

ORDINANCE NO. 97-342

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, PROVIDING FOR AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, THAT BEING ORDINANCE NO. 77-439, AS HERETOFORE AMENDED, PROVIDING A CHANGE IN ZONING WITHIN A PLANNED DEVELOPMENT DISTRICT (ORDINANCE NO. 84-694) WITH DUPLEX, ZERO LOT LINE, SINGLE-FAMILY RESIDENTIAL AND TOWNHOUSE DISTRICTS TO PLANNED DEVELOPMENT DISTRICT WITH SINGLE-FAMILY RESIDENTIAL DWELLING DISTRICT ON LAND SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR ZONING 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

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. The legal description of the property zoned herein is as follows: Cedar Crest Addition, Phase 1 Replat, containing approximately 65.5142 acres of land out of the Henry Wand Survey, Abstract 1552, City of Cedar Hill, Dallas County, Texas, as shown on Exhibit "A" attached hereto.

SECTION 2. The zoning classification on the hereinabove described property is hereby changed from Planned Development District with Duplex, Zero Lot Line, Single-Family Residential and Townhouse Districts to Planned Development with Single-Family Residential Dwelling District.

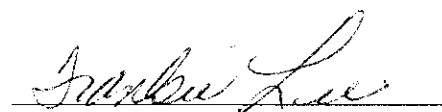
SECTION 3. The property zoned herein shall be developed in accordance with the zoning regulations as set forth in "Exhibit "B" attached hereto. Such regulations are hereby officially adopted, approved and ordered as a part of the Planned Development District zoned herein.

SECTION 4. The zoning classification of this Planned Development District with Single-Family Residential Dwelling 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 23rd day of September, 1997.


Rob Franke, Mayor

ATTEST:


Frankie Lee, City Secretary

CONTINUING CORNER TABLE

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APPROVED AND ORDERED: _____
 Mayor of the City of Dallas

APPROVED: _____
 City Secretary

APPROVED: _____
 City Engineer

THESE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE CITY OF DALLAS, TEXAS, ARE HEREBY APPROVED AND ORDERED BY THE CITY COMMISSIONERS OF THE CITY OF DALLAS, TEXAS, ON THIS 15TH DAY OF APRIL, 1928.

ATTEST: _____
 City Secretary

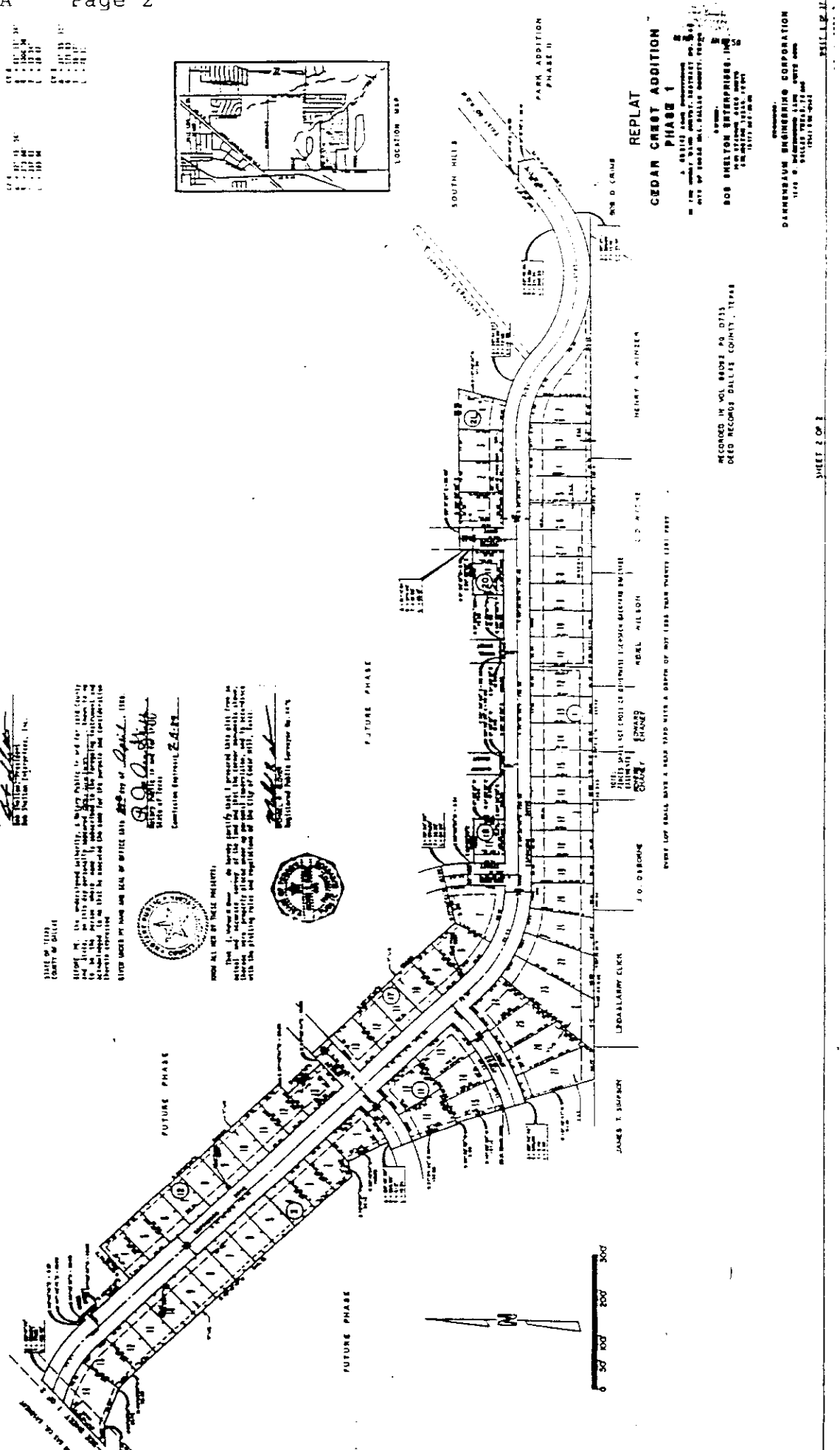
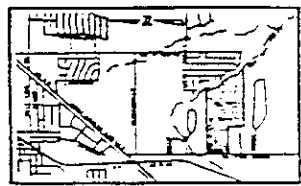
STATE OF TEXAS
 COUNTY OF DALLAS

I, _____
 Notary Public for Texas

DO NOTED BY ME AND SEAL OF OFFICE THIS _____ DAY OF APRIL, 1928.

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ATTEST: _____
 City Secretary



REPLAT
 CEDAR CREST ADDITION
 PHASE I

APPROVED BY THE CITY COMMISSIONERS OF THE CITY OF DALLAS, TEXAS, ON THIS 15TH DAY OF APRIL, 1928.

APPROVED: _____
 City Secretary

APPROVED: _____
 City Engineer

RECORDED IN VOL 8808 P. 8733
 DEED RECORDS DALLAS COUNTY, TEXAS

DIMENSIONAL ENGINEERING CORPORATION
 1111 P. STREET
 DALLAS, TEXAS 75201

EXHIBIT B

PLANNED DEVELOPMENT ZONING STANDARDS FOR CEDAR CREST, PHASE I CEDAR HILL, TEXAS

Property Description - Subject property for this zoning is all the property platted as Cedar Crest, Phase I, as recorded in Vol. 88092, Pg. 0735, Dallas County, Texas.

Property must comply with the zoning regulations as defined in Article VI. R-2 Single-Family Dwelling District Regulations, of the Zoning Ordinance of the City of Cedar Hill, Texas, as approved through January 23, 1990, with the following exceptions:

Minimum Lot Area	*6,000 SF (*A maximum of 10% of the lots may have a 5,000 SF minimum.)
Minimum Lot Width	**60 ft. measured at the building line (**A maximum of 10% of the lots may have a 50 ft. minimum.)
Minimum Lot Depth	One side property line must be a minimum of 100 ft. long
Minimum Front Yard Setback	20 ft.
Minimum Side Yard Setback	5 ft.
Minimum Side Yard Adjacent to Street	15 ft.
Minimum Rear yard	20 ft.
Minimum House Size (Living Area)	1050 SF
Minimum Landscape Required	10 bushes per house
Minimum Masonry Required	75%, excluding doors and windows (material may be brick, stucco or EIFS (Sto or Drivit type system))
Minimum HVAC Requirements	Each home shall have a Central Heat and Air Conditioning system
Minimum parking Requirements	2 offstreet parking spaces. Minimum one car garage.

Focus on the News

712 North Hampton, Suite 150, P O Box 1714, DeSoto, Texas 75123 • 223-9175

AFFIDAVIT OF PUBLICATION

State of Texas
County of Dallas

Personally appeared before the undersigned, a Notary Public within and for said county and state, Marlon Hanson, publisher of Best Southwest Focus on the News, a general circulation newspaper published at 712 North Hampton road, DeSoto, Texas, 75115, County of Dallas, State of Texas, who, being duly sworn, states on oath that an advertisement:

Ordinance 97-342

was published in the said publication on

September 28 1997


Publisher

Sworn and subscribed before me this the 28th day of Sept, 1997.

My commission expires 8/10/99.


Notary Public

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\$4.19/1,000 gal.

\$293.30

ATTEST:

FRANKIE LEE, City Secretary

APPROVED AS TO FORM:

LEWIS SIFFORD, City Attorney

CH-9/28/1

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DUPLEX, ZERO LOT LINE, SINGLE-FAMILY RESIDENTIAL
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PROVIDING FOR ZONING REGULATIONS; AND PROVIDING
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WHEREAS, a Request for Change in Zoning Classification was duly filed
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CH-9/28/1

ORDINANCE NO. 97-344

**AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS PROVID-
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INTERSECTION OF NEW CLARK ROAD AND HIGH POINTE LANE;
SAID STREETS BEING LOCATED WITHIN THE CORPORATE CITY
LIMITS OF THE CITY OF CEDAR HILL, TEXAS; PROVIDING FOR
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See LEGAL NOTICES, Continued on Page 6

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