

ORDINANCE NO. 85-769

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 FOR A CHANGE IN ZONING FROM SPECIAL USE FOR A SCHOOL SITE TO A PLANNED DEVELOPMENT DISTRICT 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 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 legal description of the property zoned herein is as follows:

BEING a tract of land situated in the J. Russell Survey, Abstract No. 1213, Cedar Hill, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Belt Line Road (a 100-foot right-of-way) with the west right-of-way line of Joe Wilson Road (a 60-foot right-of-way);

THENCE, S 00°20'57" E., along said west right-of-way line of Joe Wilson Road, a distance of 1224.06 feet to an iron rod at the POINT OF BEGINNING;

THENCE, S 00° 20' 57" E, along said west right-of-way line of Joe Wilson Road, a distance of 600.00 feet to an iron rod for corner;

THENCE, S 89° 39' 03" W, leaving said west right-of-way line of Joe Wilson Road, a distance of 871.20 feet to an iron rod for corner;

THENCE, N 00° 20' 57" W, a distance of 600.00 feet to an iron rod for corner;

THENCE, N 89° 39' 03" E, a distance of 871.20 feet to the POINT OF BEGINNING and CONTAINING 12.0000 acres of land.

SECTION 2. The zoning classification on the hereinabove described property is hereby changed to a Patio Home Planned Development District to be developed in accordance with the Zoning exhibit attached to this Ordinance as Exhibit A.

SECTION 3. The property zoned as a Patio Home Planned Development District herein shall have Special Conditions as set forth in Exhibit B hereto. Such conditions are hereby officially adopted, approved and ordered as a part of the Planned Development District zoned herein.

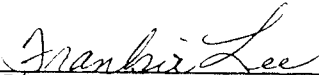
SECTION 4. The zoning classification of this Patio Home Planned Development District will take immediate effect after the passage of this Ordinance by the City Council of the City of Cedar Hill, Texas.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 26th day of March, 1985.



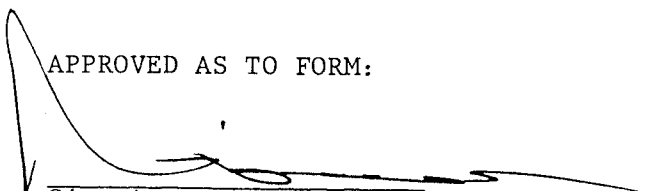
Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:

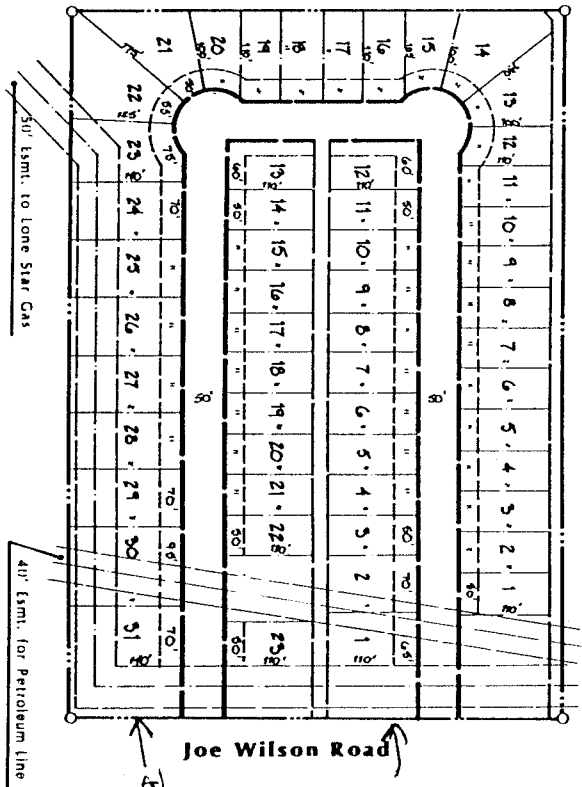


City Attorney

EXHIBIT A

PLANNED DEVELOPMENT FOR PATIO HOMES

12 Acre Tract
Cedar Hill, Texas



PRELIMINARY PLAT

BASS DEVELOPMENT CO.
5520 LBJ Freeway, Suite 220
Dallas, Texas 75240

J.T. Dunkin & Associate
Urban Planners Landscape Architects

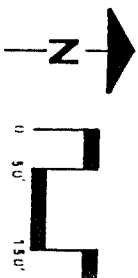


EXHIBIT B

PD - Patio Home - Residential

1. General: This Tract shall be developed for single family detached homes generally referred to as Patio. The maximum number of dwellings shall not exceed 54 units in this Tract.

2. Use Regulations: A building or premise shall be used only for the following purposes:

a. Single family detached unit and accessory uses customarily incidental to this use.

b. Churches and church related uses as permitted by Special Use Permit.

3. Height Regulation: No building shall exceed thirty (30) feet or two and one-half (2-1/2) stories in height.

4. Area Regulations:

a. Size of Yards:

(1) Front Yard - There shall be a front yard having a depth of not less than twenty (20) feet.

(2) Side Yard - A "zero" side yard shall be permitted for one side yard area of each lot, or a five (5) foot side yard required on each side, whereby a separation of ten (10) feet is always maintained between main structures.

(3) Rear Yard - There shall be a rear yard having a depth of not less than ten (10) feet.

b. Size of Lots:

(1) Lots 1 through 12, Block A, and Lots 1 through 21, Block B, as shown on Exhibit A attached hereto:

(a) Lot Area - No building shall be constructed on any lot of less than five thousand (5,000) square feet.

(b) Lot Width - The width of the lot shall not be less than fifty (50) feet at the front building line.

(c) Lot Depth - The depth of the lot shall not be less than one hundred (100) feet.

- (2) Lots 13 through 23, Block A, as shown on Exhibit A attached hereto:
 - (a) Lot Area - No building shall be constructed on any lot of less than six thousand (6,000) square feet.
 - (b) Lot Width - The width of the lot shall not be less than sixty (60) feet at the front building line.
 - (c) Lot Depth - The depth of the lot shall not be less than one hundred (100) feet.
 - (3) Lots 22 through 31, Block B, as shown on Exhibit A attached hereto:
 - (a) Lot Area - No building shall be constructed on any lot of less than seven thousand (7,000) square feet.
 - (b) Lot Width - The width of the lot shall not be less than seventy (70) feet at the front building line.
 - (c) Lot Depth - The depth of the lot shall not be less than one hundred (100) feet.
 - c. Minimum Dwelling Size - The minimum floor area of any dwelling unit shall be 1,450 square feet, exclusive of garages, breezeways, and porches.
 - d. Lot Coverage - In no case shall more than fifty-five (55) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.
5. Building Regulations:
- a. Type of Materials - All main buildings shall have exterior construction of a minimum of 70% brick, tiles, cement, concrete, stone, or similar materials.
 - b. Garages - A two-car rear entry garage will be required with each dwelling.