

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 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 hercinafter 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.

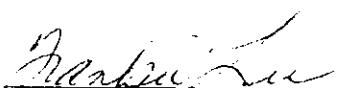
SECTION 4. EFFECTIVE DATE - The zoning classification of this Planned Development District will take immediate effect after the passage of this Ordinance by the City Council of the City of Cedar Hill, Texas.

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

EXHIBIT "A"

PLAT MAP
HERITAGE III
REPLAT OF LOT 2, BLOCK 11
HIGH-POINTE SUBDIVISION
BALMORAL TRUSTEE SURVEY & ABSTRACT NO. 1275
DALLAS COUNTY, TEXAS
CITY OF CEDAR HALL
11400 CEDAR PARK DR., SUITE 110, DALLAS, TEXAS 75248
PH: (972) 237-1200
FAX: (972) 237-1201
E-MAIL: info@balmoraltr.com
WEBSITE: www.balmoraltr.com

AMERICAN EXPRESS 15.00
5.1.2276 100%

DATE, APRIL 1999 SCALE 1" = 100'

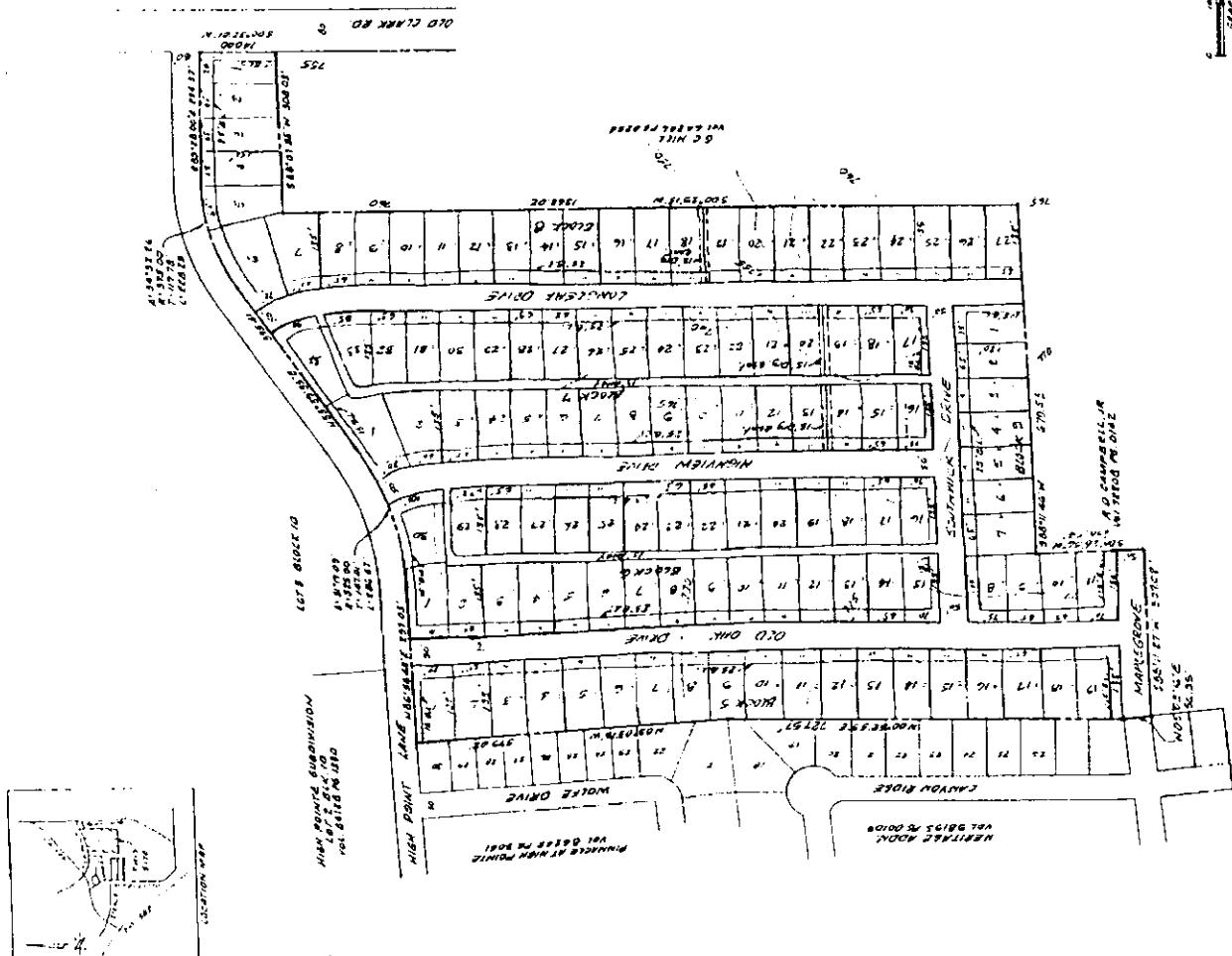


EXHIBIT "B"

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 24, 1999.

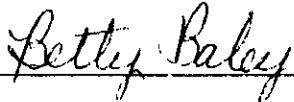


Lou Antonelli, publisher

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

My commission expires

4-22-01



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

ORDINANCE NO. 99-436
AN ORDINANCE AMENDING
CHAPTER 20 OF THE CODE OF
ORDINANCES RELATING TO
PLATS; ADOPTING LIMITA-
TIONS ON ACCEPTANCE AND
PROCESSING OF CERTAIN
APPLICATIONS FOR MULTI-
FAMILY DEVELOPMENT PER-
MITS; INCLUDING DEFINI-
TIONS; PROVIDING A TERM;
ESTABLISHING APPEALS PRO-
CEDURES; PROVIDING FOR
RELIEF MEASURES, EXEM-
PTIONS AND EXCEPTIONS;
PROVIDING FOR
20% REZONING
PASSED, ADOPTED AND AP-
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. 99-432
AN ORDINANCE OF THE CITY
OF CEDAR HILL, TEXAS
AMENDING THE COMPREHEN-
SIVE ZONING ORDINANCE OF
THE CITY OF CEDAR HILL,
TEXAS, THAT BEING ORDIN-
ANCE 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.
PASSED, ADOPTED AND AP-

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 ORDIN-
ANCE OF THE CITY OF CE-
DAR HILL, TEXAS, THAT BEING
ORDINANCE NO. 77-439,
AS HERETOFORE AMENDED;
PROVIDING A CHANGE IN ZON-
ING FROM COMMERCIAL TO
AN ORDINANCE OF THE CITY
OF CEDAR HILL, TEXAS, PRO-
VIDING THAT THE CODE OF
ORDINANCES BE AMENDED
BY AMENDING ARTICLE V SEC-
TION 9-106 BY CHANGING THE
DEFINITION OF A JUNKED VE-
HICLE; PROVIDING A SAVING
CLAUSE; PROVIDING FOR A
SEVERANCE CLAUSE; PRO-
VIDING FOR INCORPORATION
INTO THE CODE OF ORDIN-
ANCES OF THE CITY OF CE-
DAR 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 corpo-
rate 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 or-
dained 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 un-
expired license plate and a valid
motor vehicle safety inspection
certificate, is wrecked, dis-
mantled, partially dismantled, or
shall take effect immediately af-
ter passage, approval and publi-
cation, as required by law.

PASSED, ADOPTED AND AP-
PROVED 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 re-
quired. Seller reserves right to
withdraw property from sale. Prop-
erty 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.