

ORDINANCE NO. 98-383

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NUMBER 77-439, AS HERETOFORE AMENDED, AND PROVIDING A CHANGE OF ZONING CLASSIFICATION FROM R-1 SINGLE-FAMILY DWELLING DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR A RETIREMENT COMMUNITY ON LAND SPECIFICALLY DESCRIBED HEREIN LOCATED WITHIN ABSTRACT 1226; PROVIDING FOR SPECIAL CONDITIONS AND RESTRICTIONS ON SAID PROPERTY; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, a Request for Change in Zoning Classification was duly filed with the City of Cedar Hill, Texas, concerning the hereinafter described property and assigned Project Number 98-21; and

WHEREAS, due notice of hearing was made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Cedar Hill, Texas, duly convened and conducted a public hearing for the purpose of assessing a zoning classification change on the hereinafter described property located in the City of Cedar Hill, Texas; and

WHEREAS, an additional opportunity for all interested persons to be heard was provided by the City Council of the City of Cedar Hill, Texas, at an open meeting, with proper notices posted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

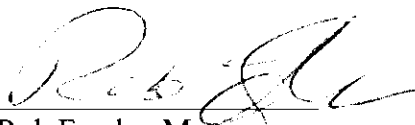
SECTION 1. The legal description of the property zoned herein is generally described as approximately 14.86 acres of land located within the Samuel Ramsey Survey, Abstract 1226, in the City of Cedar Hill, Dallas County, Texas, generally located at the northwest corner of Pleasant Run Road and Old Clark Road, and is more particularly described by metes and bounds in the property description which is attached hereto as "Exhibit A."

SECTION 2. The zoning classification of "Tract B", as described herein as 8.3 acres, is hereby changed from R-1 Single-Family Dwelling District to Planned Development District for Independent Living and Assisted Living; the zoning classification of "Tract C", as described herein as 3.1 acres, is hereby changed from R-1 Single-Family Dwelling District to Planned Development District for Alzheimer's Center; and the zoning classification of "Tract D", as described herein as 3.46 acres, is hereby changed from R-1 Single-Family Dwelling District to Planned Development District for Retirement Cottages.

SECTION 3. The property zoned herein shall have Special Conditions and Restrictions as set forth in "Exhibit B" attached hereto. Such restrictions and conditions are hereby officially adopted, approved and ordered as a part of the Planned Development District zoned herein.

SECTION 4. The zoning classification of this Planned Development District will take immediate effect after the passage of this Ordinance by the City Council of the City of Cedar Hill, Texas.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, this the 28th day of July 1998.


Rob Franke, Mayor

ATTEST:

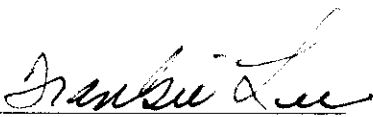

Frankie Lee, City Secretary

EXHIBIT A

TRACTS B, C, D OVERALL ZONING DESCRIPTION

BEING A 14.86 ACRE TRACT OF LAND IN THE SAMUEL RAMSEY SURVEY, ABSTRACT NO. 1226 IN THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS AND BEING PART OF THE CALLED TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO ETHEL VANCE TAYLOR, WIFE OF CLINT TAYLOR AS RECORDED IN VOLUME 2708, PAGE 544 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET AT THE NORTHEAST CORNER AT THE INTERSECTION OF THE NORTHWEST RIGHT OF WAY OF CLARK ROAD (A 50 FOOT R.O.W) AND NORTH LINE OF SAID TAYLOR TRACT,

THENCE NORTH 88 DEGREES 28 MINUTES 00 SECONDS WEST WITH SAID NORTHWEST RIGHT OF WAY FOR A DISTANCE OF 505.00 FEET,

THENCE SOUTH 01 DEGREES 32 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 363.00 FEET,

THENCE NORTH 88 DEGREES 28 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1,019.42 FEET,

THENCE SOUTH 41 DEGREES 05 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 83.58 FEET,

THENCE SOUTH 11 DEGREES 36 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 230.42 FEET,

THENCE SOUTH 15 DEGREES 03 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 119.08 FEET,

THENCE SOUTH 74 DEGREES 57 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 113.92 FEET,

THENCE SOUTH 88 DEGREES 28 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 968.17 FEET,

THENCE NORTH 36 DEGREES 58 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 977.83' TO THE PLACE OF BEGINNING AND CONTAINING 14.86 ACRES OF LAND.

EXHIBIT B

SITE PLAN DEVELOPMENT STANDARDS PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 98-383

The minimum front yard, rear yard, lot area, lot width, masonry façade and building spacing are as noted on the plan. The maximum building height, number for beds and residential units or rooms, and site covered by building are as noted on plan.

PROPOSED USES

INDEPENDENT LIVING RETIREMENT COMMUNITY

A three story structure of 112 units for housing of senior citizens, minimum services shall include meals provided in a common dining area and prepared in a commercial kitchen, social activities, maintenance, housekeeping, laundry, transportation and professional management services.

ASSISTED LIVING RESIDENCE

An assisted living facility licensed by the State of Texas as a type B personal care residence which provides, at a minimum, three meals daily in a common dining area and prepared in a commercial kitchen, social activities, maintenance, housekeeping, laundry, transportation, professional management services and supportive services to assist residents in professional management services and supportive services to assist residents in performing activities of daily living such as assistance in dressing, bathing, walking, performing activities of daily living such as assistance in dressing, bathing, walking, eating and other similar activities. This building is not a skilled nursing facility.

ALZHEIMER'S RESIDENCE

A building which is licensed by the State of Texas as a type B personal care residence whose minimum services parallel the personal care residence but whose residents are limited to persons afflicted with Alzheimer's and other dementia conditions.

INDEPENDENT LIVING COTTAGES

Fourplex cottage units providing housing for senior citizens who choose to live more independently and receive no scheduled services beyond routine maintenance and transportation. The cottage units shall have full kitchens so residents do not typically receive meals in the central dining area of the independent living retirement community.

SITE PLAN SUBMITTAL

A detailed site plan that is consistent with the approved "P. D." shall be submitted and approved by the Planning and Zoning Commission and the City Council prior to the issuance of a building permit.

LANDSCAPING

All landscaping shall meet or exceed the requirements of the landscape ordinance of the City of Cedar Hill.

PARKING TABULATION

AREA	NON-SPECIFIED	PROVIDED
TRACT 'B'		
INDEPENDENT LIVING CENTER *	100	100
112 UNIT .9 SPACES PER UNIT		
ASSISTED LIVING CENTER *	33	33
50 UNIT .65 SPACES PER UNIT		
TOTAL SPACES FOR TRACT 'B'	133	133
TRACT 'C'		
ALZHEIMER'S CENTER *	32	32
48 BEDS .65 SPACES PER BED		
TRACT 'D'		
INDEPENDENT LIVING COTTAGES	20	28
20 UNITS 1.4 SPACES PER UNIT		

* DENOTES FACILITY PROVIDED TRANSPORTATION TO ITS TENANTS.

STREET YARD LANDSCAPING

FRONTAGE	MIN. # OF 3" CAL. TREES	S.F. LANDSCP. AREA REQUIRED	S.F. LANDSCP. AREA PROVIDED
TRACT 'B'			
PLEASANT RUN ROAD	48	20,608 S.F.	52,840 S.F.
103,039 S.F. STREET YARD		20%	51%
TRACT 'C'			
PLEASANT RUN & OLD CLARK RD.	44	18,568 S.F.	56,473 S.F.
92,838 S.F. STREET YARD		20%	61%
TRACT 'D'			
OLD CLARK ROAD	25	9,004 S.F.	43,200 S.F.
45,018 S.F. STREET YARD		20%	95%

The Cedar Hill Sentinel

AFFIDAVIT of PUBLICATION

State of Texas
County of Dallas

Personally appeared the undersigned, a Notary Public within and for said County and State, Lou Antonelli, owner and publisher of the Cedar Hill Sentinel, a general circulation paid newspaper published at 413 Cedar Street, Cedar Hill, Tx. 75104, County of Dallas, State of Texas, who being duly sworn, states on oath that the notice: **ORDINANCE NO. 98-383** was published in said publication on: July 30th, 1998.

Lou Antonelli Lou Antonelli, publisher

Sworn and subscribed before me this the 4th day of August, 1998.

My commission expires 4-22-01



Betty Bailey
Notary Public

413 Cedar St. Cedar Hill, Tx. 75104

Telephone (972) 291-5545 Fax (972) 293-6434 e-mail chpaper@juno.com
Lou Antonelli, editor and publisher

On the Road and Joe Wilson Road
2,400 feet south of the inter-
section of Pleasant Run Road
and Joe Wilson Road.

On South Clark Road for
southbound traffic beginning 400
feet south of Parkerville Road
and terminating 100 feet south
of said intersection.

On South Clark Road for north-
bound traffic beginning 400 feet
south of Parkerville Road and
terminating 100 feet north of said
intersection.

On High Pointe Lane for
southbound traffic beginning 730
feet north of Fuller Street and
terminating 170 feet south of said
intersection.

On High Pointe Lane for north-
bound traffic beginning 170 feet
south of Fuller Street and termi-
nating 730 feet north of said inter-
section.

On Fuller Street for westbound
traffic beginning 68 feet west of
High Pointe Lane and terminating
850 feet west of said intersection.

On Fuller Street for eastbound
traffic beginning 850 feet west of
High Pointe Lane and terminating
68 feet west of said intersection.
Section 2. Speed Limitation Es-
tablished

Any and all vehicular traffic shall
be restricted to a speed of not
more than twenty (20) miles per
hour within the "School Zones".

Section 3. Repealing Clause
In the event that any other Ordinance
of the City of Cedar Hill,
Texas, heretofore enacted is found
to conflict with the provisions of
this Ordinance, this Ordinance
shall prevail.

Section 4. Penalty for Violation
Any person, firm, partnership,
association or corporation who
shall violate any of the Provisions
of the Ordinance or who shall
exceed the Twenty (20) mile per
hour speed limitation imposed by
this Ordinance shall be deemed

Lewis Sifford, City Attorney
7/30/98 1x

ORDINANCE NO. 98-385

AN ORDINANCE OF THE CITY
OF CEDAR HILL DESIGNATING
THE OFFICIAL NEWSPAPER
FOR THE CITY OF CEDAR HILL,
TEXAS: PROVIDING FOR A
TERM: AND PROVIDING FOR
EFFECTIVE DATE.

PASSED, ADOPTED, AND AP-
PROVED by the City Council of
the City of Cedar Hill, Texas this
28th day of July, 1998.

Rob Franke, Mayor

ATTEST:

Frankie Lee, City Secretary
7/30/98 1x

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weekend baker. Call the Cedar
Hill location at 293-3260.

WAITRESS NEEDED at the Gin-
gerbread House. Apply in person,
210 S. Broad St., or call 291-
2066.

FOR SALE

1968 VW single cab truck, 1600cc,
new motor, runs great. \$1,800
OBO. Call 291-3828 or see at 401
West Belt Line.

FOR SALE: 1982 Honda 750 CVK
motorcycle, recently repaired
many things at great cost, drives
like new, will sell to the first per-
son with \$1,000. Call 291-2636 or
817 459-4683.

RUSSIAN MORGALIN K3808P
.22 target pistol used by the So-
viet team for Olympics in the
1930s. Appraised at \$1,700, will
sell for \$1,000 OBO. Call or leave
message at 291-5545 or 291-
1586.

AVON PRODUCTS to buy or sell.
Call Jean Barnes at 291-7698.

FOR SALE: 14' Terra Bass Craft
boat. No motor. \$300 14' Starcraft
boat, with motor. \$1,500. 1989
Starcraft Pop Up Tent Camper,
\$2,000. Call 291-7277.