

ORDINANCE NO. 99-413

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 "LR" LOCAL RETAIL, TO PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL ON LAND SPECIFICALLY DESCRIBED HEREIN LOCATED WITHIN ABSTRACT 1552; 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 98-67; 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 legal description of the property zoned herein is generally described as approximately 17.27 acres of land out of Abstract 1552, Dallas County, and more particularly described by metes and bounds attached hereto as "**Exhibit A.**"

SECTION 2. CHANGE IN ZONING CLASSIFICATION - The zoning classification on the herein above described property is hereby changed from "LR" Local Retail to Planned Development District Number 99-413 for Single-Family Residential subject to the standards, restrictions, and special conditions described herein.


SECTION 3. STANDARDS, RESTRICTIONS, AND SPECIAL CONDITIONS - The property zoned herein shall be subject to the standards, restrictions, and special conditions as set forth in "**Exhibit B**" attached hereto. Such standards, restrictions, and special conditions are hereby officially adopted, approved and ordered as a part of the Planned Development District zoned herein. Additionally, the property described herein shall agree with the general layout set forth in "**Exhibit C**" attached hereto.

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.

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PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas,
on this the 9th day of February 1999.


Rob Franke, Mayor

ATTEST:

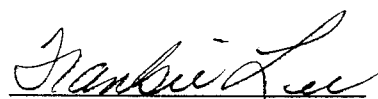

Frankie Lee, City Secretary

Exhibit "A"
Ordinance No. 99-413

Legal Description - Park Plaza
Case No. 98-67

BEING A TRACT OF LAND SITUATED IN THE HENRY WAND SURVEY, ABSTRACT NO. 1552 IN THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS AND BEING A PART OF A 50 ACRE TRACT RECORDED IN VOLUME 3604, PAGE 594 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 / 2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF PARKERVILLE ROAD (60 FOOT R.O.W.) AND THE WEST LINE OF CLARK ROAD (100 FOOT R.O.W.);

THENCE SOUTH 00 DEG. 13 MIN. 00 SEC. WEST, ALONG THE SAID WEST LINE OF CLARK ROAD, A DISTANCE OF 595.24 FEET TO A 1 / 2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01 DEG. 07 MIN. 46 SEC. WEST, CONTINUING ALONG SAID WEST LINE OF CLARK ROAD, A DISTANCE OF 223.66 FEET TO A 1 / 2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEG. 45 MIN. 36 SEC. WEST, DEPARTING SAID WEST LINE OF CLARK ROAD, A DISTANCE OF 706.95 FEET TO A ALUMINUM CAP IN CONCRETE FOUND FOR CORNER;

THENCE SOUTH 00 DEG. 30 MIN. 57 SEC. WEST A DISTANCE OF 229.93 FEET TO A ALUMINUM CAP IN CONCRETE FOUND FOR CORNER;

THENCE NORTH 89 DEG. 47 MIN. 34 SEC. WEST A DISTANCE OF 462.44 FEET TO A ALUMINUM CAP IN CONCRETE FOUND FOR CORNER;

THENCE NORTH 00 DEG. 16 MIN. 25 SEC. EAST A DISTANCE OF 1050.30 FEET TO A 1 / 2 INCH IRON ROD FOUND FOR CORNER ON THE SAID SOUTH LINE OF PARKERVILLE ROAD;

THENCE ALONG THE SAID SOUTH LINE OF PARKERVILLE ROAD THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEG. 42 MIN. 00 SEC. EAST A DISTANCE OF 699.69 FEET TO A 1 / 2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 78 DEG. 23 MIN. 30 SEC. EAST A DISTANCE OF 51.00 FEET TO A 1 / 2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 89 DEG. 42 MIN. 00 SEC. EAST A DISTANCE OF 100.00 FEET TO A 1 / 2 INCH IRON ROD FOUND FOR CORNER;

NORTH 78 DEG. 59 MIN. 30 SEC. EAST A DISTANCE OF 51.00 FEET TO A 1 / 2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEG. 42 MIN. 00 SEC. EAST A DISTANCE OF 273.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,066,288 SQUARE FEET OR 24.479 ACRES OF LAND.

BEARINGS BASED ON: SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 93190, PAGE 2689, DEED RECORDS; DALLAS COUNTY, TEXAS.

EXHIBIT "B"

Ordinance No. 99-413

**Standards, Restrictions and Special Conditions
For**

Planned Development Ordinance No. 99-413

Park Plaza Addition (proposed)

P&Z Case # 98-67

STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS:

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

Minimum Lot Depth:

- *The minimum lot depth shall not be less than 105 feet.*

Minimum Yard Requirements:

- *The minimum Front Yard shall not be less than 25 feet.*

Minimum Living Area per Dwelling Unit:

- *The minimum living area for each dwelling unit shall not be less than 1,850 square feet.*
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* = Per CC approval of 1.26.99

Exhibit "C" Ordinance No. 99-413

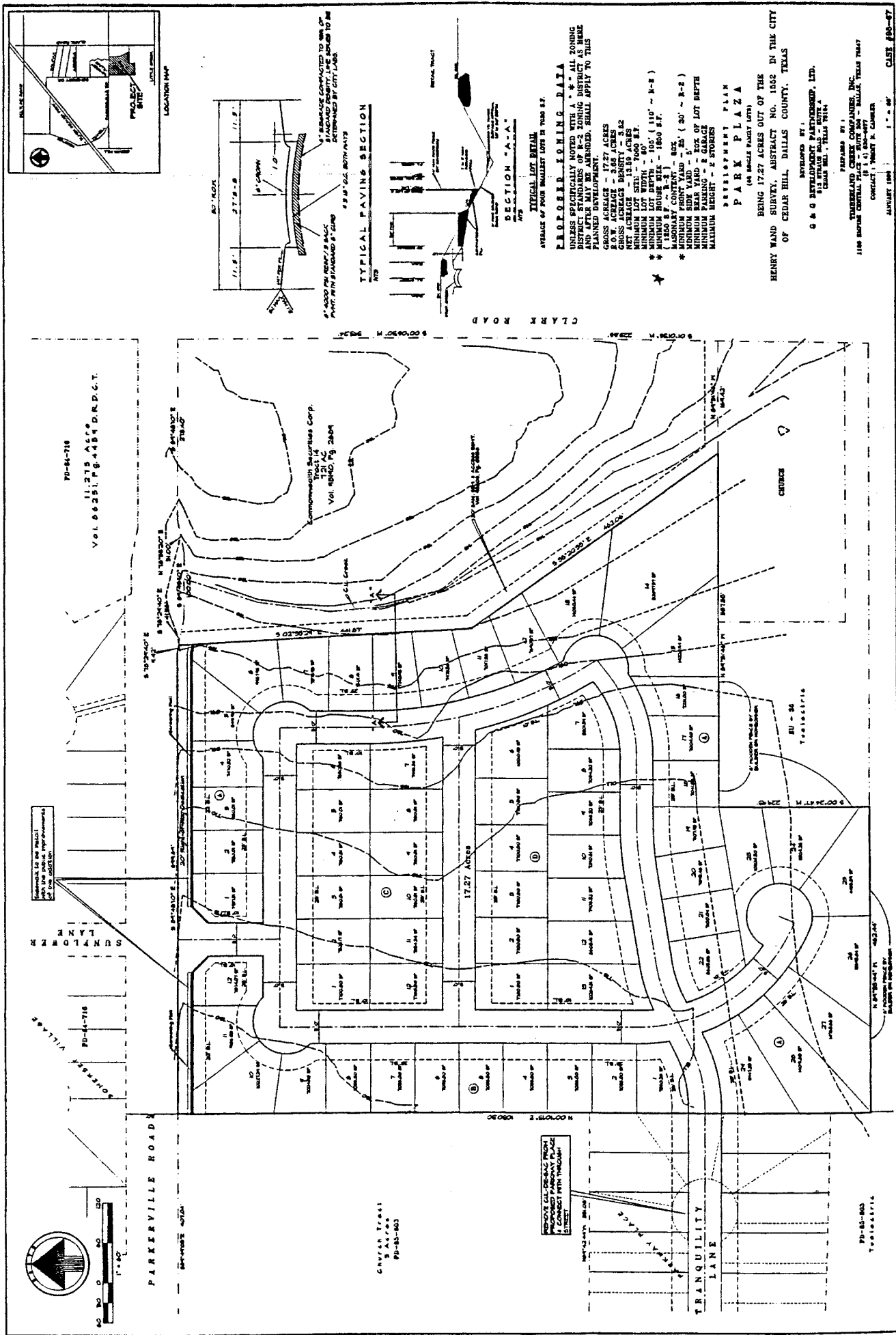


EXHIBIT "C"