

**NOTICE OF MEETING**  
**Building Appeals & Advisory Board**  
**Monday, January 28, 2019**  
**Administration Conference Room - 4th FLOOR**  
**285 UPTOWN BLVD., BUILDING 100**  
**7:00 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. Review and consider the request for a Multi-Tenant detached sign located at Primax, Block A Lot 2; ACS 1.2421 more commonly known as 110 E Belt Line Rd.
- III. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 13<sup>th</sup> day of February, 2019.

  
**Jeanette Cosme**

Permit Tech/Executive Assistant

This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign interpretative services or special accommodations, please call 972-291-5100 Ext. 1081 or (TDD) 1-800-RELAY TX (1-800-735-2989), at least 48 hours in advance of the meeting.

Mayor, Rob Franke • Mayor Pro Tem, Stephen Mason • Jami McCain • Daniel C. Haydin, Jr.  
Wallace Swayze • Chad A. McCurdy • Clifford R. Shaw • City Manager, Greg Porter

**"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY"**

**"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE"**

**PREMIER STATEMENTS**

*Cedar Hill is Safe*

*Cedar Hill is Clean*

*Cedar Hill has Vibrant Parks and Natural Beauty Cedar Hill has Excellent, Safe and Efficient Mobility*

*Cedar Hill has a Strong and Diverse Economy Cedar Hill has Texas Schools of Choice*





BUILDING APPEALS & ADVISORY BOARD  
APPLICATION FORM

Existing Zoning: \_\_\_\_\_

Filing Date: 2/18/19

Owner Dr. Emilio Lopez; Dentist

Applicant Sergio Contreras - EZ Signworks

Address 110 E Beltline Rd.  
Cedar Hill, TX 75104  
Phone Number (347) 489-1713

Address 1184 Explorer St. Unit G  
Duncanville, TX 75137  
Phone Number (469) 888-2068

Address of Property Requesting Variance 110 E. Beltline Rd Cedar Hill, TX 75104

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Tract \_\_\_\_\_ Acres \_\_\_\_\_ Abstract \_\_\_\_\_ Survey \_\_\_\_\_

Building Description: Size \_\_\_\_\_ Occupancy Type \_\_\_\_\_

Occupancy Load \_\_\_\_\_ Type of Construction \_\_\_\_\_

Use New Multi-Tenant Pole Sign for Property

Explain Variance Desired: Commercial property currently does not have a pole sign for businesses. Proposing installation of a new multi-tenant pole sign for the property.

Code: \_\_\_\_\_ Section: \_\_\_\_\_

Requirements: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I am the owner of the herein described property and Sergio Contreras is  
(Applicant (EZ Signworks))  
authorized to file this application on my behalf.

Sergio Contreras  
Applicant

[Signature]  
Owner

Fee: \$150 for Sign Variances only

Attach justification Material

RECEIVED

JAN 24 2019

CITY OF CEDAR HILL  
Code Enforcement & Building Inspections

Building Permit Number \_\_\_\_\_

Electrical Permit Number \_\_\_\_\_

Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104

O. 972.291.5100 X1090

F. 972.291.7250



### APPLICATION FOR SIGN PERMIT

Date 1/23/19

Address for the sign 110 E. Beltline Rd Cedar Hill, TX 75104

Business Name for the sign Dentist Dr. E. Lopez

Location of the sign on the property New Pole Sign on Property - (Plot Plan attached w/ drawings)

Size of the sign Cabinet Size: 9' H x 7' W <sup>63" H</sup> Total Sign Height: 20ft.

Value of the sign \$8,000

Sign Company Name EZ Signworks

Sign Company Address 1184 Explorer St. Unit 61 Duncanville, TX 75137

Signature of the Applicant Sergio Castro

Email for the Applicant (required) ezsignworks@gmail.com

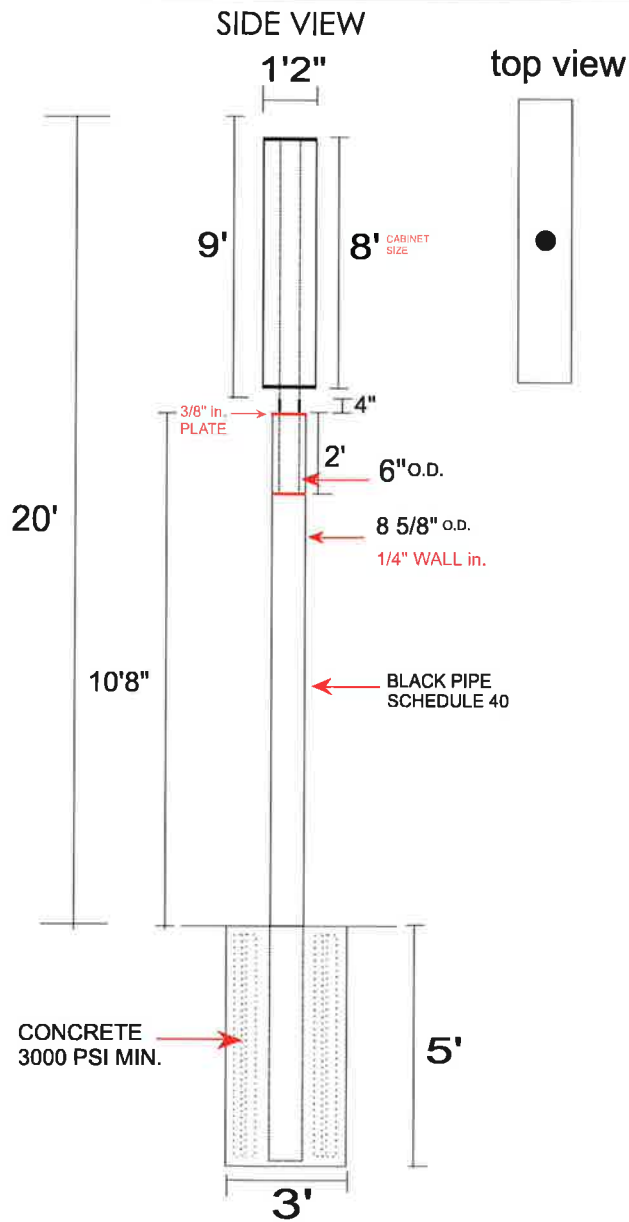
Name of Electrical Contractor James Roach - Company Master License

Email to: [citypermits@cedarhilltx.com](mailto:citypermits@cedarhilltx.com) Holder

Required attachments

Sketch property with adjacent streets and indicate location of sign.

1. Sketch a front view of sign with exact dimensions indicated, including elevation from surface of ground, support and illumination.



APPROVED BY:  
Printed Name

APPROVED :  
Signature & Date



1184 Explorer St. Unit G - Duncanville, TX 75137  
Bus (469)888-2068 Fax (214)988-2985

Created for the approval of:  
DR. E. LOPEZ

Location:  
110 E. BELTLINE RD.  
CEDAR HILL TX 75104

Date:  
8/27/18

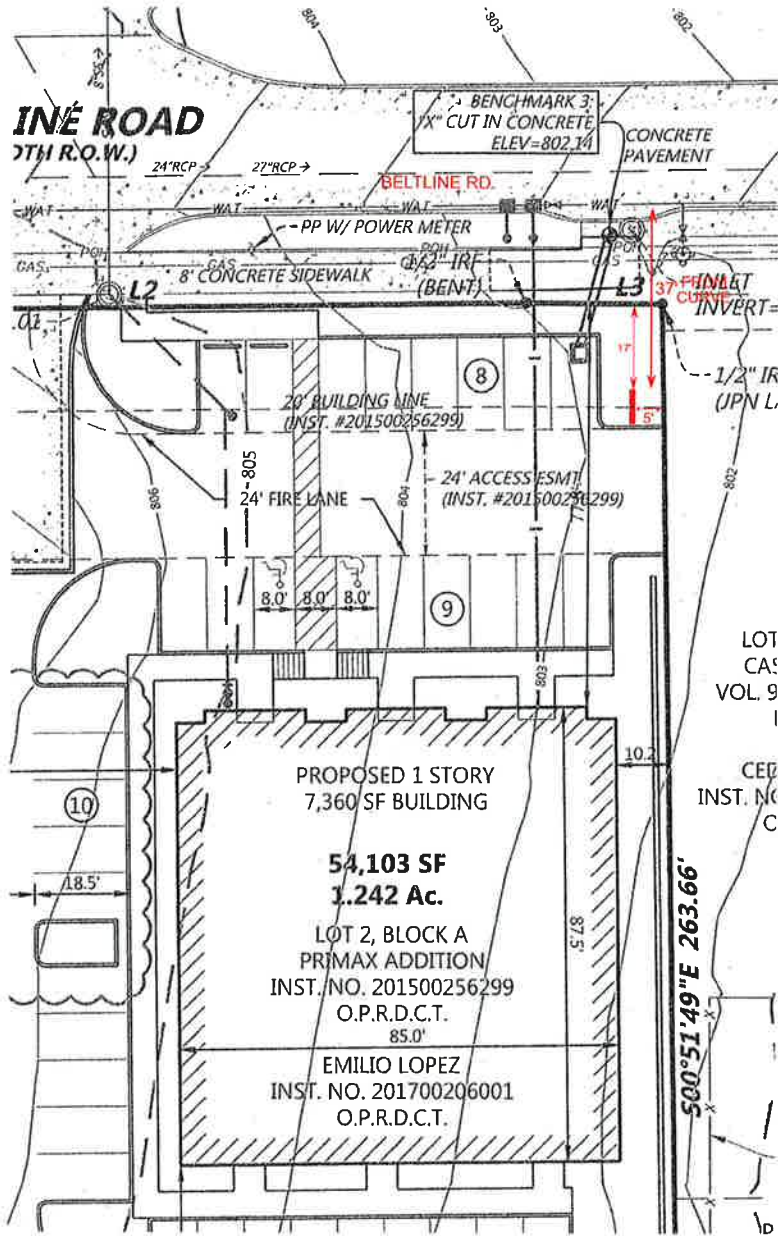
Revised:  
11/27/18

Designed By:  
LC

Scale:

THIS DESIGN REMAINS OUR EXCLUSIVE PROPEPTY AND IT IS NOT TO BE DUPLICATED WITHOUT WRITTEN CONSENT.

# PLOT PLAN



APPROVED BY: Printed Name

APPROVED: Signature & Date



1184 Explorer St. Unit G - Duncanville, TX 75137  
Bus (469)888-2068 Fax (214)988-2985

Created for the approval of:  
**DENTIST DR. LOPEZ**

Date:  
02/18

Designed By:  
LC

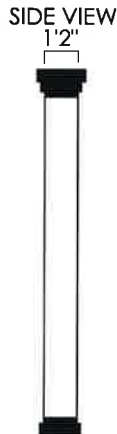
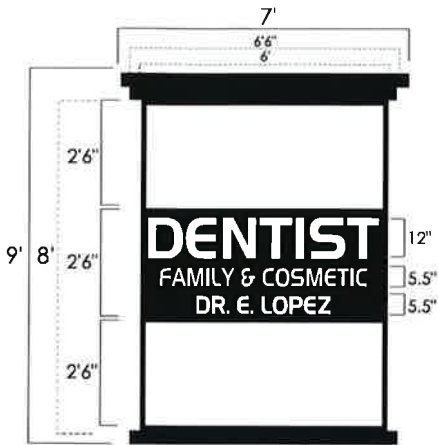
Location:  
110 E. BELTLINE RD  
CEDAR HILL, TX 75104

Revised:  
12/20/2018

Scale:

**THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND IT IS NOT TO BE DUPLICATED WITHOUT WRITTEN CONSENT.**





**MANUFACTURE & INSTALL**

- 20' HIGH DOUBLE SIDED  
CABINET POLE SIGN**
- 9'X7' CABINET POLE SIGN**
- Material: Black Aluminum (Cabinet)  
Black Aluminum (Top/Bottom Decor)
  - Retainers: 1.5" Black
  - Dividers: 1.5" Aluminum
  - Faces: 3/16" White Acrylic
  - Graphics: Black Vinyl
  - Lighting: White LEDs
  - 8" Diameter Pole
- Installed per city guidelines

**DIGITAL MOCKUP**



Note: All pictures shown here are for illustration purpose only. Actual product may vary.

APPROVED BY:  
Printed Name

APPROVED :  
Signature & Date



1184 Explorer St. Unit G - Duncanville, TX 75137  
Bus (469)888-2068 Fax (214)988-2985

Created for the approval of:  
DENTIST DR. E. LOPEZ

Location: 110 E. BELTLINE RD  
CEDAR HILL, TX 75104

Date:  
8/27/18

Revised:  
12/10/2018

Designed By:  
LC

Scale:

**THIS DESIGN REMAINS OUR EXCLUSIVE PROPEPTY AND IT IS NOT TO BE DUPLICATED WITHOUT WRITTEN CONSENT.**





## Commercial Account #166624000A0020000

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

### Location (Current 2019)

**Address:** 110 E BELT LINE RD  
**Market Area:** 0  
**Mapsc0:** 81B-G (DALLAS)

**DCAD Property Map**

**View Photo**

**2018 Appraisal Notice**

**Electronic Documents (ENS)**



**Print Homestead Exemption Form**

### Owner (Current 2019)

MAYARI LLC  
 712 SHERWOOD COURT  
 CEDAR HILL, TEXAS 751045710

### Multi-Owner (Current 2019)

Owner Name	Ownership %
MAYARI LLC	100%

### Legal Desc (Current 2019)

- 1: PRIMAX
  - 2: BLK A LT 2 ACS 1.2421
  - 3:
  - 4: INT201800070978 DD12082017 CO-DC
  - 5: 6624000A00200 5CH6624000A
- Deed Transfer Date:** 3/19/2018

### Value

2018 Certified Values	
<b>Improvement:</b>	\$0
<b>Land:</b>	+ \$270,530
<b>Market Value:</b>	= \$270,530
<b>Revaluation Year:</b>	2018
<b>Previous Revaluation Year:</b>	2016

### Improvements (Current 2019)

#	Desc: MEDICAL OFFICE BUILDING	Total Area: 6,800 sqft	Year Built: 2018
1	<b>Construction</b> <b>Construction:</b> D-WOOD FRAME <b>Foundation (Area):</b> CONCRETE SLAB (6,800 sqft ) <b>Net Lease Area :</b> 6,800 sqft <b># Stories:</b> 1 <b># Units:</b> 0 <b>Basement (Area):</b> NONE <b>Heat:</b> CENTRAL HEAT <b>A/C:</b> CENTRAL A/C	<b>Depreciation</b> <b>Physical:</b> 3% <b>Functional:</b> + 0% <b>External:</b> + 0% <b>Total:</b> = 3% <b>Quality:</b> GOOD <b>Condition:</b> GOOD	<b>Appraisal Method</b> COST

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	LOCAL RETAIL	0	0	54,105.0000 SQUARE FEET	STANDARD	\$5.00	0%	\$270,525	N

\* All Exemption information reflects 2018 Certified Values. \*

Exemptions (2018 Certified Values)

No Exemptions

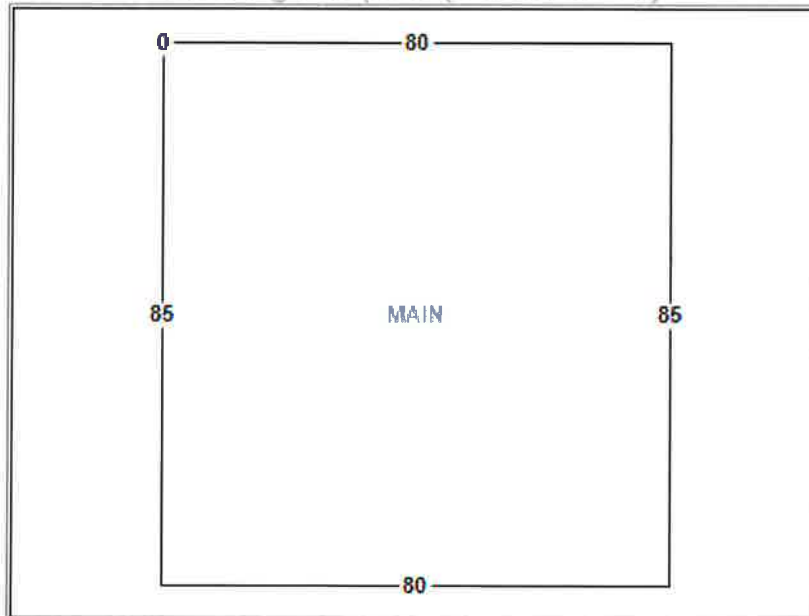
Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.697028	\$1.376	\$0.2531	\$0.124	\$0.2794	N/A
<b>Taxable Value</b>	\$270,530	\$270,530	\$270,530	\$270,530	\$270,530	\$0
<b>Estimated Taxes</b>	\$1,885.67	\$3,722.49	\$684.71	\$335.46	\$755.86	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$7,384.19</b>

**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 2019)



History