

**ORDINANCE NO. 99-405**

**AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, THAT BEING ORDINANCE NO. 77-439, AS HERETOFORE AMENDED, AND SPECIFICALLY BE AMENDED BY PROVIDING A CHANGE IN ZONING CLASSIFICATION FROM PLANNED DEVELOPMENT DISTRICT, ORDINANCE NUMBERS 95-245 AND 95-246, TO A NEW PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL ON LAND SPECIFICALLY DESCRIBED HEREIN, LOCATED WITHIN ABSTRACTS 233 AND 1226; PROVIDING FOR SPECIAL CONDITIONS AND REGULALTIONS; 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 was assigned case number 98-51; 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. PROPERTY DESCRIPTION** - The Zoning District Map of the City of Cedar Hill is hereby amended by changing only that portion of the map containing Lots 2 and 4, Block 9, High Pointe Addition, located within A-1226 and A-233.

**SECTION 2. CHANGE IN ZONING CLASSIFICATION** - The Zoning Classification of that property described herein is hereby changed from Planned Development District Numbers 95-245 and 95-246 to a Planned Development District Number 99-405 for Single-Family Residential subject to the standards, restrictions, and special conditions described herein.

**SECTION 3. STANDARDS, RESTRICTIONS, AND SPECIAL CONDITIONS** - The standards, restrictions, and special conditions set forth in "Exhibit A" are hereby officially adopted, approved and ordered as a part of this Planned Development District hereby established.

**SECTION 4. EFFECTIVE DATE** - 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, on this the 12<sup>th</sup> day of January 1999.



\_\_\_\_\_  
Rob Franke, Mayor

ATTEST:



\_\_\_\_\_  
Frankie Lee, City Secretary

**EXHIBIT "A"**

**Standards, Restrictions, and Special Conditions  
for  
Planned Development Ordinance No. 99-405**

*Lots 2 & 4, Block 9 High Pointe Addition  
P&Z Case # 98-51*

**SPECIAL CONDITIONS AND RESTRICTIONS:**

*All the standards, definitions and requirements of the “R-1” zoning district, as here and after may be amended, shall apply to this Planned Development except for only the following:*

**Maximum Height:**

- *2 ½ Stories*

**Minimum Yard Requirements:**

- *Front Yard- 25 feet*
- *Side Yard- 5 feet*
- *Street Side Yard- 15 feet*
- *Rear Yard - 20 feet*

**Minimum Lot Area:**

- *All lots shall have a minimum lot area of 8,400 feet.*

**Minimum Lot Width:**

- *All lots shall have a minimum lot width of 70 feet.*

**Minimum Lot Depth:**

- *All lots shall have a minimum lot depth of 120 feet*

**Minimum Parking:**

- *All dwelling units shall have a two car rear entry garages.*

**Minimum Living Area per Dwelling Unit:**

- *Up to 30% of the lots shall have a minimum living area of 1,850 square feet;*
- *Not less than 70% of the lots shall have a minimum living area of 2,000 square feet.*

**Minimum Masonry Exterior:**

- *A minimum of 80% of the exterior walls shall be masonry.*

# The Cedar Hill Sentinel

## **AFFIDAVIT of PUBLICATION**

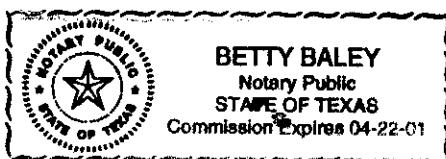
**State of Texas  
County of Dallas**

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: **ORD. NO. 99-405 -ZONING AMEND.** was published in said publication on January 14, 1999.

Lou Antonelli Lou Antonelli, publisher

Sworn and subscribed before me this the 19th day of Jan., 1999.

My commission expires 4-22-01



Betty Baley

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**

"Safety Trailer" on the lower left corner of the outside envelope and should be submitted to the Purchasing Agent, 502 Cedar Street, P.O. Box 96, Cedar Hill, Texas 75106. Specifications may be obtained from the Purchasing Agent at 972-291-5124.

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**ORDINANCE NO. 99-405**  
**AN ORDINANCE OF THE CITY**  
**OF CEDAR HILL, TEXAS**  
**AMENDING THE COMPREHEN-**  
**SIVE ZONING ORDINANCE OF**  
**THE CITY OF CEDAR HILL,**  
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**VIDING FOR SPECIAL CONDI-**  
**TIONS AND REGULATIONS;**  
**AND PROVIDING FOR IMMEDI-**  
**ATE EFFECT.**

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 12th day of January 1999.

ATTEST:

Rob Franke, Mayor  
Frankie Lee, City Secretary

**ORDINANCE NO. 99-406**  
**AN ORDINANCE OF THE CITY**  
**OF CEDAR HILL, TEXAS**  
**AMENDING THE COMPREHEN-**  
**SIVE ZONING ORDINANCE OF**  
**THE CITY OF CEDAR HILL,**

RESIDENTIAL ON LAND SPECIFICALLY DESCRIBED HEREIN LOCATED WITHIN ABSTRACT 1226; PROVIDING FOR SPECIAL CONDITIONS AND REGULATIONS; AND PROVIDING FOR IMMEDIATE EFFECT. PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 12th day of January 1999.

ATTEST:

Rob Franke, Mayor  
Frankie Lee, City Secretary

**ORDINANCE NO. 99-407**  
**AN ORDINANCE ADOPTING A**  
**REVISED 1998-99 OPERATING**  
**FUND BUDGET FOR THE PUR-**  
**POSES OF PROVIDING BUD-**  
**GET AMENDMENTS; AUTHO-**  
**RIZING EXPENDITURES FOR**  
**THE FISCAL YEAR BEGINNING**  
**OCTOBER 1, 1998, AND END-**  
**ING SEPTEMBER 30, 1999, FOR**  
**THE CITY OF CEDAR HILL,**  
**TEXAS; AUTHORIZING EXPEN-**  
**DITURES AS SPECIFICALLY**  
**DESIGNATED IN SUCH BUD-**  
**GET AND THE FUNDS DESIG-**  
**NATED THEREIN; AND PRO-**  
**VIDING FOR IMMEDIATE EF-**  
**EFFECT.**

WHEREAS, the City Council of the City of Cedar Hill, Texas, has found and determined that it is necessary to revise its 1998-99 Budget for the purposes of designating budget amendments and fund designations for the fiscal year.

WHEREAS, the City Council of the City of Cedar Hill, Texas, has determined that it is in the best interests of the citizens of Cedar Hill that such provisions and budget amendments be adopted.

NOW, THEREFORE BE IT ORDAINED by the City Council of



**It's news to us...**

While some papers charge to print social notices, our paper will run your social announcements FREE of charge as community news. Send your birth, engagement, marriage and death notices to us at 413 Cedar Street, Cedar Hill, Tx. 75104. Call 972 291-5545 for more information.