

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NUMBER 77-439, AND PROVIDING A CHANGE IN ZONING FROM R-1B RESIDENTIAL IN A PLANNED DEVELOPMENT (PD 83-674) TO GARDEN HOMES/PLANNED DEVELOPMENT DISTRICT, AND PROVIDING ADDITIONAL RESTRICTIONS AND REQUIREMENTS ON DUPLEX LOTS IN A PLANNED DEVELOPMENT (PD 83-674), SPECIFICALLY DESCRIBED HEREIN; 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;

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 public meeting, with proper notice posted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

SECTION 1. The specific legal description of the property zoned herein is as follows:

Lots 1 - 11, Block B, Bryan Place in the Cedars

SECTION 2. The zoning classification on the hereinabove described property is hereby changed from R-1B Residential in a Planned Development to Garden Homes/Planned Development District, which shall also have additional restrictions.

SECTION 3. The following additional restrictions and requirements shall also be provided on these Garden Homes/Planned Development District:

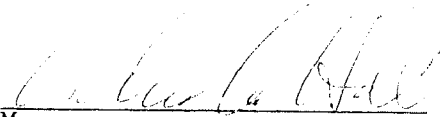
1. Only garden homes and single family detached dwellings shall be constructed.
2. Height Restriction: No more than 2-1/2 stories.
3. Area Regulation: Side Yard: May be "0" lot line concept - 10 feet minimum between homes.
4. Area of each lot to be 5,000 square feet minimum with exception of 7 lots having a variance of 20 feet.
5. Parking Regulations: Each unit will have a two car garage.
6. Area of Dwelling: Each dwelling shall have a minimum living area of 1250 square feet.

SECTION 4. The following additional restrictions and requirements shall also be provided on the Duplex/Planned Development District on the following lots: Lots 1 - 22, Block A, Bryan Place in the Cedars:

1. Each duplex dwelling unit shall have a minimum living area of 1150 square feet.
2. Area Regulation: Front Yard: 15 feet from front property line.
3. An alley shall be provided for rear entry to each duplex dwelling unit.

SECTION 5. The zoning classification of these Garden Homes/Planned Development District and the additional restrictions and requirements on the Duplex District/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, APPROVED AND ADOPTED by the City Council of the City of Cedar Hill, Texas, on this the 23rd day of October, 1984.



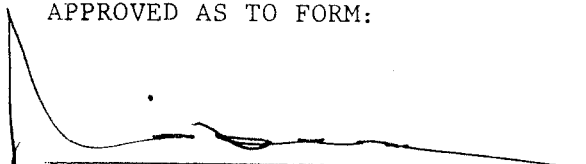
Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney