

ORDINANCE NO. 99-406

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 PLANNED DEVELOPMENT DISTRICT, ORDINANCE NUMBER 87-944 AND R-1, TO A NEW PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL ON LAND SPECIFICALLY DESCRIBED HEREIN LOCATED WITHIN ABSTRACT 1226; 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 98-45; 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 18.978 acres of land out of Abstract 1226, 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 R-1 and Planned Development District Number 87-944 to a Planned Development District Number 99-406 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 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 this Planned Development District zoned herein.

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 12th day of January 1999.



Rob Franke, Mayor

ATTEST:



Frankie Lee, City Secretary

EXHIBIT "A"
ORD: CE No. 99-406

540

FIELD NOTES

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Being a tract of land situated in the Samuel Ramsey Survey, Abstract No. 1226, C. of Cedar Hill, Dallas County, Texas, said tract being part of a tract of land described as 43.1 acres as recorded in Volume 69005, Page 0001 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

Beginning at a point in the east line of Old Straus Road (a 60 foot R.O.W) said point: being the southwest corner of Lot 1, Block 4 of Heritage Addition, an addition to the City of Cedar Hill as recorded in Volume 98139, Page 0067 of the Deed Records of Dallas County, Texas.

THENCE N 84° 56'44"E along the south line of said Heritage Addition 1,289.60 feet to a $\frac{1}{2}$ " iron rod with a red F-D cap found for corner;
THENCE S 05°03'16"E, 610.00 feet to a $\frac{1}{2}$ " iron rod with a red F-D cap found for corner;
THENCE S 84°56'44"W, 1420.45 feet to a $\frac{1}{2}$ " iron rod with a red F-D cap found for corner in the east line of Old Straus Road;
THENCE N 07°03'09"E along said east line 623.88 feet to a $\frac{1}{2}$ " iron rod with a red F-D cap found for corner and the Place of Beginning and containing 18.975 acres (826,563 Sq. Ft.) of land

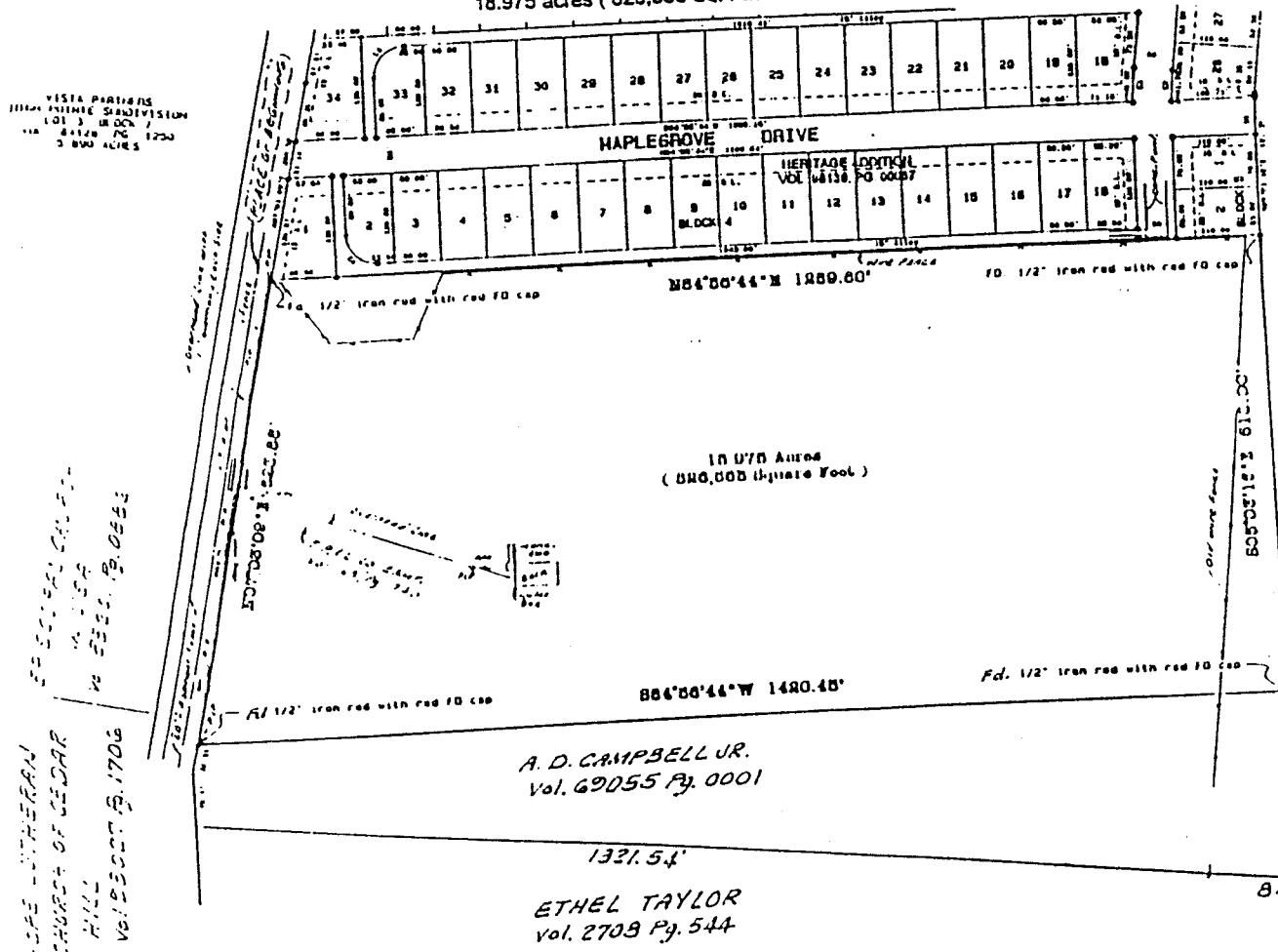


EXHIBIT "B"

Standards, Restrictions and Special Conditions For Planned Development Ordinance No. 99-406

*Heritage Addition - Phase II
P&Z Case # 98-45*

STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS:

All the standards, definitions and requirements of the "R-1" zoning district, as here and after may be amended, shall apply to this Planned Development except for only the following:

Minimum Lot Area & Depth:

- *Up to 10% of the lots shall have a minimum lot area of 6,500-square feet and a minimum lot depth of 110 feet;*
- *Not less than 90% of the lots shall have a minimum lot area of 7,200- square feet and a minimum lot depth of 120 feet.*

Minimum Lot Width:

- *All lots shall have a minimum lot width of sixty (60') feet.*

Minimum Yard Requirements:

- *Front Yard - 25 feet*
- *Rear Yard - 20 feet*

Minimum Living Area per Dwelling Unit:

- *Up to 85% of the lots shall have a minimum living area of 1,650 square feet;*
- *Not less than 15% of the lots shall have a minimum living area of 1,800 square feet.*

Parking regulations:

- *All dwelling units shall have a two car rear entry garages with the exception that no alley shall be required along the east or south property line. No alleys will intersect with Old Straus road.*

Streets & Utilities:

- *Internal streets and utilities shall be dedicated for public use and city maintenance and will conform to the requirements set forth in the City of Cedar Hill Subdivision Ordinance.*

Screening:

- *A fence a minimum of 6 feet in height shall be required along the rear property line of each lot along the southernmost boundary line of this Planned Development (lots 11 - 32, block 5). Said fence shall be in place prior to the house being finalized.*