

**ORDINANCE NO. 2000-19.**

**AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NUMBER 77-439, AS HERETOFORE AMENDED, BY PROVIDING A CHANGE OF ZONING CLASSIFICATION FROM UNZONED & "PD 97-364" PLANNED DEVELOPMENT (RESIDENTIAL USES AND GOLF COURSE) TO "PD-E" PLANNED DEVELOPMENT DISTRICT (RESIDENTIAL ESTATE), ON LAND SPECIFICALLY DESCRIBED HEREIN AND BEING 303.43 ACRES OUT OF DALLAS COUNTY ABSTRACT 108, AND ELLIS COUNTY ABSTRACTS 1339 & 93; PROVIDING FOR SPECIAL CONDITIONS AND RESTRICTIONS ON SAID PROPERTY; 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 00-03; 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 303.43-acres of land, out of Dallas County Abstract 108 and Ellis County Abstracts 1339 & 93, generally located south and west of Lake Ridge Parkway at Texas Plume Road, and more specifically described in "Exhibit A".

**SECTION 2. CHANGE IN ZONING CLASSIFICATION** - the zoning classification of that property described herein, is hereby amended by changing a portion of "PD 97-364" Planned Development (Residential Uses and Golf course) and unzoned to "PD-E" Planned Development district (Residential Estate) 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" 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 11<sup>th</sup> day of April in the year 2000.



Rob Franke, Mayor

ATTEST:



Frankie Lee, City Secretary

## LAKE RIDGE SECTION 16, PHASI

BEING a tract of land situated in Dallas and Ellis Counties, City of Cedar Hill, being portions of the Jacob G. Boydston Survey, Abstract Number 108 (Dallas County) and Abstract Number 1339 (Ellis County), the H.H. Bradford Survey, Abstract Number 93, and being a portion of that tract of land conveyed to Bluegreen Southwest One, L.P., recorded in Volume 99182, Page 290 of Deed Records, Dallas County, Texas and Volume 1613, Page 342 of Deed Records, Ellis County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of that tract of land conveyed to Greenfield Equity, L.L.C., recorded in Volume 99036, Page 2578 of Deed Records, Dallas County, Texas, in the southerly right-of-way of Lake Ridge Parkway (a 120 foot right-of-way);

THENCE S 01°43'23"E, 3463.90 feet, with the west line of said Greenfield tract, to the north line of that tract of land conveyed to J.B. Foster, Trustee, recorded in Volume 700, Page 647 of Deed Records, Ellis County, Texas;

THENCE S 60°28'04"W, 1658.10 feet with said north line, to its southwest corner;

THENCE N 24°56'15"W, 4180.90 feet to the southeast corner of Lot 1, Block "A", Texas Plume Park Addition, an addition to the City of Cedar Hill, recorded in Volume 97069, Page 3377 of Deed Records, Dallas County, Texas,

THENCE N 14°41'57"E, 2645.50 feet with the east line of said Park Addition, to the south line of Pleasant Valley Cemetery, recorded in Volume X, Page 263 of said Deed Records;

THENCE S 85°31'56"E, 751.15 feet with the south line of said Cemetery tract;

THENCE S 25°49'19"E, 216.27 feet, with said south line, to the west line of Lake Ridge, Section 8, an Addition to the City of Cedar Hill recorded in Volume 96224, Page 1037 of Deed Records, Dallas County, Texas;

THENCE S 08°56'09"E, 194.34 feet, with said west line, to the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, through a central angle of 235°16'04", having a radius of 60.00 feet, the long chord of which bears S 34°32'07"E, 106.31 feet, an arc distance of 246.37 feet, to the south line of Texas Plume Road (a 60 foot right-of-way)

THENCE with the south line of Texas Plume Road the following bearings and distances;

N 64°16'31"E, 29.70 feet:

S 79°16'37"E, 413.77 feet;

S 47°48'16"E, 27.90 feet;

S 16°22'11"E, 146.71 feet to the beginning of a non-tangent curve to the left, in the southerly right-of-way of aforementioned Lake Ridge Parkway;

THENCE with said non-tangent curve to the left, with said southerly right-of-way, through a central angle of 41°52'05", having a radius of 2311.83 feet, the long chord of which bears S 37°18'13"E, 1652.00 feet, an arc distance of 1689.34 feet, to the Point of Beginning and containing 13,217,246 square feet or 303.426 acres of land more or less.

Lake  
RIDGE

SECTION 16, PHASE 1  
MAP OF PROPOSED ZONING  
(303.43 ACRES)

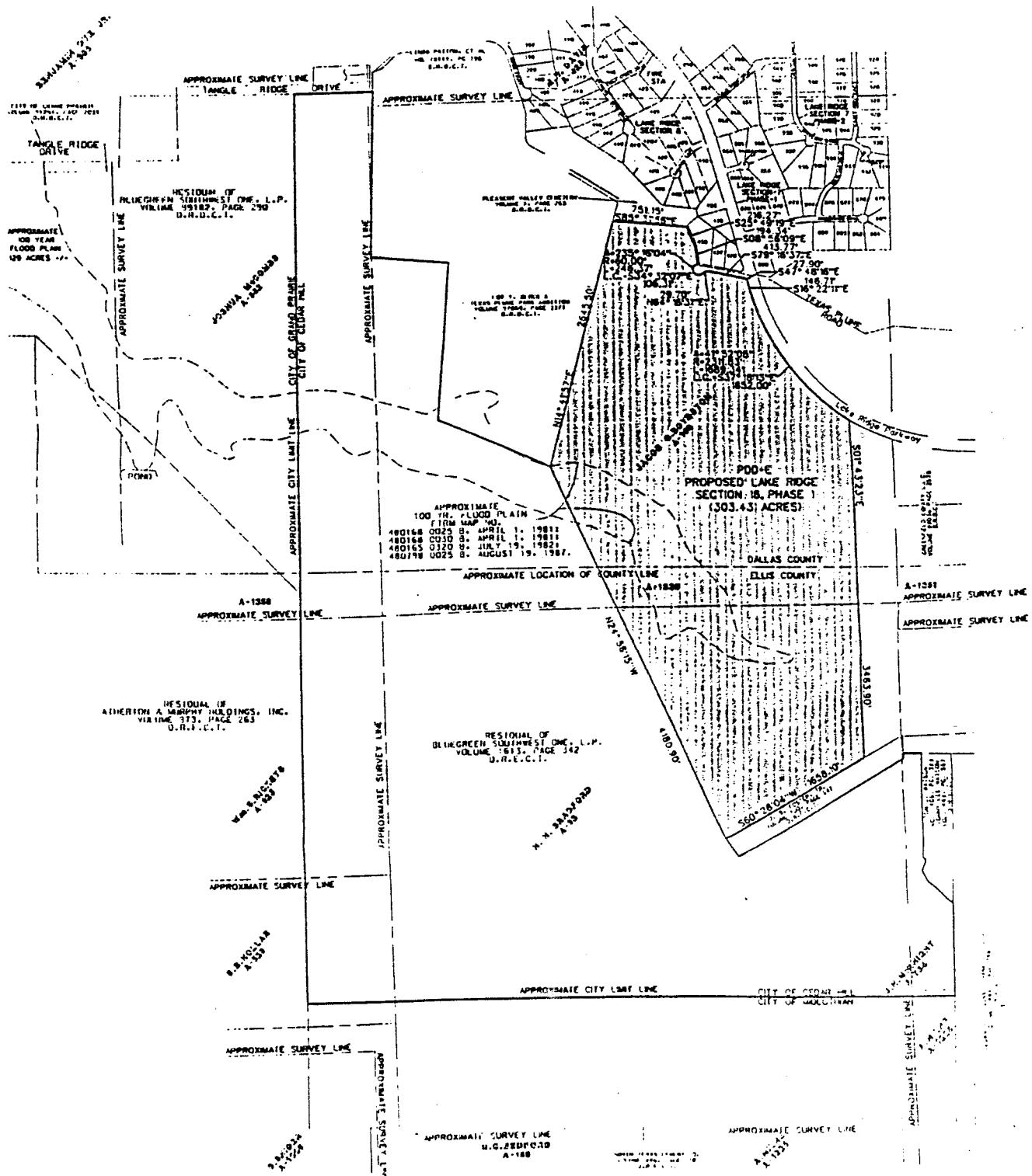
SCALE 1" - 1000'

**OWNER**

BLUEGREEN SOUTHWEST ONE, L.P.  
3860 W. NORTHWEST HWY. SUITE 230  
DALLAS, TEXAS 75220  
(214) 350-3155

## ENGINEER

TURNER COLLIE & BRADEN, INC.  
5710 LBJ FREEWAY, SUITE 370  
DALLAS, TEXAS 75240  
(972) 960-9651



# EXHIBIT B

Standards, Restrictions and Special Conditions For  
Planned Development Ordinance No. 2000-19  
(PDD-E)  
*Lake Ridge - Section 16, Phase 1*  
P&Z Case #00-03

## LAKE RIDGE SECTION 16, PHASE 1

### STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS

All of the standards, definitions and requirements of the Estate Single-Family Dwelling District, as here and after may be amended, shall apply to this Planned Development except for only the following:

#### **AREA REGULATIONS**

##### **Front Yard**

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

##### **Side Yard**

There shall be a side yard on each side of the lot, having a width of not less than twenty (20) feet.

##### **Lot Width**

The minimum standard lot width shall be one hundred thirty (130) feet measured along the front building line. For those lots located at ends of cul-de-sacs or along curves in the roadway with diverging side lot lines, the minimum width shall be eighty (80) feet.

#### **HEIGHT REGULATIONS**

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

#### **PARKING REGULATIONS**

Garage openings shall be side or rear entry only.

#### **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. Storage buildings in compliance with Code of Ordinances for the City of Cedar Hill, Section 4-281 need not comply with the provision of this subsection.

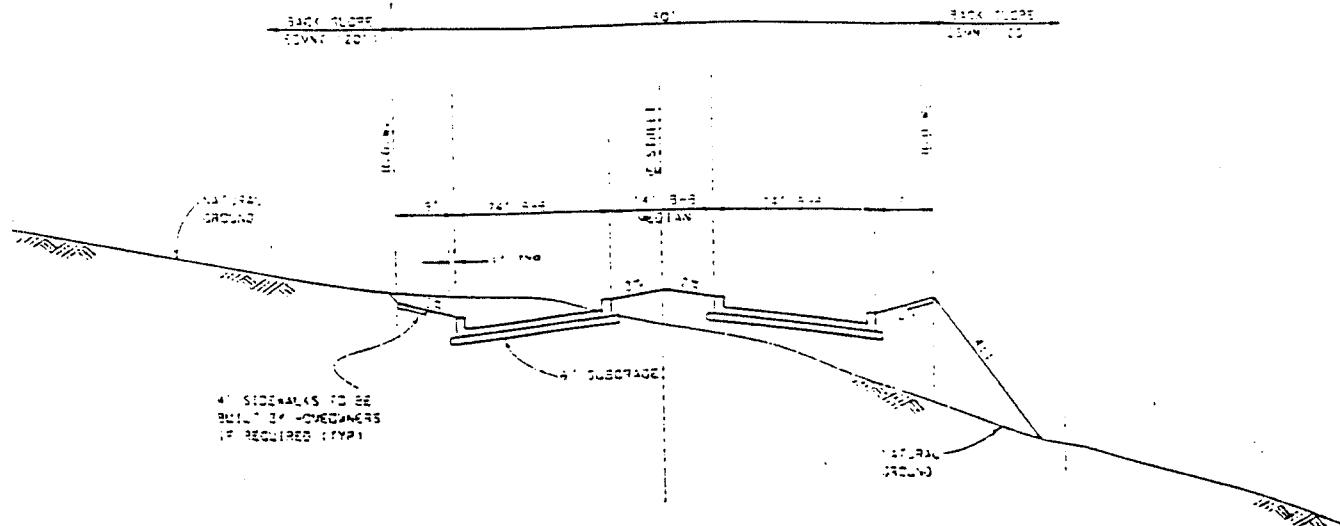
#### **FENCE REGULATIONS**

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

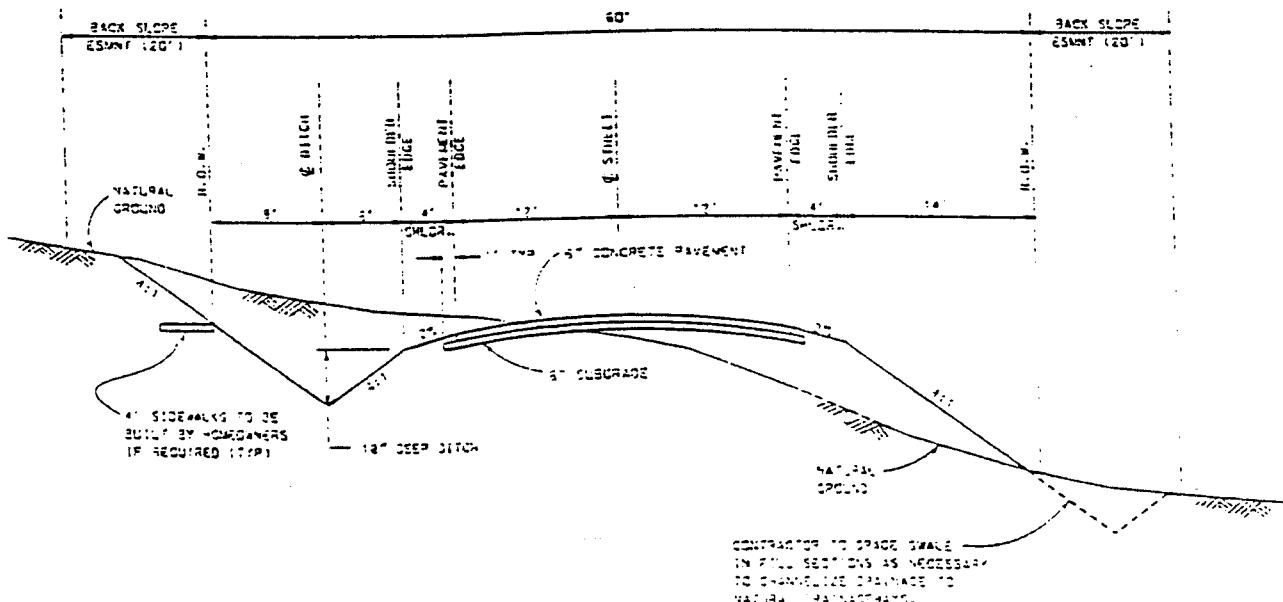
#### **DRIVEWAY REGULATIONS**

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

EXHIBIT "B"



COLLECTOR STREET - 80' R-O-W  
DUAL 24' PAVEMENT (BACK-TO-BACK)  
WITH 14' MEDIAN



RESIDENTIAL STREET - 60' R-O-W  
24' PAVEMENT (EDGE-TO-EDGE)

LAKE RIDGE SECTION 16, PHASE 1  
 TYPICAL ROADWAY CROSS SECTION