion was approved unanimously.



Building Official



BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: _____
Filing Date: 5/22/2024

Owner HUGO ALAS Applicant BLANCA CARDENAS

Address 2951 CARRIZO ST DALLAS TX. 75229 Address 745 CLEARWOOD DR DALLAS TX, 75232

Phone Number 2145578926 Phone Number 4699961545
Email HUGOALEX2431@GMAILCOM Email RCPERMITS@OUTLOOK.COM

Address of Property Requesting Variance 606 E. PLEASANT RUN RD. 75104

Lot _____ Block _____ Subdivision JW DARBY
Tract 3.1 Acres 0.933 Abstract 392 Survey _____

Building Description: Size 2418 Occupancy Type RESIDENTIAL

Occupancy Load _____ Type of Construction _____

Use _____

Explain Variance Desired: REQUEST VARIANCE FOR LOT SIZE AND DISTANCE TO PUBLIC SEWER TO
BUILDING APPEALS AND ADVISORY BOARD TO INSTALL SEPTIC SYSTEM, WE MET THE BUILDING INSPECTIONS AND
THIS IS WHAT THEY RECOMMENDED US TO DO .

Code: Ordinance _____ Section: 18-73 (1) and (4)

Requirements: On-site sewage for new structures shall only be allowed on lots which are a minimum of one acre.
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 to
be within two hundred (200) feet in horizontal distance of an existing sanitary sewer system, unless one (1) of the following 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.

I am the owner of the herein described property and BLANCA CARDENAS is
(Applicant)
authorized to file this application on my behalf.

Blanca Cardenas
Applicant

Hugo Alex
Owner

Variance Fee: \$150.00

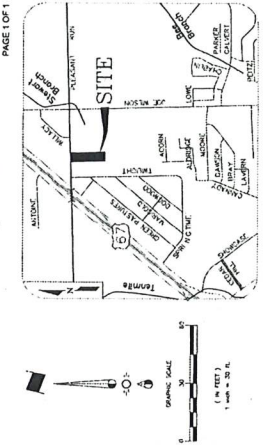
Attach Justification Material

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)



OWNERS CERTIFICATE

Now therefore, IN WITNESS WHEREOF, the undersigned, the duly authorized officers and agents of the City of Cedar Hill, Texas, have hereunto set their hands and seals this 11th day of October, 2023.

Mayor

City Clerk

OWNERS CERTIFICATE

Now therefore, IN WITNESS WHEREOF, the undersigned, the duly authorized officers and agents of the City of Cedar Hill, Texas, have hereunto set their hands and seals this 11th day of October, 2023.

Mayor

City Clerk

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City Clerk



ON-SITE SEWAGE FACILITY PROGRAM
APPLICATION FOR NEW CONSTRUCTION AND MODIFICATION
 Updated 2/26/2019

Installation type <input checked="" type="checkbox"/> New Installation <input type="checkbox"/> Modification			
Deeded Property Owner (First Middle Last) <u>HUGO ALAS</u>			
Deeded Property Owner Mailing Address			
City	State	ZIP	
Property Owner Phone	Property Owner Email		
Site Address			
City	State	ZIP	
Site Legal Description			
Section	Block	Lot	Acreage
Subdivision <input type="checkbox"/> N/A		Survey <input type="checkbox"/> N/A	
<input checked="" type="checkbox"/> Single Family Residence			
# of Bedrooms <u>3</u>		Living Area Square Footage <u>1998</u>	
<input type="checkbox"/> Commercial/Institutional (including multi-family residences)			
Type	# Employees/Occupants/Units	Days Occupied Per Week	
Site Evaluator <u>DAVID L. WATKINS</u>		Site Evaluator Certification Number <u>P.E. 62045</u>	
Designer <u>DAVID L. WATKINS</u>		Designer License Number <u>62045</u> <input checked="" type="checkbox"/> PE <input type="checkbox"/> RS	
Designer Phone Number <u>214-728-2161</u>		Designer Email <u>dlwatkins5@gmail.com</u>	
Installer		Installer Registration Number	
Installer Phone Number		Installer Email	
Installer Address			
City	State	ZIP	
<p><i>I certify that the above statements true and correct to the best of my knowledge. Authorization is hereby given to the City of Cedar Hill and the Texas Commission on Environmental Quality (TCEQ) to enter upon the above described property for the purpose of lot evaluation and inspection of on-site sewage facility and that a permit to operate the facility will be granted following successful inspection of the installed system which indicate that the system was installed in compliance with 30 TAC 285.</i></p>			
Deeded Property Owner Signature		Date	



**ON-SITE SEWAGE FACILITY PROGRAM
TECHNICAL INFORMATION FOR PERMIT**

Updated 2/26/2019

**DO NOT BEGIN CONSTRUCTION PRIOR TO APPLICATION APPROVAL.
UNAUTHORIZED CONSTRUCTION SHALL RESULT IN ENFORCEMENT INCLUDING BUT NOT LIMITED TO CIVIL OR
ADMINISTRATIVE CITATIONS AND COURT PROCEEDINGS.**

Deeded Property Owner Name (First Middle Last)

Site Address

City

State

ZIP

County

☒ Dallas County

☐ Ellis County

Professional Design Required

☐ NO

☒ YES

If YES, professional design attached

☐ NO

☒ YES

Sewer Pipe Material Type

SCHEDULE 40 PVC

Sewer Size of Pipe

4"

Slope of Sewer Pipe to Tank

1/8" per 1'

Daily Wastewater Usage Rate (Gallons Per Day)

240

Water Savings Devices

☐ NO

☒ YES

☒ Septic Tank

Septic Tank Dimensions

Septic Tank Liquid Depth (tank bottom to outlet)

Septic Tank Size Required

Septic Tank Size Proposed

☒ Aerobic System

Aerobic System Manufacturer

AQUA AIRE

Aerobic System Model Number

AA500-4050

Aerobic System Size Required

360 GPD

Aerobic System Size Proposed

500 GPD

☐ Other Type (PLEASE ATTACH DESCRIPTION)

Disposal System Type

SPRAY

Disposal System Area Required

3,750 s.f.

Disposal System Area Proposed

3,960 s.f.

Additional Information (NOTE – This information must be attached for review to be completed)

☒ Site Evaluation

☐ Planning Materials

The attached checklist details those items that must be addressed under each of these categories.

Designer Name (PRINT)

DAVID L. WATKINS

Date

4/27/2024

Designer Signature

David L. Watkins



**AFFIDAVIT TO THE PUBLIC
CERTIFICATION OF OSSF**

THE COUNTY OF _____
STATE OF TEXAS

Before me, the undersigned authority, on this _____ day personally appeared _____ (name of homeowner(s)) who, after being by me duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in _____ County, Texas and being more particularly described as follows:

Address: _____

Lot: _____ Block: _____ Subdivision: _____

Tract: _____ Abstract: _____ Survey: _____ Acres: _____

The undersigned further states that he/she will, upon sale or transfer of the above-described property, request a transfer of the on-site sewage facility (OSSF) permit to operate such OSSFs to the buyer or transferee. Any buyer or transferee is hereby notified that in accordance with Chapter 285.7(f) of the Texas Administrative Code, ongoing maintenance shall be provided by a maintenance company for use of the system.

- 1.) The owner of each OSSF shall continuously maintain a signed written contract with a valid maintenance company for the first two years and shall submit a copy of the contract to the City of Cedar Hill at least 30 days prior to expiration of the previous contract.
- 2.) If the property owner or maintenance company desires to discontinue the provisions of the maintenance contract, the maintenance company shall notify, in writing, the City of Cedar Hill at least 30 days prior to the date service will cease.
- 3.) If a maintenance company discontinues business, the property owner shall within 30 days of the termination date, contract with another approved maintenance company and provide the City of Cedar Hill with a copy of the newly signed maintenance contract.
- 4.) After the initial two-year policy, the owner of an aerobic treatment system for a single-family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

WITNESS MY /OUR HAND(S) on this _____ day of _____, _____.

Notary Public, State of Texas

Owner(s) Signature(s)

Notary's Printed Name

Owner(s) Signature(s)

Commission Expires

Owner(s) Signature(s)

Note: This document must be recorded at the county clerk's office where the OSSF is located.

Dallas County Clerk's Office: 500 Elm Street, Suite 2100, Dallas, TX 75202

Ellis County Clerk's Office: 109 S Jackson Street, Waxahachie, TX 75165



ON-SITE SEWAGE FACILITY PROGRAM
OSSF CHECKLIST
 Updated 10/31/2022

	ITEM	COMPLETION DATE & REVIEWER INITIALS
QSSF PERMIT APPLICATION PACKET	<input type="checkbox"/> Application for new construction and modification	
	<input checked="" type="checkbox"/> Technical information including design calculations	4/27/2024 DLW
	<input type="checkbox"/> Equipment and material specifications	
	<input type="checkbox"/> Legal description of the property	
	<input checked="" type="checkbox"/> Site evaluation	4/25/2024 DLW
	<input checked="" type="checkbox"/> Soil evaluation report	4/27/2024 DLW
	<input type="checkbox"/> Scale drawings of the property showing proposed construction and project specific features	
	<input type="checkbox"/> Affidavits as required	
	<input type="checkbox"/> Maintenance contracts with dates	
FEE	<input type="checkbox"/> Permit application fee paid	
CONSTRUCTION AND INSPECTION	<input type="checkbox"/> Authorization to Construct	
	<input type="checkbox"/> Construction	
	<input type="checkbox"/> Inspection	
	<input type="checkbox"/> Notice of Approval	

Contact the City Designated Representative for project specific questions.

Reviewer's Notes:

For Office Use Only	
Address: _____	Permit #: OSS- _____
Recvd from Building Inspections: ____/____/____	Reviewer: _____

DAVID WATKINS, P.E.

LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Suncreek Drive
Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

AEROBIC SYSTEM DESIGN

NAME: *Hugo Alas (214) 557-8926*
ADDRESS: *606 E Pleasant Run Road*

DATE: *April 27, 2024*
CITY: *Cedar Hill, Texas, 75104*
COUNTY: *Dallas*

DESIGN PARAMETERS

Facility: *1,998 s.f. residence – 3 Bedrooms with water saving devices* Lot Size: *0.933 Acres*
Design Capacity (Gallons/Day): *240 gpd – Single Family Dwelling (three bedrooms) and < 2,500 s.f. for spray distribution field*
360 gpd – Three bedrooms and < 2,501 s.f. for Aerobic Tank sizing
Max Loading Rate (Gal/sf/Day): *For aerobic spray distribution, 0.064 gal/s.f./day for Class IV soil*
Required Application Area (sf): *240 gpd divided by 0.064 Gal/sf/day = 3,750 s.f.*
Design Loading Rate (Gal/sf/Day): *0.061* Design Application Area (sf): *3,960 s.f.*

SYSTEM PARAMETERS (500 GPD Aerobic ATU – AS500-4050 or equal)

Interceptor Chamber Volume: *400 gallons* Aeration Tank Volume: *500 GPD ATU*
Chlorinator: *PVC "T" Stackable – Free Flowing or Liquid Chlorinator*
Pump Chamber Volume: *500 gallons* Pump Horsepower: *½ HP submersible*
Number and Type of Sprinklers: *3-29' radius spray heads @ 180° rotation, low angle K-rain nozzles or equal.*

A timer will be required because the proposed spray edge is less than 20-feet from the property line.



David L. Watkins
4/27/2024

SITE EVALUATION

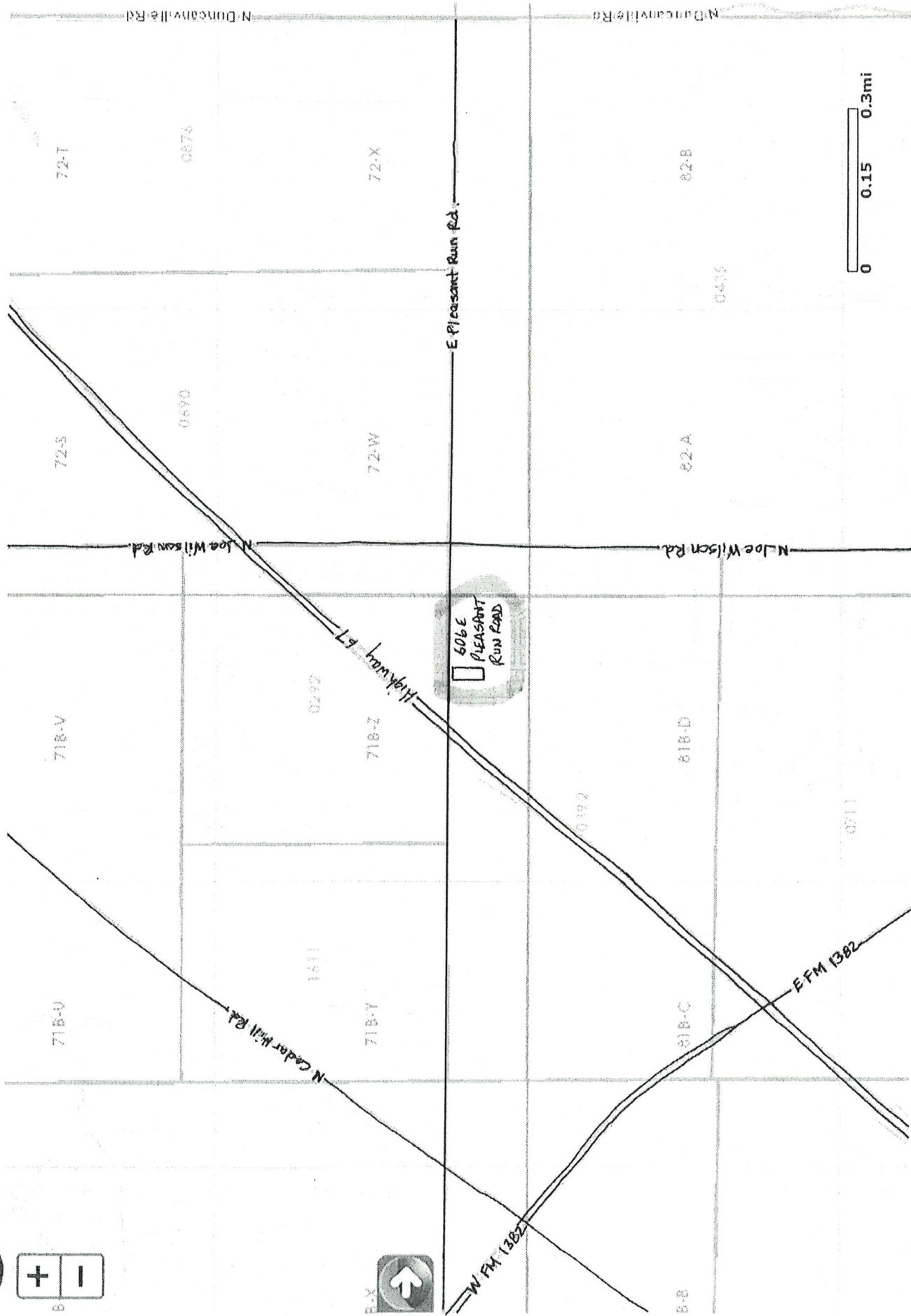
Well: *No* Pond/Stream: *No* Drainage Easement: *No*
Terrain: *2 percent* Soil Classification: *Class IV Clay* Vegetation Type: *Native Grasses & Trees*
Floodplain: *No*

Engineer shall not be liable to any person or entity (corporation, partnership, association or otherwise) in any way for any statements made herein or statements made incident to this OSSF system report.

NOTE: IT SHOULD BE UNDERSTOOD THAT DATA GIVEN IN THIS REPORT DOES NOT COVER INSTALLATION OF THE SEWAGE SYSTEM. DESIGN, CONSTRUCTION, INSTALLATION AND FINAL INSPECTION SHOULD BE BASED ON SPECIFIC CONDITIONS AFFECTING EACH LOCATION AND MEET REQUIREMENTS OF STATE AND LOCAL REGULATORY AUTHORITIES.



DCAD Property Map



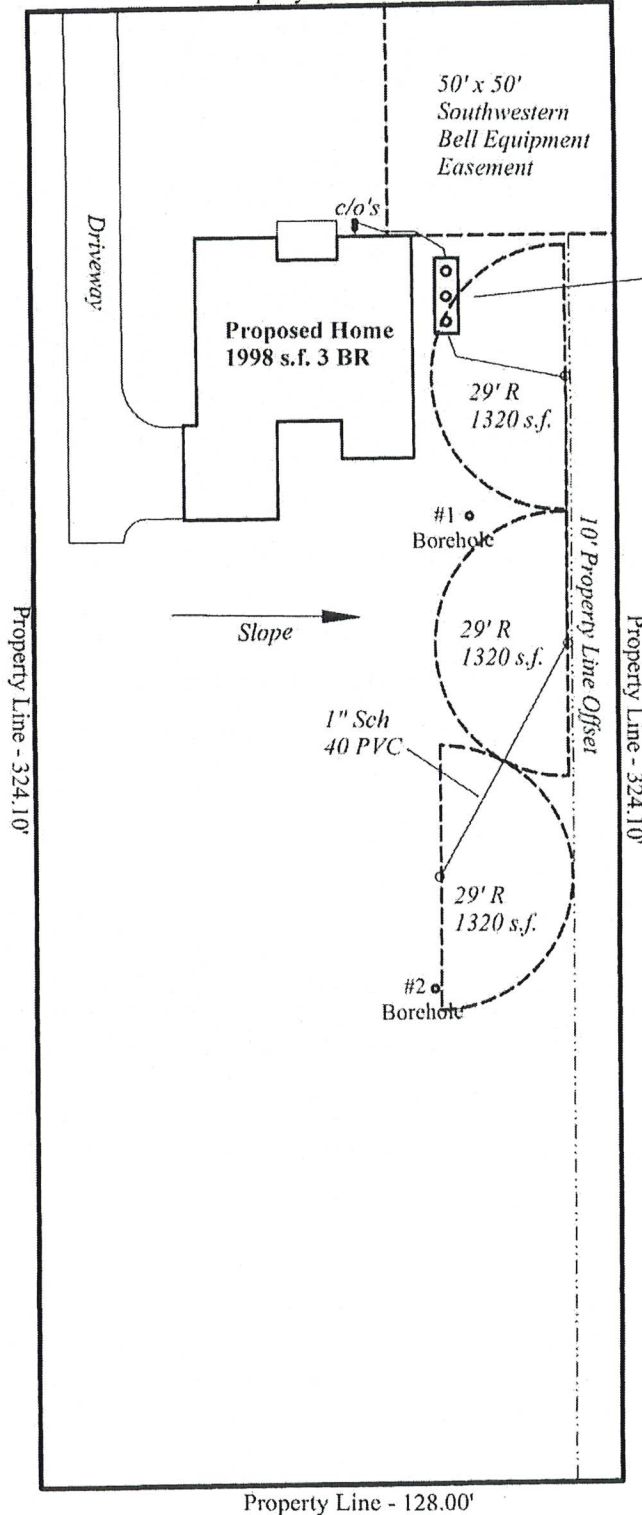
Hugo Alas (214) 557-8926
606 E Pleasant Run Road
Cedar Hill, Texas 75104
Dallas County

April 27, 2024

There is not a 100-Year Floodplain
Line located on the property

E Pleasant Run Road

Property Line - 128.65'



North
Scale: 1" = 40'

Proposed (AA500-4050 or equal):
400 Gallon Pretreat Volume
560 Gallon Aeration Volume
188 Gallon Clarifier Volume
Chlorinator
500 Gallon Pump Volume
Septic tanks must be
a minimum distance of
5' from all surface
improvements

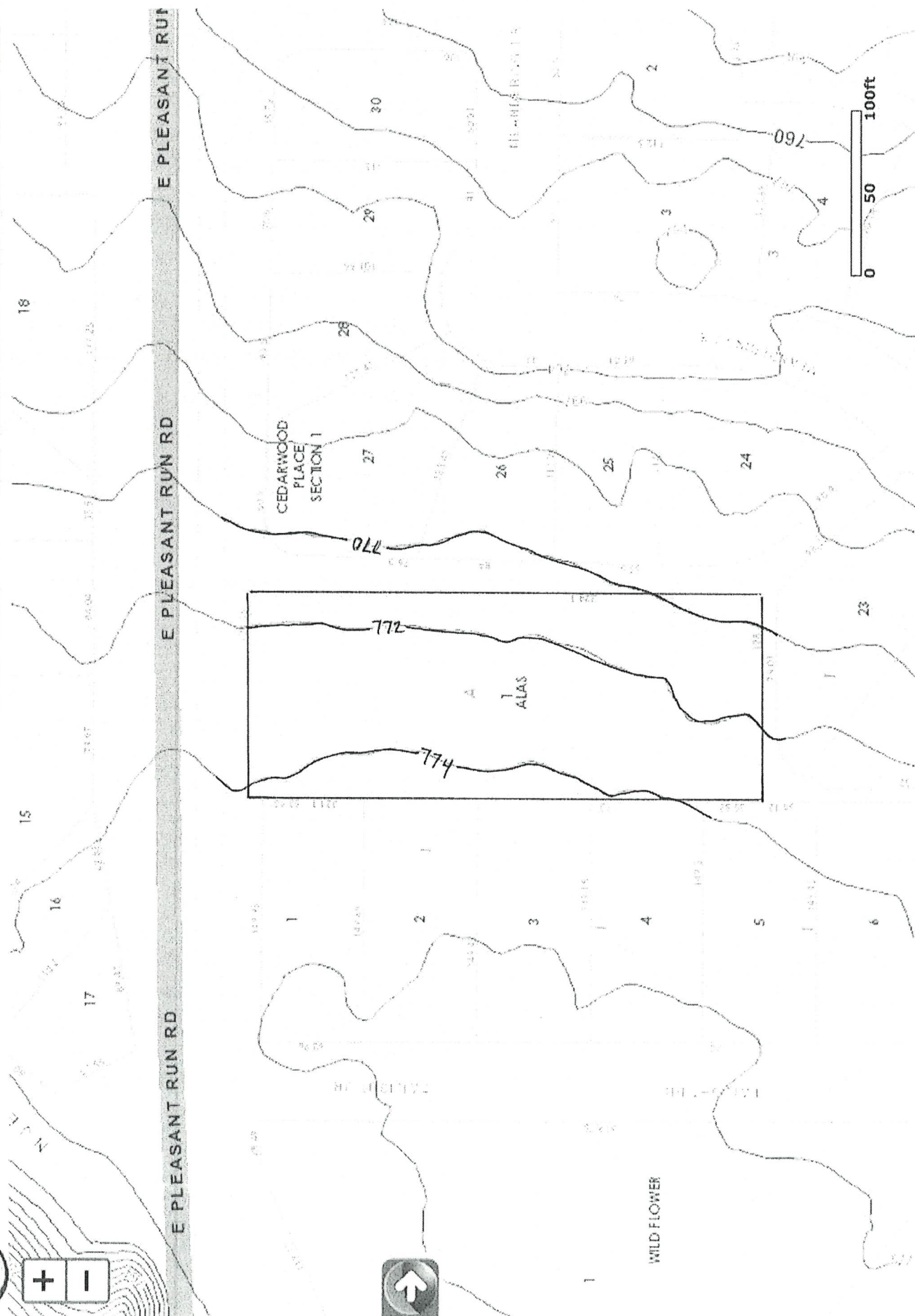
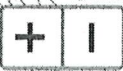
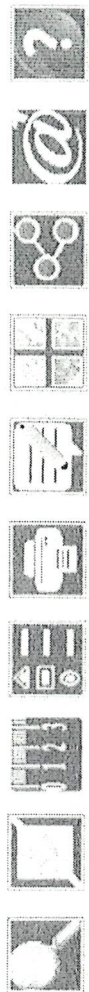
Required:
360 GPD Aerobic ATU
240 GPD Sprayfield
3,750 s.f. sprayfield
Proposed:
500 GPD Aerobic ATU
500 GPD Pump Tank
3,960 s.f. sprayfield
3 - 29' radius sprays
3 @ 180 degrees
= 3,960 s.f.



David L. Watkins
4/27/2024



DCAD Property Map



DAVID WATKINS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Suncreek Drive
Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

SOIL EVALUATION REPORT

NAME: *Hugo Alas (214) 557-8926*
ADDRESS: *606 E Pleasant Run Road*

DATE: *April 27, 2024*
CITY: *Cedar Hill, Texas, 75104*
COUNTY: *Dallas*

SOIL BORINGS

	Hole #1	Hole #2	Hole #3
Depth (Feet) 0 1 2 3 4	0 - 48" Clay with rock fragments	0 - 48" Clay with rock fragments	
Soil Classification	CL IV	CL IV	
Texture Class	Clay	Clay	
Structure	Blocky	Blocky	
Presence of Mottling	No	No	
Restrictive Horizon	No	No	
Groundwater	No	No	
100-Year Floodplain	No	No	
Upper Watershed	No	No	
Presence of Ponds/streams/wells	No	No	
Topography	2% Slope	2% Slope	

Site suitable for a standard subsurface conventional system: No

Comments:

I certify that the above analysis is based upon field observations and are accurate to the best of my knowledge and belief.



David L. Watkins
4/27/2024



Residential Account #160011800A0010000

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

Property Location (Current 2024)

Address: 606 E PLEASANT RUN RD
Neighborhood: 4ESF01
Mapsco: 71B-Z (DALLAS)

DCAD Property Map

2024 Current Appraisal Notice

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System

File Homestead Exemption Online



[Print Homestead Exemption Form](#)

Owner (Current 2024)

ALAS HUGO SALVADOR &
 TERESA DEJESUS
 7523 MORTON ST
 DALLAS, TEXAS 752094009

Multi-Owner (Current 2024)

Owner Name	Ownership %
ALAS HUGO SALVADOR &	100%

Legal Desc (Current 2024)

- 1: ALAS
 - 2: BLK A LT 1 ACS 0.9547
 - 3:
 - 4: INT202000345918 DD09092020 CO-DC
 - 5: 0011800A00100 4CH0011800A
- Deed Transfer Date:** 4/27/1995

Value

2024 Proposed Values	
Improvement:	\$0
Land:	+ \$85,920
Market Value:	= \$85,920
Revaluation Year:	2024
Previous Revaluation Year:	2023

Additional Improvements (Current 2024)

No Additional Improvements.

Land (2024 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	UNASSIGNED	SINGLE FAMILY SF-7	0	0	0.9550 ACRE	STANDARD	\$90,000.00	0%	\$85,923	N

*** All Exemption information reflects 2024 Proposed Values. *****Exemptions (2024 Proposed Values)**

No Exemptions

Estimated Taxes (2024 Proposed 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	\$0.646525	\$1.1326	\$0.215718	\$0.110028	\$0.2195	N/A
Taxable Value	\$85,920	\$85,920	\$85,920	\$85,920	\$85,920	\$0
Estimated Taxes	\$555.49	\$973.13	\$185.34	\$94.54	\$188.59	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$1,997.10

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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APPL 650-2024

BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: LR
Filing Date: _____

Owner Dennis LeDuff Applicant Dennis LeDuff

Address 125 N. Clark Rd. #112 Address 201 W. Belt Line Rd. #A

Phone Number 972-293-3553 Phone Number 972-293-3553
Email dennis@locksbyleduff.com Email dennis@locksbyleduff.com

Address of Property Requesting Variance 201 W. Belt Line Rd. #A

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

Building Description: Size _____ Occupancy Type _____

Occupancy Load _____ Type of Construction _____

Use _____

Explain Variance Desired: We are requesting to replace the previous Tagteam Tutoring and Johnson's Jewelry signs, using the same square footage, without the "dead space". We attached Before and After photos, for reference.

Code: Ordinance Section: 4-244 (2)b.1.

Requirements: An attached sign located at a height up to thirty-six feet or less, the sign area is limited to two square feet of sign area for each lineal foot of building frontage not to exceed one hundred square feet.

Sign area calculation: The gross surface area shall be calculated by enclosing the extreme limits of the sign by not more than four rectangles. The sum of these rectangles shall be the gross surface area. However for each rectangle over one, the maximum allowable square footage shall be reduced by ten percent.

I am the owner of the herein described property and Dennis LeDuff is
(Applicant)

authorized to file this application on my behalf.

Dennis J. LeDuff
Applicant

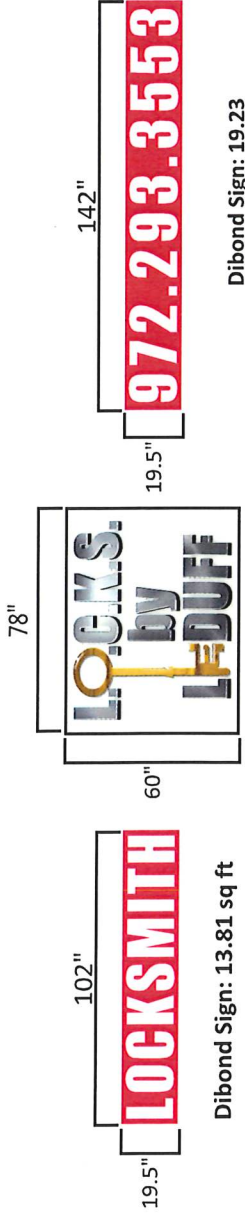
Dennis J. LeDuff
Owner

Variance Fee: \$150.00

Attach Justification Material



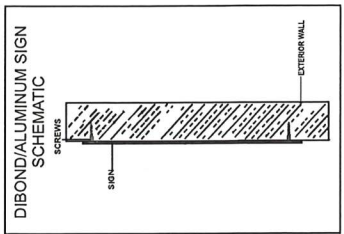
Faces East



Dibond Sign: 13.81 sq ft

Dibond Sign: 19.23

Channel Letter Sign: 32.5 sq ft



Proposed Total Signage: 65.54 sq ft

33'

Building & Sign Sized To Scale



Created for the Approval of:

Locks by LeDuff
201 W. Main St. Ste A
Cedar Hill, TX 75104

Proof Date: 05-13-24

Scope of Work

MANUFACTURE & INSTALL:
(3) NON-ILLUMINATED
DIBOND ALUMINUM SIGN

Sign Material 1: White Aluminum
Dibond Painted in Red
Sign Material 2: Black Aluminum
Dibond Panel
Graphics: Digital Print Vinyl with
Laminate Protective Film

INSTALLATION

-Signs installed direct to building.



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www.EZSignworks.com • Signs@EZSignworks.com

Approved As Is _____ Approved w/Changes _____ Re-Draw w/Changes _____
Signature _____ Date _____



Commercial Account #160330000102R0000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#) [Building Footprint](#) [History](#)

Location (Current 2024)

Address: 125 N CLARK RD

Market Area: 0

Mapsc0: 81B-G (DALLAS)

DCAD Property Map

View Photo

2024 Current Appraisal Notice

ARB Orders

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System



Print Homestead Exemption Form

Owner (Current 2024)

CAPITAL TU INV LLC

2739 GILLESPIE CT

GRAND PRAIRIE, TEXAS 750520730

Multi-Owner (Current 2024)

Owner Name	Ownership %
CAPITAL TU INV LLC	100%

Legal Desc (Current 2024)

- 1: NWC CLARK RD & BELTLINE RD AMEND
- 2: BLK 1 LT 2R ACS 1.080
- 3:
- 4: INT200600206839 DD06052006 CO-DC
- 5: 0330000102R00 2CH03300001

Deed Transfer Date: 6/7/2006

Value

2024 Proposed Values	
Improvement:	\$1,404,240
Land:	+ \$493,970
Market Value:	= \$1,898,210
Tax Agent: OCONNOR & ASSOCIATES	
Revaluation Year:	2024
Previous Revaluation Year:	2023

TaxPayer Info

[Taxpayer Rights and Remedies](#)

[ARB Hearing Procedures](#)

41.461

Enter PIN From Hearing Notice

LMA Review

IMA Review

Income Method

View VSS

Appraisal Record

ARB Hearing

Hearing Info: C 05/30/2024 7:30 AM

Improvements (Current 2024)

#	Desc: RETAIL STRIP	Total Area: 12,168 sqft	Year Built: 2007
1	Construction	Depreciation	Appraisal Method
	Construction: C-MASONRY, BLOCK, TILT-WALL Foundation (Area): CONCRETE SLAB (12,168 sqft) Net Lease Area : 12,168 sqft # Stories: 1 # Units: 0 Basement (Area): NONE Heat: CENTRAL HEAT A/C: CENTRAL A/C	Physical: 17% Functional: + 0% External: + 0% Total: = 17% Quality: GOOD Condition: GOOD	INCOME

Land (2024 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL IMPROVEMENTS	COMMERCIAL	0	0	47,045.0000 SQUARE FEET	STANDARD	\$10.50	0%	\$493,973	N

* All Exemption information reflects 2024 Proposed Values. *

Exemptions (2024 Proposed Values)

No Exemptions

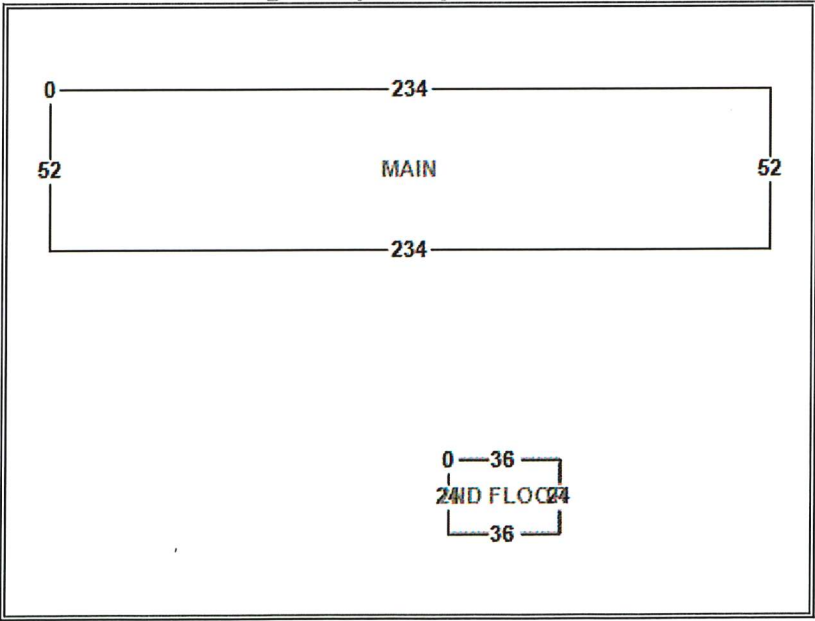
Estimated Taxes (2024 Proposed Values)

	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	\$0.646525	\$1.1326	\$0.215718	\$0.110028	\$0.2195	N/A
Taxable Value	\$1,846,380	\$1,846,380	\$1,846,380	\$1,846,380	\$1,846,380	\$0
Estimated Taxes	\$11,937.31	\$20,912.10	\$3,982.97	\$2,031.53	\$4,052.80	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$42,916.72

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.

Building Footprint (Current 2024)



History

History

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APPL 651-2024

BUILDING APPEALS & ADVISORY BOARD APPLICATION FORM

Existing Zoning: _____
Filing Date: _____

Owner Dennis LeDuff Applicant Dennis LeDuff

Address 125 N. Clark Rd. #112 Address 201 W. Belt Line Rd. #A

Phone Number 972-293-3553 Phone Number 972-293-3553
Email dennis@locksbyleduff.com Email dennis@locksbyleduff.com

Address of Property Requesting Variance 201 W. Belt Line Rd. #A

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

Building Description: Size _____ Occupancy Type _____

Occupancy Load _____ Type of Construction _____

Use _____

Explain Variance Desired: We are requesting to replace the previous sign "Cliff Hyman State Farm 972-293-6000" with 2 new signs, using the same square footage, without the "dead space". The middle would be our logo in channel letters. We attached Before and After photos, for reference.

Code: Ordinance Section: 4-244 (2)b.1.

Requirements: An attached sign located at a height up to thirty-six feet or less, the sign area is limited to two square feet of sign area for each lineal foot of building frontage not to exceed one hundred square feet. Sign area calculation: the gross surface area shall be calculated by enclosing the extreme limits of the sign by no more than four rectangles. The sum of these rectangles shall be the gross surface area. However for each rectangle over one, the maximum allowable square footage shall be reduced by ten percent.

I am the owner of the herein described property and Dennis LeDuff is
(Applicant)

authorized to file this application on my behalf.

Dennis J. LeDuff
Applicant

Dennis J. LeDuff
Owner

Variance Fee: \$150.00

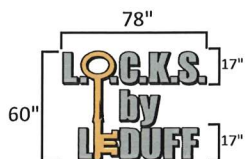
Attach Justification Material



Faces South



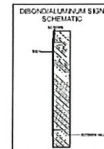
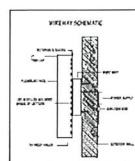
Dibond Sign: 18.94 sq ft



Channel Letter Sign: 32.5 sq ft



Dibond Sign: 23.83 sq ft



Created for the Approval of:

Locks by LeDuff
201 W. Main St. Ste A
Cedar Hill, TX 75104

Proof Date: 05-10-24

Scope of Work

MANUFACTURE & INSTALL:

(1) LED ILLUMINATED
CHANNEL LETTER SIGN
& (2) DIBOND SIGNS

Face(s): 3/16" White Acrylic
Vinyl Overlay: Translucent Vinyl
3M Silver Gray
3M Gold Nugget
Face Trim Cap: 1" Black
Side Returns: 5" Black Aluminum
Wireway: Paint to match building
Lighting: White LEDs
Dibond Signs: Red
22"x124" & 22"x156"

INSTALLATION

- Letters mounted on wireway.
- Wireway installed direct to building.
- Dibond signs installed direct mount.

Proposed Total Signage: 75.27 sq ft

39'6"



Building & Sign Sized To Scale



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www.EZSignworks.com - Signs@EZSignworks.com

____ Approved As Is ____ Approved w/Changes ____ Re-Draw w/Changes

Signature

Date