

ORDINANCE NO. 2002-114

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, THAT BEING ORDINANCE NO. 2001-64, AS HERETOFORE AMENDED, BY PROVIDING A CHANGE IN ZONING CLASSIFICATION FROM SF - 10 (SINGLE-FAMILY RESIDENTIAL) AND LR (LOCAL RETAIL) TO PD - PLANNED DEVELOPMENT FOR SF - 10 (SINGLE-FAMILY RESIDENTIAL) AND LR (LOCAL RETAIL) ON LAND OUT OF ABSTRACTS 1226 AND 306, MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, a request for a change in zoning classification was duly filed with the City of Cedar Hill, Texas, concerning the hereinafter described property was assigned Case # 02-32; 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 - This ordinance pertains only to approximately 33.202-acres of land out of Abstract 1226 and 306, Dallas County, generally located west of F. M. 1382 and south and east of Sleepy Hollow Road, said land being more particularly described by boundary description attached hereto as **"Exhibit A"**.


SECTION 2. CHANGE IN ZONING CLASSIFICATION -The zoning classification on the hereinabove described property is hereby changed from PDC 87-895-A (SF-10) & 87-895-B (LR) to a Planned Development for SF-10 with modified district standards and LR. This planned development is subject to the Planned Development Standards specified in **"Exhibit C"**.

- SECTION 3. PURPOSE AND INTENT** - The purpose and intent of this planned development district is to provide for development of residential structures within a gated community to protect trees, slopes, hills, floodplain, and viewsapes with a natural buffer between low density housing and Primary Arterial and more intensive non-residential uses. It is the intent of this plan that a mandatory Home Owners Association be responsible for maintenance of all private streets, common and open areas being created.
- SECTION 4. SITE PLAN** - A site plan shall be submitted to and approved by the Planning and Zoning Commission before or concurrent with the approval of a final plat of the property within the Planned Development. Said site plan shall be consistent with the approved concept plan labeled herein as "**Exhibit B**" and the planned development standards set forth in "**Exhibit C**". The Planning and Zoning Commission shall approve the site plan if the site plan is consistent with the concept plan "**Exhibit B**" and the standards, restrictions, and special conditions set forth in the approved development standards "**Exhibit C**". The site plan shall conform to the requirements of Sec 2.6 in the City of Cedar Hill Zoning Ordinance.
- SECTION 5. AUTHORIZED LAND USES** – Refer to Section 3.6 of the City of Cedar Hill Zoning Ordinance entitled *SF-10 Residential District*, and Section 3.12 entitled LR- Local Residential in ORDINANCE #2001-64, of the Cedar Hill City Code, as amended, with no other exceptions.
- SECTION 6. DEVELOPMENT STANDARDS** – Use and construction of the subject property shall comply with all standards, restrictions, and special conditions contained in the Development Standards, herein labeled as "**Exhibit C**" attached hereto.
- SECTION 7. TRAFFIC IMPACT ANALYSIS** – A Traffic Impact Analysis shall be required at either the preliminary plat or site plan for this submission.
- SECTION 8. PRIVATE STREET COMMON AREA AND OPEN SPACE AMENITY** – Private Street Common Area and Open space shall be provided as specified in the Development Standards "**Exhibit C**" and as shown on the attached concept plan "**Exhibit B**" and such maintenance shall be the responsibility of the Home Owners Association.
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SECTION 9. ADDITIONAL CONDITIONS – No additional conditions shall be required with this Planned Development provided the subject property is developed in accordance with the development plan and the standards contained herein.

SECTION 10. EFFECTIVE DATE - The zoning classification on this real property shall 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 27th day of August 2002.


Rob Franke, Mayor

ATTEST:


Frankie Lee, City Secretary

Exhibit A
Ordinance No. 2002- 114
Briar Wood Place
Boundary Description

Being a tract of land situated in the S. Ramsey Survey, Abstract No. 1226 and in the Zur. Coombs Survey, Abstract No. 306, Dallas County, Texas and being part of a tract of land described in a Deed to Richard Seth Miller recorded in Volume 90091, Page 1420 of the Deed Records of Dallas County, Texas and being part of a tract of land described in a Deed to James Richard Miller and Julie L. Miller recorded in Volume 2000172, Page 06596 of the Deeds Records of Dallas County, Texas and being more particularly described by meters and bounds as follows:

BEGINNING at a brass highway monument found on the southwest right of way line of F.M. 1382 being the northwest corner of Expressions Addition, and addition to the City of Cedar Hill, Dallas County, Texas according to the plan recorded in Volume 93060, Page 1633 of the Deed Records of Dallas County, Texas:

THENCE South 42 degrees 23 minutes 28 seconds West, with the northwest line of said addition, a distance of 198.99 feet to a $\frac{5}{8}$ " iron rod found being the northwest corner of said addition and being an el corner of said Miller tract (2000172/06596):

THENCE South 00 degrees 33 minutes 14 seconds East, with the common line of said addition and said Miller tract, a distance of 186.49 feet (plat calls South 00 degrees 33 minutes 14 seconds East, a distance of 186.60 feet) (deed calls South 00 degrees 37 minutes 09 seconds East, a distance of 186.57 feet) to a $\frac{1}{2}$ " iron rod found on the North line of a tract of land described in a Deed to Ozell Westbrook and Fannie Era Westbrook recorded in Volume 83113, Page 0143 of the Deed Records of Dallas County, Texas being the Southwest corner of said addition and being the Southeast corner of said Miller Tract (2000172/06596):

THENCE South 89 degrees 26 minutes 46 seconds West, with the common line of said Miller tract and the North line of said Westbrook tract, passing at a distance of 496.63 feet, a $\frac{5}{8}$ " iron rod found being the Northwest corner of said Westbrook tract and being the intersection of the South line of said Miller tract and the East line of a tract of land conveyed to Dallas County for Street right of way recorded in Volume 478, Page 12 of the Deed Records of Dallas County, Texas, continuing with the South line of said Miller tract (90091/1420), passing at a distance of 523.32 feet the Northwest corner of said right of way tract and the Northeast corner of a tract of land described in a Deed to Sidney Westbrook and Fannie Westbrook recorded in Volume 94023, Page 2415 of the Deed Records of Dallas County, Texas, continuing North 00 degrees 33 minutes 14 seconds, a distance of 15 feet, continuing South 89 degrees 26 minutes 46 seconds West, a distance of 391.30 feet, the Northwest corner of said Westbrook tract and being the Northeast corner of a tract of land described in a Deed to William Franklin Brown and Gladys Marie Brown recorded in Volume 94023, Page 2412 of the Deed Records of Dallas County, Texas, continuing with the common line of said Brown and Miller tracts, being the Northwest corner of said Brown tract and an el corner of this tract:

THENCE South 00 degrees 01 minutes 31 seconds West, with the common line of said Brown and Miller tracts, passing a distance of 165.73 feet, the Southwest corner of said Brown tract and the Northwest corner of a tract of land described in a Deed to Larry Williams Hand and Linda Joyce Hand recorded in Volume 89250, Page 3208 of the Deed Records of Dallas County, Texas continuing with the common line of said Miller and Hand tracts, passing at a distance of 215.73 feet, the Southwest corner of said Hand tract and being the Northwest corner of Lot 13, Block K, Bryan Place in The Cedars, an addition in the City of Cedar Hill, Dallas County, Texas recorded in Volume 84052, Page 6063 of the Deed Records of Dallas County, Texas, continuing with the common line of said Miller tract and the west line of said Block K, a total distance of 417.09 feet to a $\frac{1}{2}$ " iron rod found on the West line of Lot 11, Block K, being the most Southerly Southeast corner of said Miller tract and being the Northeast corner of a 20 foot alley right of way dedicated by plat of Cedarbrake Hills Instalment No. 2, and addition to the City of Cedar Hill, Dallas County, Texas recorded in Volume 72110, Page 0869 of the Deed Records of Dallas County, Texas:

THENCE with the North line of said alley right of way, the following courses and distances:

South 89 degrees 55 minutes 36 seconds West, a distance of 583.04 feet to a $\frac{1}{2}$ " iron rod found:

North 60 degrees 17 minutes 42 seconds West, a distance of 34.72 feet to a $\frac{1}{2}$ " iron rod set with cap stamped "Precise Land Surv.":

North 30 degrees 22 minutes 06 seconds West, a distance of 240.53 feet (Deed calls North 30 degrees 30 minutes 59 seconds West), to a $\frac{1}{2}$ " iron rod set with cap stamped "Precise Land Surv." beginning a curve to the right:

THENCE with said curve to the right, an arc distance of 111.91 feet, having a radius of 125.97 feet, a central angle of 50 degrees 53 minutes 57 seconds, a chord bearing of North 04 degrees 55 minutes 07 seconds West, to a $\frac{1}{2}$ " iron rod set with cap stamped "Precise Land Surv.":

EXHIBIT A CONTINUED

THENCE North 20 degrees 31 minutes 51 seconds East, continuing with said alley right of way, a distance of 83.91 feet (Deed calls North 23 degrees 16 minutes 25 seconds East, a distance of 82.11 feet) to a 1/2" iron rod found being the southeast corner of Lot 18 of Sleepy Hollow, an addition to the City of Cedar Hill, Dallas County, Texas according to the plat thereof recorded in Volume 79228, Page 1173 of the Deed Records of Dallas County, Texas:

THENCE North 21 degrees 14 minutes 16 seconds East, with the Southeast line of said Sleepy Hollow Addition, a distance of 584.98 feet (Deed calls North 20 degrees 49 minutes 50 seconds East, a distance of 584.46 feet) to a 1/2" iron rod set with cap stamped "Precise Land Surv." on the Southeast line of Lot 12:

THENCE North 40 degrees 05 minutes 45 seconds East, continuing with the Southeast line of said Sleepy Hollow Addition, a distance of 396.19 feet (Deed calls North 40 degrees 05 minutes 45 seconds East, a distance of 400.00 feet) to a 1/2" iron rod found on the Southeast line of Lot 8, being the Northwest corner of said Miller tract and being the Southwest corner of Tract A of said addition:

THENCE South 89 degrees 35 minutes 50 seconds East, with the South line of said Tract A, a distance of 803.66 feet (Deed calls South 89 degrees 41 minutes 25 seconds East) to a 1/2" iron rod set with cap stamped "Precise Land Surv." on said Southeast right of way line of F.M. 1382, from said rod a 60 d nail found bears South 37 degrees 39 minutes 19 seconds East, a distance of 2.22 feet:

THENCE with said Southwest right-of-way line the following courses and distances:

South 40 degrees 29 minutes 54 seconds East, a distance of 125.78 feet to a brass highway monument found:

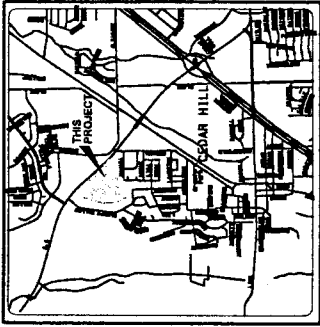
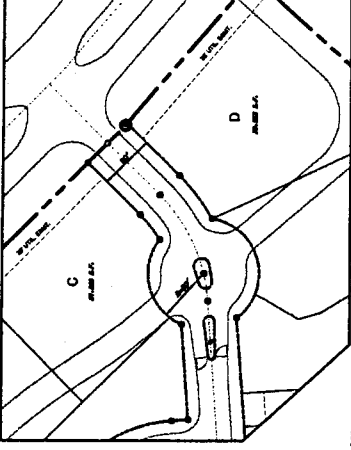
South 42 degrees 50 minutes 45 seconds East, a distance of 101.25 feet to a brass highway monument found:

South 37 degrees 05 minutes 06 seconds East, a distance of 101.93 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv.":

South 45 degrees 03 minutes 45 seconds East, a distance of 202.84 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv.":

South 49 degrees 53 minutes 13 seconds East, a distance of 177.32 feet to the Point of Beginning containing 1,446,277 square feet or 33.202 acres of land.

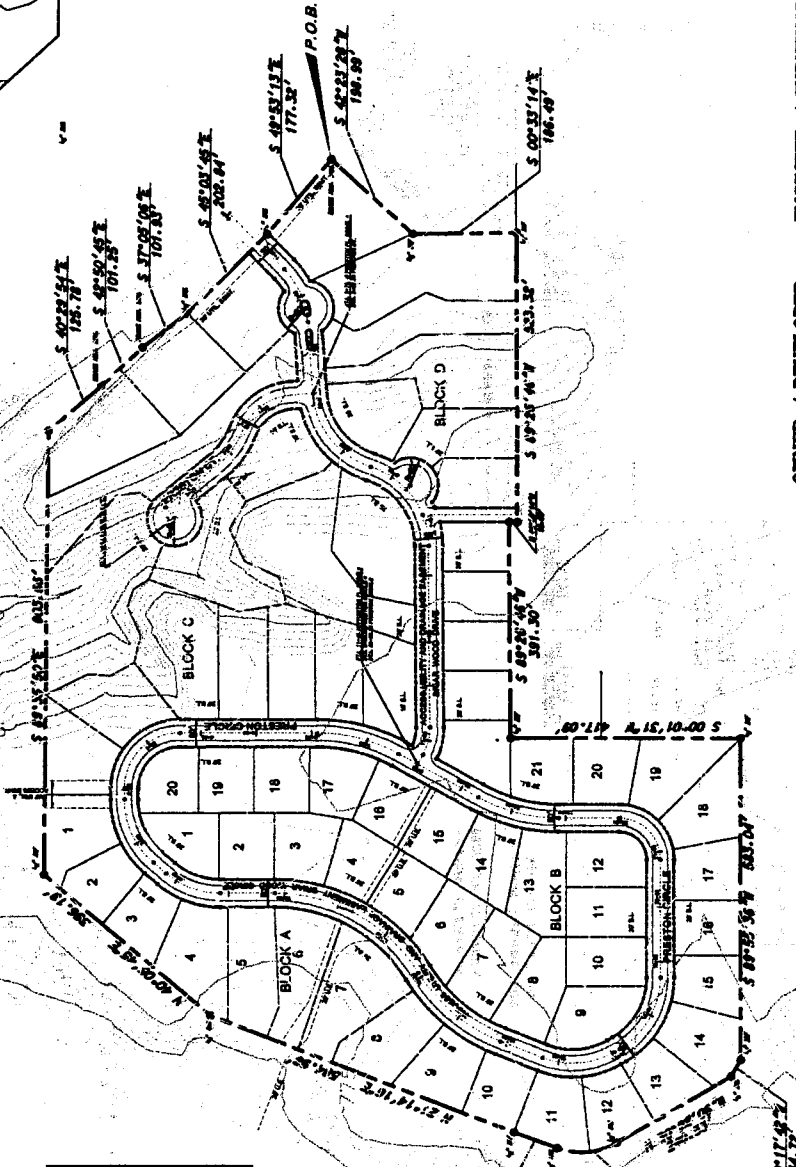
ENTRANCE DETAIL SCALE: 1" = 40'



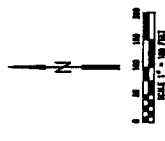
VICINITY MAP

LAND USE SUMMARY

82	SINGLE FAMILY LOTS, PHASE ONE, ZONED MF-10	TOTAL	33,202 ACRES
5	COMMERCIAL TRACTS, LOCAL RETAIL		
A	2,8181 S.F.		
B	24,142 S.F.		
C	21,000 S.F.		
D	42,000 S.F.		
TOTAL	144,963 S.F.	1.32 ACRES	
1	COMMON AREA	1	0.8324 ACRES
3		3	0.8337 ACRES



CENTRAL ANGLE = 60°53'57"
 RADIUS = 125.97'
 LENGTH = 111.91'
 CH. BEG. = N 04°55'07" W



CONCEPT PLAN
EXHIBIT B
 SCALE: 1" = 100'

BRIAR WOOD PLACE
PLANNED DEVELOPMENT DISTRICT

AN ADDITION TO THE CITY OF CEDAR HILL
 DALLAS COUNTY, TEXAS
 BEING 33.202 ACRES OF LAND OUT OF THE
 S. RAMSEY SURVEY, ABSTRACT NO. 1228
 THE ZUR, COOMBS SURVEY, ABSTRACT NO. 306,
 CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

ENGINEER / SURVEYOR

Kamel Consulting Incorporated
 4805 Woodland Park Blvd. Suite 100
 Arlington, Texas 76010
 (817) 265-0001 Fax: (817) 265-0047

OWNER / DEVELOPER

DEVELOPMENT CORPORATION
 6440 SALLIE PARKWAY
 FORT WORTH, TEXAS 76149
 (817) 750-0000 • (817) 750-4100 0000

EXHIBIT B

PLANNED DEVELOPMENT DISTRICT

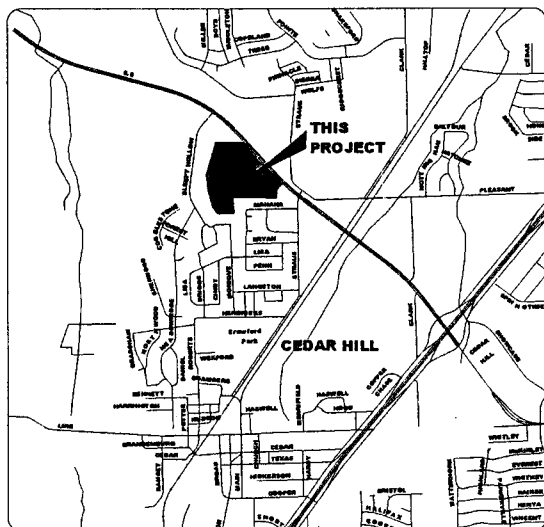
PURPOSE

This planned development district allows development that combines detached single family residential (SF-10) and non-residential - Local Retail (LR). The conceptual site plan for the thirty-three point two zero two (33.202) acre tract provides optimal development of the rough terrain.

BACKGROUND

This development is a thirty-three point two zero two acre (33.202) acre site (described in Exhibit A) located in the City of Cedar Hill, Texas. The current zoning map shows this property designated as SF-10, 10,000 square foot lots, and LR, Local Retail. The site is bound by Farm to Market Road 1382 to the north, by Sleepy Hollow on the west, and by Cedarbrake Hills 2nd Installment on the south.

All development standards per the City of Cedar Hill Zoning Ordinance No. 2001-64 through the most recent update, Ordinance No. 2002-108, Subdivision Ordinance, Design Manual, and applicable City regulations are utilized to meet all municipal requirements.



The zoning provides landscaping and open space accessible to the residents of this development. A Mandatory Home Owners Association is established with this Planned Development and all property owners within the development are required to be members. The mandatory Home Owners Association (HOA) is responsible for maintaining all private roadways, common areas, and amenities contained within this planned development. These requirements are described in more detail in the Covenants, Conditions, and Restrictions.

This planned development provides private streets for the residential area behind the gated area. The street up to the gated area will be a public street to allow for access to the commercial site. The roadways beyond the gatehouse that leads into the residential area will be an access, utility and drainage easement.

The 1999 City of Cedar Hill Comprehensive Plan indicates that this site is just south of the escarpment. The Austin Chalk formulates the geological outcrop of this site. The geophysical features of the site are limiting and are illustrated in the five-foot contoured aerial view seen below. Existing trees are also clearly visible and every effort to avoid tree reduction has been made.



Aerial Photo 1997.

The Planned Development roadways and common areas fall under a mandatory Home Owners Association (HOA) established at the time of final platting. All property owners are required to pay all required fees that allow the HOA to maintain the open areas, landscaping, structures, and amenities within this development.

All construction will be executed per the development plan and site plan, that sets forth the final plans for development of the planned development district, and conforms to the attached conceptual plan, Exhibit A. The following brief Land Use Summary illustrates the intentions of this planned development district and reflects the current zoning ordinance available at the time of its conception:

LAND USE SUMMARY

Single Family Residential			
SF-10 Standards	(10,000 S.F.)	62 Lots	
Subtotal		28.517 Acres	28.517 Acres
Parks			
Area I		0.532 Acres	
Area II		0.834 Acres	
Subtotal		1.366 Acres	1.366 Acres
Non-Residential – Local Retail			
A	28,881 S.F.		
B	25,162 S.F.		
C	21,080 S.F.		
D	28,933 S.F.		
E	40,507 S.F.		
Subtotal	144,563 S.F.	3.319 Acres	3.319 Acres
Total			33.202 Acres
Density			2.07 Units Per Acre



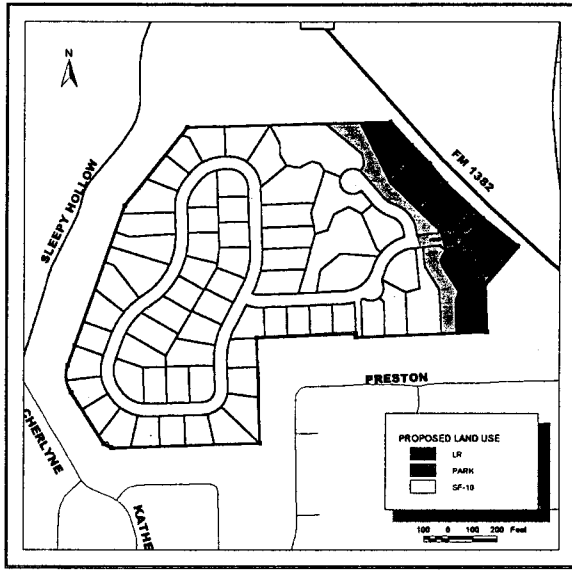
This Planned Development requires that all lots be developed according to the Detached Single Family District (SF-10) and Commercial - Local Retail (LR) District standards per the Zoning Ordinance. The current City of Cedar Hill Zoning Ordinance describes the minimum standards for SF-10 and LR. Some of the following detached Single Family-10 Standards have been modified to allow for the limiting physical qualities of the extreme terrain:

Minimum Residential Requirements

Minimum Lot Size	10,000 Sq. Ft.
Minimum Lot Width	Per Concept Plan and Site Plan
Minimum Lot Depth	100 Ft.
Minimum Front Yard Setback	20 Ft.
Minimum Side Yard Setback	7 Ft.
Minimum Exterior Side Yard Setback	10 Ft.
Minimum Rear Yard Setback	25-Ft. for Lots 2 through 10, Block A 15-Ft. for all others
Minimum Main Structure Size	2,500 Sq. Ft.
Maximum Lot Coverage	50 Percent
Maximum Building Height	35 Ft.

All development standards per the current Zoning Ordinance will be applicable where variations are not addressed in this planned development document. Any variation to these

standards will require compliance with the City of Cedar Hill rules and regulations. The expansion of the building envelope provides room and flexibility for house layouts because of the rough terrain and trees within the lots. This will allow tree preservation. The homes will be constructed at a much larger size than the usual nineteen hundred square feet (1,900 Sq. Ft.) and need more room for house layouts.



These standards are established to obtain the best use of the existing property within its physical limitations. Lot dimensioning is established per the conceptual plan and site plan. The conceptual site plan illustrates the interrelationship between residential, commercial and open areas.

The map to the left identifies the planned development district land use for this Planned Development District. The residential density is about 2 units per acre.

RESIDENTIAL

This planned development is a gated community that provides a high quality living for its homeowners. The public road that leads from FM 1382 provides free access to the commercial site and leads up to the private gate house. The roadways beyond the gate are private roads that are to be designated as an access, utility and drainage easement. This allows for a gated community beyond the gate area.

There are sixty-two (62) lots placed along meandering roadways within beautiful surroundings. The lot sizes are significantly larger than the minimum ten-thousand square feet (10,000 S.F.). The following chart illustrates the number and size of the lots in relationship to the blocks:

Block	Lots	Minimum	Maximum
A	26	10,800 S.F.	22,785 S.F.
B	20	11,470 S.F.	17,980 S.F.
C	12	14,725 S.F.	48,980 S.F.
D	4	13,382 S.F.	30,741 S.F.
Total	62		

Trees, drainage, and terrain dictate the lot configuration within this development. The site plan provides more detail on lot layouts. The building envelope on the lot is expanded to

enable tree preservation. This will allow for a less interruptive design in the rugged terrain and vegetated areas.

Open areas are provided for maintaining the overall integrity of the site and allow residents living within a place to enjoy. All residents of this planned development are required to belong to and pay fees for the maintenance of roadways, parks, open areas, lighting, entry gate and other private amenities associated with this site.

NON-RESIDENTIAL

Five pad sites are provided within the Planned Development District. This site is dedicated to comply with the City of Cedar Hill Zoning Ordinance for Local Retail. The retail site is not part of the private subdivision and is accessible to the public by the entrance from F. M. 1382. Uses are limited to the use chart as indicated in Use Regulations as spelled out in the Zoning Ordinance.

The commercial site is separated from the subdivision by natural vegetation and a private entry gate. The vegetation is comprised of natural trees and shrubs and will be maintained in their natural state as feasibility permits.

A screening wall is not required due to the natural terrain and vegetation. Therefore a wall will not be erected between the residential and commercial sites. This will prevent interrupting the natural feel of the site. All commercial projects will require Architectural review.

Uses within this planned development will be dictated by the City of Cedar Hill Zoning Ordinance contained in the Local Retail District Uses and may be obtained by following proper procedures under the rules and regulations laid out by the City of Cedar Hill.

COMMON AREAS

Irrigation

Irrigation shall be provided in accordance with City of Cedar Hill landscape requirements and xeri-scape design standards shall be provided where feasible. Xeri-scape designs will include approved trees, shrubs, ground cover, and vegetation recommended for the harsh North Central Texas climates. Preference will be given to indigenous species and should enhance the overall design. All common areas will be maintained in accordance with the City of Cedar Hill requirements imposed on the required Home Owners Association (HOA).

Final vegetation selections will be made for the required landscaped areas at that the time a landscape plan is required. Preference will be give to indigenous species that are able to withstand the extreme conditions of the North Central Texas climate.

Tree Preservation

The conceptual site plan reveals the location of some strategic trees in relation to the property boundary and lot lines. Some tree reduction may be necessary and may be reduced in accordance with City requirements. Property lines are established in a manner so as to preserve the existing trees. Tree maintenance will be the responsibility of each corresponding property owner. Trees and other vegetation located on common areas are the responsibility of the Home Owners Association (HOA).

Gate and Screening Wall

A twenty-four foot gate and masonry structure will provide access to the private residential neighborhood. . The median divided street entails a centered cul-de-sac that provides easy access and allows ample room for drivers to turn around with little effort. A combination of low-lying shrubs, trees and ground cover will offer an aesthetically pleasing approach to the site and provide a natural focal point that directs entry into the community. The fence will be maintained in accordance with City requirements and all maintenance will be the responsibility of the required Home Owners Association (HOA)

The rest of the linear path that divides the retail from the residential areas is partitioned by natural heavy layered trees and shrubs that should remain in its natural state for the life of the community to comply with current codes and regulations in effect at the time of construction.

Parks

There are two dedicated common areas for residents of this planned development. These common areas are part of the open area and provide a natural barrier between the residential and commercial districts within this planned development. This is a heavily vegetated linear park with a natural wooded canopy over a lower lying region on the site that allows drainage to the northeast. All common areas are to be maintained by the mandatory Home Owners Association.

UTILITIES AND RIGHT-OF-WAYS

All roadways will be constructed to the City regulations. Unrestricted access for utilities and drainage systems and their maintenance of them, and the right of access for all governmental services are required. Roadways, lighting, and signage are to be maintained for private ownership and will be maintained in accordance with the City of Cedar Hill Private Street Policy. Roadways will be designated as an access, utility and drainage easement. The required landscape areas are the responsibility of the required Home Owners Association (HOA).

Streets shall always be open to the public and private services personnel, post office, and other government employees. The owners and HOA agree to hold city and governmental entities harmless. Local utilities shall be provided and maintained in accordance with current regulations.

All water and sewer utilities shall comply with City of Cedar Hill design standards. Water and sewer are designated to be owned by and the responsibility of the City of Cedar Hill, Texas. Lighting and signage is the responsibility of the Home Owners Association.

SUMMARY

This planned development provides amenities for quality residential living. The SF-10 and LR standards set forth in the current Zoning Ordinance at the time of this submittal are reflected in this planned development district. The required HOA is responsible for the cost of maintaining all common areas, private roadways, and private amenities within the Planned Development District. Local Retail (LR) uses are allowed in the area designated as Local Retail (LR). All commercial projects will require Architectural review. Any variations to this planned development district will require review and approval from the municipal official, commission or governing body as outlined in the City of Cedar Hill Zoning Ordinance.

AFFIDAVIT OF PUBLICATION

State of Texas

Subject Ordinance No.

County of Dallas

2002-114

Before me the undersigned authority on this day personally appeared Richard H. Collins, 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 12th day of September, 2002.

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

IND 45 9/12

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

Richard H. Collins

Richard H. Collins, Publisher
Today Newspapers, Inc.

Sworn to and subscribed before me this

15th day of September, 2002

Notary Public Signature: Frances Z. Saub



TODAY

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1000 ANNOUNCEMENTS

1003 LEGAL NOTICES

NOTICE OF PUBLIC SALE

IN ACCORDANCE WITH THE TEXAS PROPERTY CODE, CHAPTER 59 TYLER STREET STORAGE AT 3636 S. TYLER ST., DALLAS, TEXAS 75224 WILL CONDUCT A PUBLIC AUCTION TO SATISFY LANDLORD'S LIEN. UNITS WILL BE SOLD TO THE HIGHEST BIDDER FOR CASH. SELLER RESERVES THE RIGHT TO WITHDRAW ANY UNIT OR NOT ACCEPT ANY BID AT TIME OF SALE.

SALE WILL BE AT TYLER STREET STORAGE 3636 S. TYLER ST., DALLAS, TEXAS 75224 ON SEPT. 25, 2002 AT 9:00 A.M. A DEPOSIT MAY BE REQUIRED FOR REMOVAL AND CLEANUP.

GENERAL DESCRIPTION OF CONTENTS: HOUSEHOLD GOODS, FURNITURE, APPLIANCES AND MISC. AND AUTOMOBILES.

NAMES OF TENANTS AS APPEARS ON LEASE: PATRICK JONES, VIOLA EAFON, TAMARA PAIGE, ANNTONETTE JONES, GLORIA BROWN, TONY WALTON, JOHNSTON RUSSOE, JOHN CHISM, BERTRIN VALENTINE, TORIS MULLINS, ELLA MLOCK.

ORDINANCE NO. 2002-114

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, THAT BEING ORDINANCE NO. 2001-64, AS HERETOFORE AMENDED, BY PROVIDING A CHANGE IN ZONING CLASSIFICATION FROM SF - 10 (SINGLE-FAMILY RESIDENTIAL) and LR (LOCAL RETAIL) to PD - PLANNED DEVELOPMENT FOR SF - 10 (SINGLE-FAMILY RESIDENTIAL) and LR (LOCAL RETAIL) ON LAND OUT OF ABSTRACTS 1226 AND 306, MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR IMMEDIATE EFFECT.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, this the 27th day of August 2002.

APPROVED:
ROB FRANKE, MAYOR

ATTEST:
FRANKIE LEE,
CITY SECRETARY

1003 LEGAL NOTICES

LEGAL NOTICE

NOTICE is hereby given to the citizens of Cedar Hill, Texas and to all interested persons that the Board of Adjustment & Appeals of the City of Cedar Hill, Texas will conduct public hearing on Tuesday, October 1, 2002 @ 12:00 noon in the Council Chambers of City Hall, 502 Cedar Street, Cedar Hill, Texas for the purpose of considering a request for a variance to the Comprehensive Zoning Ordinance of the City of Cedar Hill, Texas as follows:

1. Conduct a public hearing and consider a request by Attila and Annette Irhazi for an exception to the city zoning regulation Ordinance #2001-63, Section 3.8.2, D. that requires two (2) enclosed parking spaces in the front of the lot with the garage door facing the side property line to allow a two car garage with the garage door facing the front property line on Lot 7, Block 8, Shadybrook First Installment more common known as 591 Honeysuckle Lane.

Property owners within 200' of the above described area are as follows: Frank A. Gipson, Cornelius Z. Jones, Tommy L. & Patricia A. Hensley, Raymond L. Gibson, Paul T. Murphy, Tracy & letetra Hines, Davyre Shaw, Timothy R. Jones, Martha & Attila Irhazi, Leon C. Fortson Jr., James R. James Jr. & Karen A. James, Carlos & Melsa Limones, Donald Robert Myers Jr. & Michelle S Myers, Candelario Morales & Maria Petra, Michael A. Chism, Bruce & Alexander Valdez, Douglas Ray & Deanna Kay Willard, Marcheie Lanita Anderson, Connie L. Taiclet, Carolyn J. Bartlett, Anthony & Suzie Oliver, Maggie Nora Anderson, Carl L. & Pamela A. Lerman, Sergio & Ester Que, Evelyn Massey, Kerry L. & Resa L. Turk, Brenda M. Lamkin, Elena R. & Jaima Avila and Jose G. Tovias.

All interested persons are invited to attend and make comments. Written comments will also be accepted. More information regarding this request can be obtained from the Code Enforcement Office at City Hall, 972-291-5100 x-1090.

