

ORDINANCE NO. 98-372-A

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 PLANNED DEVELOPMENT DISTRICT NUMBER 85-803 TO PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL ON LAND SPECIFICALLY DESCRIBED HEREIN LOCATED WITHIN ABSTRACT 1552 OF DALLAS COUNTY; 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 98-10; 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 36.57 acres out of abstract 1552, Dallas County, and more particularly described by metes and bounds attached hereto as "Exhibit A."

SECTION 2. The zoning classification on the herein above-described property is hereby changed from PD #85-803 to a Planned Development District for single family residential in accordance with the concept plan attached hereto as "Exhibit C."

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 9th day of June, 1998.


Rob Franke, Mayor

ATTEST:


Frankie Lee, City Secretary

LEGAL DESCRIPTION - PARKWAY PLACE (CASE # 98-10)

BEING A 36.57 ACRE TRACT OF LAND SITUATED IN THE HENRY WAND SURVEY, ABSTRACT NO. 1552 IN THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS AND BEING A PORTION OF G.B.C. PROFIT SHARING PLAN TRACT 12 AND TRACT 13 AS RECORDED IN VOLUME 96252, PAGE 4231 DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID TRACT 12, AND THE NORTHEAST CORNER OF M.D. HEITMAN, TRACT 10, AS RECORDED IN VOLUME 77083, PAGE 2738 ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF PARKERVILLE ROAD;

THENCE SOUTH 89 DEG. 48 MIN. 35 SEC. EAST, ALONG THE SAID RIGHT-OF-WAY LINE OF PARKERVILLE ROAD, A DISTANCE OF 1350.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH, DEPARTING THE SAID RIGHT-OF-WAY LINE OF PARKERVILLE ROAD, A DISTANCE OF 685.98 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEG. 49 MIN. 39 SEC. EAST A DISTANCE OF 123.19 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEG. 10 MIN. 21 SEC. WEST A DISTANCE OF 115.19 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, A CHORD BEARING OF NORTH 81 DEG. 03 MIN. 18 SEC. EAST AND A CHORD LENGTH OF 69.69 FEET;

CONTINUING ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08 DEG. 24 MIN. 51 SEC. FOR AN ARC LENGTH OF 69.76 FEET TO A POINT FOR CORNER;

THENCE NORTH 76 DEG. 50 MIN. 53 SEC. EAST A DISTANCE OF 30.88 FEET TO A POINT FOR CORNER;

THENCE NORTH 20 DEG. 29 MIN. 04 SEC. EAST A DISTANCE OF 139.94 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEG. 49 MIN. 39 SEC. EAST A DISTANCE OF 396.49 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEG. 09 MIN. 17 SEC. EAST A DISTANCE OF 29.15 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF NORTH TEXAS AREA OF CHRISTIAN CHURCH, TRACT 12.2, AS RECORDED IN VOLUME 96252, PAGE 4231;

THENCE SOUTH 89 DEG. 49 MIN. 39 SEC. EAST, ALONG THE SOUTH LINE OF SAID NORTH TEXAS AREA OF CHRISTIAN CHURCH, TRACT 12.2, A DISTANCE OF 350.00 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE WEST LINE OF COMMONWEALTH SECURITIES CORP., TRACT 14, AS RECORDED IN VOLUME 93190, PAGE 2689;

THENCE SOUTH 00 DEG. 09 MIN. 17 SEC. WEST, ALONG SAID WEST LINE OF COMMONWEALTH SECURITIES CORP., TRACT 14, A DISTANCE OF 365.25 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTH EAST CORNER OF STEPHEN WAKEFIELD, TRUSTEE (T.U. ELECTRIC), TRACT 12.2, AS RECORDED IN VOLUME 96252, PAGE 4238;

THENCE NORTH 88 DEG. 18 MIN. 44 SEC. WEST, ALONG THE NORTH LINE OF SAID STEPHEN WAKEFIELD, TRUSTEE (T.U. ELECTRIC), TRACT 12.2, A DISTANCE OF 2374.44 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE EAST LINE OF CEDAR TRAIL ESTATES;

THENCE NORTH 00 DEG. 22 MIN. 39 SEC. EAST, ALONG THE EAST LINE OF SAID CEDAR TRAIL ESTATES AND EAST LINE OF SAID M.D. HEITMAN, TRACT 10, A DISTANCE OF 925.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,593,162.53 SQUARE FEET OR 36.57 ACRES OF LAND.

EXHIBIT "B"

Planned Development Standards for **Ordinance # 98-372-A**

(Zoning Case # 98-10)
Proposed – Parkway Place Addition
36.56 acres, A-1552

All regulation applicable to the "R-1A" single family zoning district, as here and after may be amended, shall apply to this Planned Development District except as specified below:

1. Minimum Lot Area is hereby set as: *7,000 Sq. Ft.*
2. Minimum Lot Width is hereby set as: *60 feet @ building line*
3. Minimum Lot Depth is hereby set as: *105 feet*
4. Minimum Front Yard is hereby set as: *25 feet*
5. Minimum Rear Yard is hereby set as: *22 feet*
6. Minimum Interior Side Yard is hereby set as: *5 feet*
7. Minimum Living Area is hereby set as:
 - *At least 30% of the dwelling units shall be 1,800 square feet or larger;*
 - *No dwelling unit shall have less than 1,650 square feet of living area.*

DEVELOPMENT PLAN - Except for minor adjustments, which may be approved by the director of planning, the development of this property shall be subject to all the conditions, safeguards and layout as shown on the Development Plan bearing the City do Cedar Hill Received date of May 5, 1998, attached hereto and labeled as Exhibit "C".

Best Southwest

Focus on the News

712 North Hampton, Suite 150 • P O Box 1714 • DeSoto, TX 75123 • (972) 223-9175

AFFIDAVIT OF PUBLICATION

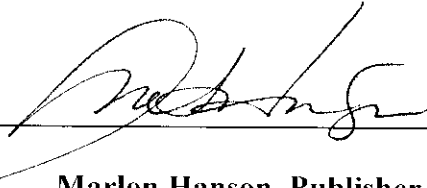
State of Texas
County of Dallas

Personally appeared before the undersigned, a Notary Public within and for said county and state, Marlon Hanson, publisher of Best southwest Focus on the News, a general circulation newspaper published at 712 North Hampton Road, DeSoto, Texas, 75115, County of Dallas, State of Texas, who, being duly sworn, states on oath that an advertisement:

Ordinance 98-372

was published in the said publication on

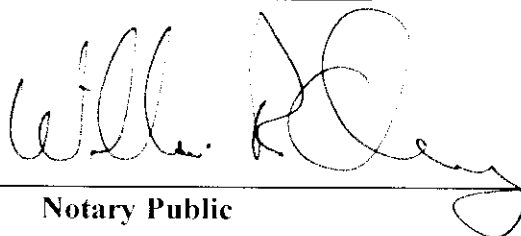
June 14 1998



Marlon Hanson, Publisher

Sworn and subscribed before me this the 6 day of August, 1998.

My commission expires 5/12/2002


Notary Public

vided within ten (10) days after notice of award of contract to him.

The successful Bidder must furnish performance and payment bonds each in the amount of 100 percent (100%) of the contract price from an approved surety company holding a permit from the State of Texas, to act as a Surety.

All unit prices must be stated in both script and figures. The Owner reserves the right to reject any or all bids and to waive any irregularities or formalities. In case of ambiguity or lack of clearness in stating the price in the bids, the Owner reserves the right to consider the most advantageous construction thereof, or to reject the bid. Unreasonable or unbalanced unit prices will authorize the City of DeSoto to reject any bid.

Bidders are expected to inspect potential work sites and inform themselves regarding all local conditions and conditions under which the work is to be done. Attention is called to the provisions of the Acts of the 43rd Legislature of the State of Texas and subsequent amendments concerning the wage scale and payment of prevailing wages specified. Prevailing wage rate will be as established by the City of DeSoto for this project.

Instructions to Bidders, Proposal Forms, Specifications, Plans and Contract Documents, etc., may be examined without charge, or may be obtained at the office of Hunter Associates Texas, LTD., Consulting Engineers, 8140 Walnut Hill Lane, Suite 500, Dallas, Texas 75231, for a fee of Thirty-Five Dollars (\$35.00), non-refundable.

Thomas L. Johnson, E.I.T.
Asst. City Engineer
DS-6/7&6/14

NOTICE OF INTENTION TO ISSUE CITY OF CEDAR HILL, TEXAS CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Cedar Hill, Texas, shall convene at 6:30 o'clock P.M. on the 14th day of July, 1998, at the regular meeting place in the City Hall, 502 Cedar Street, Cedar Hill, Texas, and during such meeting, the City Council will consider the adoption of an ordinance authorizing the issuance of certificates of obligation in an amount not to exceed \$1,075,000 for the purposes of paying contractual obligations to the incurred for (a) the construction of street improvements, including

thereto, (b) the purchase of materials, supplies, equipment and machinery for city facilities and departments, including the police and fire departments, and (c) professional services rendered in relation to such projects and the financing thereof. Such certificates shall be payable from ad valorem taxes and a limited pledge of the net revenue of the City's combined Waterworks and Sewer system. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of V.T.C.A., Local Government Code, Subchapter C of Chapter 271.

Frankie Lee
City Secretary,
City of Cedar Hill, Texas

CH/6/14&6/21

**CITY OF CEDAR HILL
Request For Quotation
Rates For Legal Notices &
Classified Advertising**

The City of Cedar Hill, Texas is soliciting quotations from area newspapers for advertising rates to publish the City's legal notices and classified advertising. You are invited to submit a quotation to the City addressed to the Purchasing Agent, 502 Cedar Street, P.O. Box 96, Cedar Hill, Texas 75106. Quotations must be submitted on the City's prescribed form. You may obtain a quotation from from the Purchasing Agent (972) 291-5124. Quotations will be accepted until 4:00 p.m. on Tuesday, June 30, 1998.

CH-6/14& 6/21

**CITY OF CEDAR HILL
ORDINANCE NO. 98-372**

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 PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL ON LAND SPECIFICALLY DESCRIBED HEREIN LOCATED WITHIN ABSTRACT 1552 OF DALLAS COUNTY; PROVIDING FOR SPECIAL CONDITIONS AND RESTRICTIONS ON SAID PROPERTY; AND PROVIDING FOR IMMEDIATE EFFECT.

the City of Cedar Hill, Texas this the 9th day of June, 1998.

Rob Franke, Mayor

ATTEST:
Frankie Lee, City Secretary
CH-6/14/1

**PUBLIC NOTICE
J-N WRECKER SERVICE**

THE VEHICLES LISTED BELOW HAVE BEEN IMPOUNDED BY J-N WRECKER SERVICE, 1319 BROOKSIDE, GLENN HEIGHTS, TEXAS. POSSESSION OF THESE VEHICLES WAS ACQUIRED WITHER BY CONTRACT WITH POLICE AGENCIES OR BY PROPERTY OWNERS. IF YOU HAVE LEGAL OWNERSHIP INTEREST IN ONE OF THE VEHICLES PLEASE CALL (972) 223-1981 TO MAKE ARRANGEMENTS TO RECLAIM THE VEHICLE/

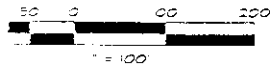
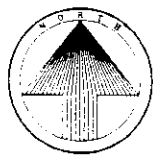
Year: 1980
Make: Olds
Model: Cut
Lic # NA
Lic. St. NA
Vin: 3R47FAD441275

J-N WRECKER- 6/14/1

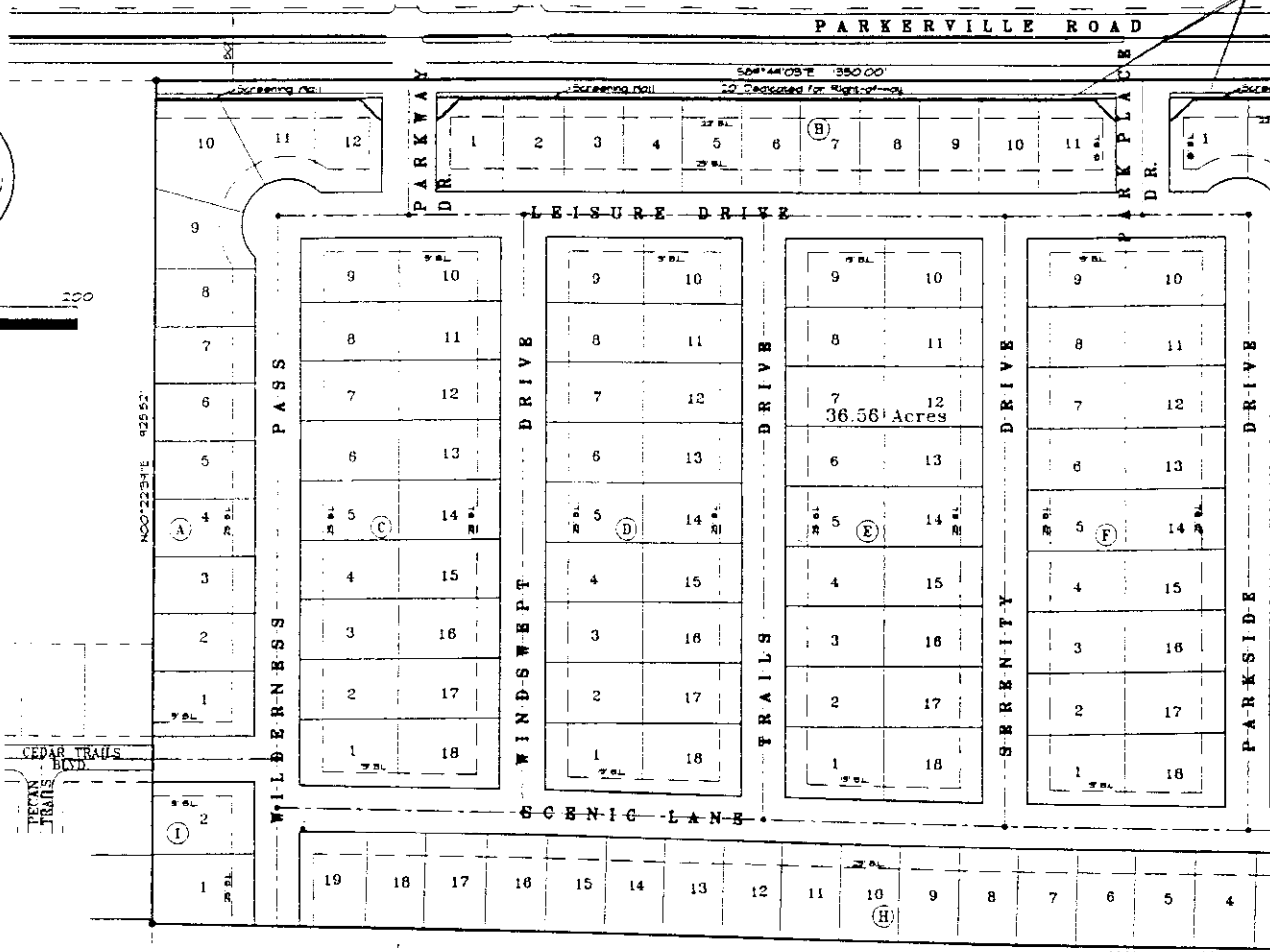
J-N WRECKER SERVICE

THE FOLLOWING LISTED VEHICLES WILL BE SOLD AT PUBLIC AUCTION ON JUNE 27, 1998 AT 10:00 A.M. THE AUCTION SITE IS J-N WRECKER SERVICE, 1319 BROOKSIDE IN GLENN HEIGHTS (I-35 AT BEAR CREEK EXIT: FIRST STREET ON RIGHT AT BASE OF EXIT RAMP) MAPSCO PG.84-U. VEHICLES WILL BE AVAILABLE FOR INSPECTION BEGINNING AT 9:00 A.M., THE DATE OF THE AUCTION. ALL SALES WILL BE FINAL TO THE HIGHEST BIDDER ON AS OR WHERE IS BASIS. ALL UNITS MUST BE IMMEDIATELY REMOVED FROM THE PROPERTY OF THE STORAGE FACILITY. SALES MAY BE FOR CASH, PERSONAL/ COMPANY CHECK WITH PROPER IDENTIFICATION, MADE PAYABLE TO: J-N WRECKER SERVICE. NO DRAFTS. DOCUMENTATION FOR THE RECEIPT OF THE TITLE WILL BE PROVIDED FOR EACH VEHICLE.

Standard to be in
with the public in
of this addition.



100
A



PD-84-704
The Electric Co.
Pecan Trails Estates

PD-85-803
The Electric Co.

ZONING COMPARISON

	LAND USE	GROSS ACREAGE	R.O.M. ACREAGE	GROSS ACREAGE DENSITY	NET ACREAGE	LOT SIZE	HOME SF MIN	MASONRY CONTENT	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD	MIN. PARKING	MAX. HEIGHT
EXISTING	PD-85-803 SINGLE FAMILY	60.73	11.44	4.0	48.34	75% - 8500 SF 25% - 7200 SF	450	80%	25'	0'	22'	3 VEHICLES PER DWELLING	2 STORIES
PROP	SINGLE FAMILY	36.56	0.31	4.3	25.65	7000 MIN	1000-1650 30%-8000	80%	25'	5'	22'	2 GARAGE	2 STORIES

N0012331E
T0R14

568'16.44' E
2373.77'

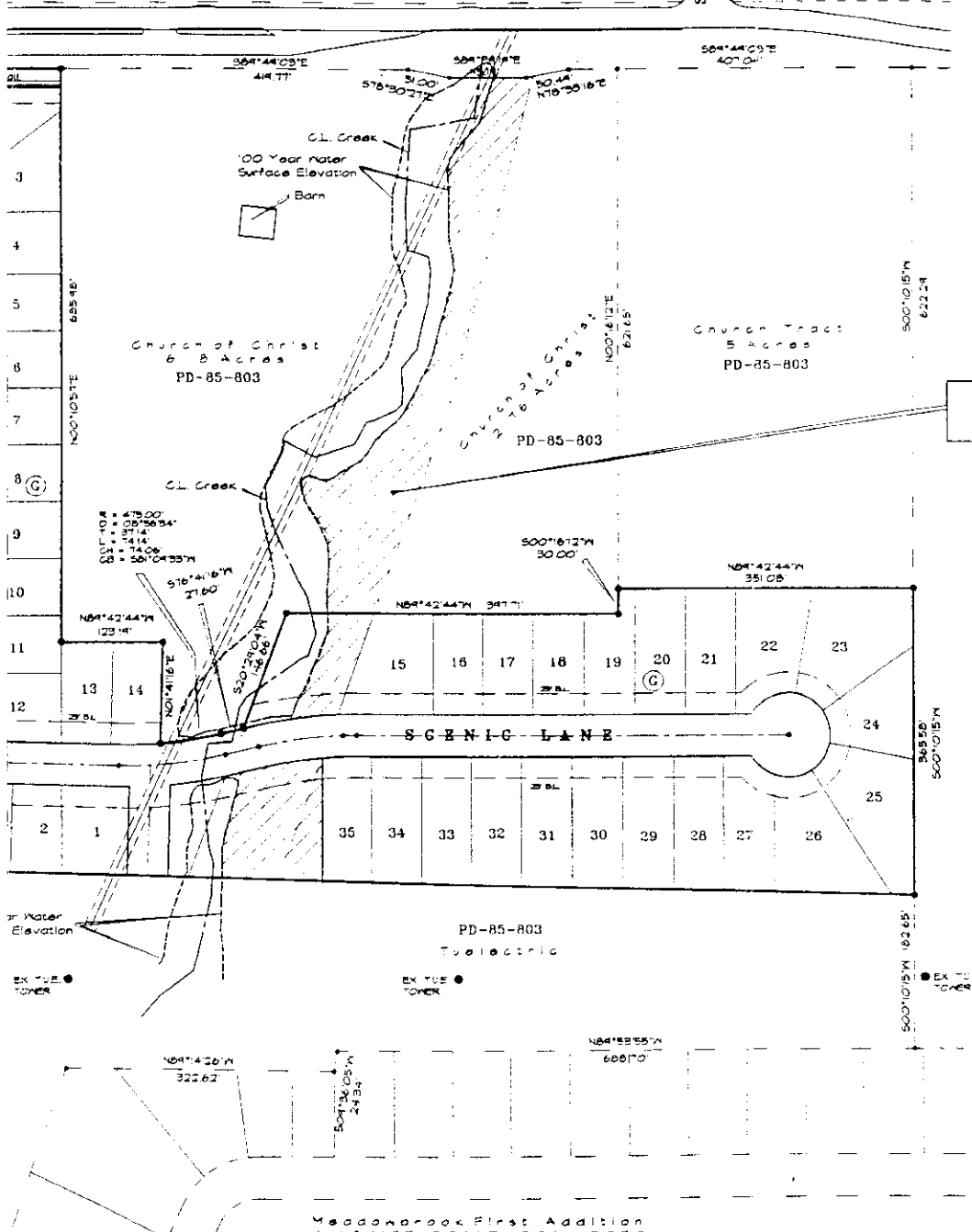
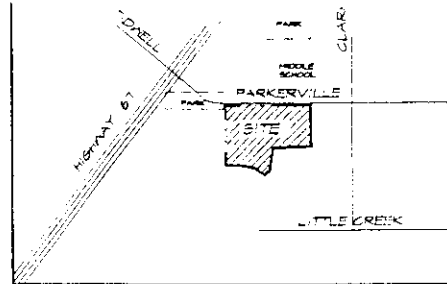
568'44.03' E
1350.00'

568'44.03' E
1350.00'

568'44.03' E
1350.00'

EX. TUE. TOWER

SOME



45 Ac Dedication For Park

PARKWAY PLACE

RECEIVED

MAY 08 1998

CITY OF CEDAR HILL

Meadowbrook First Addition
Vol 194147-2061 Pg 2061-2070
R-1B

DEVELOPMENT PLAN
PARKWAY PLACE

BEING 36.56 ACRES OUT OF THE
HENRY WAND SURVEY, ABSTRACT NO. 1552 IN THE CITY
OF CEDAR HILL, DALLAS COUNTY, TEXAS

OWNED / DEVELOPED BY:
DESOTO WILDWOOD DEVELOPMENT, INC.
513 STRAUS ROAD - SUITE A
CEDAR HILL, TEXAS 75104

PREPARED BY:
TIMBERLAND CREEK COMPANIES, INC.
1120 EMPIRE CENTRAL PLACE - SUITE 308 - DALLAS, TEXAS 75217
(214) 430-0077
CONTACT: TOMMY N. CANSLER

TYPICAL LOT DETAIL

AVERAGE OF FOUR SMALLEST LOTS IS 7000 S.F.

PROPOSED ZONING DATA

36.56 ACRE TRACT
MINIMUM LOT SIZE - 7000 S.F.
MINIMUM LOT WIDTH - 60'
MINIMUM LOT DEPTH - 105'
MINIMUM HOUSE SIZE - 70%-1850 S.F. & 30%-1800 S.F.

VARIANCE REQUEST

SCREENING WALL REQUIREMENTS
PROPOSED TO INSTALL SOLID PVC
TYPE FENCE IN LIEU OF MASONRY.
SEE ENCLOSED RELATED INFORMATION.

CUL-DE-SAC LENGTH FROM NORMAL 600' TO 770'
21 LOTS ALONG SAID CUL-DE-SAC.

Revised per City Council