



CODE ENFORCEMENT

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

NOTICE OF MEETING
Board of Adjustments
Tuesday, November 6, 2018
TURK CANNADY CEDAR HILL ROOM
1ST FLOOR
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 minutes from the Tuesday, October 2, 2018 meeting.
- III. Conduct a public hearing and consider a request by Josh Rogers 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 18 feet, 4 inches at Lot 1911, 1.002 Acs, Lake Ridge Sec 22, Ph A, more commonly known as 2523 Pikes Peak.
- IV. Conduct a public hearing and consider a request by Philip Deal for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 5.1.2.B Parking Surfaces to allow decomposed granite to be used for additional parking pad at Lot 3, Shady Brook Farm Sec A, more commonly known as 408 Robin Road.
- V. Consider approval of meeting dates for 2019.

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



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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 30th day of October 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

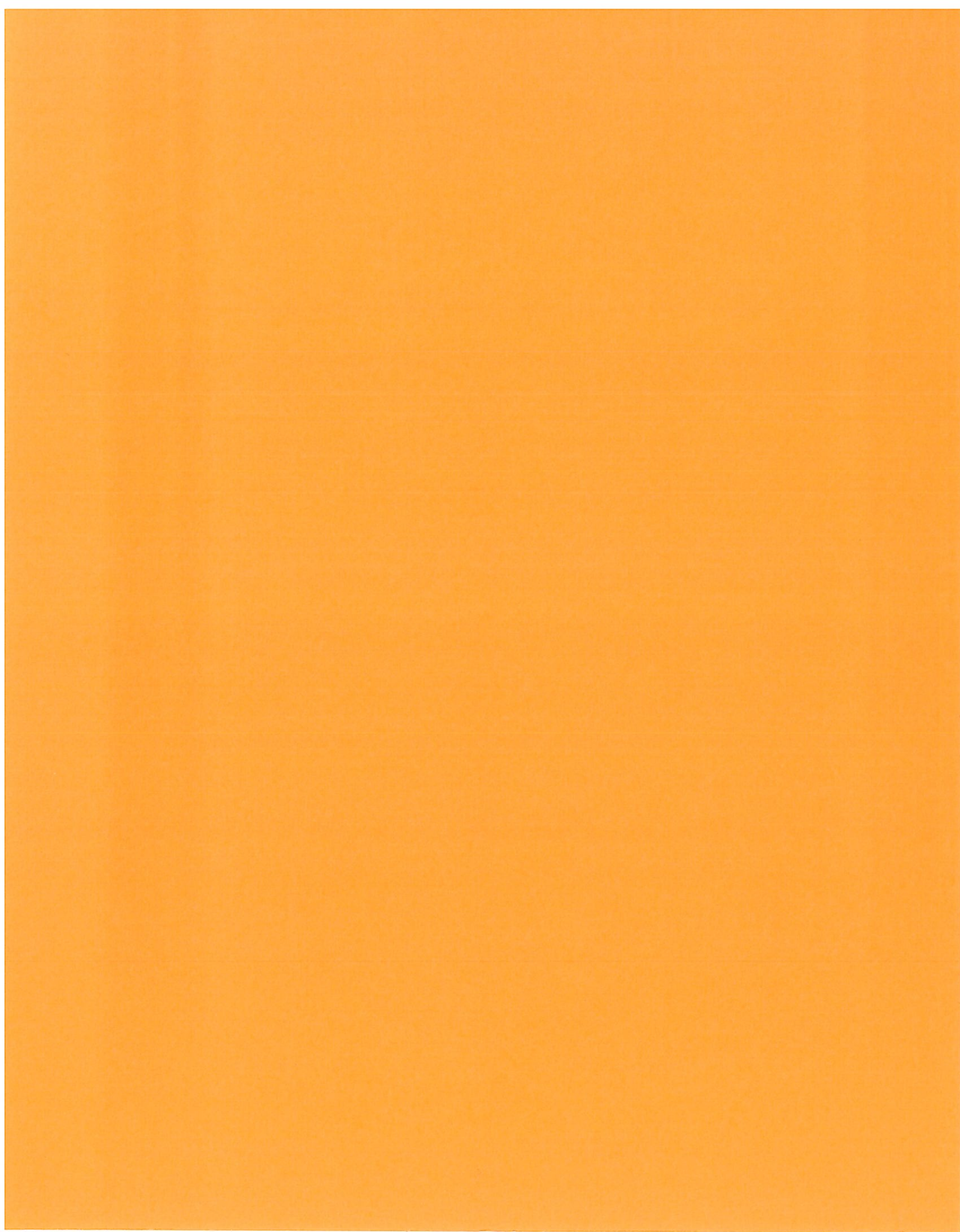
Cedar Hill has Vibrant Parks and Natural Beauty Cedar Hill

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 • Jami McCain • Daniel C. Haydin, Jr.
Wallace Swayze • Chad A. McCurdy • Clifford R. Shaw • City Manager, Greg Porter



**Minutes
Board of Adjustments and Appeals
Meeting of Tuesday, October 2, 2018**

The Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, October 2, 2018 at 1:00 p.m. in the T.W. "Turk" Cannady-Cedar Hill Room on the 1st floor of the Government Center, City of Cedar Hill, Texas.

Present: Ray Stroh, Douglass Hibbs, Rod Tyler, Charles Lee and Emelda Martin
Staff Present: Jeanette Cosme, Permit Tech, Stacey Graves, Neighborhood & Code Services Director and Gail Lux, Building Official.

I. Call the meeting to order.

Doug Hibbs 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, August 7, 2018.

Rod Tyler made a motion to approve the minutes from August 7, 2018 and Ray Stroh seconded the motion.

The motion was approved unanimously.

III. Review and consider a request by Stan Tidwell with Western Cabinets Inc. for a variance to Section 3.18.3 B to the Zoning Ordinance, which requires a minimum side yard (corner) of 25 feet on property zoned "I" (Industrial) District, legally described as Uzell Baggett Abst 138, Pg 070, Tr 29, Acs 4.17 more commonly known as 1001 Cedarview Drive.

Mr. Stan Tidwell is here to speak for this request. He states that the building was built without setbacks. He would like to tie in to the existing building because it is the best way to add to the building and follow the building line. The building would be at the property line.

Rod Tyler asked if Mr. Tidwell if the only thing is doing at this time is the 100 feet or are they planning on extending more. Mr. Tidwell is looking at more than 100 feet but that will be at a later time. For now, he is just interested in doing 100 feet. Mr. Tidwell states that the master plan is to extend the

building in the future as the business keeps growing. They are currently expecting a 25% increase.

The addition will be on the backside of the building. The 100 feet of water lines are already there for the expansion. Rod informs the other board members that they own a lot of the property around that area. They have been working on purchasing more lots over the past 25 years.

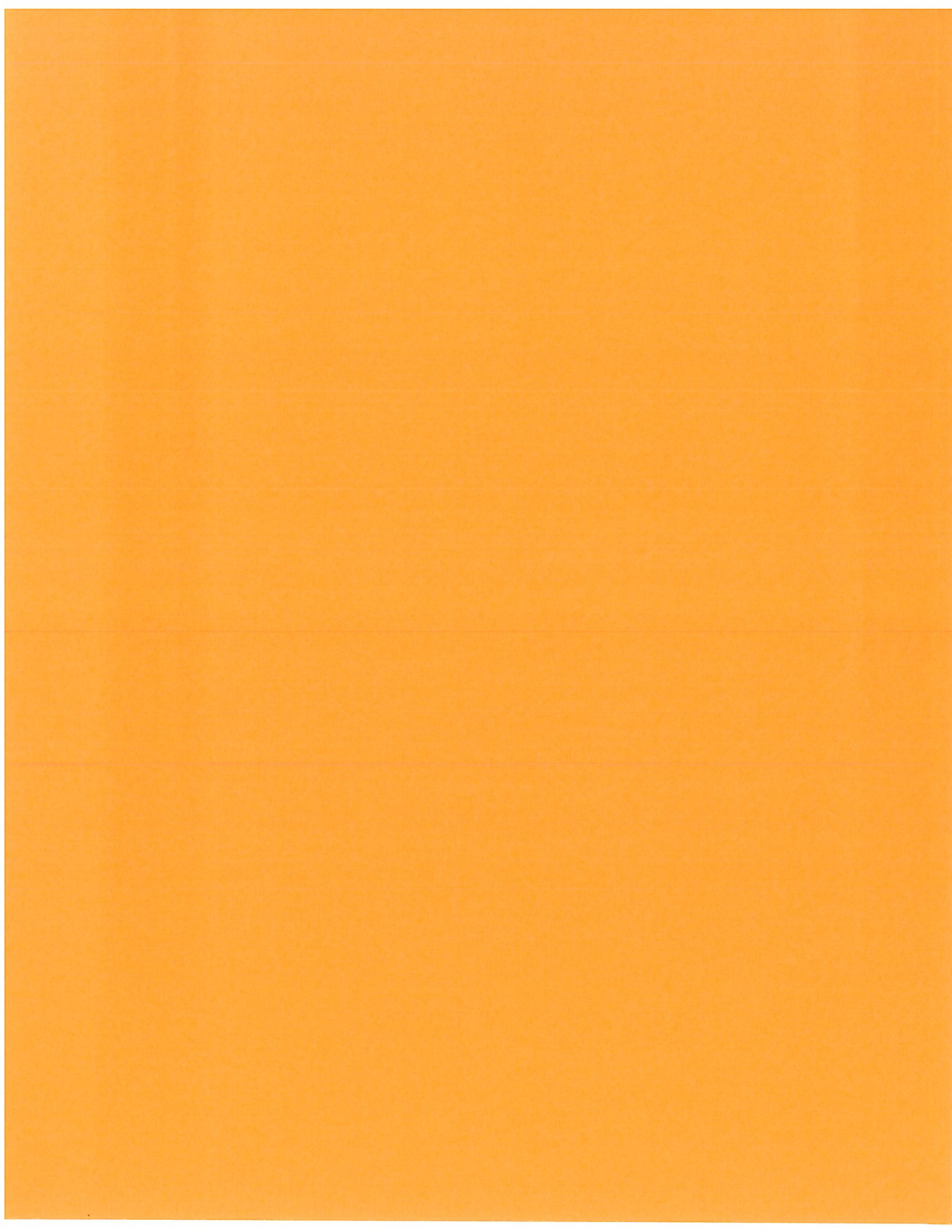
Mr. Tidwell currently has 200 employees and they will be adding more once the expansion is completed if approved. They have parking more for the staff across the street. Charles Lee asked if there are any plans currently in the works to work on Potter street for street improvements. Gail mentions that there are not any plans currently for those improvements.

Doug Hibbs asks if there is anyone in attendance to speak against the request. Nobody is in opposition of the request. Rod states that he is ready to make a motion and motions to approve the request. Charles Lee seconds the motion. All vote in favor of the request. Variance is granted.

IV. Adjourn

Ray Stroh motions to adjourn the meeting. Emelda Martin seconds the motion. Meeting Adjourned.

Jeanette Cosme/Permit Tech-Executive Assistant





APPL 109-2018
BOARD OF ADJUSTMENTS
APPLICATION FORM

Owner Carlos + Cardyn Delgado Applicant Josh Rogers - 2415 Ent.
Address 2523 Pikes Peak Address 100 Lake Ridge Pkwy
Cedar Hill TX 75104 Cedar Hill TX 75104
Phone _____ Phone 214 497 5525

Email _____ Email joshajoshuahomes2415.com

Address of property requesting variance: 2523 Pikes Peak
Legal Description of Property:
Lot 1911 Block _____ of Lake Ride-Summit Subdivision
And/or
Tract _____ Block _____, _____ Survey

Explain Variance Desired Addition to be constructed
with corner extending 1' 8" over the
20' build line.

Zoning Ordinance No. 2001-64 Section 3.3.3.B, Requirement _____
minimum side yard (interior) - 20ft to allow a side
yard of 18 feet 4 inches at lot 1911.

Give reason for hardship and justify need for variance. Hardship cannot be financial. _____

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

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

Josh Rogers Applicant
Existing Zoning: _____
Cardyn Delgado Owner
Filing Date: _____

Submit application with Plot Plan, supporting documents and filing fee.
Residential Fee: \$125.00 Non-Residential Fee: \$250.00

RECEIPT (REC-002474-2018)
FOR CEDAR HILL

BILLING CONTACT

Josh Rogers
2415 Enterprises LLC
100 Lake Ridge Pkwy
Cedar Hill, Tx 75104



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
APPL-000109-2018	Filing Fee (Residential)	Fee Payment	Check #314	\$125.00
SUB TOTAL				\$125.00
TOTAL				\$125.00

Ellis CAD Property Search

Property ID: 236680 For Year 2018

Map



Property Details

Account

Property ID: 236680

Legal Description: 1911 LAKE RIDGE SECT 22 PH A 1.002 ACRES

Geographic ID: 21.5824.001.911.00.108

Agent Code:

Type: Real

Location

Address: 2523 PIKES PEAK CEDAR HILL, TX 75104

Map ID: 6-2

Neighborhood CD: MID18

Owner

Owner ID: 130637

Name: DELGADO CARLOS R & CAROLYN

Mailing Address: 2523 PIKES PEAK
CEDAR HILL, TX 75104-1041

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

POA of the Summit at Lake Ridge
100 Lake Ridge Parkway
Cedar Hill, TX 75104

September 17, 2018

Carlos Roberto Delgado
Carolyn Delgado
2523 Pikes Peak
Cedar Hill, TX 75104

Re: Variance - Approval; Architectural Submission - Proposed Side Setback Variance
Account No. 2641911; Property Address 2523 Pikes Peak

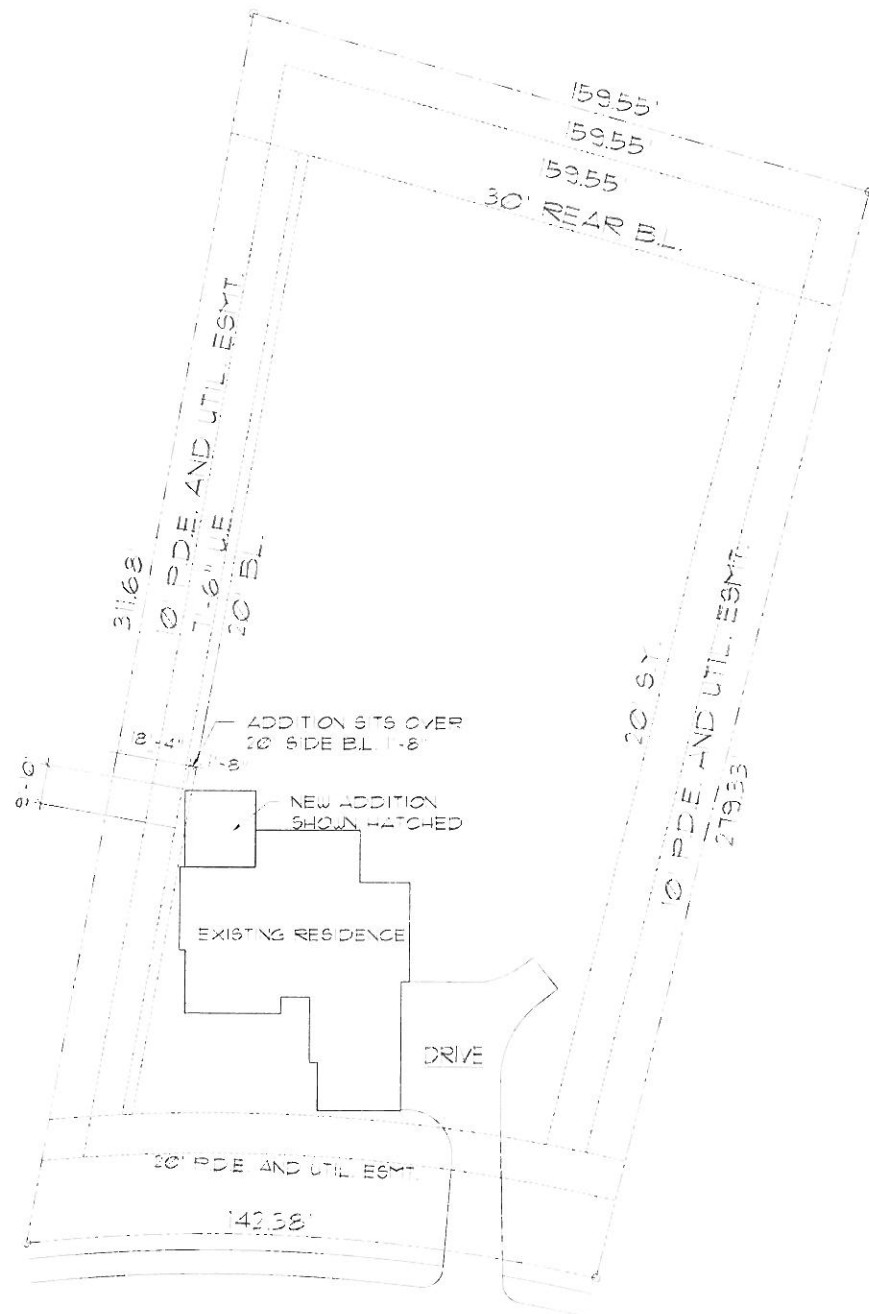
Dear Carlos Roberto Delgado & Carolyn Delgado:

Thank you for your submittal to the POA of the Summit at Lake Ridge Architectural Committee. Your application for the Side Setback variance as shown on attached site plan has been given a variance and approved as submitted.
This approval is for the proposed setback variance. Addition to home is not included or approved with this letter. Addition will need to be submitted and approved prior to any construction.

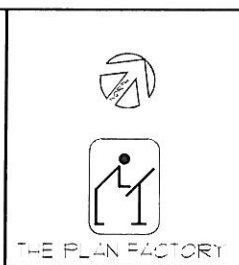
If you have any questions, please feel free to call (972) 299-5270.

Thank you,

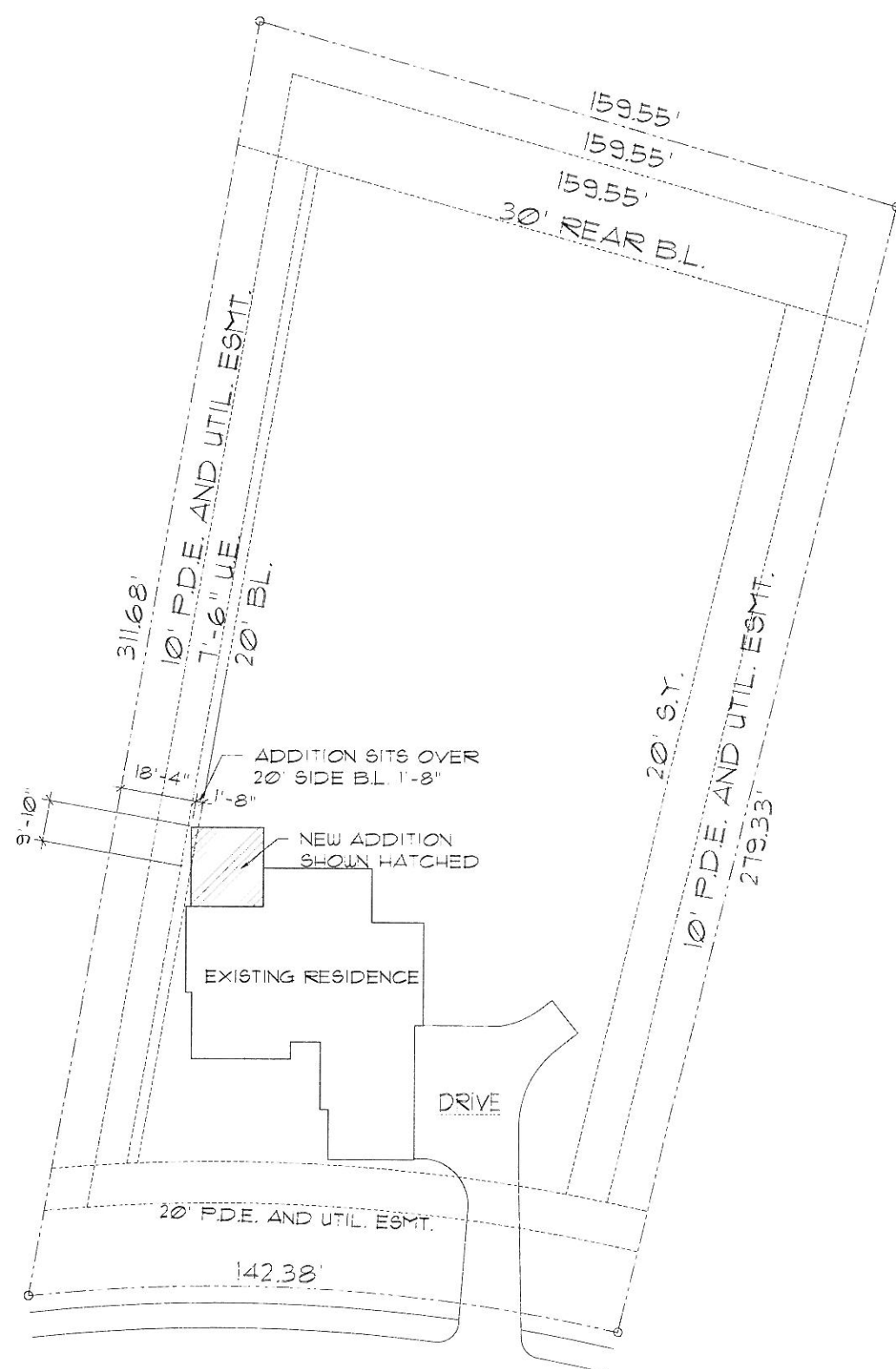
Architectural Committee
POA of the Summit at Lake Ridge

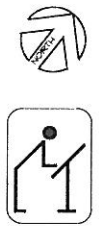


PLOT PLAN
 SCALE: 1"=30'
 LOT 191
 PINES PEAK
 LAKE RIDGE SECT ON 20
 CEDAR HILL
 TEXAS 75104
 PLAN: 1349
 DATE: 09/13/18



IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED.



PLOT PLAN SCALE: 1"=30' LOT 1911 PIKES PEAK LAKE RIDGE SECTION 22 CEDAR HILL TEXAS 75104 PLAN: 1349 DATE: 09/13/18		 THE PLAN FACTORY
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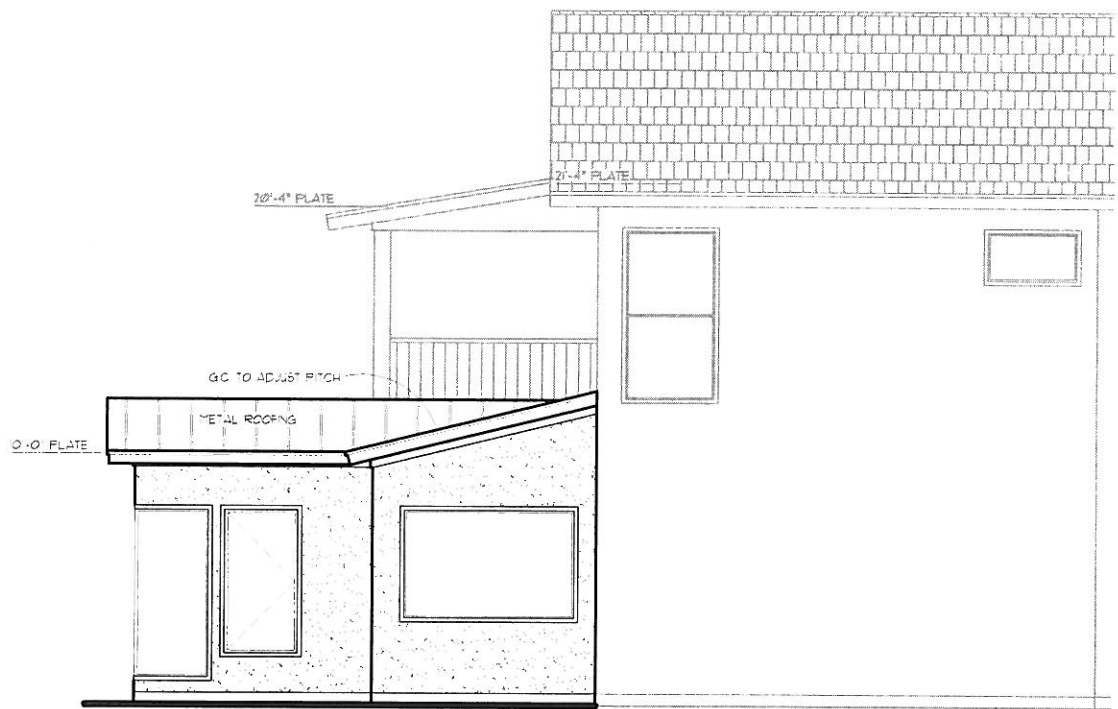


RIGHT ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

REAR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



LEFT ELEVATION

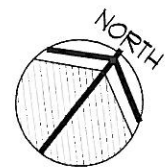
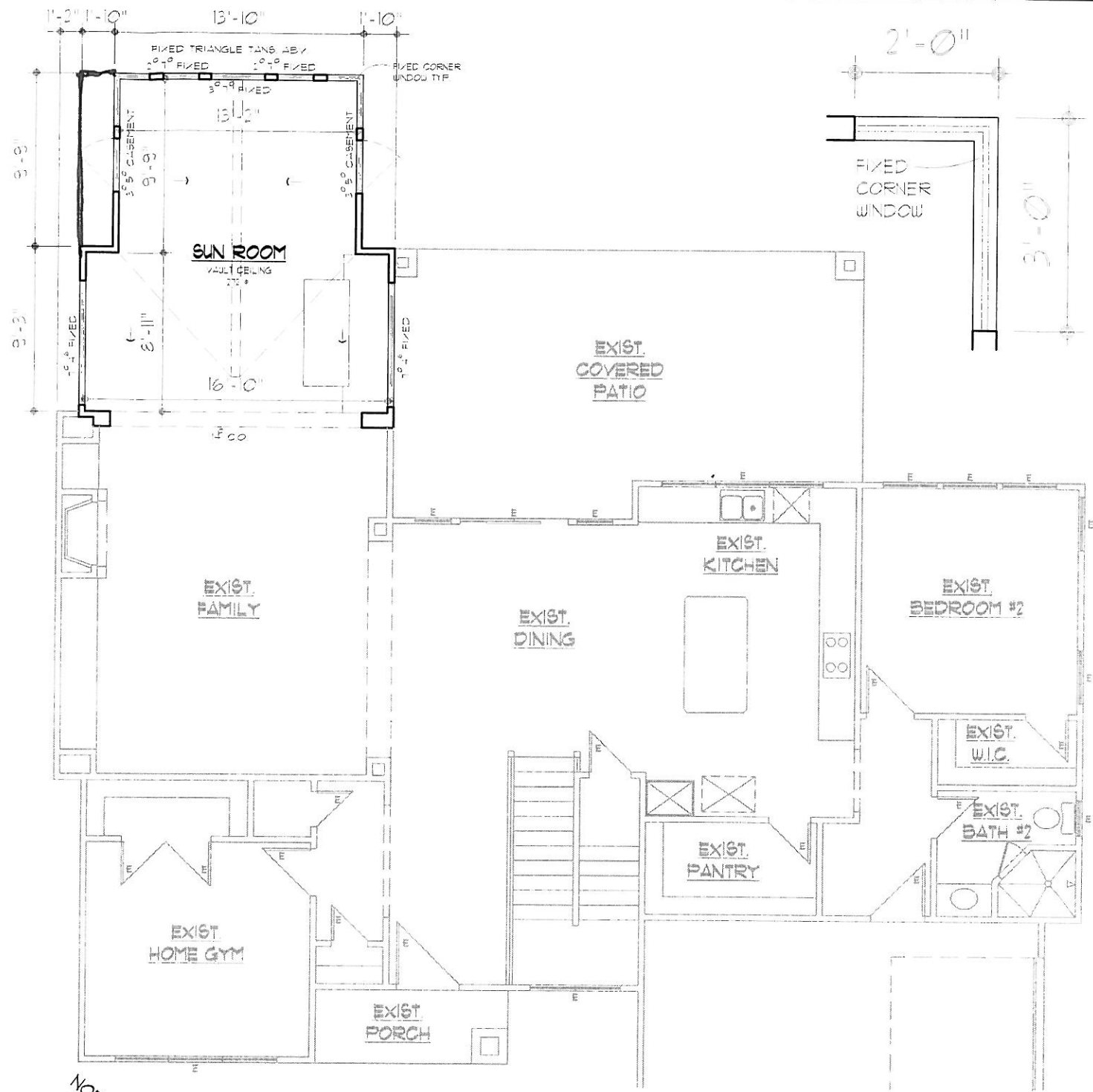
SCALE: $\frac{1}{8}" = 1'-0"$

EVERETT DESIGNS

These plans are the property of EVERETT DESIGNS and are not to be reproduced, traced or reused for construction without the written permission of EVERETT DESIGNS. These plans are intended to provide the construction information necessary to build this structure. Builder/Owner shall verify and check all aspects prior to any construction. Copyright © 1998-2017 EVERETT DESIGNS

CRIS EVERETT, DESIGNER
 WORK/CELLULAR: (817) 845-8699
 EMAIL: everettdesigns@sbcglobal.net

03-06-2018



NEW CONSTRUCTION PLAN SCALE: 1/8" = 1'-0"

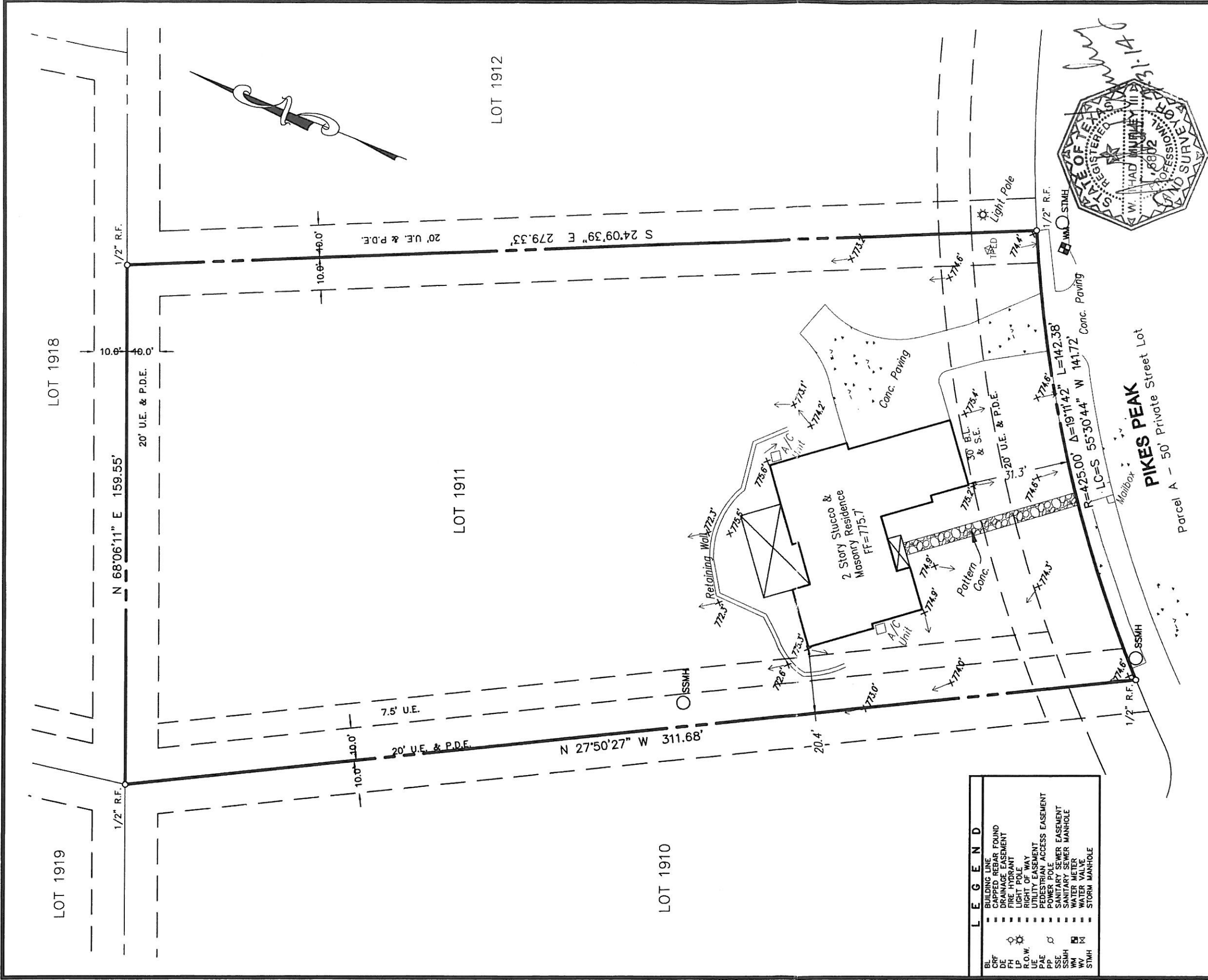
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CRIS EVERETT, DESIGNER
WORK/CELLULAR: (817) 845-8699
EMAIL: everettdesigns@sbcglobal.net

03-06-2018

AREAS:	
FIRST FLOOR	1623 + 297 = 1920 ±
SECOND FLOOR	1623 ±
APPROXIMATE LIVING	3,603 ±
COVERED PATIO	367 ±
COVERED BALCONY	374 ±
PORCH	44 ±
GARAGE	109 ±
APPROXIMATE TOTAL A.U.R.	5,097 ±



NOTES:

1. Bearings based on plat.
Elevations hereon are referred to City of Grand Prairie Geodetic Control Monuments GPS 27, GPS 67 and GPS 72.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. G&A Consultants, LLC, and the Surveyor shall not be liable for any unauthorized use hereof.
5. No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
6. This survey was prepared without the benefit of a Title Opinion.

BEING all of Lot 1911, of Lake Ridge Section 22, Phase A, an addition to the City of Cedar Hill, Ellis County, Texas, according to the plat thereof, recorded in Cabinet H, Slide 200-204 of the Plat Records of Ellis County, Texas.

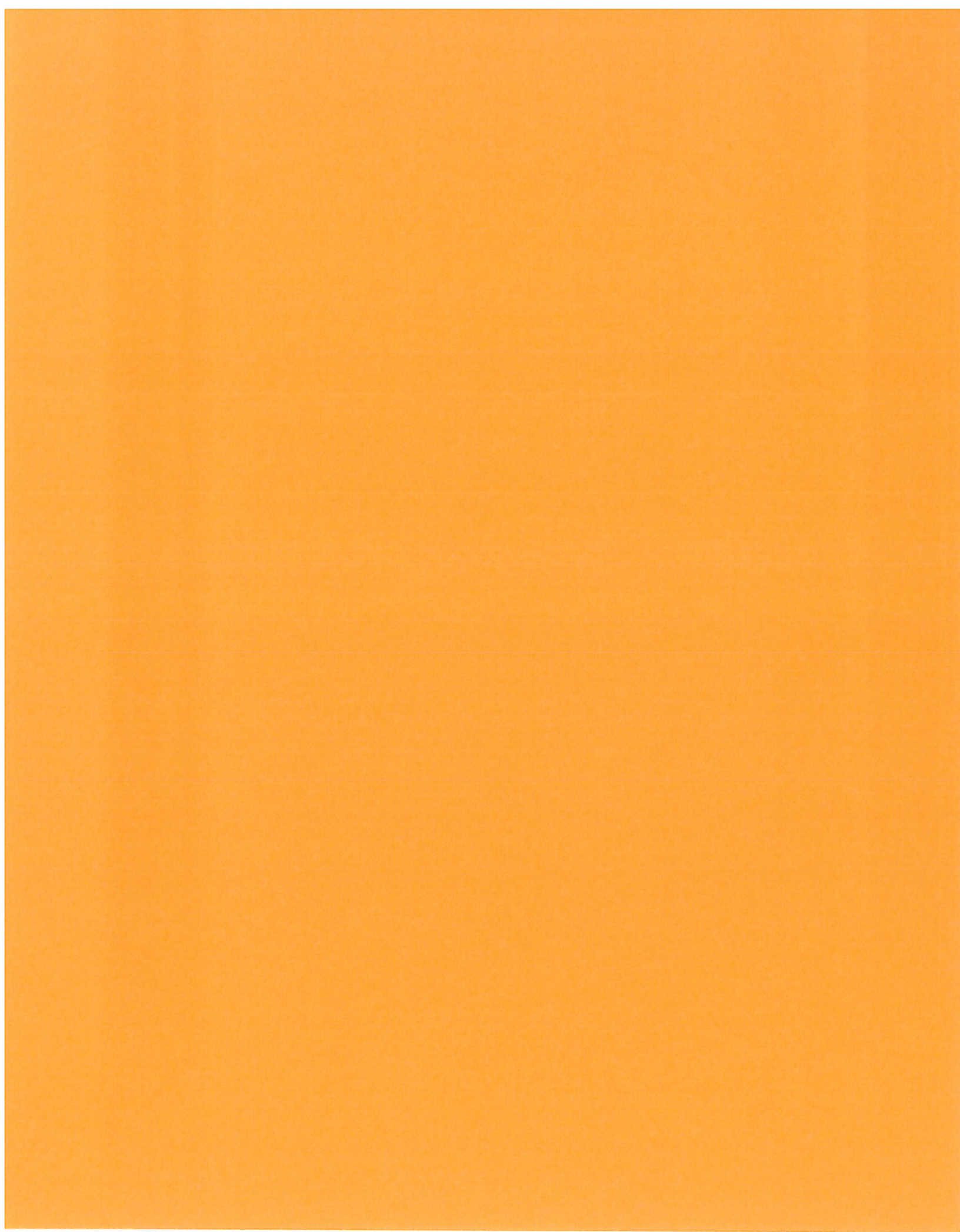
(Commonly known as 2523 Pikes Peak)



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm
No. 1798
TBPLS Firm
No. 10047700
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043

DRAWN BY: JS DATE: 07/31/14 SCALE: 1"=30' JOB. NO. **13075R**





APPL 114-2018
BOARD OF ADJUSTMENTS
APPLICATION FORM

Owner Philip Deal
Address 408 Robin Rd
Cedar Hill, TX 75104
Phone 469-826-8858

Applicant Philip Deal
Address 408 Robin Rd
Cedar Hill, TX 75104
Phone 469-826-8858

Email pndeal@gmail.com

Email pndeal@gmail.com

Address of property requesting variance: 408 Robin Rd

Legal Description of Property:

Lot 3 Block _____ of Shady Brook Farm Sec A Subdivision

And/or

Tract _____ Block _____ Survey _____

Explain Variance Desired The use of decomposed granite be an acceptable
parking surface in lieu of concrete.

Article 5

Zoning Ordinance No. _____ Section 5.1.2, Requirement (B) All vehicle
parking and maneuvering areas shall be on reinforced concrete
paved surfaces.

Give reason for hardship and justify need for variance. Hardship cannot be
financial. The permeable nature of decomposed granite will limit
and minimize the chance of erosion compared to concrete. This
will help limit impact on adjacent property and bank

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.

Applicant _____
Existing Zoning: _____

Philip Deal
Owner _____
Filing Date: 10/8/18

Submit application with Plot Plan, supporting documents and filing fee.

Residential Fee: \$125.00

Non-Residential Fee: \$250.00



Bd of Adjustment

**BUILDING APPEALS & ADVISORY BOARD
RECEIVED
APPLICATION FORM**

OCT 8 9 2018
CITY OF CEDAR HILL
CODE ENF & BLDNG INSP

APPL 114-2018

Existing Zoning: SF-E
Filing Date: Oct 8, 2018

Owner Philip Deal Applicant _____
Address 408 Robin Rd Address _____ } same
Phone Number 469.826.8858 Phone Number _____
Email pndeal@gmail.com Email _____

Address of Property Requesting Variance 408 Robin Rd

Lot 3 Block _____ Subdivision Shady Brook Farm Sec A
Tract _____ Acres _____ Abstract _____ Survey _____

Building Description: Size ≈ 10' x 20' Occupancy Type Parking pad

Occupancy Load _____ Type of Construction _____

Use Parking pad adjacent to shop

Explain Variance Desired: Requesting that the existing decomposed granite pad be deemed an acceptable parking surface.
Rationale: the permeable nature of decomposed granite will minimize the chance of any erosion (compared to concrete) on adjacent embankment.

Code: 11 Section: 127(b)

Requirements: Note: pad would also be extended to driveway to eliminate driving over grass.

I am the owner of the herein described property ^{pd} and X is
~~authorized to file this application on my behalf.~~ (Applicant)

Applicant

Philip Deal
Owner

Variance Fee: \$150.00

Attach Justification Material



Residential Account #16039580000030000

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

Property Location (Current 2019)

Address: 408 ROBIN RD
Neighborhood: 4ESS01
Mapsco: 81A-F (DALLAS)

[DCAD Property Map](#)

[2018 Appraisal Notice](#)

[Electronic Documents \(ENS\)](#)

[File Homestead Exemption Online](#)



[Print Homestead Exemption Form](#)

Owner (Current 2019)

DEAL PHILIP N & JANET A
408 ROBIN RD
CEDAR HILL, TEXAS 751046402

Multi-Owner (Current 2019)

Owner Name	Ownership %
DEAL PHILIP N & JANET A	100%

Legal Desc (Current 2019)

- 1: SHADY BROOK FARM SEC A
2: LOT 3
3:
4: INT201000113485 DD05012010 CO-DC
5: 0395800000300 4CH03958000
Deed Transfer Date: 5/5/2010

Value

2018 Certified Values	
Improvement:	\$184,740
Land:	+ \$43,550
Market Value:	= \$228,290
Revaluation Year:	2018
Previous Revaluation Year:	2016

Main Improvement (Current 2019)

Building Class	18	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1983	Foundation	SLAB	# Kitchens	1

408 Robin Road

DCAD ID: 16039580000030000

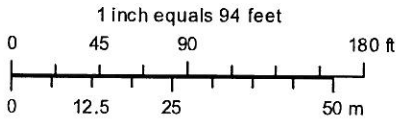
Date of copy: 10/15/2018



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org



DCAD, NCTCOG, USGS, Esri, Inc

408 Robin Road
Variance Request
Details

Safety and Environment

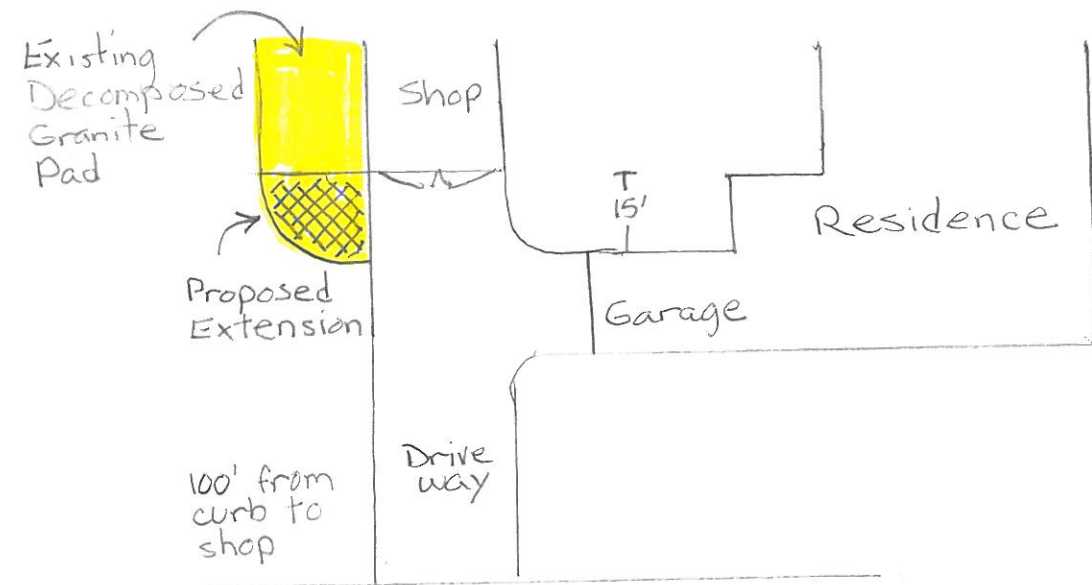
The existing parking pad is adjacent to an embankment that is vegetated and erosion-free at this point. The decomposed granite currently in place is permeable and does an excellent job of mitigating any potential run-off issues. Changing the pad to concrete would likely create undesired run-off problems from both velocity and volume of rainwater.

Aesthetics

While concrete has its place, the look of the “Urban Barn” (as neighbors call the shop adjacent to the parking pad) is much more conducive to the natural, earthy look of crushed granite.

A simple fix would be to park in the driveway in front of the shop. However, the hand-crafted wooden 'barn doors' facing the street are quite beautiful. It would be a shame to park in front of them, thus concealing some of the charm of the greater Robin Road neighborhood.

408 Robin Road



Driveway
(easement)
to 410 Robin
Road



Driveway
Easement



Adjacent
Property
412 Robin Rd





Code Enforcement Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972-291-5100 X1090
F. 972-291-7250

NOTICE OF VIOLATION

DEAL PHILIP N & JANET A
408 ROBIN RD
CEDAR HILL, TEXAS 75104-6402

RE: 408 ROBIN RD CEDAR HILL TX 75104
Description: SHADY BROOK FARM SEC A LOT 3
INT201000113485 DD05012010 CO-DC
0395800000300 4CH03958000
APN: 16039580000030000
Case No: CE-18-4751
Officer: Chante Jacobs

Date: September 11, 2018

DEAL PHILIP N & JANET A,

It has come to the attention of the City of Cedar Hill that condition(s) exist at 408 ROBIN RD. An inspection was conducted on September 11, 2018 to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

Code Section:	Violation Description:	Corrective Action:
11-127(b)	No vehicle shall be parked or stored on an unimproved surface in the front or side yard.	Remove vehicle from grass on front or side yard.

The condition(s) must be corrected by September 18, 2018. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

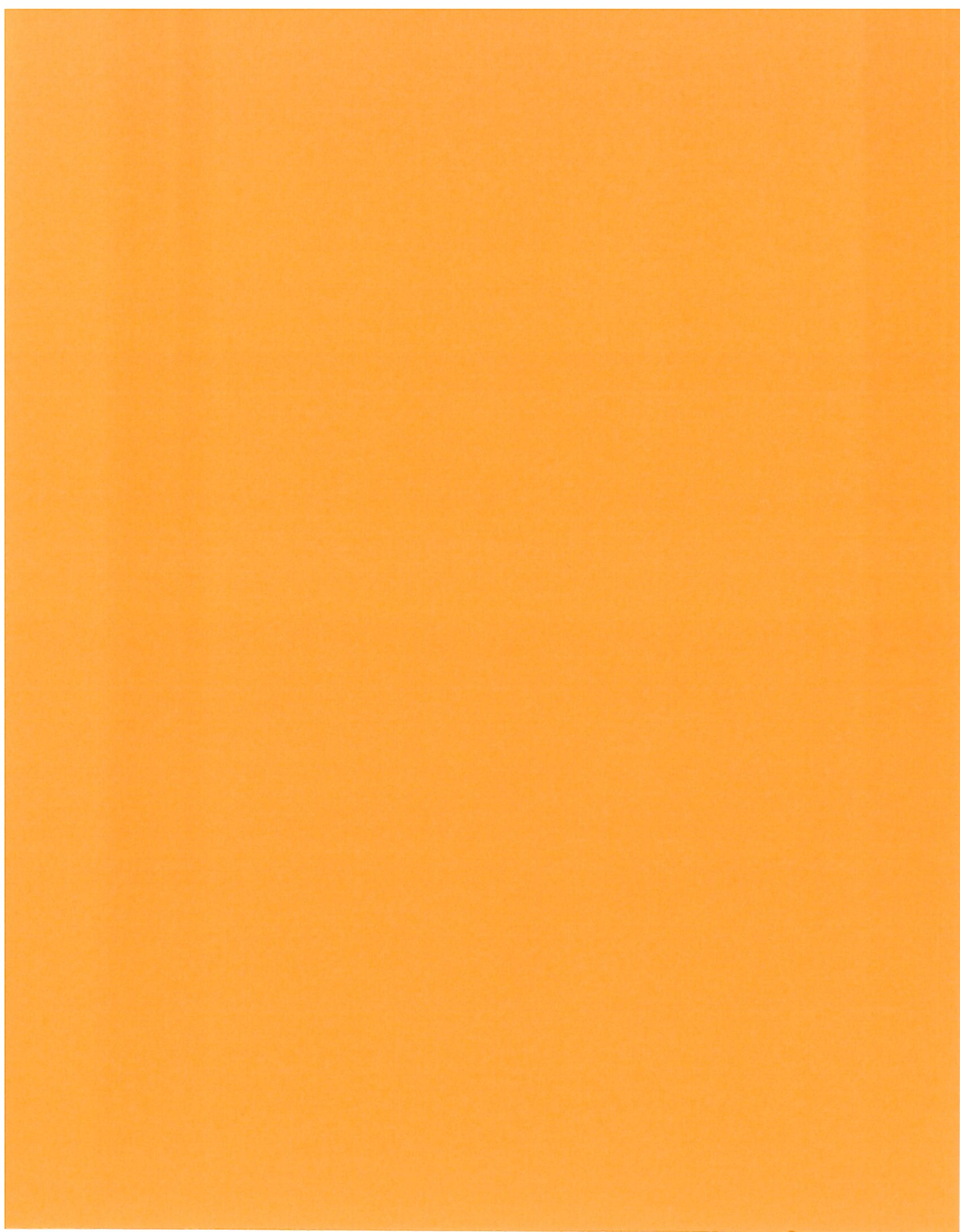
Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at 972.291.5100 ext. 2588. Thank you for your cooperation.

Chante Jacobs
Code Officer
972.291.5100 ext. 2588

Photographs



924FCE74-F141-4D5F-8BB4-AE71BFD88DBE.jpeg



ZONING BOARD OF ADJUSTMENTS
2019 DRAFT MEETING SCHEDULE



	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Dec	30	31	1	2	3	4	5
Jan	6	7	8	9	10	11	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28	29	30	31	1	2
Feb	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	1	2
Mar	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30
	31	1	2	3	4	5	6
Apr	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29	30	1	2	3	4
May	5	6	7	8	9	10	11
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30	31	1
Jun	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	24	25	26	27	28	29
	30	1	2	3	4	5	6
Jul	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29	30	31	1	2	3
Aug	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29	30	31
Sep	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	1	2	3	4	5
Oct	6	7	8	9	10	11	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28	29	30	31	1	2
Nov	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30
Dec	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31	1	2	3	4

Dates highlighted in yellow are proposed meeting dates.
Dates highlighted in red are holidays observed by the City of Cedar Hill.