

**ORDINANCE NO. 96-287**

**AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, PROVIDING FOR AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, THAT BEING ORDINANCE NO. 77-439; AS HERETOFORE AMENDED, PROVIDING A CHANGE IN ZONING WITHIN A PLANNED DEVELOPMENT DISTRICT (ORDINANCE NO. 86-862), PROVIDING FOR PDD-ESTATE SINGLE FAMILY DWELLING AND PDD-R-1 RESIDENTIAL SINGLE FAMILY DWELLING DISTRICTS ON LAND SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR ADDITIONAL 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

**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 463.2 acres more or less out of the John Gainer Survey, Abstract No. 492, the Robert Ground Survey, Abstract No. 515, the M. H. Davis Survey, Abstract No. 425, and the J. G. Boydston Survey, Abstract No. 108, Dallas County, Texas, and being more particularly described by metes and bounds in the property description which is attached hereto as Exhibit "A."

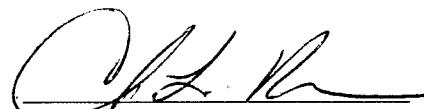
**SECTION 2.** The zoning classification on the hereinabove described property is hereby changed from Planned Development District to Planned Development District-Estate Single Family Dwelling District and Planned Development District-R1 Residential Single Family Dwelling District to be developed in accordance with the map attached hereto as Exhibit "B" and in the following approximate amounts:

PDD-Estate -	356 acres
PDD-R1 Residential -	107.2 acres

**SECTION 3.** The property zoned herein shall have additional regulations as set forth in Exhibit "C" attached hereto. Such regulations 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 with Estate Single Family Dwelling and R-1 Residential Single Family Dwelling Districts 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 13<sup>th</sup> day of August, 1996.



Chris L. Rose, Mayor

ATTEST:



Frankie Lee, City Secretary

## EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the John Gainer Survey, Abstract No. 492, Robert Ground Survey, Abstract No. 515, M.H. Davis Survey, Abstract No. 425 and the J.G. Boydston Survey, Abstract No. 108, Dallas County, Texas, and being part of a tract of land conveyed to J.C. Calabria by Deed recorded in Volume 220, Page 1393 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the East line of the above cited tract with the North line of Texas Plume Road (35 R.O.W.);

THENCE S. 76 deg. 06 min. 39 sec. W. along the North line of said road, a distance of 301.44 feet to a 1/2" iron rod set for corner;

THENCE N. 59 deg. 04 min. 38 sec. W. along the North line of said road, a distance of 1134.41 feet to a 1/2" iron rod set for corner;

THENCE N. 78 deg. 49 min. 14 sec. W. along the North line of said road, a distance of 123.99 feet to a 1/2" iron rod set for corner in the East line of Lake Ridge Parkway (120' R.O.W.);

THENCE along the East line of Lake Ridge Parkway as follows:

N. 15 deg. 52 min. 32 sec. W. a distance of 1460.74 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 27 deg. 53 min. 25 sec., a radius of 2391.83 feet, a chord bearing of N. 29 deg. 49 min. 15 sec. W., a chord length of 1152.83 feet, an arc length of 1164.29 feet to a 1/2" iron rod set for corner;

N. 43 deg. 45 min. 57 sec. W. a distance of 542.05 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right having a central angle of 78 deg. 09 min. 48 sec., a radius of 1850.00 feet, a chord bearing of N. 04 deg. 41 min. 03 sec. W., a chord length of 2332.58 feet, an arc length of 2523.78 feet to a 1/2" iron rod set for corner;

N. 34 deg. 23 min. 51 sec. E. a distance of 629.79 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 60 deg. 38 min. 00 sec., a radius of 2009.86 feet, a chord bearing of N. 04 deg. 04 min. 51 sec. E., a chord length of 2029.07 feet, an arc length of 2126.93 feet to a 1/2" iron rod set for corner in the South line of Lakeview Drive (80' R.O.W.);

THENCE N. 42 deg. 21 min. 19 sec. E. along the South line of said road, a distance of 80.75 feet to a 1/2" iron rod set for corner;

THENCE N. 61 deg. 51 min. 19 sec. E. along the South line of said road, a distance of 320.00 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE along the South line of said road, along said curve to the right having a central angle of 10 deg. 00 min. 46 sec., a radius of 2824.79 feet, a chord bearing of N. 66 deg. 51 min. 42 sec. E., a chord length of 493.02 feet, an arc length of 493.65 feet to a 1/2" iron rod set for corner;

THENCE N. 71 deg. 52 min. 05 sec. E. along the South line of said road, a distance of 512.00 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE along the South line of said road, along said curve to the left

having a central angle of 15 deg. 20 min 45 sec., a radius of 1313.24 feet, a chord bearing of N. 64 deg. 11 min. 42 sec. E., a chord length of 350.68 feet, an arc length of 351.73 feet to a 1/2" iron rod set for corner;

THENCE N. 56 deg. 33 min. 24 sec. E. along the South line of said road, a distance of 199.88 feet to a 1/2" iron rod found for corner at the beginning of a curve to the right;

THENCE along the South line of said road, along said curve to the right having a central angle of 06 deg. 30 min. 15 sec., a radius of 1233.24 feet, a chord bearing of N. 59 deg. 52 min. 08 sec. E., a chord length of 139.92 feet, an arc length of 140.00 feet to a 1/2" iron rod set for corner at the Northwest corner of Lot 1, Block 1 of Lake Ridge Village II, Wildwood Subdivision Section 1, as recorded in Volume 86056, Page 4176 of the Map Records of Dallas County, Texas;

THENCE S. 27 deg. 43 min 47 sec. E. along the West line of Block 1, a distance of 594.90 feet to a 1/2" iron rod set for corner at the Southwest corner of Lot 5, Block 1;

THENCE N. 68 deg. 32 min. 35 sec. E. along the South line of Lot 5, a distance of 150.46 feet to a 1/2" iron rod set for corner in the West line of Valley View Drive (60' R.O.W.);

THENCE along the West line of said road, along a curve to the right having a central angle of 21 deg. 31 min. 39 sec., a radius of 470.00 feet, a chord bearing of S. 10 deg. 50 min. 44 sec. E., a chord length of 175.55 feet, an arc length of 176.59 feet to a 1/2" iron rod set for corner;

THENCE S. 00 deg. 13 min. 17 sec. E. along the West line of said road, a distance of 89.59 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE along the West line of said road, along said curve to the left having a central angle of 07 deg. 48 min. 40 sec., a radius of 680.00 feet, a chord bearing of S. 03 deg. 58 min. 49 sec. E., a chord length of 92.63 feet, an arc length of 92.70 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 1, Block 3 of said subdivision;

THENCE S. 82 deg. 14 min. 32 sec. W. along the North line of Lot 1, a distance of 191.00 feet to a 1/2" iron rod set for corner;

THENCE S. 26 deg. 47 min. 40 sec. E. along the West line of Block 3, a distance of 499.82 feet to a 1/2" iron rod set for corner;

THENCE S. 25 deg. 50 min. 00 sec. E. along the West line of Block 3, a distance of 103.85 feet to a 1/2" iron rod set for a corner;

THENCE N. 48 deg. 31 min. 28 sec. E. along the South line of Block 3, a distance of 200.00 feet to a 1/2" iron rod set for corner in the West line of Valley View Drive;

THENCE in Southerly direction, along the West line of said road, along a curve to the right having a central angle of 60 deg. 26 min 49 sec., a radius of 370.00 feet, a chord bearing of S. 11 deg. 15 min. 07 sec. E., a chord length of 372.50 feet, an arc length of 390.35 feet to a 1/2" iron rod set for corner;

THENCE S. 18 deg. 58 min. 17 sec. W. along the West line of said road, a distance of 361.61 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE along the West line of said road, along said curve to the left having a central angle of 59 deg. 23 min. 53 sec., a radius of 433.14 feet, a chord bearing of S. 10 deg. 43 min. 39 sec. E., a chord length of 429.19 feet, an arc length of 449.03 feet to a 1/2" iron rod set for corner;

THENCE S. 39 deg. 52 min. 10 sec. W. along the Westerly line of said

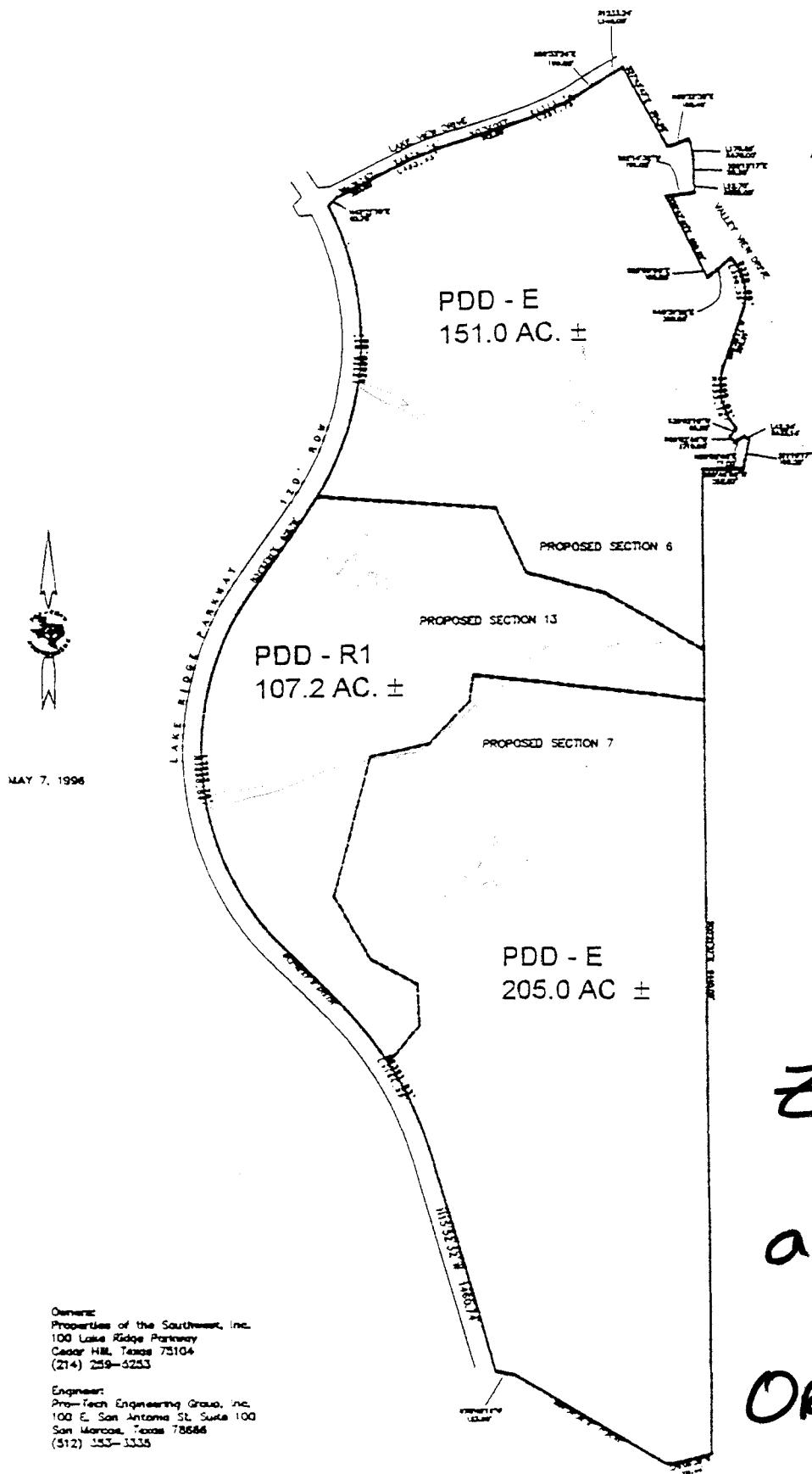
road, a distance of 66.99 feet to a 1/2" iron rod set for corner; THENCE S. 34 deg. 52 min. 39 sec. E. along the Westerly line of said road, a distance of 50.00 feet to a 1/2" iron rod set for corner; THENCE N. 56 deg. 00 min. 48 sec. E. along the Westerly line of said road, a distance of 77.00 feet to a 1/2" iron rod set for corner; THENCE along the Westerly line of said road, along a curve to the left having a central angle of 05 deg. 35 min. 15 sec., a radius of 433.14 feet, a chord bearing of S. 52 deg. 28 min. 29 sec. E., a chord length of 42.22 feet, an arc length of 42.24 feet to a 1/2" iron rod set for corner at the Northwest corner of Lot 1, Block 6 of Lake Ridge Village II, Wildwood Subdivision Section 2, as recorded in Volume 86176, Page 2773 of the Map Records of Dallas County, Texas.

THENCE S. 11 deg. 19 min. 17 sec. W. along the West line of Lot 1, a distance of 196.26 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 46 min. 50 sec. W. a distance of 262.87 feet to a pipe found for corner;

THENCE S. 00 deg. 21 min. 57 sec. E. along a fence line, a distance of 6440.09 feet to the POINT OF BEGINNING, and containing 463.222 acres of land.

EXHIBIT "B"



*Lake*  
**RIDGE**

MAP OF  
**PROPOSED**  
**ZONING**  
463.2 ACRES ±

*Zoning  
as  
approved  
per  
ORD. 96-287*



PRO-TECH  
ENGINEERING  
GROUP  
INCORPORATED  
100 E. San Antonio St. Suite 100  
San Marcos, Texas 78666  
(512) 357-3333

Planned Development Regulations for PDD-R1 Zoning Classification

**USE REGULATIONS:**

No land shall be used and no building shall be erected for or converted to any other than uses permitted in an R-1 Single-Family District.

**HEIGHT REGULATIONS:**

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

**AREA REGULATIONS:**

1. Front Yard.

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

b. Where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets.

2. Side Yard.

There shall be a side yard on each side of the lot, having a width of not less than five (5) feet. The side yard of corner lots adjacent to a street shall be a minimum of ten (10) feet.

3. Rear Yard.

There shall be a rear yard having a depth of not less than twenty (20) feet.

4. Area of Lot.

The minimum area of the lot shall be ninety-six thousand (9600) square feet.

5. Area of Dwelling.

Two thousand (2,000) square feet shall be the minimum living area of the dwelling.

6. Width of Lot

Eighty (80) feet shall be the minimum width of the lot at the building line with an exception to allow a minimum fifty (50) foot width at the building line, but in no case less than thirty (30) feet of frontage at the front property line (street right-of-way line) for irregular shaped lots with diverging side property lines on cul-de-sacs and curves.

7. Depth of Lot.

The minimum depth of the lot shall be one hundred (100) feet. Lots backing up to major thoroughfares shall be a minimum depth of one hundred forty (140) feet.

8. Parking Regulations.

Each dwelling unit shall have not less than a two (2) car garage. Garage openings shall be side or rear entry.

9. 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 masonry construction 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 provisions of this subsection.

**FENCE REGULATIONS:**

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

**DRIVEWAY REGULATIONS:**

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

Planned Development Regulations for PDD-E Zoning Classification

**USE REGULATIONS:**

No land shall be used and no building shall be erected for or converted to any other than uses permitted in an R-1 Single-Family District.

**HEIGHT REGULATIONS:**

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

**AREA REGULATIONS:**

1. Front Yard.

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

b. Where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets.

2. Side Yard.

There shall be a side yard on each side of the lot, having a width of not less than ten (10) feet. The side yard of corner lots adjacent to a street shall be a minimum of thirty (30) feet.

3. Rear Yard.

There shall be a rear yard having a depth of not less than twenty (20) feet.

4. Area of Lot.

The minimum area of the lot shall be one (1) acre.

5. Area of Dwelling.

Two thousand (2,000) square feet shall be the minimum living area of the dwelling.

6. Width of Lot.

One hundred thirty (130) feet shall be the minimum width of the lot at the building line with an exception to allow a minimum eighty (80) foot width at the building line for irregular shaped lots with diverging side property lines on cul-de-sacs and curves.

7. Depth of Lot.

The minimum depth of the lot shall be one hundred forty (140) feet.

8. Parking Regulations.

Each dwelling unit shall have not less than a two (2) car garage. Garage openings shall be side or rear entry.

9. 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 masonry construction 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 provisions of this subsection.

**FENCE REGULATIONS:**

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

**DRIVEWAY REGULATIONS:**

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