

ORDINANCE NO. 2002-101

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, THAT BEING ORDINANCE NO. 2001-64, AS HERETOFORE AMENDED, BY PROVIDING A CHANGE IN ZONING CLASSIFICATION FROM PD 2001-73 TO A PLANNED DEVELOPMENT FOR SINGLE-FAMILY DETACHED ON LAND SPECIFICALLY DESCRIBED HEREIN, LOCATED WITHIN ABSTRACT 435; PROVIDING FOR SPECIAL CONDITIONS AND REGULATIONS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, a request for a amendment in zoning classification was duly filed with the City of Cedar Hill, Texas, concerning the hereinafter described property was assigned Case # 01-98; 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 20.000 acres of land, located in Abstract No. 435, located south and east of Waterford Oaks Elementary school, more specifically described in **Exhibit "A-1"** and **"A-2"**.

SECTION 2. CHANGE IN ZONING CLASSIFICATION -The Zoning Classification of that property described herein is hereby changed from PD #2001-73 to "PD" Planned Development for single-family detached (modified SF-8.5 district standards) subject to the standards, restrictions, and special conditions described herein

SECTION 3. CONCEPT PLAN – Development of this property shall be generally consistent with the concept plan labeled herein as **Exhibit "B"**.

SECTION 4. PURPOSE AND INTENT

The purpose and intent of this planned development is to provide single-family home sites that are commensurate and an enhancement to the existing single-family neighborhood located within the eastern portion of Waterford Oaks Addition and to amending the PD 2001-73 to remove alleys in a portion of the development.

SECTION 5. AUTHORIZED LAND USES

The land uses authorized within this planned development are limited to only those uses permitted within the SF-8.5 zoning district in effect on the date of this PD

ordinance. The primary use shall be single-family detached dwellings. There shall be not more than one dwelling unit per lot.

SECTION 6. MAXIMUM DENSITY

The number of dwellings within this 20.0-acre planned development is limited to not more than 74 single-family units resulting in a maximum density of 3.7 dwelling units per acre.

SECTION 7. DEVELOPMENT STANDARDS

1. Any dwelling constructed within this planned development shall have a minimum living area of 1,700-square feet.
2. Minimum lot sizes shall be limited as per the following lot schedule:

LOT AREA (SQ FT)	QUANTITY
9,000-9,999	63
10,000-10,999	5
11,000-11,999	3
12,000-24,042	3

3. The average size of all lots within any plat filed of recorded shall be 9,508 square feet.
4. The minimum lot size shall be 9,000 square feet.
5. The side yards adjacent to streets shall be a minimum of 10-feet.
6. All other standards of the SF-8.5 zoning district, as here and after may be amended, shall apply to this planned development.
7. There shall be no alleys required in this development.

SECTION 8. CURRENT ZONING DISTRICT STANDARDS

Except for the standards specifically stated within this Planned Development, all the zoning District Standards of the SF-8.5, as here and after may be amended, shall apply to this Planned Development. All requirements of the Planned Development Requirements contained within Section 3.19 shall apply.

SECTION 9. DEFERRABLE AND VARIABLE STANDARDS

1. The City Council may, upon the recommendation from the Planning and Zoning Commission require a Traffic Impact Analysis.
2. No development plan shall be required.
3. A Site Plan shall be submitted and approved by the Planning & Zoning Commission before approval of a preliminary or final plat of property within the Planned Development. Said site plat shall, at a minimum, contain the information required by section 3.19.8 of the Cedar Hill Zoning Code.

SECTION 10. OPEN SPACE

No consolidated open space shall be required with this Planned

Development provided the subject property is developed in accordance with the concept plan and standards contained here.

SECTION 11. AMENITIES

No amenities shall be required with this Planned Development provided the subject property is developed in accordance with the concept plan and standards contained here.

SECTION 12. ADDITIONAL CONDITIONS

No additional conditions shall be required with this Planned Development provided the subject property is developed in accordance with the concept plan and standards contained here. All standard and requirements of the Planned Development requirements stated in section 3.19 of the Cedar Hill Zoning Code shall apply.

SECTION 13. EFFECTIVE DATE

The zoning classification of this "PD" Planned Development 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 February, 2002.


Rob Franke, Mayor

ATTEST:

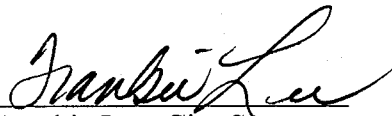

Frankie Lee, City Secretary

Exhibit "A-1"
Ordinance 2002-101
Waterford Oaks East
Boundary Description

STATE OF TEXAS:
COUNTY OF DALLAS:

BEING, a tract of land situated in the James Evans Survey, Abstract No. 435 in the City of Cedar Hill, Dallas County, Texas, and being part of a 88.33 acre tract of land conveyed to Tommy Joe Winn, as recorded in Volume 99177, Page 03734 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEING a tract or parcel of land situated in the James Evans Survey, Abstract No. 435, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of Waterford Oaks Drive (a 60 feet right-of-way) dedicated by Waterford Oaks, Phase 1 plat, as filed in Volume 85233, Page 3859 Deed Records, Dallas County, Texas and also being to southeast corner of a tract of land dedicated to the City of Cedar Hill as filed in Volume 97150, Page 00267 Deed Records, Dallas County, Texas;

THENCE N 28°26'27" W, leaving said north right-of-way line of said Waterford Oaks Drive and along the east line of said City of Cedar Hill, a distance of 25.00 feet to a point for corner;

THENCE N 15°23'47" W, continuing along the said east line of City of Cedar Hill, a distance of 102.65 feet to a point for corner and being the northwest corner of Waterford Oaks East, an addition to the City of Cedar Hill, Dallas County, Texas;

THENCE N 61°33'33" E, leaving said east line of City of Cedar Hill and being the north line of Waterford Oaks East, a distance of 43.31 feet to a point for corner at a point of curvature of a circular curve to the right with a central angle of 20°36'12", a tangent of 123.73 feet, and a radius of 680.73 feet;

THENCE along said curve a distance of 244.79 feet to a point for corner, also being in the said north line of Waterford Oaks East;

THENCE S 89°58'29" E, along the said north line of Waterford Oaks East, a distance of 688.71 feet to a point for corner at a point of curvature of a circular curve to the right with a central angle of 42°47'49", a tangent 259.76 feet, and a radius of 662.89 feet;

THENCE along said curve a distance of 495.14 feet to a point for corner;

THENCE S 47°10'40" E, a distance of 83.92 feet to a point for corner;

THENCE S 42°49'20" W, a distance of 1626.69 feet to a point for corner;

THENCE N 47°13'59" W, a distance of 121.00 feet to a point for corner;

THENCE N 42°46'01" E, a distance of 158.00 feet to a point for corner;

THENCE N 47°13'59" W, a distance of 221.00 feet to a point for corner of a circular curve to the left with center bearing N 42°48'08" E, a central angle of 90°00'11", a tangent of 40.00, and a radius of 40.00;

THENCE along said curve a distance of 62.83 feet to a point for corner;

THENCE N 42°46'00" E, a distance of 598.99 feet to a point for corner;

THENCE N 47°13'59" W, a distance of 464.08 feet to a point for corner at a point of curvature of a circular curve to the right with a central angle of 25°55'38", a tangent of 81.47, and a radius of 353.92 feet;

THENCE along said curve a distance of 160.15 feet to a point for corner for corner in the south right-of-way line of said Waterford Oaks Drive as dedicated by said Waterford Oaks, Phase 1 plat, also being in a circular curve to the right with center bearing S 12°39'22", a central angle of 2°53'48", a tangent of 12.53 feet, and a radius of 495.73 feet;

THENCE along said curve and being in the said south line of Waterford Oaks Drive, a distance of 25.06 feet to a point for corner;

THENCE N 09°45'58" W, crossing said Waterford Oaks Drive in a northerly direction, a distance of 60.00 feet to a point for corner in a circular curve to the left with a center bearing S 09°45'36" E, a central angle of 18°40'51", a tangent of 91.41 feet, and a radius of 555.73 feet;

THENCE along said circular curve and being the north right-of-way line of said Waterford Oaks Drive, a distance of 181.19 feet to a point for corner;

THENCE S 61°33'33" W, a distance of 88.48 feet to the POINT OF BEGINNING and containing 860,797 square feet or 19.76118 acres of land.

Exhibit "B"
Ordinance 2002-101
Waterford Oaks East
Informational Statement

The Planned Development of Waterford Oaks East is proposed to remove alleys from Block 23. The remaining standards from approved Ordinance no. 2001-73 passed on the 28th of August, 2001 are unaffected.