

ORDINANCE NO. 94-190

AN ORDINANCE PROVIDING FOR AMENDMENTS TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NO. 77-439; PROVIDING A CHANGE IN ZONING FROM SINGLE FAMILY DETACHED, WITH 7,000 SQUARE FOOT LOTS, WITHIN A PLANNED DEVELOPMENT DISTRICT (ORDINANCE NO. 86-862) TO ESTATE SINGLE FAMILY DWELLING, WITH VARIANCES TO LOT WIDTHS, WITHIN A PLANNED DEVELOPMENT DISTRICT ON LAND SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR ADDITIONAL 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

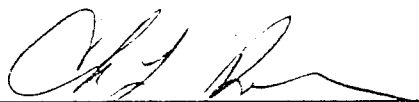
WHEREAS, an additional opportunity for all interested persons to be heard was provided by the City Council of the City of Cedar Hill, Texas, at an open meeting, with proper notices posted;

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 attached hereto and marked "Exhibit A."
- SECTION 2. The zoning classification on the hereinabove described property is hereby changed from Single Family Detached, with 7,000 square foot lots, within a Planned Development District to Estate Single Family Dwelling, with variances to lot widths, within a Planned Development District.
- SECTION 3. The property zoned herein shall have additional regulations as set forth in "Exhibit B" attached hereto. Such regulations are hereby officially adopted, approved and ordered as a part of the Estate Single Family Dwelling, with variances to lot widths, within a Planned Development District zoned herein.
- SECTION 4. The zoning classification of this Estate Single Family Dwelling, with variances to lot widths, within a 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 9th day of August,
1994.


Chris L. Rose, Mayor

ATTEST:

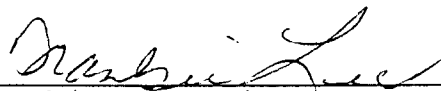

Frankie Lee, City Secretary

EXHIBIT "A"

REVISED
ZONING DISTRICT DESCRIPTION
OF
65.79 ACRES OF LAND
OUT OF THE
JOHN GAINER SURVEY, A-492
CITY OF CEDAR HILL
DALLAS COUNTY, TEXAS

BEING 65.49 ACRES OF LAND OUT OF THE JOHN GAINER SURVEY, A-492, CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO PROPERTIES OF THE SOUTHWEST BY TOLER BROWN PARTNERSHIP BY DEED DATED MARCH 30, 1994, AND RECORDED IN VOLUME 94062, PAGE 04306, DALLAS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at a railroad spike at a fence corner on the south line of Mansfield Road (100' R.O.W.), for the north corner of the tract herein described, same being a northwest corner of that tract of land conveyed to Wanda Tanner by deed recorded in Volume 85240, Page 2183, Dallas County Deed Records;

THENCE, with fence and a north line of the Properties of the Southwest tract, a west line of the said Tanner tract, the following courses numbered (1) through (15):

- (1) S 56° 15' 37" E, 83.14 feet to a 60d nail;
- (2) S 56° 04' 56" E, 796.38 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219";
- (3) S 58° 18' 56" E, 425.81 feet to a 5/8" iron rod;
- (4) S 71° 32' 46" E, 163.90 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219";
- (5) S 73° 09' 49" E, 272.16 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219";
- (6) S 72° 50' 46" E, 300.60 feet to a 1" iron rod;
- (7) S 50° 25' 34" E, 454.20 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219";
- (8) S 48° 03' 34" E, 136.63 feet to a 5/8" iron rod;
- (9) N 23° 20' 35" E, 181.30 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219";

- (10) N 20° 18' 35" E, 158.80 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219";
- (11) N 23° 55' 35" E, 103.14 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219";
- (12) N 27° 56' 35" E, 59.50 feet to a 5/8" iron rod at a fence corner post;
- (13) S 65° 20' 59" E, 157.90 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219";
- (14) S 71° 53' 13" E, 89.26 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219";
- (15) S 67° 05' 59" E, 72.37 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219" on the arc of a curve to the right on the northwest line of Lakeview Drive, for the east corner of the tract herein described, same being a southeast corner of the said Tanner tract;

THENCE, leaving the said Tanner tract, with the northwest line of the said Lakeview Drive, the following courses numbered (16) and (17):

- (16) 781.38 feet along the arc of the said curve to the right having a central angle of 79° 56' 46", a radius of 560.00 feet, and a chord which bears S 30° 47' 34" W, 719.52 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219" at the POINT OF TANGENCY;
- (17) S 70° 47' 16" W, 179.61 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219" at the most easterly corner of a Recreation Area as shown on the Plat of Lake Ridge Village II, Wildwood Subdivision, Section One, a subdivision of record, as recorded in Volume 86056, Page 4176, Dallas County Plat Records, for a southwesterly corner of the tract herein described;

THENCE, leaving the said Lakeview Drive, with the east line of the said Recreation Area N 14° 12' 44" W, 345.00 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219" at the northerly northeast corner of the said Recreation Area for a re-entrant corner of the tract herein described;

THENCE, with a north line of the said Recreation Area, S 69° 34' 42" W, 650.00 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219" at the northerly northwest corner of the said Recreation Area, for a re-entrant corner of the tract herein described;

THENCE, with a west line of the said Recreation Area, S 00° 25' 34" W, 425.00 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219" on the northwest line of the said Lakeview Drive for a southeast corner of the tract herein described;

THENCE, with the northwest line of the said Lakeview Drive, the following courses numbered (18) through (20):

- (18) S 56° 33' 24" W, 76.56 feet to an iron stake with an aluminum cap marked "Pro-Tech Eng 2219" at the POINT OF CURVATURE of a curve to the right;
- (19) 330.31 feet along the arc of the said curve to the right having a central angle of 15° 20' 45", a radius of 1233.24 feet, and a chord which bears S 64° 11' 42" W, 329.32 feet, to an iron stake with an aluminum cap

marked "Pro-Tech Eng 2219" at the POINT OF TANGENCY of the said curve to the right;

- (20) S 71°52' 05" W, 416.01 feet to the southerly southwest corner of the tract herein described;

THENCE, leaving the said Lakeview Drive, the following courses numbered (21) through (25):

- (21) N 18° 07' 55" W, 1105.00 feet to a re-entrant corner of the tract herein described;
- (22) N 52° 15' 27" W, 119.60 feet;
- (23) N 56° 04' 56" W, 791.95 feet; to a point on the arc of a curve to the left for a re-entrant corner of the tract herein described;
- (24) 55.89 feet along arc of the said curve to the left, having a central angle of 11° 51' 37", a radius of 270.00 feet and a chord which bears S 33° 18' 57" W, 55.79 feet;
- (25) N 56° 04' 56" W, 60.00 feet;

THENCE, N 29° 52' 06" W, 419.50 feet to the northwest corner of the tract herein described, same being on the south right-of-way of the said Mansfield Road;

THENCE, with the south line of the said Mansfield Road, N 60° 07' 54" E, 735.92 feet to the POINT OF BEGINNING, containing 65.79 acres of land.

EXHIBIT B

Planned Development Regulations on 65.79 acres of Land,
out of the John Gainer Survey, Abstract 492.

USE REGULATIONS

No land shall be used and no building shall be erected for or converted to any other than uses permitted in an R-1 Single-Family District.

HEIGHT REGULATIONS:

No building shall exceed three (3) stories in height.

AREA REGULATIONS:

1. Front Yard.

- a. There shall be a front yard having a minimum depth of not less than fifty (50) feet.
- b. Where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets.

2. Side Yard.

There shall be a side yard on each side of the lot, having a width of not less than twenty (20) feet. The side yard of corner lots having adjoining structures fronting on two (2) sides shall have a thirty (30) foot side yard.

3. Rear Yard.

There shall be a rear yard having a depth of not less than twenty (20) feet.

4. Area of Lot.

The minimum area of the lot shall be one (1) acre.

5. *Area of Dwelling.*

Two thousand (2,000) square feet shall be the minimum living area of the dwelling.

6. *Width of Lot.*

One hundred twenty (120) feet shall be the minimum width of the lot at the building line with an exception to allow a minimum eighty (80) foot width at the building line for irregular shaped lots with diverging side property lines on cul-de-sacs and curves.

7. *Depth of Lot.*

The minimum depth of the lot shall be one hundred (100) feet. Lots backing up to major thoroughfares shall be a minimum depth of one hundred (140) feet.

8. *Parking regulations.*

Each dwelling unit shall have not less than a two (2) car garage. Garage openings shall be side or rear entry.

9. *Type of Construction.*

A minimum of seventy (70) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction. Chimney to be one hundred (100) percent masonry construction. For nonresidential structures, a minimum of one hundred (100) percent of the exterior shall be of masonry and/or glass construction. Storage buildings need not comply with the provisions of this subsection.

FENCE REGULATIONS:

No fencing shall be allowed from the front line of the house to the public right-of-way.

DRIVEWAY REGULATIONS:

Driveways shall be one hundred (100) percent reinforced concrete construction.

