

ORDINANCE NO. 2000-24

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 R-2 RESIDENTIAL DISTRICT, TO A NEW PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL ON LAND SPECIFICALLY DESCRIBED HEREIN, LOCATED WITHIN ABSTRACT 1472; 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 00-14; 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 10.2745 acres of land, located in the E.C. Thomas Survey Abstract No. 1472 at the 200 to the 400 block of Straus Road, more specifically described herein as Exhibit "A".

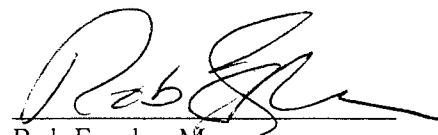
SECTION 2. CHANGE IN ZONING CLASSIFICATION - The Zoning Classification of that property described herein is hereby changed from R-2 Residential District to a Planned Development District Number 2000-24 for Single-Family Residential subject to the standards, restrictions, and special conditions described herein.

SECTION 3. STANDARDS, RESTRICTIONS, AND SPECIAL CONDITIONS - The standards, restrictions, and special conditions set forth in "Exhibit B" and

"Exhibit C" 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 9th day of May 2000.



Rob Franke, Mayor

ATTEST:



Frankie Lee, City Secretary

beginning part of that certain parcel of land conveyed to Jack A. Hendricks by deed recorded in Volume 2999 Page 211, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod found for corner in the West line of Straus Road (variable width right of way) that is South 35 deg. 25 min. 59 sec. West a distance of 210.0 feet from the Northeast corner of said Hendricks tract and said beginning point also being the Southeast corner of a 1.12 acre tract conveyed to George G. Barber by deed recorded in Volume 85108 Page 415, Deed Records, Dallas County, Texas;

THENCE continuing South 35 deg. 25 min. 59 sec. West a distance of 322.51 feet to a $\frac{1}{2}$ " iron rod set for corner;

THENCE North 54 deg. 27 min. 23 sec. West a distance of 20.85 feet to a $\frac{1}{2}$ " iron rod set for corner; THENCE South 35 deg. 32 min. 37 sec. West a distance of 357.18 feet to a $\frac{1}{2}$ " iron rod set in the South line of the Hendricks tract and the North line of a 1.0 acre tract conveyed to Joe A. Mobley by deed recorded in Volume 83149 Page 132, D.R.D.C.T.;

THENCE North 84 deg. 32 min. 19 sec. West a distance of 644.41 feet to a $\frac{1}{2}$ " iron rod set for the Southwest corner of the Hendricks tract and same being the South corner of a 1.91 acre tract conveyed to Nathan and Mary Rachel by deed recorded in Volume 525 Page 814, D.R.D.C.T.

THENCE North 24 deg. 24 min. 52 sec. East a distance of 691.51 feet to a $\frac{1}{2}$ " iron rod found at an angle point in Hendricks West line;

THENCE North 12 deg. 37 min. 87 sec. East a distance of 18.71 feet to a $\frac{1}{2}$ " iron rod found at a Northwesterly Southwest corner of a tract owned by the City of Cedar Hill;

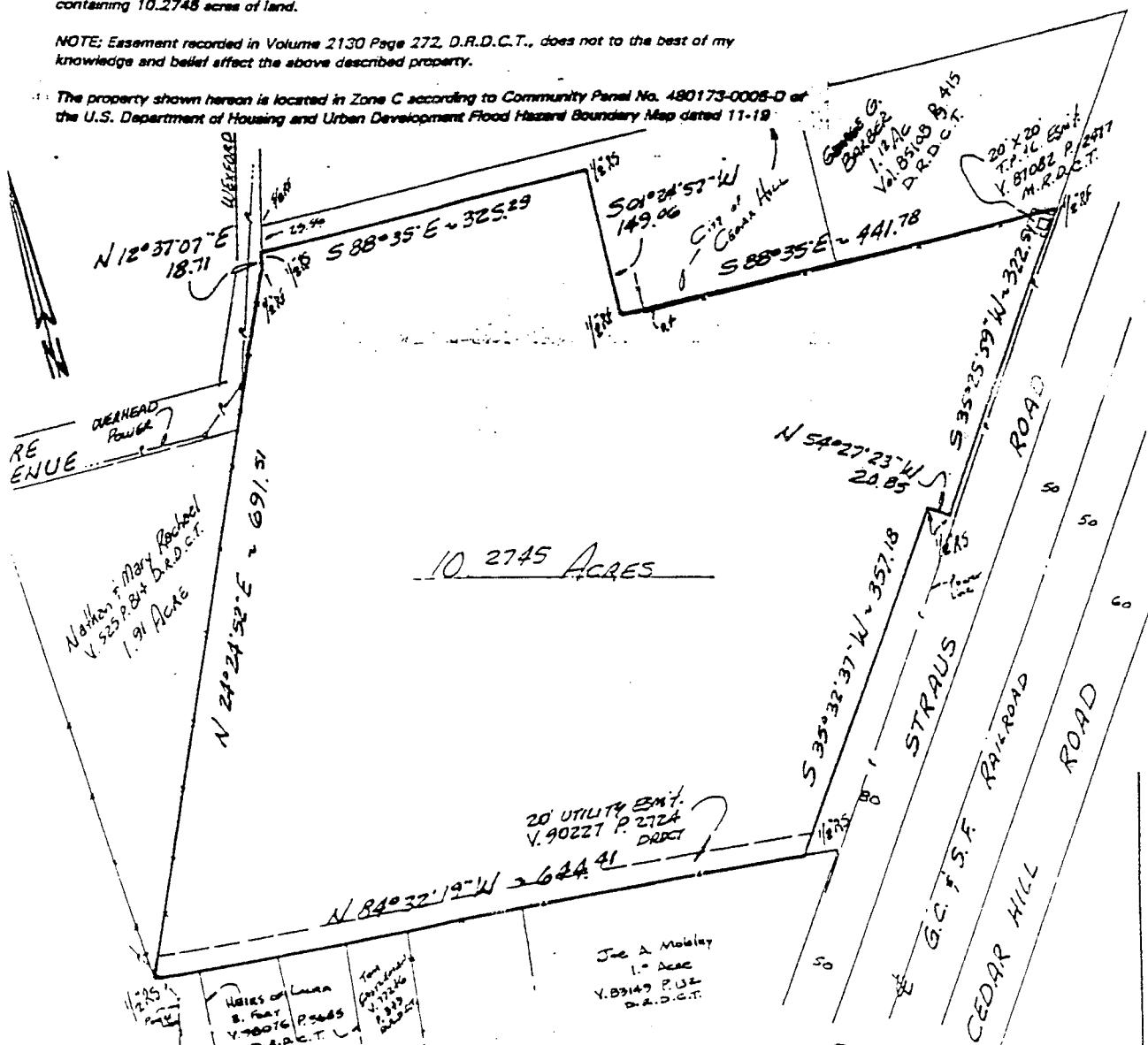
THENCE South 88 deg. 35 min. East (dead-reference bearing) a distance of 325.29 feet to a $\frac{1}{2}$ " iron rod set for corner;

THENCE South 01 deg. 24 min. 57 sec. West a distance of 149.08 feet to the Southerly Southwest corner of said City tract;

THENCE South 88 deg. 35 min. East a distance of 441.78 feet to the PLACE OF BEGINNING and containing 10.2745 acres of land.

NOTE: Easement recorded in Volume 2130 Page 272, D.R.D.C.T., does not to the best of my knowledge and belief affect the above described property.

The property shown hereon is located in Zone C according to Community Panel No. 480173-0008-D of the U.S. Department of Housing and Urban Development Flood Hazard Boundary Map dated 11-19-



This plan is a true, correct, and accurate representation of the property as determined by an on the ground survey; the lines and dimensions of said property being indicated on the plan; the size and location of existing improvements are as shown.

THESE ARE NO ENCROACHMENTS, CONFLICTS, OR PROHIBITIONS EXCEPT AS SHOWN.

This survey was performed in connection with the transaction described in
CR No. 137674 of ESCAPE Title Co.

JOB # 15824 DATE 8-23-99 SCALE 1" = 100'

222 Texas St. Cedar Hill, Texas 75104 (972) 291-7848

EXHIBIT "A"

EXHIBIT 'B'

STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS
FOR PLANNED DEVELOPMENT ORDINANCE NO. _____

(PDD-E)
P&Z Case # 00-14

SHERWOOD FORREST ADDITION

STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS

All of the standards, definitions and requirements of the "R-2" SINGLE FAMILY DWELLING DISTRICT REGULATIONS, as here and after may be amended, shall apply to this Planned Development except for only the following:

AREA REGULATIONS

1. FRONT YARD

There shall be a front yard having a minimum depth of not less than ten (10) feet to allow for adequate porch design.

2. SIDE YARD

There shall be a side yard on one side of the lot, having a width of not less than ten (10) feet, the other side may be zero (0) feet. The side yards of corner lots adjacent to a street shall be a minimum of ten (10) feet. There shall be a minimum of ten (10) feet between house foundations. Detached garages with front entry shall be located on zero (0) feet lot side with the other side yard being a minimum of 10.00 feet. There shall be a minimum of four (4) feet between house foundation and garage foundation.

3. REAR YARD

There shall be a rear yard having a minimum depth of twenty (20) feet to the house foundation and a minimum depth of three (3) feet to the garage foundation.

4. AREA OF LOT

The minimum area of the lot shall be three thousand eight hundred (3,800 S.F.) square feet.

5. WIDTH OF LOT

The minimum width of the lot shall be forty (40) feet. Irregular lots shall be thirty (30) feet at the building line.

7. MINIMUM DEPTH OF LOT

The minimum depth of the lot shall be ninety-five (95) feet with exception being made for irregular lots on street curves designed to protect native trees.

8. PARKING REGULATIONS

Each dwelling shall have not less than a two (2) car detached garage but whose framing shall be attached to rear house framing by way of a covered breezeway both of which will integrate a complementary design to the house. At least two (2) off street parking spaces will be available on each driveway.

9. AREA OF DWELLING

One thousand six hundred (1,600) square feet shall be the minimum living area of the two story dwelling and one thousand four hundred (1400) square feet for the one story dwelling.

10. 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. Minimum roof pitch of dwellings to be 7:12 and together with the oversized front porches will help create development's desired intimate "European Village" look.

11. HEIGHT REGULATIONS

No building shall exceed 2½ stories or thirty-five (35) feet in height.

12. FENCE REGULATIONS

No fencing shall be allowed from the front line of the house to the public right-of-way.

13. DRIVEWAY REGULATIONS

Driveways and walkways shall be one hundred (100) percent reinforced concrete construction and/or brick or stone pavers.

TYPICAL LOT LAYOUT

SCALE: 1=10'

EXHIBIT "C"

