

ORDINANCE NO. 99-428

ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE TEXAS, THAT BEING ORDINANCE NO. 77-439, AS HERETOFORE AMENDED, AND SPECIFICALLY BE AMENDED BY PROVIDING A CHANGE IN ZONING COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, AN CLASSIFICATION FROM PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL WITH ALLEYS, ORDINANCE NUMBER 74-733, TO A NEW PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL WITHOUT ALLEYS ON LAND SPECIFICALLY DESCRIBED HEREIN, LOCATED WITHIN ABSTRACT 435; 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 99-17; 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 11.06 acres of land, located within tract 8, the James Evans Survey, Abstract 435, and more specifically described in **“Exhibit B”**.

SECTION 2. CHANGE IN ZONING CLASSIFICATION - The Zoning Classification of that property described herein is hereby changed from Planned Development District Number 74-733 to a Planned Development District Number 99-200 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 A**" 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 25th day of May 1999.


Rob Franke, Mayor

ATTEST:

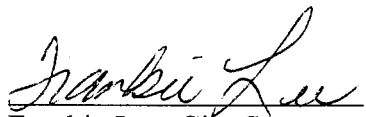

Frankie Lee, City Secretary

EXHIBIT "A"

**Standards, Restrictions, and Special Conditions
for
Planned Development Ordinance No. 99-428**

*11.06 acres, Abstract 435 – Proposed Winding Hollow
P&Z Case # 99-17*

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:

Maximum Height:

- *2 ½ Stories*

Minimum Yard Requirements:

- *Front Yard- 25 feet*
- *Side Yard- 5 feet*
- *Street Side Yard- 15 feet*
- *Rear Yard - 20 feet*

Minimum Lot Area:

- *All lots shall have a minimum lot area of 7,500 feet.*

Minimum Lot Width:

- *All lots shall have a minimum lot width of 65 feet.*

Minimum Lot Depth:

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

Minimum Parking:

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

Minimum Living Area per Dwelling Unit:

- *All dwellings shall have a minimum living area of 1,800 square feet;*

Minimum Masonry Exterior:

- *A minimum of 80% of the exterior walls shall be masonry.*

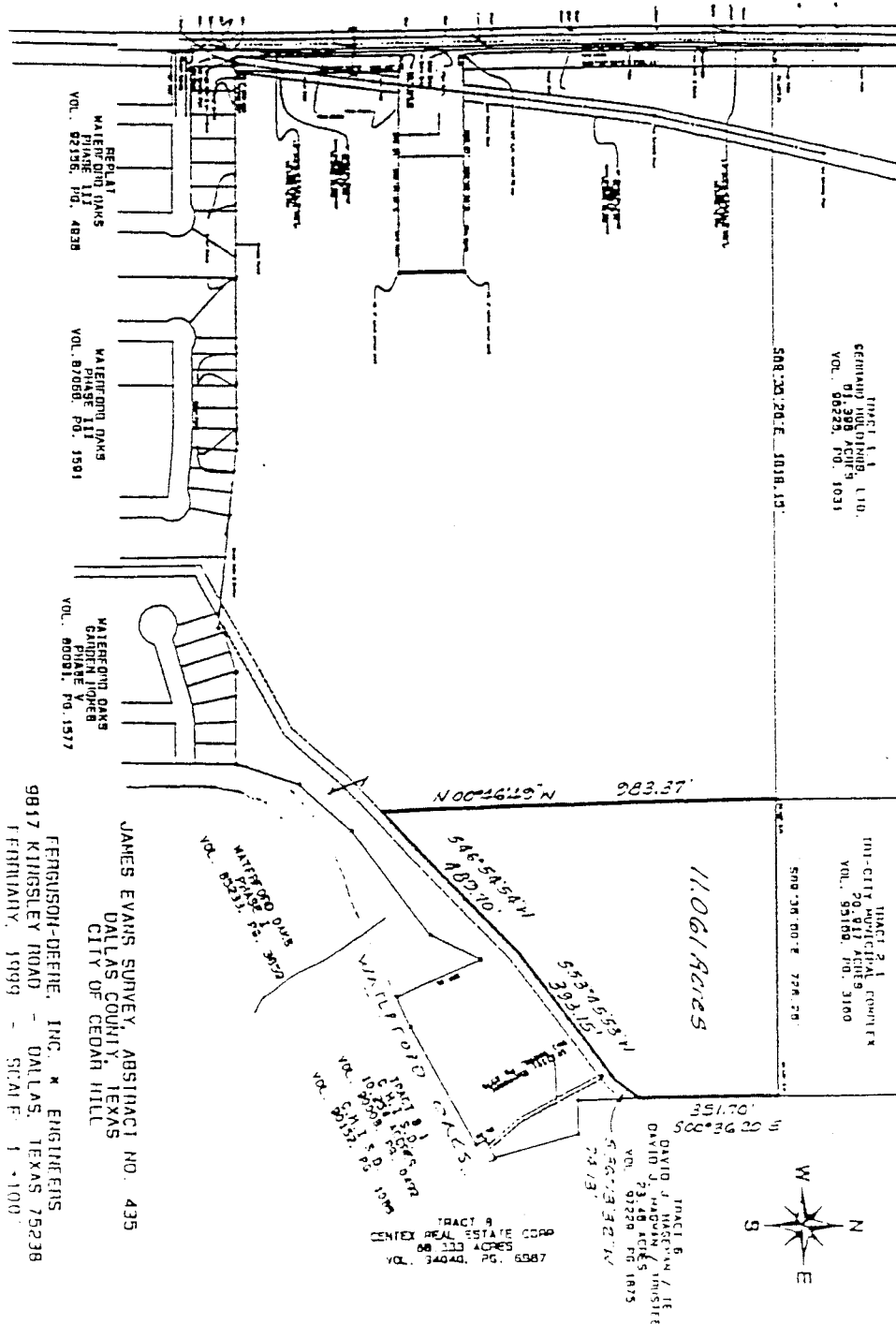
Exhibit "B"

Metes and Bounds Description

Being a tract of land situated in the James Evans Survey, Abstract No. 435, City of Cedar Hill, Dallas County, Texas and being part of a tract described as 71.546 acres as recorded in Volume 94247, Page 1978, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at the southwest corner of Lot 1, Block A, Tri-City Municipal Complex Addition, an addition to the City of Cedar Hill as recorded in Volume 95159, Page 03160 of the Deed Records of Dallas County, Texas:

- THENCE S 89°36'50"E, 728.26 feet along the south line of said Lot 1, Block A to a point for corner;
- THENCE S 00°36'20"E, 351.70 feet to a point for corner;
- THENCE S 36°13'32"W 74.13 feet to a point for corner;
- THENCE S 53°45'53"W, 393.15 feet to a point for corner;
- THENCE S 46°54'54"W, 489.70 feet to a point for corner;
- THENCE N 00°46'49"W, 983.37 feet to a point for corner and the Place of Beginning and containing 11.061 acres (481,797 Sq. Ft.) of land.



JAMES EVANS SURVEY, ABSTRACT NO. 435
 DALLAS COUNTY, TEXAS
 CITY OF CEDAR HILL

FENGUSON-DEERE, INC. v. ERIGTHEENS
 9817 KINGSLEY ROAD - DALLAS, TEXAS 75238
 FERRINWAY, 1999 - SEAM F. 1-100