

ORDINANCE NO. 99-431

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 FOR LOCAL RETAIL USES, ORDINANCE NUMBER 95-247, TO PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL WITH 1,800 SQ. FT. HOMES 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 99-38; 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 17.476 acres of land, located within the High Pointe Subdivision, Block 6, Lot 1, the Samuel Ramsey Survey, Abstract 1226, and more specifically described in "Exhibit A".

SECTION 2. CHANGE IN ZONING CLASSIFICATION - The Zoning Classification of that property described herein is hereby changed from Planned Development District Number 95-247 to a Planned Development District Number 99-431 for Single-Family Residential 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.

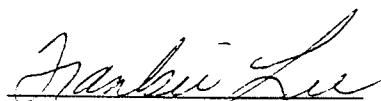
SECTION 4. EFFECTIVE DATE - The zoning classification of this Planned Development District will take immediate effect after the passage of this Ordinance by the City Council of the City of Cedar Hill, Texas.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 22nd day of June 1999.



Rob Franke, Mayor

ATTEST:



Frankie Lee, City Secretary

EXHIBIT "A"

PLAT OF HIGH POINT MANOR
REPLAT OF LOT 11 BLOCK 4
HIGH POINT SUBDIVISION
CATHARINE VAIL, LIBRARY ABSTRACTOR NO. 7
DALLAS COUNTY TEXAS
CITY OF CEDAR HILL
SPICER HALL INVESTMENTS INC. OWNER
11400 DALLAS PARKWAY SUITE 110 DALLAS COUNTY TX
PH 214-342-5000
SPICER HALL INC. ENGINEERS
11400 DALLAS PARKWAY SUITE 110 DALLAS TX 75248
PH 214-342-2821 FAX 214-342-2824

DATE: APRIL, 1998
SCALE: 1' = 100'

NOTES:
20' minimum side yard
Accessories 20' to 105' max
20' frontage 30' deep

VISIBILITY TRIANGLE REQUIREMENTS:
A 30' INTERSECTION OR CUL-DE-SAC
THROUGHTRAFFIC OR CUL-DE-SAC
IS ALL OTHER STREETS INTERSECTIONS

4/2/98
DRAWING DATE

EXHIBIT "B"

Standards, Restrictions, and Special Conditions for Planned Development Ordinance No. 99-431

High Pointe Manor- P&Z Case 99-38

SPECIAL CONDITIONS AND RESTRICTIONS:

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:

- *All lots shall have a minimum lot area of 7,200 feet.*

Minimum Lot Width:

- *All lots shall have a minimum lot width of 60 feet.*

Minimum Lot Depth:

- *All lots shall have a minimum lot depth of 110 feet*

Minimum Front Yard:

- *All lots shall have a minimum front yard of 25 feet.*

Minimum Parking:

- *All dwelling units shall have a two-car garage, which may be front entry.*

Minimum Masonry Exterior:

- *Each building elevation shall have an exterior facade comprised of not less than 80% masonry regardless of the number of stories.*