

ORDINANCE NO. 2000-29

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, THAT BEING ORDINANCE NUMBER 77-439, AS HERETOFORE AMENDED, BY PROVIDING A CHANGE IN ZONING CLASSIFICATION TO "PD" PLANNED DEVELOPMENT DISTRICT FOR "R-2" SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON 75.6 ACRES OF LAND SPECIFICALLY DESCRIBED HEREIN AND BEING OUT OF ABSTRACT 1552 OF DALLAS COUNTY; PROVIDING FOR SPECIAL CONDITIONS AND RESTRICTIONS ON SAID PROPERTY; 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 00-19; 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 75.6-acres of land, out of abstract 1552 of Dallas County, generally located east of Cedar Hill Road and north of Capricorn Drive, and more specifically described in "**Exhibit A**".

SECTION 2. CHANGE IN ZONING CLASSIFICATION - the zoning classification of that property described herein, is hereby amended by changing a portion of "PD 84-694" Planned Development (Commercial, Town Homes and Single Family) to "PD" Planned Development District for "R-2" (Single-Family Residential District 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

ORDINANCE NO. 2000-29

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, NUMBER 77-439, AS HERETOFORE AMENDED, BY CHANGING A ZONING CLASSIFICATION TO "PD" PLANNED DEVELOPMENT DISTRICT FOR "R-2" SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT ON LOTS OF LAND SPECIFICALLY DESCRIBED HEREIN AND PORTION OF ABSTRACT 1552 OF DALLAS COUNTY; PROVIDING FINANCIAL STANDARDS AND RESTRICTIONS ON SAID PROPERTY; AND PROVIDING FOR AN IMMEDIATE EFFECT.

part of this Planned

Development
this Ordinance by the

the City of Cedar Hill,



EAS, a request for change in zoning classification was duly filed of
Texas, concerning the hereinafter described property and was
19; and

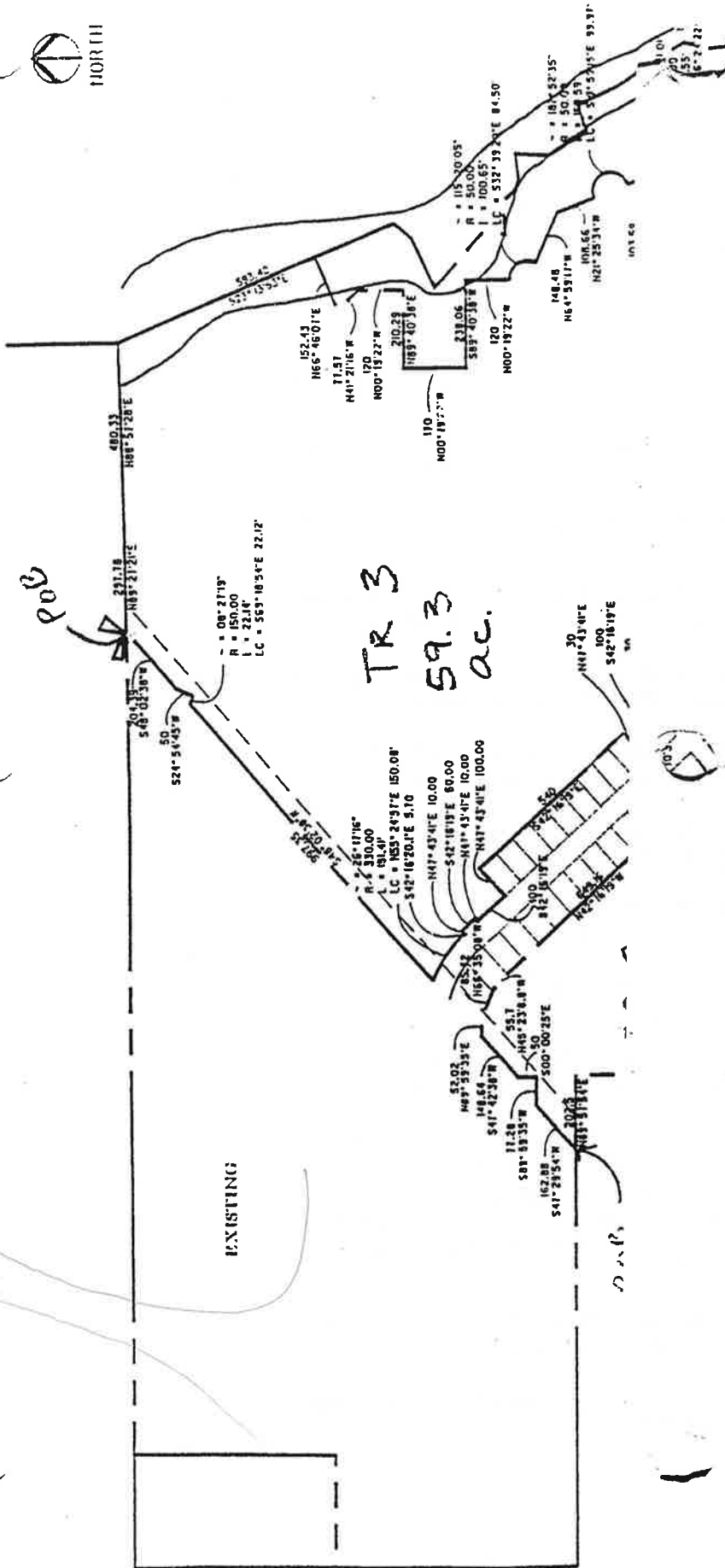
EAS, due notice of hearing was made in the time and manner prescribed
and Zoning Commission of the City of Cedar Hill, Texas, during
public hearing for the purpose of assessing a zoning classification
described property located in the City of Cedar Hill, Texas; and

EAS, an additional opportunity for all interested persons to be heard
Council of the City of Cedar Hill, Texas, at an open meeting, was

HEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CEDAR HILL, TEXAS, THAT:

1. **PROPERTY DESCRIPTION** - The Zoning District M-1 of Cedar Hill is hereby amended by changing only that portion containing 75.6-acres of land, out of abstract 1552 of Dallas County, generally located east of Cedar Hill Road and north of Cedar Hill Road, more specifically described in "Exhibit A".
2. **CHANGE IN ZONING CLASSIFICATION** - the zoning classification for that property described herein, is hereby amended by changing "PD 84-694" Planned Development (Commercial, Town Center, Office, Family) to "PD" Planned Development District for "R-2" Residential District subject to the standards, restrictions, and conditions described herein.
3. **STANDARDS, RESTRICTIONS, AND SPECIAL CONDITIONS** - the standards, restrictions, and special conditions set forth in

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ORDIN

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, CONCERNING THE CHANGE IN ZONING CLASSIFICATION OF CERTAIN LAND SPECIFICALLY DESCRIBED IN ABSTRACT 1552 OF DALLAS COUNTY, TEXAS, TO BE ZONED AS SINGLE-FAMILY RESIDENTIAL DISTRICT FOR "R-2" SINGLE-FAMILY RESIDENTIAL DISTRICT, AND THE CONDITIONS AND RESTRICTIONS TO BE APPLIED TO SAID LAND, TO TAKE IMMEDIATE EFFECT.

WHEREAS, a request for change in zoning was made by the City of Cedar Hill, Texas, concerning the herein described property, and

WHEREAS, due notice of hearing was given to the Planning and Zoning Commission of the City of Cedar Hill, Texas, and a public hearing was conducted for the purpose of hearing the request for change in zoning, and

WHEREAS, an additional opportunity was given to the City Council of the City of Cedar Hill, Texas, to consider the request for change in zoning, and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

SECTION 1. PROPERTY DESCRIPTION. The property described in the plat hereto attached and located in Cedar Hill is hereby amended to be zoned as R-2 Single-Family Residential District, containing 75.6 acres of land generally located east of Cedar Hill, Texas, and more specifically described as follows:

SECTION 2. CHANGE IN ZONING CLASSIFICATION. The property described herein is hereby amended to be zoned as R-2 Single-Family Residential District (subject to the conditions and restrictions described herein).

SECTION 3. STANDARDS, RESTRICTIONS, AND REGULATIONS. The standards, restrictions, and regulations shall be as set forth in the City of Cedar Hill Zoning Ordinance, Chapter 21C, Article 1, Sections 21C.01 through 21C.05, and as amended from time to time.

EXHIBIT "A"

TRACT 2

BEING a tract of land situated in the Henry Ward Survey, Abstract Number 1552, Dallas County, Texas and being part of the land conveyed to R. T. Dickinson, dated April 30, 1959, filed May 1, 1959, Deed Records of Dallas County, Texas and also being the same property described in Deed to Bob Shelton Enterprises, Inc., a Texas Corporation dated July 30, 1984, filed August 1, 1984, in Volume 84151, Page 1954, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an found iron rod for the Southeast corner of Lot 55, Block 1 of Cedar Crest Addition, Phase One as recorded by replat in Volume 88092, Page 735 of the Deed Records of Dallas County, Texas;

THENCE along said Cedar Crest Addition, Phase One the following calls;

North 47 degrees 29 minutes 54 seconds East, 162.89 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 89 degrees 59 minutes 35 seconds West, 77.28 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 00 degrees 00 minutes 25 seconds West, 50.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 47 degrees 42 minutes 38 seconds East, 148.64 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 89 degrees 59 minutes 35 seconds East, 52.02 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 66 degrees 35 minutes 08 seconds East, 85.72 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 45 degrees 23 minutes 09 seconds East, 55.68 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 42 degrees 16 minutes 19 seconds East, 649.16 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 76 degrees 10 minutes 37 seconds East, 34.12 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 25 degrees 15 minutes 14 seconds East, 100.00 feet to the beginning of a curve to the right having a central angle of 04 degrees 10 minutes 30 seconds, a radius of 250.26 feet and whose long chord bears South 66 degrees 50 minutes 01 seconds West, 18.23 feet, along said curve an arc length of 18.24 feet;

South 21 degrees 04 minutes 45 seconds 155.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 65 degrees 56 minutes 55 seconds East, 3.98 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 15 degrees 58 minutes 53 seconds East, 161.11 feet to the beginning of a curve to the left having a central angle of 00 degrees 46 minutes 43 seconds a radius of 500.00 feet and whose long chord bears North 73 degrees 37 minutes 40 seconds East, 6.79 feet, along said curve an arc length of 6.80 feet;

South 16 degrees 45 minutes 41 seconds East, 163.06 feet to a found iron rod at the Southwest corner of Lot 27, Block 1, of said Cedar Crest Addition;

THENCE North 89 degrees 29 minutes 23 seconds West, leaving said Cedar Crest Addition, 83.47 feet to a 1/4 inch iron rod found;

THENCE North 89 degrees 36 minutes 48 seconds West, 833.85 feet to a 1 inch iron rod found at fence corner;

THENCE North 00 degrees 44 minutes 53 seconds West, 828.84 feet to a 1 inch iron rod found at fence corner;

THENCE South 89 degrees 57 minutes 54 seconds West, 202.50 feet to the POINT OF BEGINNING, and containing 16.335 acres (711,563 square feet) of land, more or less.

TRACT 3:

BEING a tract of land situated in the Henry Wand Survey, Abstract Number 1552, Dallas County, Texas and being part of the land conveyed to R. T. Dickinson, dated April 30, 1959, filed May 1, 1959, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for the Northeast corner of Lot 41, Block 4, of Cedar Crest Addition, Phase One as filed by replat in Volume 88092, Page 735 of the Deed Records, Dallas County, Texas;

THENCE North 89 degrees 27 minutes 21 seconds East, 297.78 feet to a found 1/2 inch iron rod;

THENCE North 88 degrees 57 minutes 28 seconds East, 480.33 feet to a fence post for corner;

THENCE South 23 degrees 13 minutes 53 seconds East, 593.40 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE South 66 degrees 46 minutes 07 seconds West, 152.43 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE 41 degrees 21 minutes 16 seconds East, 77.57 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE 00 degrees 19 minutes 22 seconds East, 120.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE 89 degrees 40 minutes 38 seconds West, 210.29 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE South 00 degrees 19 minutes 22 seconds East, 170.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE North 89 degrees 40 minutes 38 seconds East, 238.06 feet

to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE South 00 degrees 19 minutes 22 seconds East, 120.00 feet to a 5/8 inch iron rod capped "Carter & Burgess" at the beginning of a curve to the right having a central angle of 115 degrees 20 minutes 05 seconds, a radius of 50.00 feet and whose long chord bears South 32 degrees 39 minutes 20 seconds East, 84.50 feet, along said curve an arc distance of 100.65 feet;

THENCE South 64 degrees 59 minutes 17 seconds East, 148.48 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE South 21 degrees 25 minutes 34 seconds East, 108.66 feet to a 5/8 inch iron rod capped "Carter & Burgess" at the beginning of a curve to the right having a central angle of 182 degrees 52 minutes 35 seconds, a radius of 50.00 feet and whose long chord bears South 19 degrees 59 minutes 15 seconds East, 99.97 feet, along said curve an arc distance of 159.59 feet to 5/8 inch iron rod capped "Carter & Burgess";

THENCE South 18 degrees 32 minutes 56 seconds East, 103.59 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE South 08 degrees 04 minutes 53 seconds East, 102.88 feet to the beginning of a curve to the right having a central angle of 163 degrees 21 minutes 01 seconds, a radius of 50.00 feet and whose long chord bears South 16 degrees 24 minutes 22 seconds East, 98.95 feet; along said curve an arc distance of 142.55 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE South 17 degrees 16 minutes 57 seconds West, 107.19 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE North 89 degrees 30 minutes 59 seconds West, 30.43 feet to an iron rod found at the Northeast corner of Lot 4, Block 21 of Cedar Crest Addition, Phase One as recorded by replat recorded in Volume 88092, Page 735, Deed Records, Dallas County, Texas;

THENCE along the Northerly line of said Cedar Crest Addition, Phase One the following calls;

North 89 degrees 30 minutes 59 seconds West, 312.43 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 89 degrees 17 minutes 57 seconds West, 50.00 feet to the beginning of a curve to the right having a central angle of 01 degrees 11 minutes 05 seconds, a radius of 975.00 feet and whose long chord bears South 00 degrees 06 minutes 31 seconds East, 20.16 feet; along said curve an arc length of 20.16 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 00 degrees 19 minutes 01 seconds West, 8.81 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 89 degrees 30 minutes 59 seconds West, 100.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 00 degrees 29 minutes 01 seconds West 70.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 89 degrees 30 minutes 59 seconds West, 100.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 00 degrees 29 minutes 01 seconds East, 10.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 89 degrees 30 minutes 59 seconds West, 50.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 00 degrees 29 minutes 01 seconds West, 10.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 89 degree 30 minutes 59 seconds West, 200.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 00 degrees 29 minutes 01 seconds East, 10.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 89 degrees 30 minutes 59 seconds West, 50.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 00 degrees 29 minutes 01 seconds West, 10.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 89 degrees 30 minutes 59 seconds West, 100.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 00 degrees 29 minutes 01 seconds East, 70.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 89 degrees 30 minutes 59 seconds West, 100.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 00 degrees 29 minutes 01 seconds East, 8.81 feet to the beginning of a curve to the left having a central angle of 13 degrees 24 minutes 23 seconds, a radius of 275.00 feet and whose long chord bears North 06 degrees 13 minutes 09 seconds West, 64.20 feet; Along said curve an arc length of 64.35 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 77 degrees 04 minutes 41 West, 131.59 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 42 degrees 16 minutes 19 seconds west, 430.00 feet

to a 5/8 inch iron rod capped "Carter & Burgess";

South 47 degrees 43 minutes 41 seconds West, 30.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 42 degrees 16 minutes 19 seconds West, 100.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 47 degrees 43 minutes 41 seconds East, 30.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 42 degrees 16 minutes 19 seconds West, 540.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 47 degrees 43 minutes 41 seconds West, 100.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 42 degrees 16 minutes 19 seconds West, 100.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 47 degrees 43 minutes 41 seconds East, 10.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 42 degrees 16 minutes 19 seconds West, 50.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

South 47 degrees 43 minutes 41 seconds West, 10.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

North 42 degrees 16 minutes 19 seconds West, 5.67 feet to the left having a central angle of 26 degrees 17 minutes 15 seconds, a radius of 330.00 feet and whose long chord bears North 55 degrees 24 minutes 57 seconds West, 150.08 feet; along said curve an arc length of 151.40 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE North 48 degrees 02 minutes 38 seconds East, leaving said Cedar Crest, Phase One, 997.35 feet to the beginning of a curve to the right having a central angle of 08 degrees 27 minutes 25 seconds, a radius of 150.00 feet and whose long chord bears South 69 degrees 18 minutes 54 seconds East, 22.12 feet; along said curve an arc length of 22.14 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE North 24 degrees 54 minutes 45 seconds East, 50.00 feet to a 5/8 inch iron rod capped "Carter & Burgess";

THENCE North 48 degrees 02 minutes 38 seconds East, 204.39 feet to the POINT OF BEGINNING, and containing 59.300 acres (2,258,107 square feet) of land, more or less.

Exhibit "B"
Standards, Restrictions and Special conditions For
Planned Development Ordinance No. 2000-29
In the
City of Cedar Hill
Dallas County, Texas
Planning and Zoning Commission Case 00-19
Cedar Crest, Phase II

STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS

All of the standards, definitions and zoning requirements of the "**R-2**" **Single-Family Dwelling District Regulations,**" as here and after amended, shall apply to this Planned Development with the following exceptions:

There shall not be more than 342 dwellings on the property contained within this district.

Area Regulations

Front Yard

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

Rear Yard

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

Area of the Lot

The minimum area of the lot shall be six thousand (6,000) square feet.

Width of the Lot

The minimum standard lot width shall be sixty (60) feet measured along the front building line.

Minimum Depth of Lot

The minimum depth of the lot shall be one hundred (100) feet.

Area of the Dwelling

The minimum living area shall be as follows:

- Not more than **15%** of the dwellings shall have a minimum living area of **1,300** square feet;
- Not more than **30%** of the dwellings shall have a minimum living area of **1,500** square feet;
- Not more than **35%** of the dwellings shall have a minimum living area of **1,800** square feet;
- Not less than **20%** of the dwelling shall have a minimum living area of **2,000** square feet.

Exhibit "B"
Standards, Restrictions and Special conditions For
Planned Development Ordinance No. 2000- 29
In the
City of Cedar Hill
Dallas County, Texas
Planning and Zoning Commission Case 00-19

Cedar Crest, Phase II

Type of Construction

A minimum of eighty percent (80%) of the exterior all residential dwellings shall be of masonry and/or glass construction (material may be brick, stucco or EIFS); Chimneys located on the exterior walls shall be of one hundred percent (100%) masonry construction. Storage buildings in compliance with Code of Ordinances for the City of Cedar Hill, Section 4-281 need not comply with the provision of this subsection.

Miscellaneous

Fence Regulation

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 percent (100%) reinforced concrete pavement.

Parking

All dwellings shall maintain a two car garage.