

ORDINANCE NO. 97-313

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 DISTRICT AND PDD-R-1 RESIDENTIAL SINGLE FAMILY DWELLING DISTRICT 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:

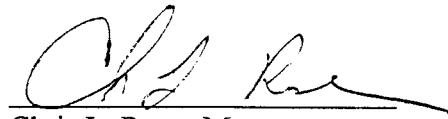
SECTION 1. The legal description of the property zoned herein is generally described as approximately 104.70 acres more or less out of the John Gainer Survey, Abstract No. 492, City of Cedar Hill, Dallas County, Texas, and being more particularly described by metes and bounds in the property description which is attached hereto as Exhibit "A."

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

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.

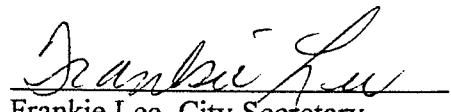
SECTION 4. The zoning classification of this PDD-Estate Single Family Dwelling District and PDD-R-1 Residential Single Family Dwelling District will take immediate effect after the passage of this Ordinance by the City Council of the City of Cedar Hill, Texas.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 25th day of March, 1997.



Chris L. Rose, Mayor

ATTEST:



Frankie Lee, City Secretary

EXHIBIT "A"

All that certain tract or parcel of land being situated in the City of Cedar Hill, Dallas County, Texas, and part of the JOHN N. GAINER SURVEY, ABSTRACT NO. 492, and being further described as follows:

COMMENCING at a concrete monument found for corner in the westerly line of Anderson Road (80 foot wide right-of-way), said point being the northeasterly corner of a 131.239 acre tract of land described as Tract 4 in Volume 94062, Page 4144, of the Deed Records of Dallas County, Texas;

THENCE South 00°31'07" West, 999.09 feet;

THENCE South 02°23'49" East, 55.00 feet to the **POINT OF BEGINNING**;

THENCE South 02°23'49" East, 453.64 feet;

THENCE South 01°04'13" West, 1205.04 feet;

THENCE North 89°57'00" West, 12.63 feet;

THENCE South 00°03'00" West, 396.54 feet;

THENCE North 89°57'00" West, 28.27 feet;

THENCE South 00°03'02" West, 937.24 feet;

THENCE South 89°57'00" East, 15.01 feet;

THENCE South 00°03'02" West, 129.16 feet;

THENCE North 89°56'58" West, 760.15 feet to the common city limit line of said Cedar Hill, Texas and the City of Grand Prairie, Texas;

THENCE along said city limit line the following eight (8) courses;

North 01°11'29" East, 14.33 feet;

North 01°04'09" East, 385.67 feet;

North 88°55'51" West, 1222.00 feet;

North 01°04'09" East, 1500.00 feet;

South 88°55'51" East, 1222.00 feet;

North 01°04'09" East, 757.08 feet;

North 02°23'49" West, 506.63 feet;

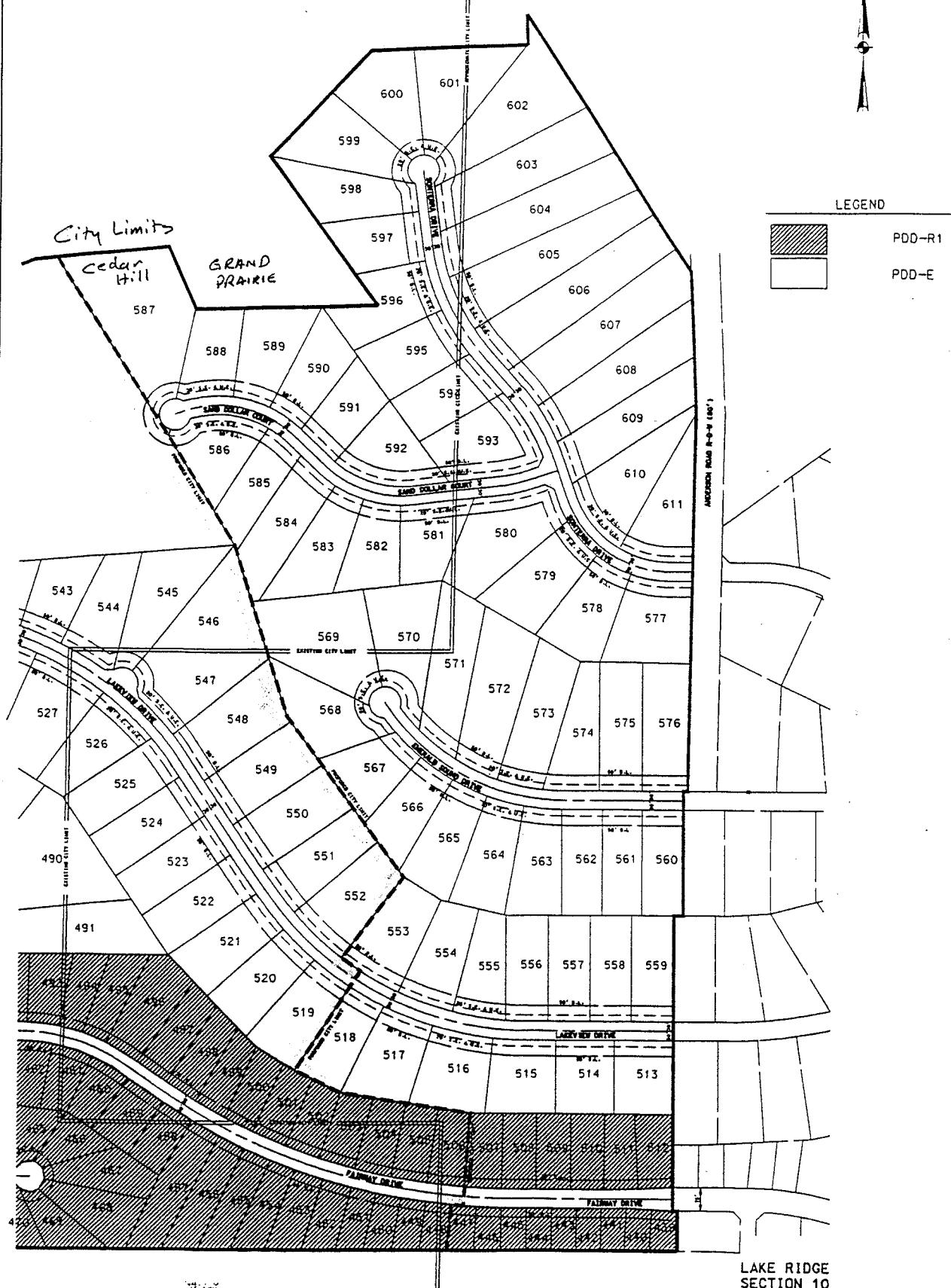
North 00°31'07" East, 674.53 feet;

THENCE North 87°54'49" East, 227.16 feet;

THENCE North 01°20'28" West, 100.00 feet;

THENCE South 52°47'30" East, 981.67 feet to the POINT OF BEGINNING, containing a computed area of 104.70 acres of land.

EXHIBIT "B"



PD-97-313

104.7 ac.

A-492

LAKE RIDGE

CEDAR HILL, TEXAS
188.58 ACRES PART OF THE
JOHN C. COLLIE & BRADEN TRACT NO. 492
GEORGE STWS SURVEY ABSTRACT NUMBER 1312
JOHN B. COPE SURVEY ABSTRACT NUMBER 370

PREPARED FOR:
PROPERTIES OF THE SOUTHWEST, INC.
100 LAKE RIDGE PARKWAY
CEDAR HILL, TEXAS 75104
(972) 298-3253

TURNER COLLIE & BRADEN, INC.
3710 LAKE FREIGHT, SUITE 370
DALLAS, TEXAS 75209 (972) 298-4661

PREPARED BY:

SURVEY INC.
3710 LAKE FREIGHT, SUITE 370
DALLAS, TEXAS 75209 (972) 298-4661

EXHIBIT "C"

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.

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.