

**ORDINANCE NO. 99-432**

**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 FOR SINGLE FAMILY RESIDENTIAL USES, ORDINANCE NO. 84-698 AND 87-944, TO PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL ON LAND SPECIFICALLY DESCRIBED HEREIN, LOCATED WITHIN ABSTRACT 1226; PROVIDING FOR SPECIAL CONDITIONS AND REGULATIONS; 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 99-40; 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 29.995 acres of land, located within the High Pointe Subdivision, Block 11, Lot 2, the Samuel Ramsey Survey, Abstract 1226, and more specifically described in "**Exhibit A**".

**SECTION 2. CHANGE IN ZONING CLASSIFICATION** - The Zoning Classification of that property described herein is hereby changed from Planned Development District Number 95-247 to a Planned Development District Number 99-432 for Single-Family Residential subject to the standards, restrictions, and special conditions described herein.

**SECTION 3. STANDARDS, RESTRICTIONS, AND SPECIAL CONDITIONS –**

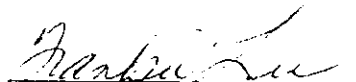
The standards, restrictions, and special conditions set forth in "**Exhibit B**" are hereby officially adopted, approved and ordered as a part of this Planned Development District hereby established.

**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.

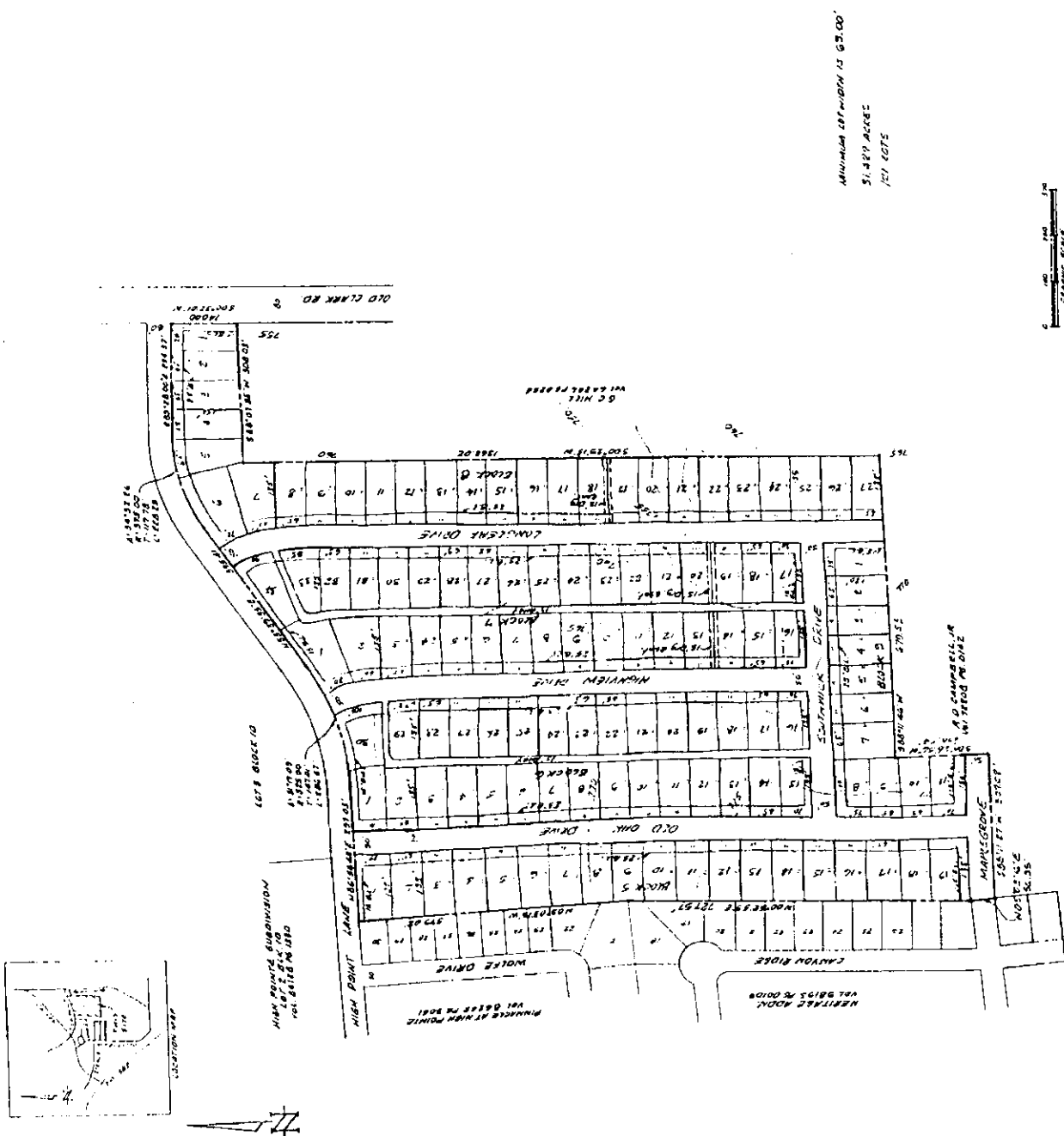
**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Cedar Hill, Texas, on this the 22nd day of June 1999.

  
Rob Franke, Mayor

ATTEST:

  
Frankie Lee, City Secretary

PRELIMINARY PLAT  
**HERITAGE III**  
 REPLAT OF LOT 2, BLOCK 11  
 HIGH-POINTE SUBDIVISION  
 EMMUEL RUNNER SURVEY, ABSTRACT NO. 1278  
 DALLAS COUNTY, TEXAS  
 CITY OF CEDAR HILL  
 BRIDGEMAN INVESTMENTS, INC., OWNED BY  
 11405 DALLAS PARKWAY, SUITE 100  
 DALLAS, TEXAS 75247  
 FREDERICK-OLSON, INC., ENGINEERS  
 5817 HENDERLY ROAD, DALLAS, TEXAS 75246  
 BY: JACQUELYNNE TAYLOR, CLERK  
 DATE: APRIL, 1999 SCALE: 1" = 100'



## **EXHIBIT "B"**

### **Standards, Restrictions, and Special Conditions for Planned Development Ordinance No. 99-432**

#### **Heritage III- P&Z Case 99-40**

#### **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:*

##### **Minimum Lot Area:**

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

##### **Minimum Front Yard:**

- *The minimum front yard shall be 25 feet.*

##### **Minimum Lot Width:**

- *All lots shall have a minimum lot width of 63 feet.*

##### **Minimum Lot Depth:**

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

##### **Minimum Alley & Parking:**

- *Interior blocks shall include alleys and each dwelling shall have two- car garages which shall be alley access. Dwelling units on perimeter blocks may have street access and shall have two-car garages which shall be located at the rear of the lot with no garage door facing the street.*

##### **Minimum Masonry Exterior:**

- *Each building elevation shall have an exterior façade comprised of not less than 80% masonry, regardless of the number of stories.*

##### **Fencing:**

- *Lots 1 through 18 of Block 8 shall have a 6-foot stockade fence before final inspection.*

# 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. 99-432 -ZONING AMENDMENT was published in said publication on June<sup>24</sup>, 1999.

Lou Antonelli

Lou Antonelli, publisher

Sworn and subscribed before me this the 30th day of June, 1999.

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](mailto:chpaper@juno.com)

Lou Antonelli, editor and publisher

ORDINANCE NO. 99-436

AN ORDINANCE AMENDING CHAPTER 20 OF THE CODE OF ORDINANCES RELATING TO PLATS; ADOPTING LIMITATIONS ON ACCEPTANCE AND PROCESSING OF CERTAIN

APPLICATIONS FOR MULTI-FAMILY DEVELOPMENT PERMITS; INCLUDING DEFINITIONS; PROVIDING A TERM; ESTABLISHING APPEALS PROCEDURES; PROVIDING FOR RELIEF MEASURES, EXEMPTIONS AND EXCEPTIONS; PROVIDING FOR

ADDITIONALITY. PROVIDING PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 22nd day of June 1999.

ATTEST:

Rob Franke, Mayor  
Frankie Lee, City Secretary

PROVED by the City Council of the City of Cedar Hill, Texas, on this the 22nd day of June 1999.

ATTEST:

Rob Franke, Mayor  
Frankie Lee, City Secretary

ORDINANCE NO. 99-433

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, THAT BEING ORDINANCE NO. 77-439, AS HERETOFORE AMENDED; PROVIDING A CHANGE IN ZONING FROM COMMERCIAL TO

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, PROVIDING THAT THE CODE OF ORDINANCES BE AMENDED BY AMENDING ARTICLE V SECTION 9-106 BY CHANGING THE DEFINITION OF A JUNKED VEHICLE; PROVIDING A SAVING CLAUSE; PROVIDING FOR A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, the City Council of the City of Cedar Hill has found and determined it to be in the best interest of the health, safety, morals and general welfare of the citizens of Cedar Hill, Texas to provide regulations regarding junked vehicles within the corporate limits of the City of Cedar Hill, Texas;

WHEREAS, the City Council of the City of Cedar Hill, Texas, does hereby find and determine it to be in the best interest of the citizens of the City of Cedar Hill, Texas, to establish standards for junked vehicles; and

NOW, THEREFORE, be it ordained by the City Council of the City of Cedar Hill, Texas that:

SECTION 1. That the Code of Ordinances of the City of Cedar Hill, Texas be amended by amending the definition of junked motor vehicle in Article V Section 9-106 to read as follows:

ARTICLE V. JUNKED VEHICLES  
Section 9-106. Definitions. Junked motor vehicle. Any motor vehicle as defined in V.T.C.S. Article 6701d-11 which:

1) Is inoperative; and (2) Does not have lawfully affixed to it an unexpired license plate and a valid motor vehicle safety inspection certificate, is wrecked, dismantled, partially dismantled, or shall take effect immediately after passage, approval and publication, as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 22nd day of June 1999.

ATTEST:

Robert K. Franke, Mayor  
Frankie Lee, City Secretary

NOTICE OF PUBLIC SALE of property to satisfy landlord's lien. Sale is JULY 12, 1999 at 2:00-2:30 p.m. 150 N. Clark Rd. Cedar Hill Tx. Property will be sold to highest bidder for cash. Clean up and removal Deposit may be required. Seller reserves right to withdraw property from sale. Property includes contents of spaces of following tenants:

ROSE WILLIAMS, MISC;  
DAN GRIFFIN, MISC;  
CHRIS GREENE, MISC;  
DONALD CROCKETT, MISC;  
CHASLEY HUTCHERSON, MISC.  
Contact: Frances Perez at Cedar Hill Self Storage, Tele: (972) 291-8386. Fax: 291-5480.

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