



Code Enforcement

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

**NOTICE OF MEETING
BOARD OF ADJUSTMENTS & APPEALS
TUESDAY, FEBRUARY 13, 2018
T.W. "TURK" CANNADY-CEDAR HILL ROOM
285 UPTOWN BLVD., BUILDING 100
1:00 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. Approve the meeting minutes for Tuesday, January 9, 2018.
- III. Review and consider a request by Judy Sudduth for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 4.1.3.E.3 Accessory Buildings to allow an accessory building without a main structure at Lot 1, Block 3, ACS 1.034, Brook View unrec more commonly known as 328 Simmons Way.
- IV. Review and consider a request by Tina Conner for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 5.1.2.D Required Garages to allow an enclosed garage for residential living purposes without a required separate garage at Lot 5, Block 27AR, Stonewood Heights Ph. 2 Rep more commonly known as 744 Rockett Lane.
- V. Reconsider a request by Joe Property and Construction for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.3.3.A Minimum Lot Area of 0.702 acres at Tract 2.6, Abstract 942, John N Gainer Survey more commonly known as 363 Lakeview Drive.
- VI. Review and consider a request by Joe Property and Construction for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.3.3.B Minimum Side Yard (interior) to allow a side yard of 10 feet at Tract 2.6, Abstract 942, John N Gainer Survey more commonly known as 363 Lakeview Drive.

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS PARVIN • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG PORTER



Code Enforcement

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VII. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 6th day of February 2018.

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.

"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

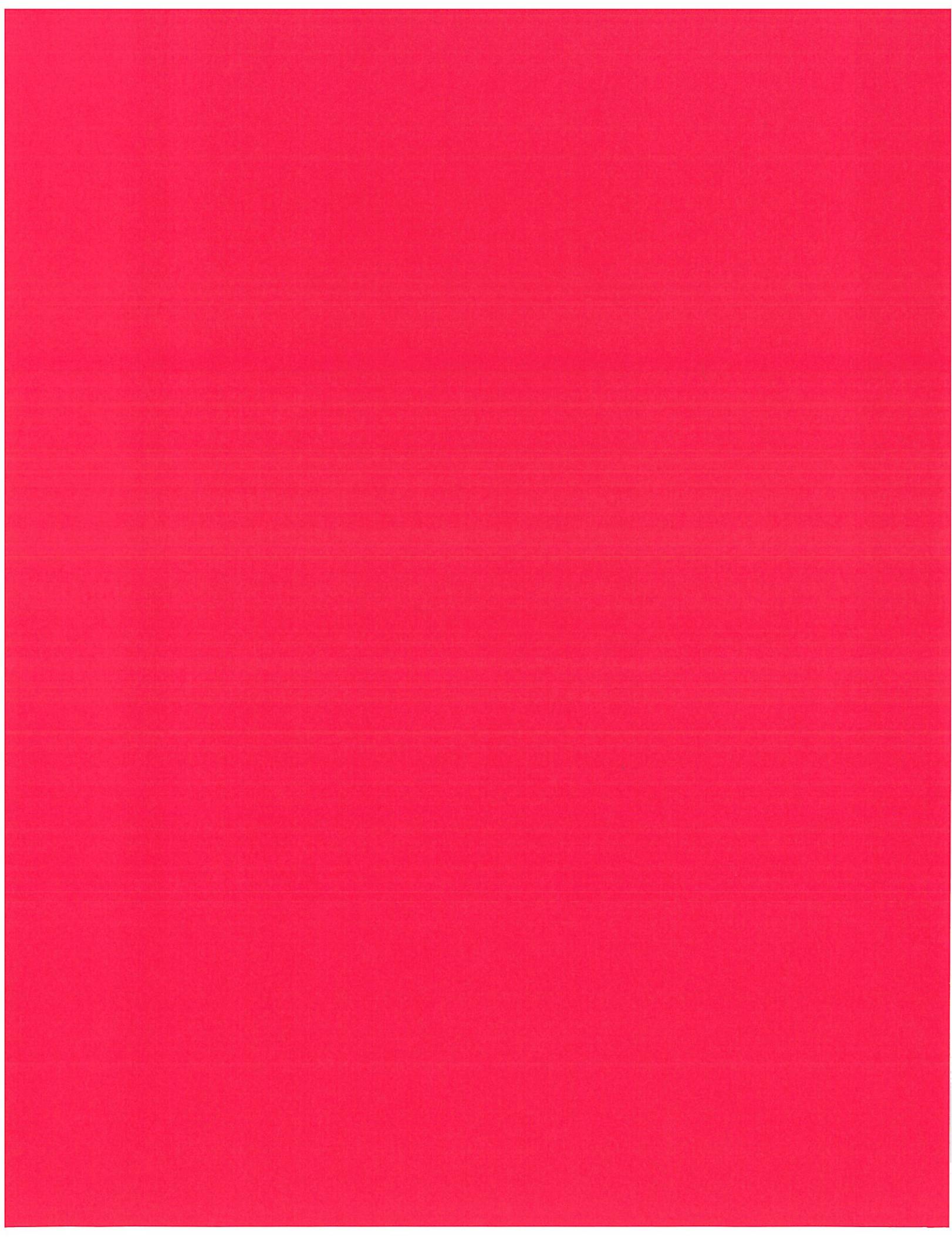
Cedar Hill has Vibrant Parks and Natural Beauty

Cedar Hill has Excellent, Safe and Efficient Mobility

Cedar Hill has a Strong and Diverse Economy

Cedar Hill has Texas Schools of Choice

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS PARVIN • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG PORTER



**Minutes
Board of Adjustments and Appeals
Meeting of Tuesday, January 9, 2018**

The Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, January 9, 2018 at 1:00 p.m. in the Administrative Conference Room on the 4th floor of the Government Center, City of Cedar Hill, Texas.

Present: Ray Stroh, Douglass Hibbs, Roger Welch, Michael Craig and Jerry Berry
Staff Present: Jeanette Cosme, Permit Tech, Stacey Graves, Neighborhood & Code Services Director and Gail Lux, Building Official.

I. Call the meeting to order.

Chairman Craig calls meeting to order at 1:00pm. He explained to the audience that the board must have four votes in favor for the variance to be approved.

II. Approve meeting minutes of meeting for Tuesday, November 7, 2017.

Doug Hibbs made a motion to approve the minutes from November 7, 2017 and Ray Stroh seconded the motion.

The motion was approved unanimously.

III. Review and consider a request by Valente & Marisela Martinez for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.4.3.B Yard Requirement to allow a front building line of 15 feet of Lots 15 & 16, Block 2, Sleepy Hollow more commonly known as 904 and 906 Sleepy Hollow.

Chairman Craig opened the public hearing for anyone who wishes to speak in favor of the request.

Valente Martinez is present for the meeting. He is requesting to move up the build line due to the land conditions. He purchased the properties for his family and a house for his parents who are handicap. The lots are very steep and he is concerned about the safety of his parents.

Chairman Craig asks the Board members if any of them have any questions for Mr. Martinez and at this time, they do not. He opens the meeting to people who are there to speak either for or against the variance.

Judy Warner is a resident of Sleepy Hollow and is present to speak against the request. She has lived in the area for 28 years and loves the distinct character of the neighborhood. It has hills and curves unlike any other neighborhood and she feels that having a house that far up would ruin the look of the neighborhood.

Larry Signbush is also present and opposes the variance request. He also feels that it would change the look of the neighborhood and is not advantageous for the neighborhood.

Christ Haley is also present to speak up against the request. He bought his home in June of 2017. It has been a dream for him to live in that area. He loves the look of the neighborhood. The character would change with these two houses further up than any of the others.

Camilia Browder is also here to speak against the variance. She said the requirements are set for a reason and that all residents should be required to meet the same regulations. The curves and elevations of the neighborhood would make the house appear even closer.

Cindy Myers is also present to speak up against the variance. She believes zoning laws are set for a reason. These laws are set in the best interest of all the residents of a city and it is important that all residents follow them. Everyone bought in the neighborhood with these regulations and they must conform to the regulations. Mr. Valente also needs to conform to the existing regulations.

Harry Grant is also present to speak against the request. He just bought his home in the neighborhood and is concerned about the homes losing their integrity.

The board also received a letter from Tommy and Suzie Harris expressing that they are also against this request. They feel that this would have a negative impact on the appearance of the development as a whole. They live directly across from this property and are concerned about the value of their home due to the lack of view that this variance would create.

Mr. Hibbs asks the applicant why he does not want to move the house back and Mr. Valente explains that this would require he take down many trees that he would like to keep. He is also concerned about how steep it is at 904 Sleepy Hollow. Mr. Valente explains that the houses will be very nice and that they would add value to the area. Chairman Craig explains how he can level out the lots by using their own dirt and would not have the expense of buying any.

Mr. Hibbs motions to deny the request and Mr. Welch seconds that motion. Chairman Craig asks for a vote and all members vote against the variance request.

IV. **Review and consider a request by Shirley Asonibe for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.8.3.B to allow a rear yard of 3 feet of Lot ½ of 4, Block S, Highlands #8 more commonly known as 415 Weaver Street.**

Review and consider a request by Shirley Asonibe for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.8.3.C Minimum Exterior Masonry to allow a garage & storage building to have no masonry on Lot ½ of 4, Block S, Highlands #8 more commonly known as 415 Weaver St.

Applicant Shirley Asonibe is not present for the meeting. The board will move on to the next item on the agenda.

V. **Review and consider a request by Johannes & Aimee Espinal for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.8.3.B Yard Requirement to allow a front yard on 17 feet on Lot 1, Block C, Cedar Hill Heights #1, more commonly known as 708 Briggs Street.**

Chairman Craig opened the public hearing for anyone who wishes to speak in favor of the request.

Johannes is present at the meeting. He explains that he would like to build an addition on the side yard of their corner property to add 2 bedrooms and a small hallway. He would like to keep the bedrooms all on that same side of the house. He also would like to keep the natural flow of the house both interior and exterior. The house is currently on the build line and he is asking to go over by 13 feet.

Chairman Craig explains to Mr. Espinal that he could build in the back of the house and have more room. Mr. Espinal would have to move the air conditioning unit and the bedrooms would not be together. Chairman Craig explains that building on the side would disrupt the line of sight for the corner house on Lisa. Nobody is present to speak either for or against the request.

Mr. Berry motions to deny the request and Mr. Stroh seconds the motion to deny. Chairman Craig takes a vote and all members vote to deny the request.

VI. **Review and consider a request for reconsideration of a variance that was denied at the Board of Adjustments meeting on November 7, 2017.**

Chairman Craig explains that this was denied because the lot was not one acre. Since the size of the lot is not changing, the owner would like to meet again to reconsider the variance. Stacey Graves explains that it would be to reconsider the initial variance to allow them to build on a lot that is less than one acre.

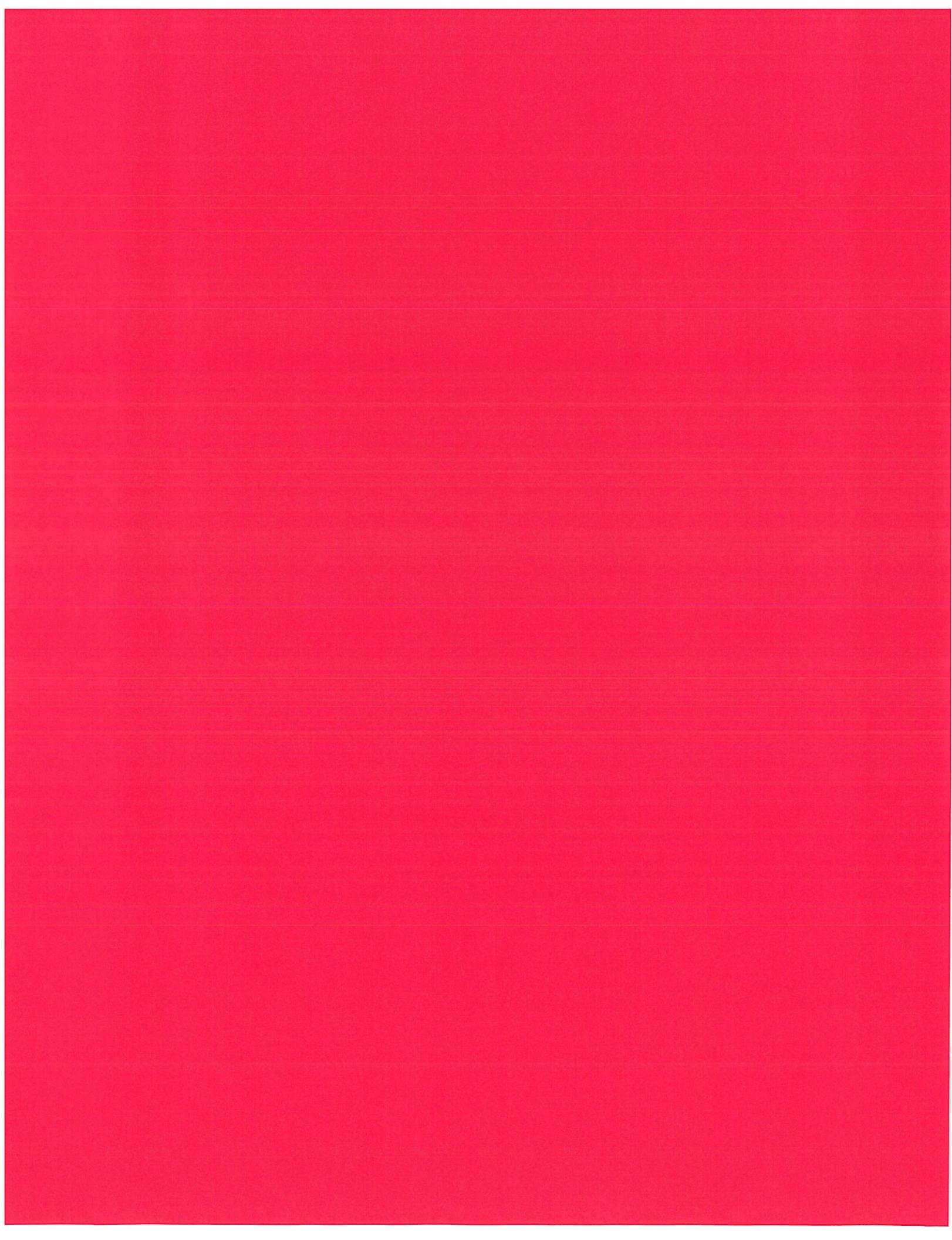
Mr. Hibbs motions to reconsider this request and Mr. Stroh seconds that motion. The Board unanimously votes on reconsidering this variance.

VII. Adjourn

Mr. Hibbs motions to adjourn the meeting. Mr. Stroh seconds the motion. Meeting Adjourned.

A handwritten signature in blue ink that reads "Jeanette Cosme".

Jeanette Cosme/Permit Tech-Executive Assistant



1/8/18
CR/mc
125.00



BOARD OF ADJUSTMENT
APPLICATION FORM

zoned: SF-E

Owner Judy Sudduth
Address 3706 Magnolia Dr.
Grand Prairie, Tx 75052
Phone Number _____

Applicant Same
Address _____
Phone Number 214) 794-5397

Address of property requesting variance:
328 Simmons Way

Legal Description of Property:

Lot 1, Block 3, of Brookview Subdivision

AND/OR

Tract _____, Block _____, Survey

Explain Variance Desired Putting up a horse shed before I build my home there which will be this year. I have attached a picture of the shed.

Zoning Ordinance No. 2001-64, Section 4.1.3.E.3, Requirement Accessory Buildings to allow an accessory building without a main structure.

Give reason for hardship and justify need for variance Putting up a horse shed before I build my home which will be this year.

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and _____ is authorized to file this application on my behalf.

X _____
Applicant

X Judy Sudduth
Owner

Existing Zoning: _____

Filing Date: 1/9/18

Submit Application with Plot Plan, supporting documents & Filing Fee)

Residential Fee: \$125.00
Non-residential Fee: \$250.00

RECEIVED
JAN 05 2017
CITY OF CEDAR HILL Code Enforcement & Building Inspections

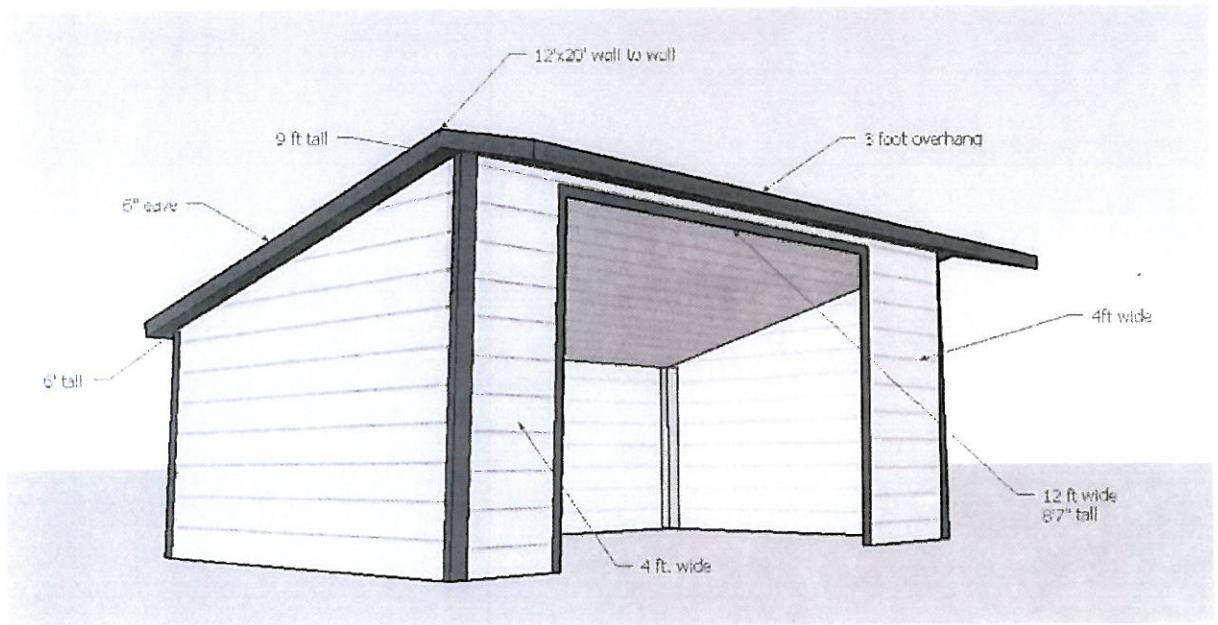


Search by:
Account/Prop Addr/Owner Name

Search

 + -**328 SIMMONS WAY**

Parcel ID: 16005500030010400
Account Number: 16005500030010400
Neighborhood: 4ESAB2
Site Address: 328 SIMMONS WAY
Map Grid: 81B-X (DALLAS)
Account Type: Residential
Legal Description 1: BROOKVIEW UNREC
Legal Description 2: BLK 3 PT LT 1 ACS 1.034
Owner Name: SUDDUH JUDY E
Owner Address: 3706 MAGNOLIA DR
Owner City: GRAND PRAIRIE
Owner State: TX
Owner Zip: 75052
Owner Zip +4: 6617
Certified Values
Improvement Value: N/A
Land Value: \$18,500





Residential Account #16006500030010400

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

Property Location (Current 2018)

Address: 328 SIMMONS WAY

Neighborhood: 4ESAB2

Mapsco: 81B-X (DALLAS)

DCAD Property Map

2017 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2018)

SUDDUTH JUDY E
3706 MAGNOLIA DR
GRAND PRAIRIE, TEXAS 750526617

Multi-Owner (Current 2018)

Owner Name	Ownership %
SUDDUTH JUDY E	100%

Legal Desc (Current 2018)

- 1: BROOK VIEW UNREC
- 2: BLK 3 PT LT 1 ACS 1.034
- 3: (1.4)
- 4: INT201400331225 DD12292014 CO-DC
- 5: 0065000300104 4CH00650003

Deed Transfer Date: 12/31/2014

Value

2017 Certified Values		
Improvement:	\$0	
Land:	+ \$18,610	
Market Value:	=\$18,610	
Revaluation Year:	2017	
Previous Revaluation Year:	2015	

Main Improvement (Current 2018)

No Main Improvement.

Additional Improvements (Current 2018)

No Additional Improvements.

Land (2017 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	UNASSIGNED	SINGLE FAMILY ESTATE 1ac	0	0	1.0340 ACRE	STANDARD	\$20,000.00	-10%	\$18,612	N

* All Exemption information reflects 2017 Certified Values. *

Exemptions (2017 Certified Values)

No Exemptions

Estimated Taxes (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$18,610	\$18,610	\$18,610	\$18,610	\$18,610	\$0
Estimated Taxes	\$130.04	\$282.13	\$47.10	\$23.12	\$52.00	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$534.39

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 TaxEstimator to assist you.

[History](#)[History](#)

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Judy E. Sudduth
328 Simmons Way
Cedar Hill, TX 75104
(214) 794-5397

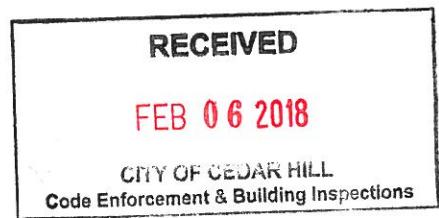
Dear Neighbor:

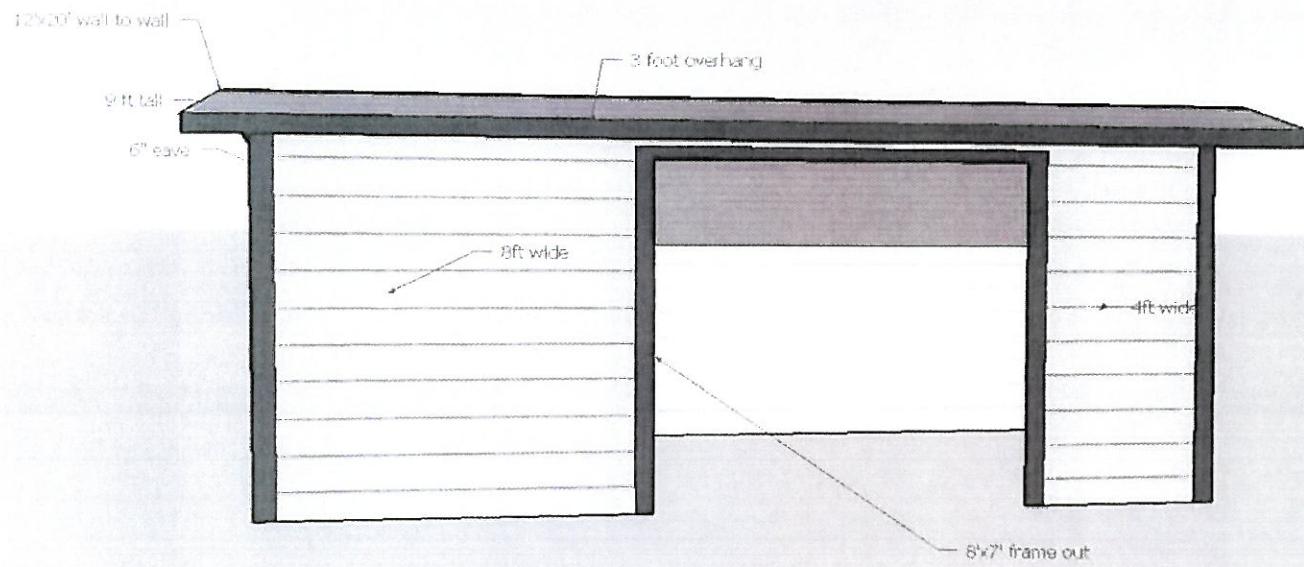
I want to build a 20 x 10 horse shed on my property, if you have no objections could you please sign below. I have attached a picture of the shed.

Sincerely,

Judy E. Sudduth

Print your name: Greg Burgeson
Your address: P.O. Box 4551 El Dorado Hills, Ca 95762
Signature: Greg Burgeson Date: 1-19-18





Judy E. Sudduth
328 Simmons Way
Cedar Hill, TX 75104
214) 794-5397

Dear Neighbor:

I want to build a 20 x 10 horse shed on my property, if you have no objections could you please sign below. I have attached a picture of the shed.

Sincerely,

Judy E. Sudduth

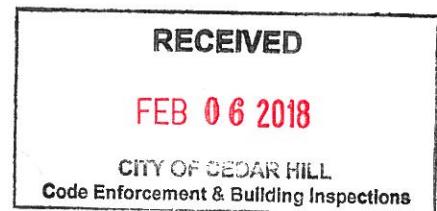
Print your name: Robert A. Karpenk - Caywood

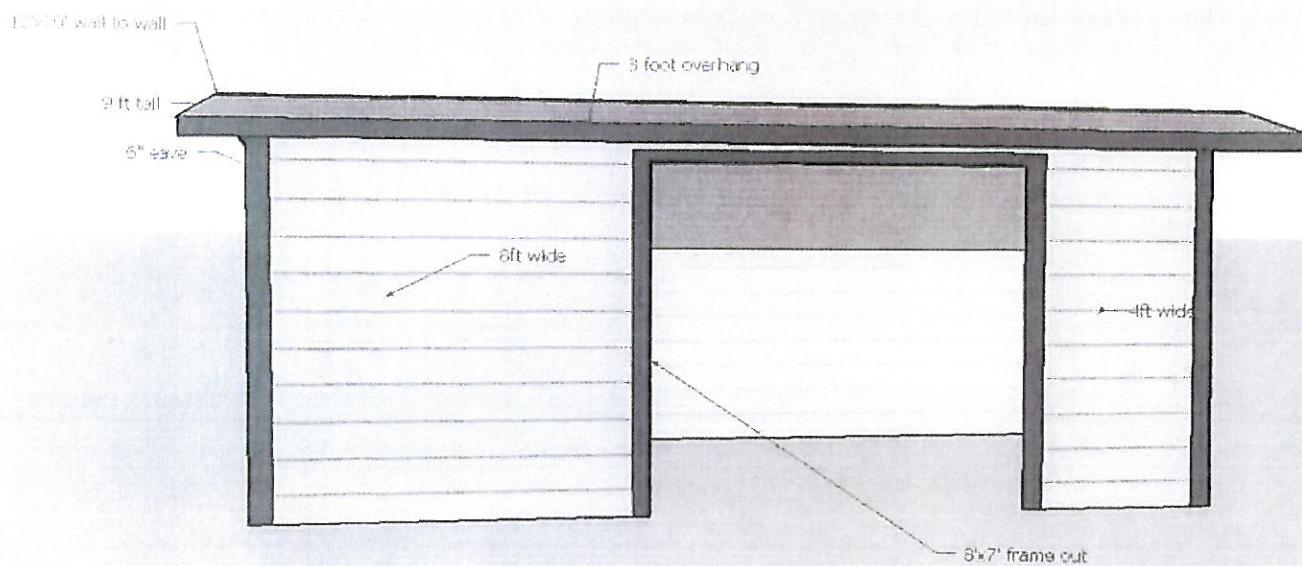
Your address: 618 HIGH DRIVE, CEDAR HILL, TX 75104-3711

Signature: Robert A. Karpenk - Caywood Date: 01-28-2018

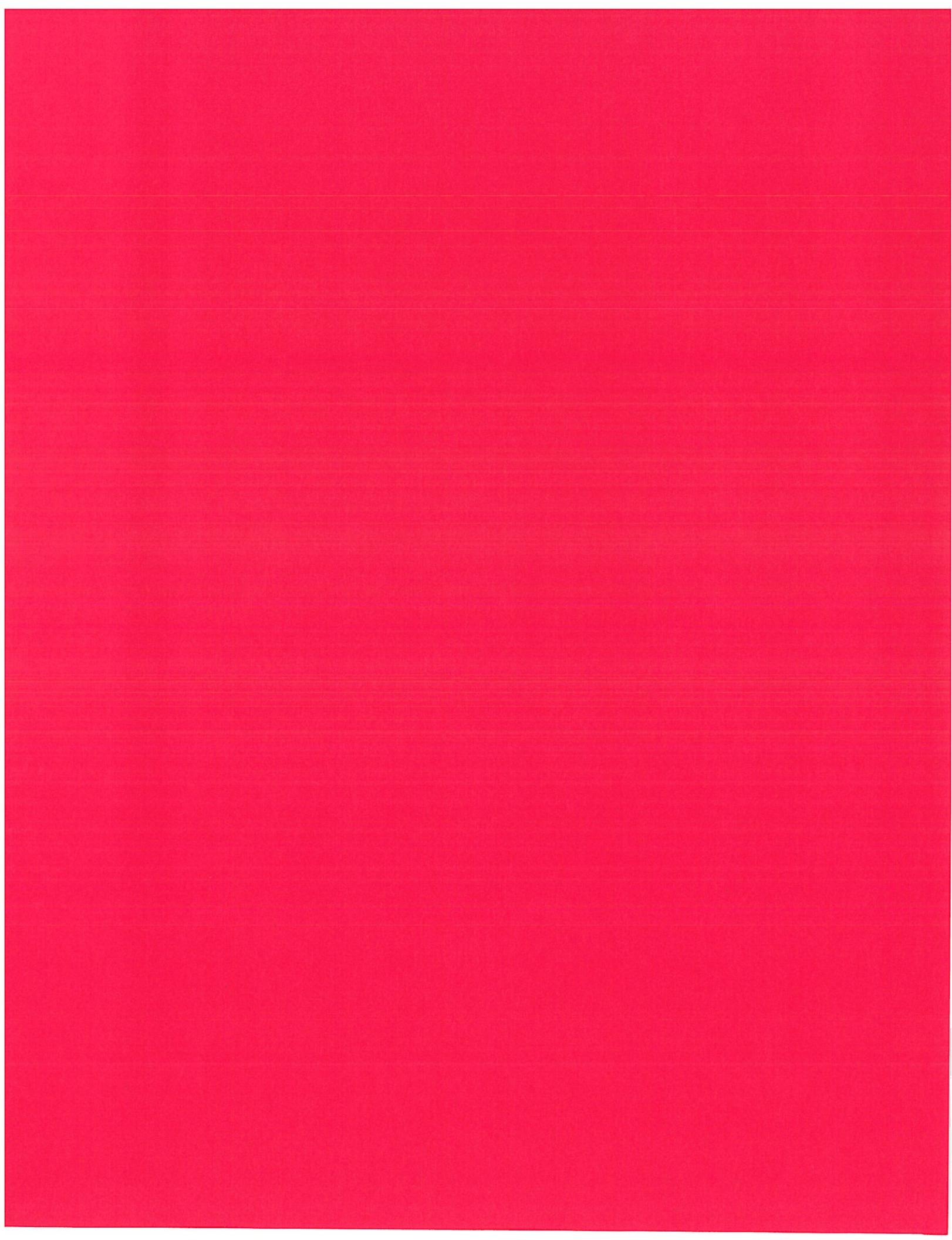
★ PLEASE RESET HORSE SHED 50' FROM HIGH DRIVE.

Right now my residence is: 3706 Magnolia Dr., Grand Prairie, TX 75052





328 SIMMONS WAY
CEDAR HILL, TX 75104 3711



RECEIVED

JAN 11 2018

CITY OF CEDAR HILL
CODE ENF & BLDNG INSP



CEDAR HILL

FDVII/18-125-
M/C

Zoned: SF-7

BOARD OF ADJUSTMENT
APPLICATION FORM

Owner Tina Lynne
Address 744 Rockett Ln
Cedar Hill 75104
Phone Number 214 499 8426
Email address: FLCthd@gmail.com

Applicant Same
Address _____
Phone Number _____
Email address: _____

Address of property requesting variance: 744 Rockett Ln Cedar Hill
Legal Description of Property:

Lot 5, Block 27AR, of Stonewood Heights PHZ Rep Subdivision

AND/OR

Tract _____, Block _____, _____ Survey

Explain Variance Desired permission to maintain enclosed garage

Zoning Ordinance No 2001-01, Section 5.1.2. D, Requirement Required Garages to allow an enclosed garage for residential living purposes without a separate garage.

Give reason for hardship and justify need for variance single parent home with 2 grown children and two grandchildren and two dogs. the space makes it possible for sleeping and living space for the grandchildren and pets.

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and See if filed is authorized to file this application on my behalf.

X Tina Z
Applicant

X Tina Z
Owner

Existing Zoning: _____

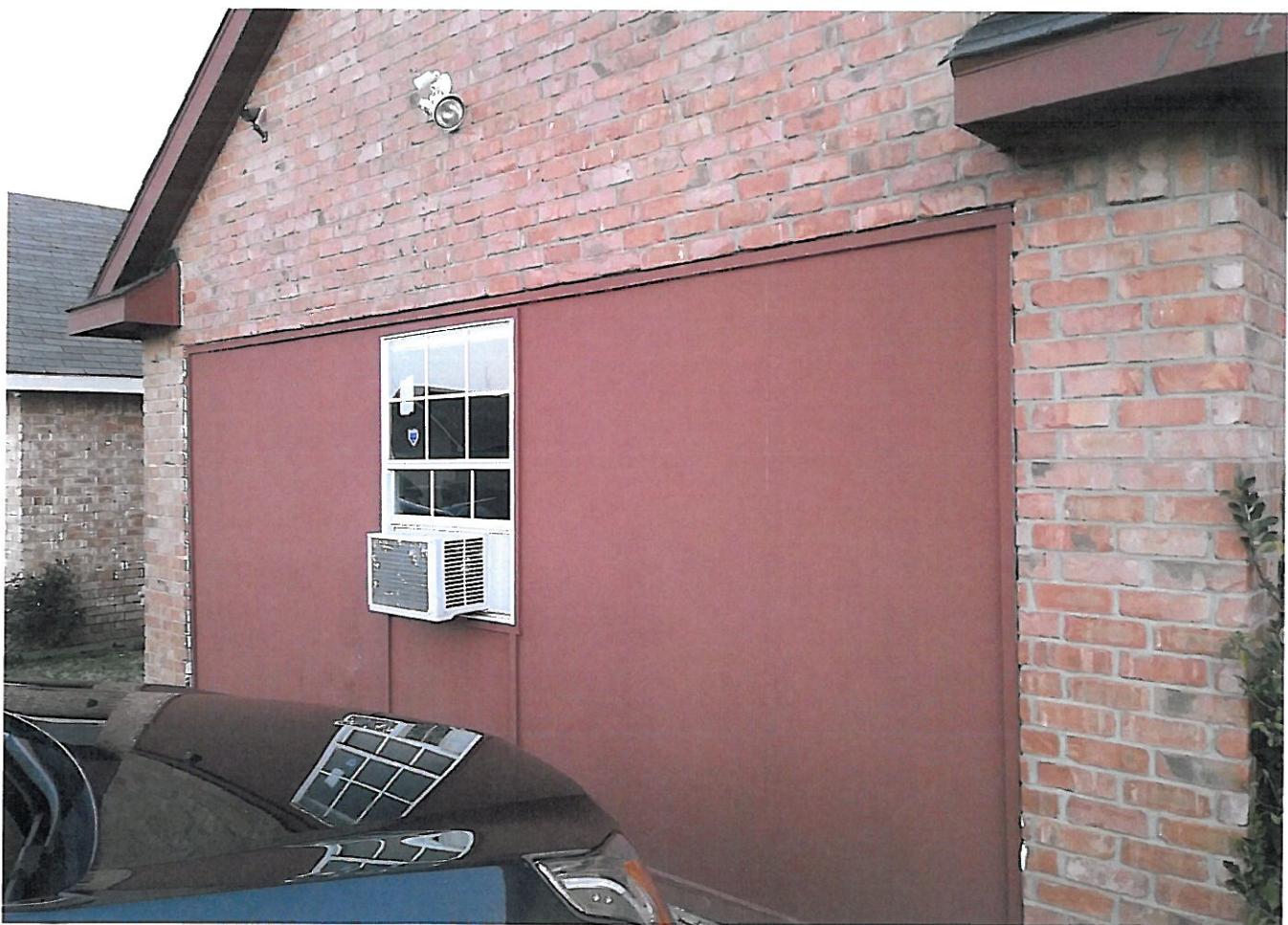
Filing Date: 1/11/2018

Submit Application with Plot Plan, supporting documents & Filing Fee)

Residential Fee: \$125.00

Non-residential Fee: \$250.00









Residential Account #160426927A0050000

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

Property Location (Current 2018)

Address: 744 ROCKETT LN
Neighborhood: 4ESJ02
Mapscos: 81B-R (DALLAS)

DCAD Property Map

2017 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



[Print Homestead Exemption Form](#)

Owner (Current 2018)

CONNER TINA
 744 ROCKETT LN
 CEDAR HILL, TEXAS 751049206

Multi-Owner (Current 2018)

Owner Name	Ownership %
CONNER TINA	100%

Legal Desc (Current 2018)

1: STONEWOOD HEIGHTS PH 2 REP
 2: BLK 27AR LT 5
 3:
 4: VOL2003148/2090 DD04182003 CO-DC
 5: 0426927A00500 2160426927A
Deed Transfer Date: 7/28/2003

Value

2017 Certified Values		
Improvement:	\$119,250	
Land:	+\$18,000	
Market Value:	=\$137,250	
Capped Value: \$133,085		
Revaluation Year: 2017		
Previous Revaluation Year: 2016		

Main Improvement (Current 2018)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/0
Year Built	1999	Foundation	SLAB	# Kitchens	1
Effective Year Built	1999	Roof Type	HIP	# Bedrooms	3
Actual Age	19 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	2,164 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N

Total Area	2,164 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	20%			Sauna (Y/N)	N

Additional Improvements (Current 2018)

No Additional Improvements.

Land (2017 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	PLANNED DEVELOPMENT	50	102	5,318.0000 UNASSIGNED	FLAT PRICE	\$18,000.00	0%	\$18,000	N

* All Exemption information reflects 2017 Certified Values. *

Exemptions (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$0	\$25,000	\$26,617	\$26,617	\$26,617	\$0
Taxable Value	\$133,085	\$108,085	\$106,468	\$106,468	\$106,468	\$0

Exemption Details

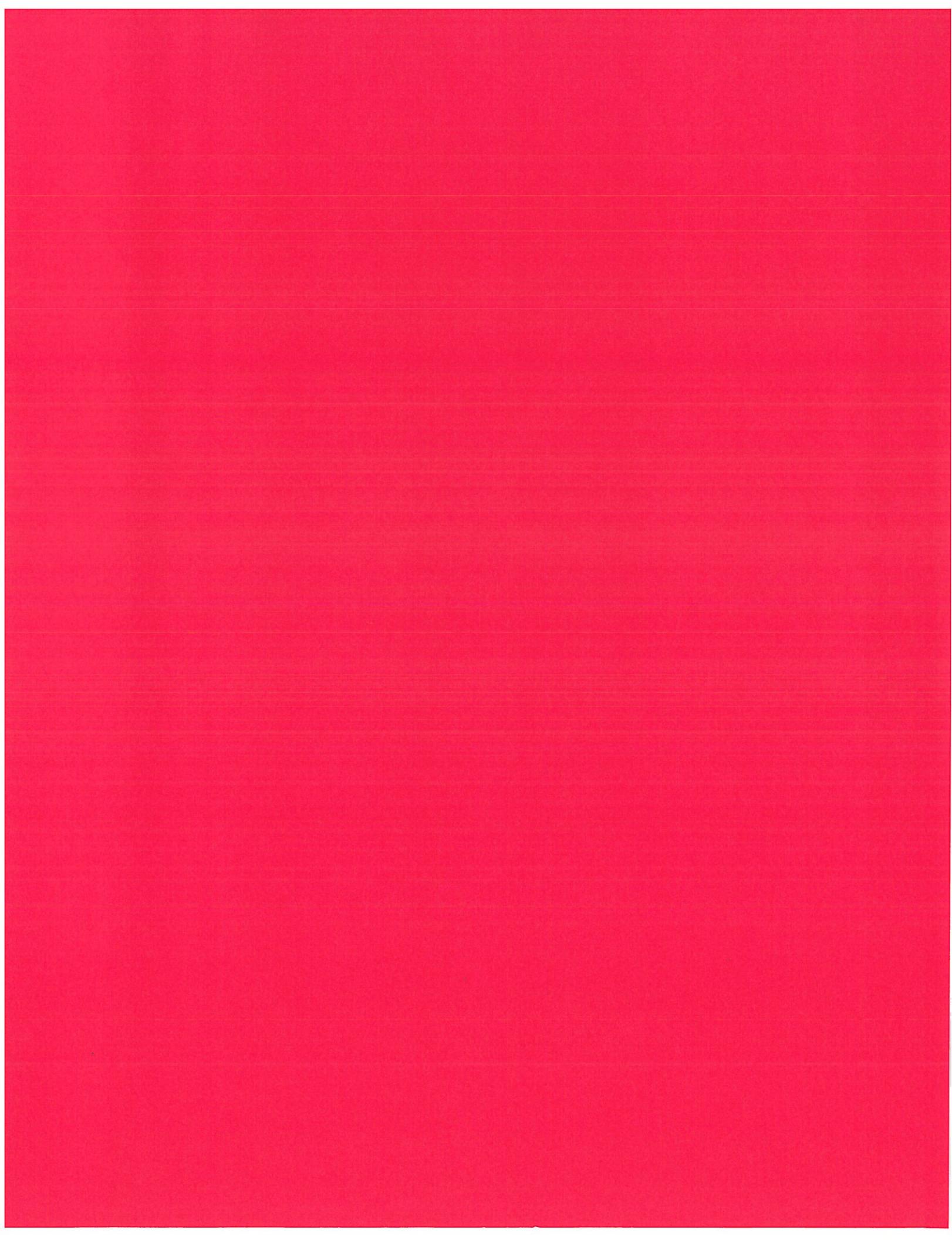
Estimated Taxes (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$133,085	\$108,085	\$106,468	\$106,468	\$106,468	\$0
Estimated Taxes	\$929.94	\$1,638.57	\$269.47	\$132.27	\$297.47	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$3,267.73

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

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[History](#)[History](#)





11/10/11
CR/Visa
125
JC

BOARD OF ADJUSTMENT
APPLICATION FORM

Owner Joe Property & Construction Systems Applicant Joe Lara
Address 3820 Spring Valley Rd. LLC. Address 3820 Spring Valley Rd. #908
#908 Addison Tx. 75001 Addison Tx. 75001
Phone Number 214-334-4030 Phone Number 214-334-4030

Address of property requesting variance:

Apex ~~1051~~ Lakeview DR
363

Legal Description of Property:

Plat App. 1, Lot 1, Block 1, of Joe Property Addition Subdivision
Submitted 15-17 AND/OR

Tract 2,6, Block 1, John N. Guiney Abstract 492 Survey

Explain Variance Desired Minimum Side yard (interior) 10 ft. Rather than 20
Variance for the minimum lot width 125 ft (Back) 43.6 ft
Variance minimum lot area of 1 Acre to the .702 ACRE

Zoning Ordinance No. 3.3, Section 3.3.3, Requirement
minimum lot area 1 Acre, minimum lot width 125 ft
minimum side yard 20 ft

Give reason for hardship and justify need for variance Property was subdivided
without a sub div. on Plat.

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and JOSE G. LARA JR. is
Authorized to file this application on my behalf.

X Joe G. Lara
Applicant

X Joe Property & Construction
Owner Systems LLC.

Existing Zoning: SF-E

Filing Date: 10/18/2017

Submit Application with Plot Plan, supporting documents & Filing Fee)

Residential Fee: \$125.00

Non-residential Fee: \$250.00

SECTION 3.3 SF-E – SINGLE-FAMILY RESIDENTIAL DISTRICT – ESTATE**3.3.1 Purpose:**

The “SF-E”, Estate District is designed to create areas of low density, contemporary detached single family housing to be located on large lots - not less than one acre, with large setbacks, which are protected from excessive noise, illumination, odors, visual clutter and other influences that are generally objectionable or not conducive to family living. This purpose should be achieved through curvilinear, well-landscaped and unified street-scaped streets. The intent of this district is to provide high quality larger single-family housing while maintaining the natural environment and open space in the City.

3.3.2 Authorized Uses:

A. Those uses listed for the SF-E – Single-Family Residential—Estate district in Section 4.1.2 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.20.

3.3.3 District Development Standards:**A. Lot Dimension Requirements —**

Minimum Lot Area	—1 acre (43,560 square feet).
Minimum Lot Width	—125 feet
Minimum Lot Depth	—150 feet

B. Yard Requirements —

Minimum Front Yard	—30 feet
Minimum Side Yard (interior)	—20 feet
Minimum Side Yard (street side)	—30 feet
Minimum Rear Yard	—30 feet

C. Structure Standards —

Maximum Lot Coverage	—40% main and accessory buildings
Maximum Height	—35 feet
Minimum Living Area	—2,500 square feet.
Minimum Exterior Masonry	—100% of the front wall elevation and 80% of each additional wall elevation; for additional standards see Section 5.7. (Ord No 01-71, § 2, 07-21-01)

D. Minimum Off-Street Parking

—2 enclosed parking spaces; for additional standards see Section 5.1 (Ord. No. 09-377, § 2, 01-13-09)

E. Landscaping Requirements

—None (see Section 5.2) (Ord. No. 09-377, § 2, 01-13-09)

F. Screening Requirements

—See Section 5.3 (Ord. No. 09-377, § 2, 01-13-09)

F. Screening Requirements —See Section 5.3
(Ord. No. 09-377, § 2, 01-13-09)

G. Other Requirements —See Sections 5.4 through 5.7
(Ord. No. 09-377, § 2, 01-13-09)

H. Site Plan Requirements —None, except for non-residential uses allowed within residential districts; see Section 2.6
(Ord. No. 09-377, § 2, 01-13-09)

I. Special Requirements —None
(Ord. No. 09-377, § 2, 01-13-09)



Commercial Account #65049202010020600

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

Location (Current 2018)

Address: 1001 LAKEVIEW DR
Market Area: 0
Mapesco: 81A-J (DALLAS)

DCAD Property Map

[View Photo](#)

2017 Appraisal Notice

Electronic Documents (ENS)


[Print Homestead Exemption Form](#)

Owner (Current 2018)

JOE PROPERTY AND CONSTRUCTION
 SYSTEMS LLC
 1644 W ALABAMA ST STE 100
 HOUSTON, TEXAS 770064102

Multi-Owner (Current 2018)

Owner Name	Ownership %
JOE PROPERTY AND CONSTRUCTION	100%

Legal Desc (Current 2018)

1: JOHN N GAINER ABST 492 PG 020
 2: TR 2.6 ACS 0.7020
 3:
 4: INT201700161670 DD06072017 CO-DC
 5: 0492020100206 5CH04920201

Deed Transfer Date: 6/8/2017

Value

2017 Certified Values		
Improvement:	\$0	
Land:	+ \$4,210	
Market Value:	=\$4,210	
Revaluation Year:	2015	
Previous Revaluation Year:	2013	

Improvements (Current 2018)

No Improvements.

Land (2017 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	SINGLE FAMILY	0	0	0.7020 ACRE	STANDARD	\$10,000.00	-40%	\$4,212	N

* All Exemption information reflects 2017 Certified Values. *

Exemptions (2017 Certified Values)

No Exemptions

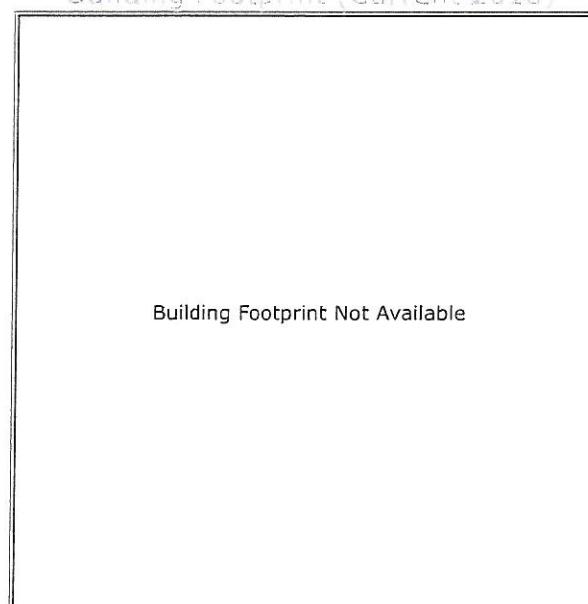
Estimated Taxes (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$4,210	\$4,210	\$4,210	\$4,210	\$4,210	\$0
Estimated Taxes	\$29.42	\$63.82	\$10.66	\$5.23	\$11.76	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$120.89

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](#)

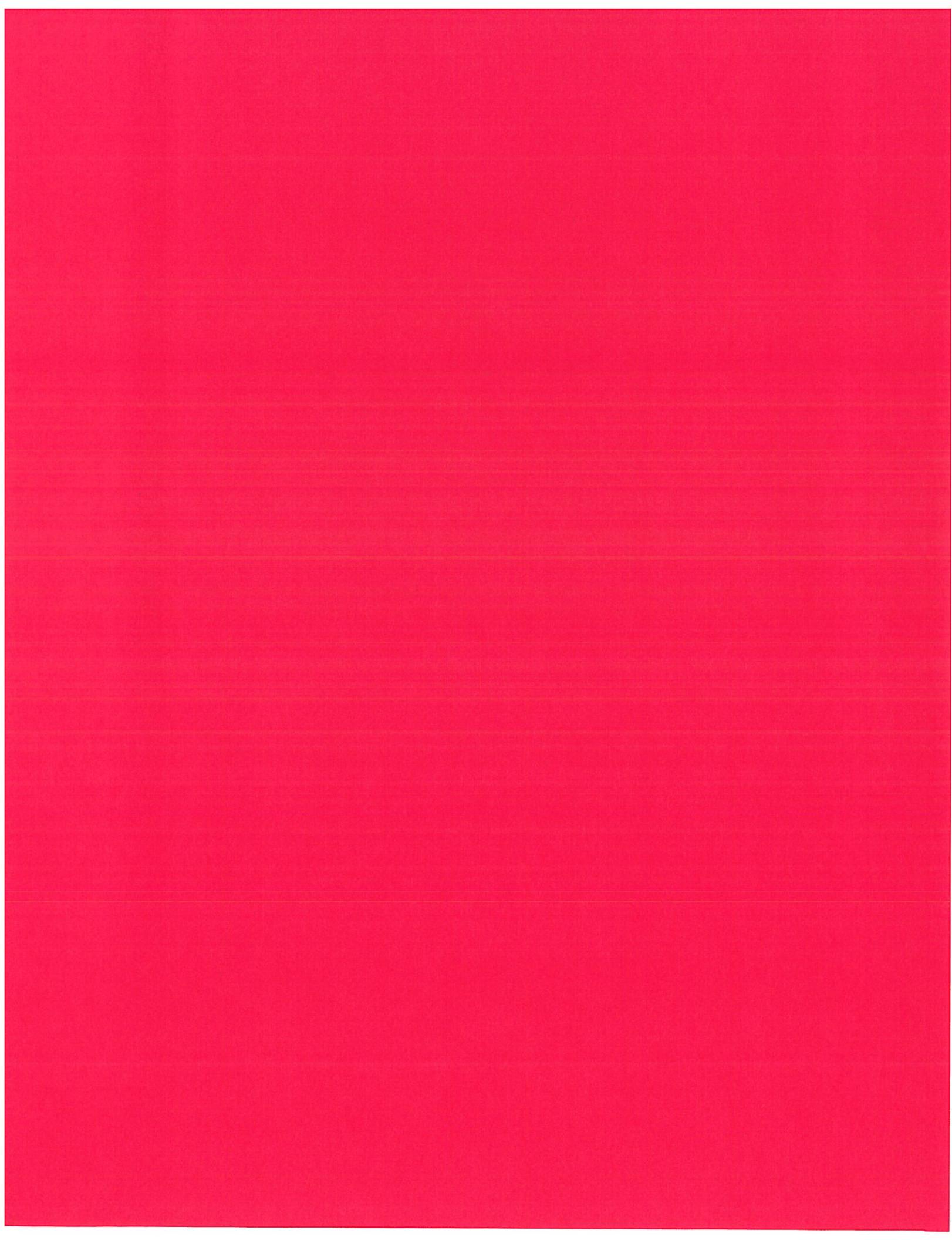
The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your 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 TaxEstimator to assist you.

Building Footprint (Current 2018)



[History](#)

[History](#)





10/18/17
CR/Visa
125-
JC

BOARD OF ADJUSTMENT APPLICATION FORM

Owner Joe Property & Construction Systems Applicant Joe Lara
Address 3820 Spring Valley Rd LLC. Address 3820 Spring Valley Rd. #908
#908 Addison Tx 75001 Addison Tx 75001
Phone Number 214-334-4030 Phone Number 214-334-4030

Address of property requesting variance:
Apex ~~1004~~ Lakeview DR
363

Legal Description of Property:

Plat App. Lot 1, Block 1, of Joe Property Addition Subdivision
Submitted 15-17 AND/OR

Tract 2,6, Block Abstract 492, John N. Guiney Abstract 492 Survey

Explain Variance Desired Minimum Side yard (interior) 10 Ft. Rather than 20
Variance for the minimum Lot width 125 Ft (Back) 43.6 Ft
Variance Minimum Lot area of 1 ACRE to the .782 ACRE

Zoning Ordinance No. 3.3, Section 3.3.3, Requirement
Minimum Lot area 1 ACRE, Minimum Lot width 125 Ft
Minimum Side yard 20 Ft

Give reason for hardship and justify need for variance Property was subdivided
without a subdivision Plat.

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and Joe G. Lara Jr. is
Authorized to file this application on my behalf.

X Joe G. Lara
Applicant

X Joe Property & Construction
Owner Systems LLC.

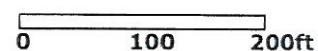
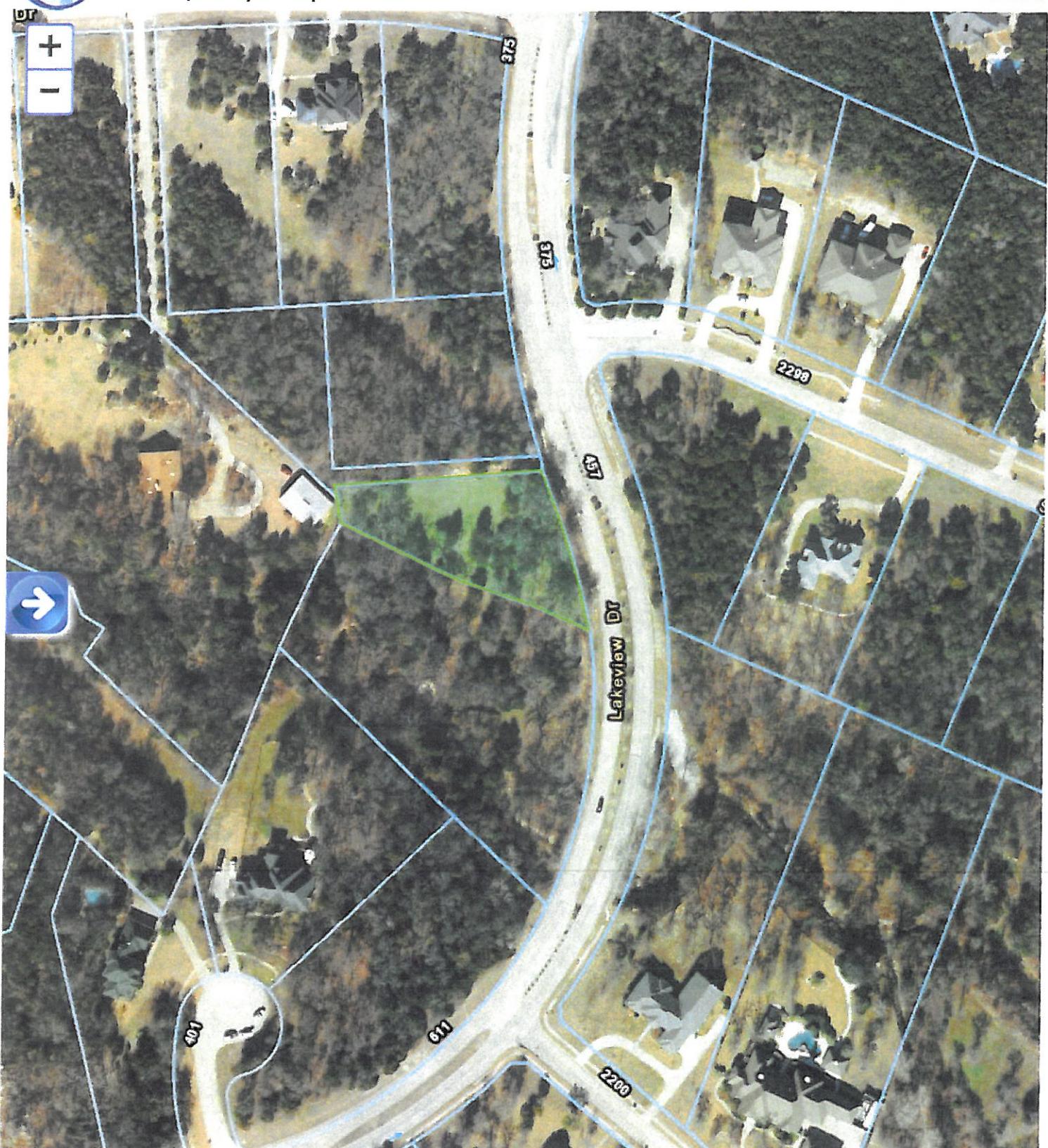
Existing Zoning: SF-E

Filing Date: 10/18/2017

Submit Application with Plot Plan, supporting documents & Filing Fee)

Residential Fee: \$125.00

Non-residential Fee: \$250.00

DCAD
Property Map

SECTION 3.3 SF-E – SINGLE-FAMILY RESIDENTIAL DISTRICT -- ESTATE**3.3.1 Purpose:**

The “SF-E”, Estate District is designed to create areas of low density, contemporary detached single family housing to be located on large lots - not less than one acre, with large setbacks, which are protected from excessive noise, illumination, odors, visual clutter and other influences that are generally objectionable or not conducive to family living. This purpose should be achieved through curvilinear, well-landscaped and unified street-scaped streets. The intent of this district is to provide high quality larger single-family housing while maintaining the natural environment and open space in the City.

3.3.2 Authorized Uses:

A. Those uses listed for the SF-E – Single-Family Residential—Estate district in Section 4.1.2 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.20.

3.3.3 District Development Standards:**A. Lot Dimension Requirements —**

Minimum Lot Area	—1 acre (43,560 square feet).
Minimum Lot Width	—125 feet
Minimum Lot Depth	—150 feet

B. Yard Requirements —

Minimum Front Yard	—30 feet
Minimum Side Yard (interior)	—20 feet
Minimum Side Yard (street side)	—30 feet
Minimum Rear Yard	—30 feet

C. Structure Standards —

Maximum Lot Coverage	—40% main and accessory buildings
Maximum Height	—35 feet
Minimum Living Area	—2,500 square feet.
Minimum Exterior Masonry	—100% of the front wall elevation and 80% of each additional wall elevation; for additional standards see Section 5.7. (Ord No 01-71, § 2, 07-21-01)

D. Minimum Off-Street Parking

—2 enclosed parking spaces; for additional standards see Section 5.1 (Ord No. 09-377, § 2, 01-13-09)

E. Landscaping Requirements

—None (see Section 5.2) (Ord No. 09-377, § 2, 01-13-09)

F. Screening Requirements

—See Section 5.3 (Ord No. 09-377, § 2, 01-13-09)

F. Screening Requirements

—See Section 5.3

(Ord. No. 09-377, § 2, 01-13-09)

G. Other Requirements

—See Sections 5.4 through 5.7

(Ord. No. 09-377, § 2, 01-13-09)

H. Site Plan Requirements

—None, except for non-residential uses allowed within residential districts; see Section 2.6

(Ord. No. 09-377, § 2, 01-13-09)

I. Special Requirements

—None

(Ord. No. 09-377, § 2, 01-13-09)

Commercial Account #65049202010020600

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

Address/Location (Commercial)

Address: 1001 LAKEVIEW DR
Market Area: 0
Mapsco: 81A-J (DALLAS)

DCAD Property Map

[View Photo](#)

2017 Appraisal Notice

Electronic Documents (ENS)


[Print Homestead Exemption Form](#)

Owner/Deed (Commercial)

JOE PROPERTY AND CONSTRUCTION
 SYSTEMS LLC
 1644 W ALABAMA ST STE 100
 HOUSTON, TEXAS 770064102

Legal Data (Commercial)

1: JOHN N GAINER ABST 492 PG 020
 2: TR 2.6 ACS 0.7020
 3:
 4: INT201700161670 DD06072017 CO-DC
 5: 0492020100206 5CH04920201

Deed Transfer Date: 6/8/2017

Value

2017 Certified Values		
Improvement:	\$0	
Land:	+\$4,210	
Market Value:	=\$4,210	
Revaluation Year:	2015	
Previous Revaluation Year:	2013	

Improvements (Commercial)

Owner Name	Ownership %
JOE PROPERTY AND CONSTRUCTION	100%

Improvements (Commercial)

No Improvements.

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	SINGLE FAMILY	0	0	0.7020 ACRE	STANDARD	\$10,000.00	-40%	\$4,212	N

* All Exemption information reflects 2017 Certified Values. *

Estimated Taxes (2017 Certified Values)

No Exemptions

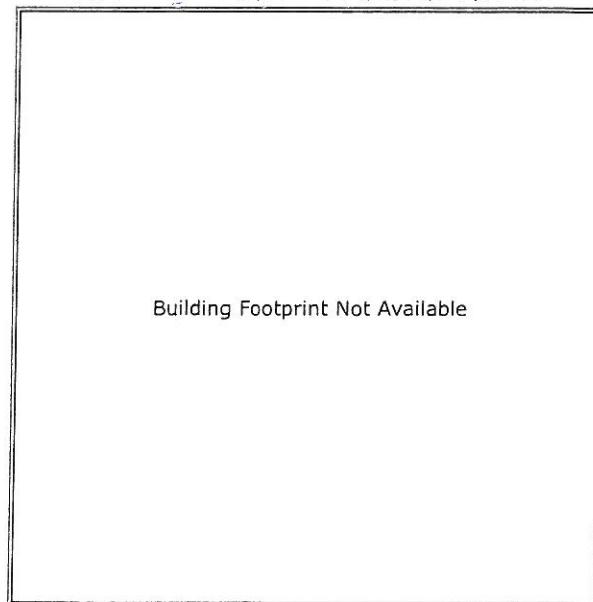
Estimated Taxes (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
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Total Estimated Taxes:						\$120.89

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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 TaxEstimator to assist you.

Building Footprint (2017 Certified Values)



Building Footprint Not Available

History



This website is for informational purposes only. Title research should be performed at the appropriate County Clerks office. This is not deemed a legal document.

Account History #65049202010020600

Owner Legal Desc Market Value Taxable Value Exemptions

Owner / Legal Description

Year	Owner	Legal Description
2017	KAUFMANN RUDOLF E 5003 RAPTOR CT GRAND PRAIRIE, TEXAS 750523054	<p>1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: INT201200241160 DD06282012 CO-DC 5: 0492020100206 5CH04920201 Deed Transfer Date: 8/15/2012</p>
2016	KAUFMANN RUDOLF E 5003 RAPTOR CT GRAND PRAIRIE, TEXAS 750523054	<p>1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: INT201200241160 DD06282012 CO-DC 5: 0492020100206 5CH04920201 Deed Transfer Date: 8/15/2012</p>
2015	KAUFMANN RUDOLF E 5003 RAPTOR CT GRAND PRAIRIE, TEXAS 750523054	<p>1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: INT201200241160 DD06282012 CO-DC 5: 0492020100206 5CH04920201 Deed Transfer Date: 8/15/2012</p>
2014	KAUFMANN RUDOLF E 5003 RAPTOR CT GRAND PRAIRIE, TEXAS 750523054	<p>1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: INT201200241160 DD06282012 CO-DC 5: 0492020100206 5CH04920201 Deed Transfer Date: 8/15/2012</p>
2013	KAUFMANN RUDOLF E 5003 RAPTOR CT GRAND PRAIRIE, TEXAS 750523054	<p>1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: INT201200241160 DD06282012 CO-DC 5: 0492020100206 5CH04920201 Deed Transfer Date: 8/15/2012</p>
2012	PLAINSCAPITAL BANK PO BOX 271 LUBBOCK, TEXAS 794080271	<p>1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: INT20080217653 DD07012008 CO-DC 5: 0492020100206 5CH04920201 Deed Transfer Date: 7/2/2008</p>
2011	PLAINSCAPITAL BANK PO BOX 271 LUBBOCK, TEXAS 794080271	<p>1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: INT20080217653 DD07012008 CO-DC 5: 0492020100206 5CH04920201 Deed Transfer Date: 7/2/2008</p>
2010	PLAINSCAPITAL BANK PO BOX 271 LUBBOCK, TEXAS 794080271	<p>1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: INT20080217653 DD07012008 CO-DC 5: 0492020100206 5CH04920201 Deed Transfer Date: 7/2/2008</p>

2009	PLAINSCAPITAL BANK STE 220 18111 PRESTON RD STE 220 DALLAS, TEXAS 752525481	1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: INT20080217653 DD07012008 CO-DC 5: 0492020100206 5CH04920201 Deed Transfer Date: 7/2/2008
2008	LONG STEPHEN A 7204 E MANSFIELD HWY KENNEDALE, TEXAS 760607008	1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: VOL2001040/3872 DD02232001 CO-DC 5: 0492020100206 21604920201 Deed Transfer Date: 2/27/2001
2007	LONG STEPHEN A 7204 MANSFIELD HWY KENNEDALE, TEXAS 760607024	1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: VOL2001040/3872 DD02232001 CO-DC 5: 0492020100206 21604920201 Deed Transfer Date: 2/27/2001
2006	LONG STEPHEN A 7204 MANSFIELD HWY KENNEDALE, TEXAS 760607024	1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: VOL2001040/3872 DD02232001 CO-DC 5: 0492020100206 21604920201 Deed Transfer Date: 2/27/2001
2005	LONG STEPHEN A 3315 KELLEY DR GRAND PRAIRIE, TEXAS 750526477	1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: VOL2001040/3872 DD02232001 CO-DC 5: 0492020100206 21604920201 Deed Transfer Date: 2/27/2001
2004	LONG STEPHEN A 3315 KELLEY DR GRAND PRAIRIE, TEXAS 750526477	1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: VOL2001040/3872 DD02232001 CO-DC 5: 0492020100206 21604920201 Deed Transfer Date: 2/27/2001
2003	LONG STEPHEN A 3315 KELLEY DR GRAND PRAIRIE, TEXAS 750526477	1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: VOL2001040/3872 DD02232001 CO-DC 5: 0492020100206 21604920201 Deed Transfer Date: 2/27/2001
2002	LONG STEPHEN A 3315 KELLEY DR GRAND PRAIRIE, TEXAS 750526477 UNASSIGNED	1: JOHN N GAINER ABST 492 PG 020 2: TR 2.6 ACS 0.7020 3: 4: VOL2001040/3872 DD02232001 CO-DC 5: 0492020100206 21604920201 Deed Transfer Date: 1/1/1900

Market Value

Year	Improvement	Land	Total Market	Homestead Capped
2017	\$0	\$4,210	\$4,210	N/A
2016	\$0	\$4,210	\$4,210	N/A
2015	\$0	\$4,210	\$4,210	N/A
2014	\$0	\$4,210	\$4,210	N/A
2013	\$0	\$4,210	\$4,210	N/A
2012	\$0	\$4,210	\$4,210	N/A
2011	\$0	\$24,570	\$24,570	N/A
2010	\$0	\$24,570	\$24,570	N/A
2009	\$0	\$37,210	\$37,210	N/A
2008	\$0	\$24,570	\$24,570	N/A
2007	\$0	\$2,070	\$2,070	N/A
2006	\$0	\$2,070	\$2,070	N/A
2005	\$0	\$30,580	\$30,580	N/A
2004	\$0	\$30,580	\$30,580	N/A
2003	\$0	\$30,580	\$30,580	N/A
2002	\$0	\$30,580	\$30,580	N/A

Taxable Value

Year	City	ISD	County	College	Hospital	Special District
2017	\$4,210	\$4,210	\$4,210	\$4,210	\$4,210	\$0
2016	\$4,210	\$4,210	\$4,210	\$4,210	\$4,210	\$0
2015	\$4,210	\$4,210	\$4,210	\$4,210	\$4,210	\$0
2014	\$4,210	\$4,210	\$4,210	\$4,210	\$4,210	\$0
2013	\$4,210	\$4,210	\$4,210	\$4,210	\$4,210	\$0
2012	\$4,210	\$4,210	\$4,210	\$4,210	\$4,210	\$0
2011	\$24,570	\$24,570	\$24,570	\$24,570	\$24,570	\$0
2010	\$24,570	\$24,570	\$24,570	\$24,570	\$24,570	\$0
2009	\$37,210	\$37,210	\$37,210	\$37,210	\$37,210	\$0
2008	\$24,570	\$24,570	\$24,570	\$24,570	\$24,570	\$0
2007	\$2,070	\$2,070	\$2,070	\$2,070	\$2,070	\$0
2006	\$2,070	\$2,070	\$2,070	\$2,070	\$2,070	\$0
2005	\$30,580	\$30,580	\$30,580	\$30,580	\$30,580	\$0
2004	\$30,580	\$30,580	\$30,580	\$30,580	\$30,580	\$0
2003	\$30,580	\$30,580	\$30,580	\$30,580	\$30,580	\$0
2002	\$30,580	\$30,580	\$30,580	\$30,580	\$30,580	\$0

Exemptions

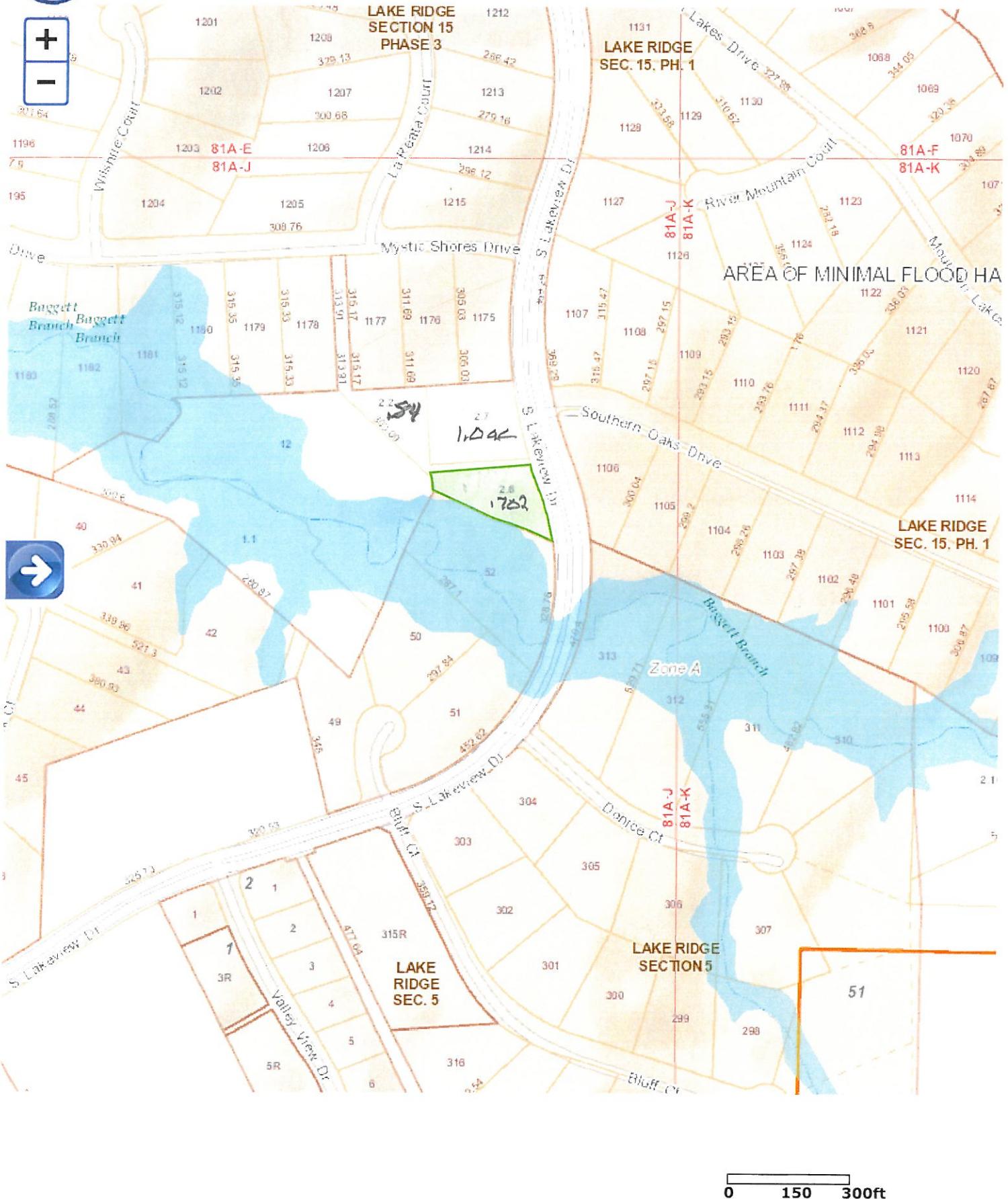
2017	No Exemptions
2016	No Exemptions
2015	No Exemptions
2014	No Exemptions
2013	No Exemptions
2012	No Exemptions
2011	No Exemptions
2010	No Exemptions
2009	No Exemptions
2008	No Exemptions
2007	No Exemptions
2006	No Exemptions
2005	No Exemptions
2004	No Exemptions
2003	No Exemptions
2002	No Exemptions

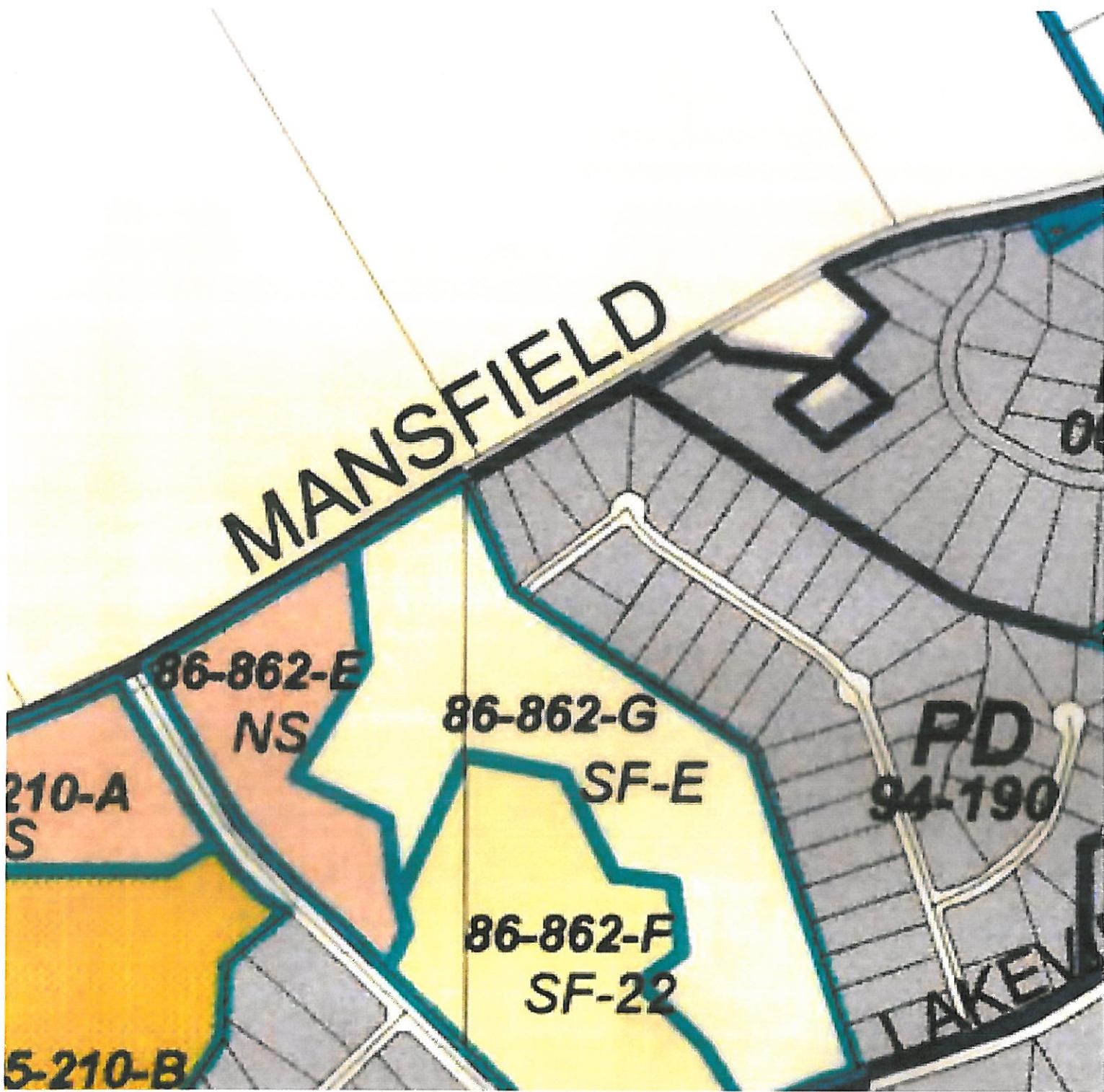
Exemption Details History

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DCAD Property Map





DALLAS COUNTY PLAT B

ACRES:

INDEP

ABSTRACT NO: 492 SHEET

SCALE 500 FT EQUAL 1 INCH

2.1446 Acs
1.0000 Ac TO TR 5.4 94006/0810

1.1446 ACS REM TR 5

0.00 AS TO HS

1.1446 ac REM

1.0903 ACTO 5.5
3D 11/2

20.1443 AC REM
9.0000 AC FR H5A1

29.1443) ACS. TR S

1.144 Ac₆ TRS: chain HS Acet. 1.0 Ac₆

1.144 Acs
.5271 Acs 5.6

68169 AcS

• 0005 ACs TO 5.7.

2146a Ar 5.8

4018 AcS

△ TR 2.2
32.263 ACS
- 29.712 ACS TO N/A

2.55) ACS Rem 2000089 - 2818
- 0.702 ACS TO TR 2.6 2001040/3872

1.8490 acs from TR 2.2

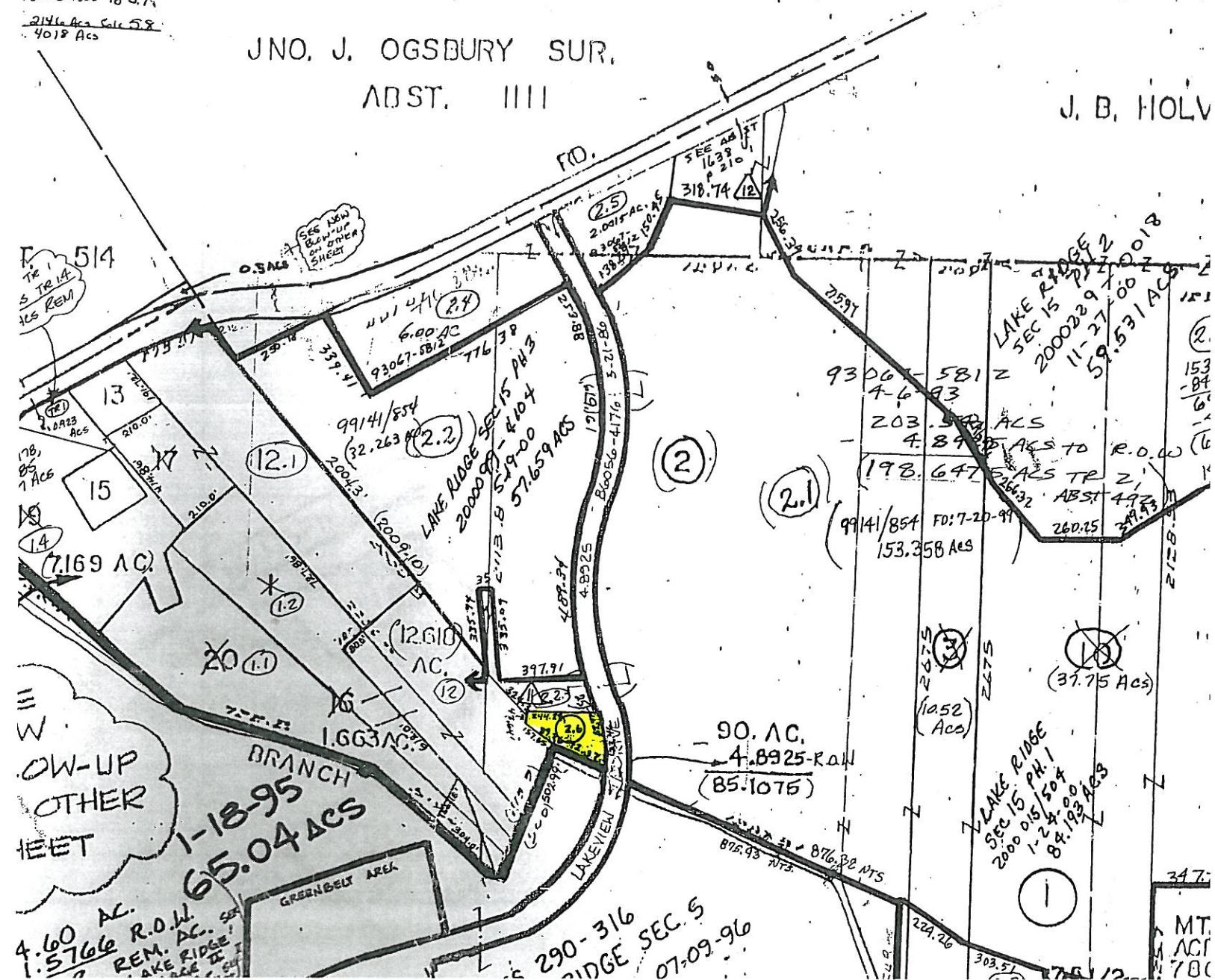
12 TR 2.1
64.859 ACS
- 5.9.531 ACS TO N/A
- 2.951 ACS TO TR 2.3

7 Ac Rem) DELETED TO: ABST 1638 A. 210
Acct: 6516382101027 — TO BETTER
DESCRIBE PARTY.

J NO. J. OGSBURY SUR.

ABST. III

J. B. HOLV



PD 86-862

