

ORDINANCE NO. 85-767

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NUMBER 77-439, AND PROVIDING A CHANGE OF ZONING FROM R-1 RESIDENTIAL AND DUPLEX TO A PLANNED DEVELOPMENT DISTRICT SPECIFICALLY DESCRIBED HEREIN; 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;

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 notice posted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

SECTION 1. The specific legal description of the property zoned herein is as follows:

BEING a tract of land out of the William Coombs Survey, Abstract No. 304, and the S. J. Baggett Survey, Abstract No. 132 situated in the City of Cedar Hill, Dallas County, Texas being more particularly described as follows:

BEGINNING at the southeast corner of said Coombs Survey:

THENCE, S 00°46'00" E. a distance of 53.0 feet to a point for corner;

THENCE, S 89°55'00" W. a distance of 1313.98 feet to a point for corner;

THENCE, N 01°41'00" E. a distance of 1363.18 feet to a point for corner;

THENCE, N 89°31'00" E. a distance of 1255.72 feet to a point for corner;

THENCE, S 00°46'00" E. a distance of 400.00 feet to a point for corner;

THENCE, S 89°31'00" W. a distance of 444.00 feet to a point for corner;

THENCE, S 00°05'30" W. a distance of 634.39 feet to a point for corner;

THENCE, N 89°55'00" E. a distance of 453.43 feet to a point for corner;

THENCE, S 00°46'00" E. a distance of 280.86 feet to the POINT OF BEGINNING and containing 33.77 acres of land.

SECTION 2. The zoning classification on the hereinabove described property is hereby changed from R-1 Residential and Duplex to a Planned Development District to be developed in accordance with the Site Plan attached to this Ordinance as Exhibit "A" and in the following approximate amounts:

- a. Single Family R-1B Residential with a minimum lot size of 8,500 square feet: 15.26 acres
- b. Garden Home 6 (GH 6) with a minimum lot size of 6,000 square feet: 7.69 acres
- c. Garden Home 7 (GH 7) with a minimum lot size of 7,000 square feet: 6.31 acres
- d. Local Retail: 3.48 acres
- e. Park: 1.03 acres

SECTION 3. The property zoned as a Planned Development District herein shall have the following Special Conditions. Such conditions are hereby officially adopted, approved and ordered as a part of the Planned Development District zoned herein:

1. All dwelling units shall have two car, rear entry, attached garages.

2. Area Regulations:

a. Garden Homes 6 (GH 6):

- (1) Front Yard
There shall be a front yard having a minimum depth of twenty-five (25) feet.
- (2) Width of the Lot
The minimum width of the lot shall be fifty-five (55) feet.
- (3) Minimum Depth of Lot
The minimum depth of the lot shall be one hundred (100) feet.
- (4) Area of Dwelling
One thousand two hundred fifty (1250) square feet shall be the minimum living area of the dwelling.
- (5) Area of the Lot
The minimum area of the lot shall be six thousand (6,000) square feet.

b. Garden Homes 7 (GH 7):

- (1) Front Yard
There shall be a front yard having a minimum depth of twenty-five (25) feet.
- (2) Width of the Lot
The minimum width of the lot shall be fifty-five (55) feet.
- (3) Minimum Depth of Lot
The minimum depth of the lot shall be one hundred (100) feet.
- (4) Area of Dwelling
One thousand two hundred fifty (1250) square feet shall be the minimum living area of the dwelling.
- (5) Area of the Lot
The minimum area of the lot shall be seven thousand (7,000) square feet.

c. All other regulations for the Garden Homes, Tract 6 and Tract 7, are to comply with Article VI, "R-2" Single-Family Dwelling District Regulations, of Zoning Ordinance No. 77-439 of the City of Cedar Hill, Texas.

d. R-1B Residential:

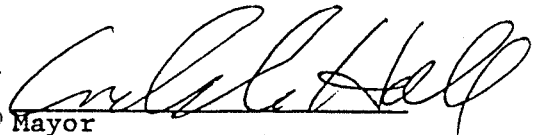
All regulations for the R-1B Residential Tract are to comply with Article V-B, "R-1B" Single-Family Dwelling District Regulations, of Zoning Ordinance No. 77-439 of the City of Cedar Hill, Texas.

4. 3.48 acres Local Retail:


This parcel to comply with Article IX, "LR" Local Retail District regulations of Zoning Ordinance No. 77-439 of the City of Cedar Hill, Texas, with the exception that the construction of Multi-Family Dwelling units will be prohibited.

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.

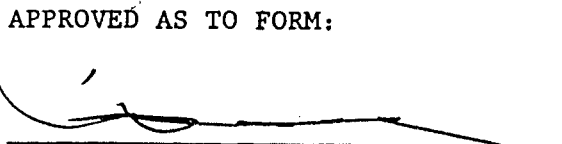
PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas on this the 12th day of March, 1985.


Mayor

ATTEST:


City Secretary

APPROVED AS TO FORM:

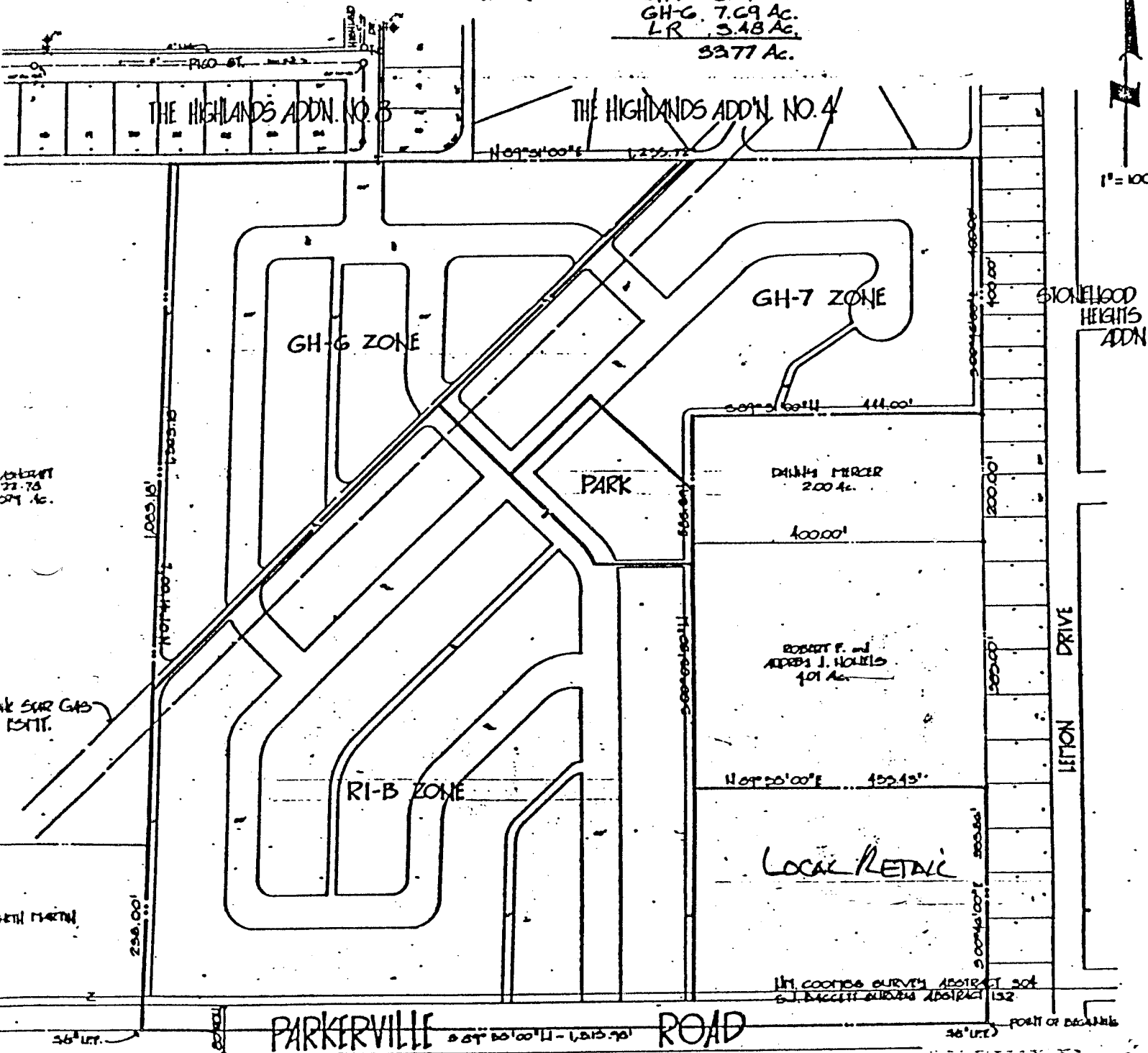

City Attorney

"EXHIBIT A"

ZONING LEGEND

- PARK 103 Ac.
- RI-B 15.26 Ac.
- GH-7 6.81 Ac.
- GH-G 7.69 Ac.
- LR 3.48 Ac.

3377 Ac.



ABSTRACT 22.75 294 Ac.

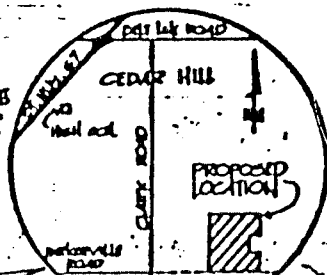
W. STAR GAS CONT.

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HARVEY M. RECORD 5-1-60

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ROBEY HOME ZONING
 LOT AREA: 4000 SF, 80' x 50' (200 SF)
 MAX. HEIGHT: 10' (100 SF), 12' (1200 SF)
 ALL REGULATIONS FOR CURRENT R-E ABSTRACT.



3377 ACRES
 OUT OF THE WM. COOMBS SURVEY ABSTRACT 304

S.J. BAGGETT SURVEY ABSTRACT 132
 CEDAR HILL, TEXAS

PARKERVILLE PLACE
 A PLANNED DEVELOPMENT DISTRICT

OWNER:
 DESIGN CUSTOM HOMES
 P.O. Box 55
 CEDAR HILL, TEXAS

BY HARVEY M. RECORD, CONSULTING ENGINEER, INC.