

ORDINANCE NO. 2001-63

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE 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 ESTATE TO PLANNED DEVELOPMENT FOR ONE HALF-ACRE SINGLE FAMILY RESIDENTIAL DISTRICT ON LAND SPECIFICALLY DESCRIBED HEREIN, LOCATED WITHIN ELLIS COUNTY ABSTRACTS 93 AND 1339; 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 00-65, 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:

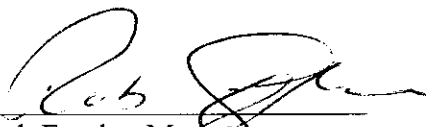
SECTION 1. PROPERTY DESCRIPTION - The Zoning District Map of the City of Cedar Hill is hereby amended by changing only that portion of the map containing 63.161-acres of land, located in Ellis County abstracts 1339 and 93, and more specifically described in **Exhibit "A"** attached hereto;

SECTION 2. CHANGE IN ZONING CLASSIFICATION - The Zoning Classification of that property described herein is hereby changed from Planned Development Estate # 2000-19 to a Planned Development for Single Family one half-acre residential district 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 "PD-R1" Planned Development for Single Family residential 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 27th day of February, 2001.


Rob Franke, Mayor

ATTEST:

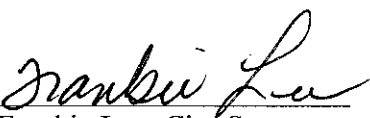

Frankie Lee, City Secretary

Exhibit "A"
2001-63 Ordinance

Metes & Bounds
LAKE RIDGE SECTION 17

BEING a tract of land situated in Ellis County, City of Cedar Hill, being portions of the Jacob G. Boydston Survey, Abstract Number 1339 and the H.H. Bradford Survey, Abstract Number 93, and being a portion of that tract of land conveyed to Bluegreen Southwest One, L.P., recorded in Volume 99182, Page 290 of Deed Records, Dallas County, Texas and Volume 1613, Page 342 of Deed Records, Ellis County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at the southeast corner of Lot 1368, Lake Ridge Section 16, an addition to the City of Cedar Hill, recorded in Volume 2000188, Page 2944 of Deed Records, Dallas County, Texas, said corner also being in the west line of that tract of land conveyed to Greenfield Equity, L.L.C., recorded in Volume 99036, Page 2578 of Deed Records, Dallas County, Texas

THENCE S 01° 43' 23" E, 3463.90 feet, with the west line of said Greenfield tract, to the north line of that tract of land conveyed to J.B.Foster, Trustee, recorded in Volume 700, Page 647 of Deed Records, Ellis County, Texas;

THENCE S 60° 28' 04" W, 704.13 feet along said north line;

THENCE S 67° 19' 30" E, departing said north line, for a distance of 629.48 feet to a point for corner;

THENCE N 89° 02' 18" E, for a distance of 185.52 feet to a point for corner;

THENCE S 46° 08' 58" E, for a distance of 363.82 feet to a point for corner;

THENCE S 05° 56' 08" E, for a distance of 641.90 feet to a point for corner;

THENCE S 45° 15' 18" E, for a distance of 393.62 feet to a point for corner;

THENCE N 89° 58' 30" W, 443.30 feet to the southwest corner of Lot 1253, in said Lake Ridge Section 16;

THENCE along the south line of said Lake Ridge Section 16 the following bearings and distances;

S 88° 16' 37" W, 353.00 feet;

S 51° 19' 32" W, 235.18 feet;

S 88° 16' 40" W, 878.30 feet;

S 54° 29' 13" W, 213.82 feet; to the **Point of Beginning** and containing 2,750,821 square feet or

63.150 acres of land more or less.

Lake RIDGE

Exhibit "A" 2001-63 Ordinance

SECTION 17 MAP OF PROPOSED ZONING (63.16 ACRES)



OWNER
 BLUEGREEN SOUTHWEST ONE, L.P.
 3860 W. NORTHWEST HWY, SUITE 230
 DALLAS, TEXAS 75220
 (214) 350-3155

ENGINEER
 TURNER COLLIE & BRADEN, INC.
 17300 DALAS PARKWAY, SUITE 1010
 DALLAS, TEXAS 75248
 (972) 735-3000

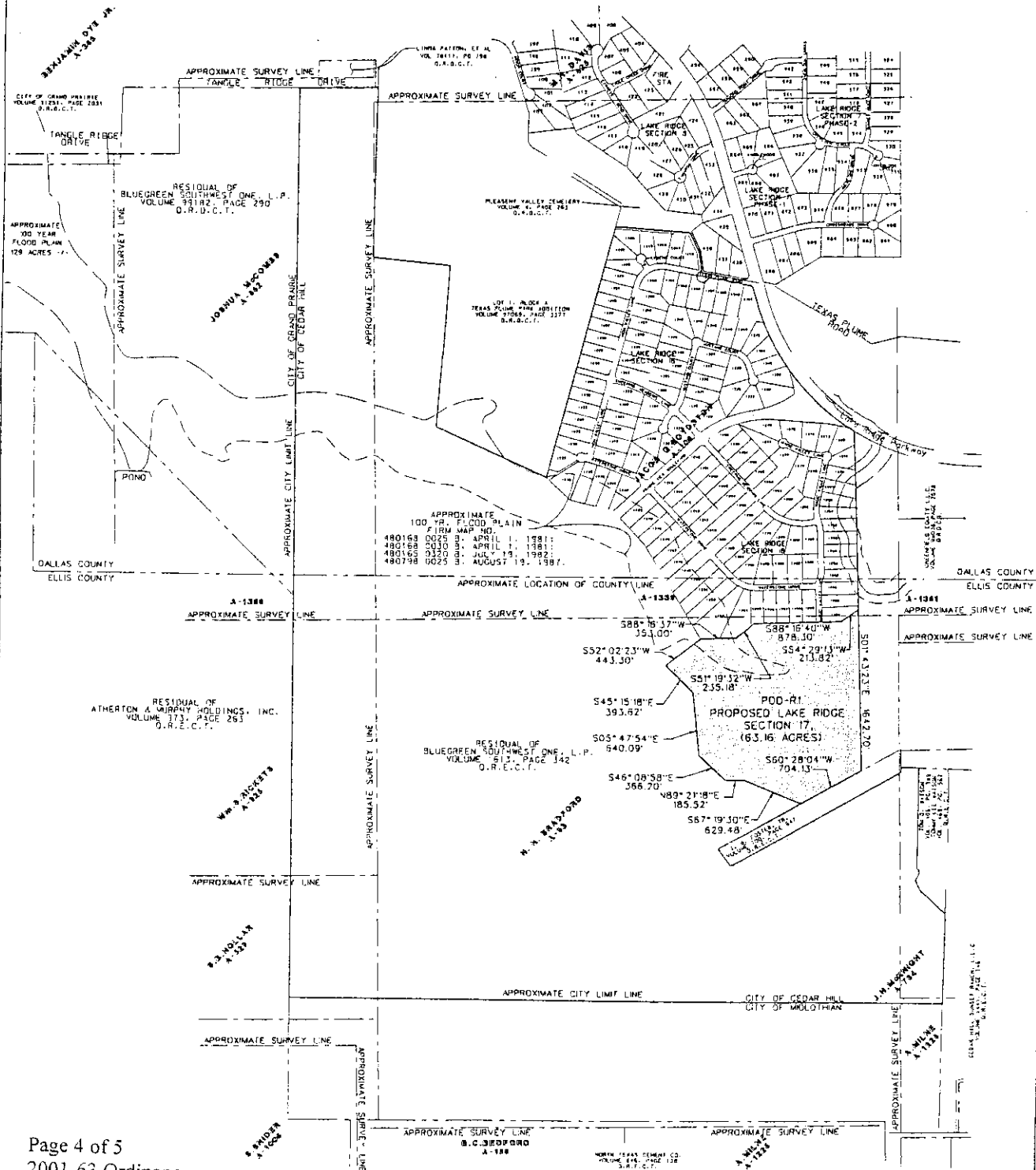


Exhibit "B"
Standards, Restrictions and Special Conditions For
Planned Development Ordinance No. 2001-63
Lake Ridge - Section 17
P&Z Case #00-65

STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS

All of 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:

Area Regulations

Lot Area

The minimum area of each lot shall be one-half acre (22,000 square feet).

Lot Width

The minimum width of each lot shall be one hundred (100) feet, except for lots located on cul-de-sacs, where the minimum width shall be sixty (60) feet, measured at the building line.

Front Yard

There shall be a front yard having a minimum depth of not less than thirty (30) feet.

Rear Setback

There shall be a rear building setback not less than thirty (30) feet.

Side Setback

There shall be a side yard on each side of the lot having a width of not less than ten (10) feet.

Area of Dwelling

The minimum living area of the dwelling shall be two thousand two hundred (2,200) square feet.

Height Regulations

No building shall exceed three (3) stories or thirty-five (35) feet in height.

Parking Regulations

Garage openings shall be side or rear entry only.

Type of Construction

A minimum of eighty (80) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction; Chimneys located on the exterior walls shall be of one hundred (100) percent masonry construction.

For non-residential structures, a minimum of one hundred (100) percent of the exterior shall be of masonry and/or glass construction. Storage buildings in compliance with Code of Ordinances for the City of Cedar Hill, Section 4-281 need not comply with the provision of this subsection.

Driveway Regulations

Driveways shall be one hundred (100) percent reinforced concrete pavement.

AFFIDAVIT OF PUBLICATION

State of Texas Subject Ordinance
County of Dallas NO. 2001-63

Before me the undersigned authority on this day personally appeared Kathy Ramsey, Publisher of Today Newspapers, Inc. a company which publishes newspapers of general circulation on a weekly basis in:

Dallas County, _____ Ellis County, Texas in the city of DeSoto, Texas, and known to me to be the person whose name is subscribed and after by my duty sworn did depose and say that the above described advertisement was published in the said publication on the 11th day of October, 2001.

Published in: _____ Duncanville Today _____ DeSoto Today
_____ Cedar Hill Today _____ Lancaster Today
_____ Midlothian Today _____ Autoworld*
 Classified* _____ People*

* NOTE: Autoworld, Classified, and People appear as common sections to Duncanville Today, DeSoto Today, Lancaster Today, Cedar Hill Today and Midlothian Today Newspapers.

Kathy Ramsey
Kathy Ramsey, Publisher
Today Newspapers, Inc.

Sworn to and subscribed before me this 11th day of October, 2001

Notary Public Signature: Frances I. Sauls



TODAY

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ORDINANCE NO. 1757

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF DUNCANVILLE, TEXAS, BY AMENDING ARTICLE II OF CHAPTER 4, "ANIMAL CONTROL", BY AMENDING SECTION 4-10 DEFINING WILD ANIMALS AND ADDING A NEW SUBSECTION (Q) DEFINING DANGEROUS WILD ANIMALS; AMENDING SECTION 4-19 TO PROHIBIT DANGEROUS WILD ANIMALS; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED (\$500.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

DULY PASSED by the City Council of the City of Duncanville, Texas on the 2nd day of October, 2001.

APPROVED: GLENN A. REPP, MAYOR ATTEST: JEANNE FRALICKS, CITY SECRETARY

ORDINANCE NO. 1759

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF DUNCANVILLE, AS HERETOFORE AMENDED, BY AMENDING SECTION 20-105(C), SECTION 20-110(C)(4) AND SECTION 20-116(A)(3), AND ADDING A NEW SECTION 20-116(A)(7), TO ARTICLE VIII, "CROSS CONNECTION CONTROL REGULATIONS," OF CHAPTER 20, "WATER, SEWAGE AND SEWAGE DISPOSAL," PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FINE HUNDRED (\$500.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2001-63

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE 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 ESTATE TO PLANNED DEVELOPMENT FOR ONE HALF-ACRE SINGLE FAMILY RESIDENTIAL DISTRICT ON LAND SPECIFICALLY DESCRIBED HEREIN, LOCATED WITHIN ELLIS COUNTY ABSTRACTS 93 AND 1339; PROVIDING FOR SPECIAL CONDITIONS AND REGULATION; AND PROVIDING FOR IMMEDIATE EFFECT.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 27th day of February, 2001.

APPROVED: ROB FRANKE, MAYOR ATTEST: FRANKIE LEE, CITY SECRETARY

ORDINANCE NO. 1760

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 19, SECTION 19-90, "MAXIMUM LIMITS IN SCHOOL TRAFFIC ZONES; DESIGNATION OF SCHOOL TRAFFIC ZONES;" PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED by the City Council of the City of Duncanville, Texas, on the 2nd day of October, 2001.

APPROVED: GLENN A. REPP, MAYOR



TexSCAN We October 7, 2001

ADOPTION

Note: It is illegal to buy anything beyond medical expenses in Texas adoption. LOVING MARRIED financially secure, debt born. Let us help you this difficult time. Exp: Please call Jeanne and 1-800-520-7727.

AUCTION

ABSOLUTE AUCTION November 2nd. Beac Smith County, Texas. 9 selling in 14 parcels. 1 home, 3 ranch houses 4 King Auction Co. W. S son #425652. 1-800-558-5464.

MEGA AUCTION: OCTOBER 13, 11 a.m. 3 Pagosa St Area properties, 4200+ some selling absolute. Auction (Lic#0425652) chure 1-800-558-5464.

TI VALLEY RANCH acre timber/recreation ranch trophy Whitetail deer boar/quail/dove. Five lake: ous ponds teaming with Blue Bream. Auction Nov.14 Free brochure 1-800-558-Craig King, Broker (Lic#0425652)

BUSINESS OPPORTUNITY

M&M MARS ROUTE (realistic). 20 local vending competition, 6 hrs/mo. \$5000 required. 1-800-268-6601

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DRIVER - COVENANT PORT now offering per cent. 1-800-520-7727

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