

**ORDINANCE NO. 96-284**

**AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, THAT BEING ORDINANCE NO. 77-439, AS HERETOFORE AMENDED, AND AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCES NOS. 84-706 AND 85-792 (MEADOW VISTA PLANNED DEVELOPMENT); AND SPECIFICALLY BE AMENDED BY PROVIDING A CHANGE IN THE SINGLE FAMILY DISTRICT REGULATIONS AND DELETING THE TOWNHOUSE ZONING ON LAND SPECIFICALLY DESCRIBED HEREIN; PROVIDING AN AMENDMENT TO THE MASONRY REQUIREMENTS WITHIN SAID PLANNED DEVELOPMENT DISTRICT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR IMMEDIATE EFFECT.**

**WHEREAS**, a petition 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: Tract 4.1 and Tract 8, William W. Merrell Survey, Abstract 876.

**SECTION 2.** Ordinance Number 84-706 is hereby amended as follows:

- a. Section 2(a) is hereby amended to read as follows:
  - a. Single-Family residential with a minimum living area of 1,850 square feet on lots with a minimum of 7,200 square feet: 37.7 acres
- b. Section 2(c) providing for Townhouse zoning is hereby deleted.
- c. Section 3(1) is hereby amended to read as follows:
  1. All exterior building material within the residential areas shall be a minimum of 80 percent masonry.

**SECTION 3.** Ordinance Number 85-792 is hereby amended as follows:

a. Section 3 (1) is hereby amended to read as follows:

1. All dwellings shall be Single-Family residential with a minimum living area of 1,850 square feet and shall be on lots with a minimum of 7,200 square feet.


b. Section 3 (2) is hereby amended to read as follows:

2. All exterior building material within the residential area shall be a minimum of 80 percent masonry.

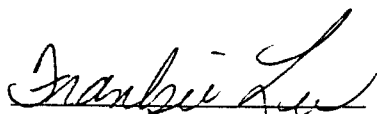
**SECTION 4.** All other terms and provisions of Ordinances Numbers 84-706 and 85-792 of the City of Cedar Hill, Texas, are hereby fully saved and retained and are continued in full force and effect.

**SECTION 5.** This Ordinance shall take immediate effect after passage and adoption 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 9th day of July, 1996.

  
Chris L. Rose, Mayor

ATTEST:

  
Frankie Lee, City Secretary

PD  
83-661

ACRES

A-1086

C SU-3

C SU-4

WILSON ROAD

WINTERGREEN ROAD

LR

SU  
80-547

HMY 67

A. M. JAMES  
A-690

C

PD

LR

COMBS  
292

BRANCH  
W. W. MERRELL  
A-876

SU  
88-978

MEADOW  
VISTA  
ESTATES

BELTON  
LN.

ESSEX DR.

PD  
85-817

PLEASANT RUN RD

LR

A

R-1

SU  
85-784

SU  
90-006

REDDING  
CR.

DUNCANVILLE RD

TRACT 8  
PD  
85-792

TRACT 4.1  
PD  
84-706

LIMITS

CITY

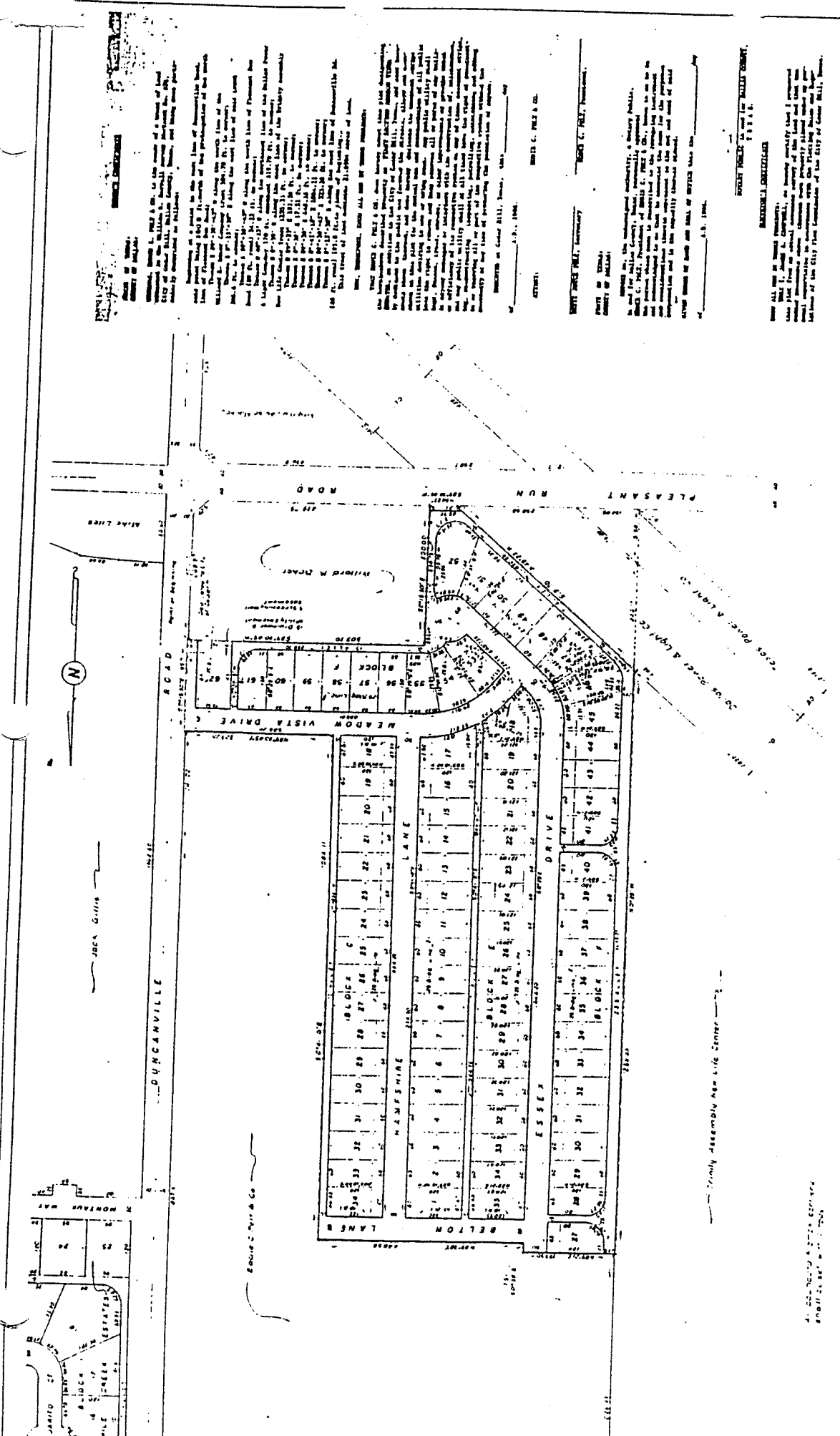
F. L. RHODES  
A-1210

CITY OF

A

D LOWER

ORI. SC.  
FALCONRIDGE



**PROPOSED LOTS**  
 The City of Cedar Hill, Texas, hereby certifies that the following described lots are within the boundaries of the City of Cedar Hill, Texas, and are subject to the provisions of the City Charter and the City Code, and that the same are available for sale to the public at the time of the filing of this plat.

**THE CITY OF CEDAR HILL, TEXAS**  
 WHEREAS, the City of Cedar Hill, Texas, has adopted the following ordinance:  
 "The City of Cedar Hill, Texas, hereby certifies that the following described lots are within the boundaries of the City of Cedar Hill, Texas, and are subject to the provisions of the City Charter and the City Code, and that the same are available for sale to the public at the time of the filing of this plat."  
 I, the Mayor of the City of Cedar Hill, Texas, do hereby certify that the foregoing is a true and correct copy of the ordinance of the City of Cedar Hill, Texas, as the same appears in the City Charter and the City Code, and that the same are available for sale to the public at the time of the filing of this plat.

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**FINAL PLAT**  
**FIRST SECTION**  
**MEADOW VISTA ESTATES**  
 WILLIAM W. MERRELL SURVEY-ABSTRACT NO 876  
 CEDAR HILL, TEXAS  
 EDDIE C. PELT & CO. 1215 N. W. 11th St. DALLAS, TEXAS 75207 OWNER  
 CAMPBELL ENGINEERING, INC. 213 WASHINGTON AVE. JACKSONVILLE, FLORIDA 32202  
 SCALE: 1"=100'  
 88 LOTS  
 DECEMBER 29, 1986

Approved by the Planning and Zoning Commission of Cedar Hill, Texas, this 1st day of \_\_\_\_\_, 1987.  
 City Clerk \_\_\_\_\_  
 Approved by the City Council of Cedar Hill, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 1987.  
 Mayor \_\_\_\_\_ City Secretary \_\_\_\_\_

Lot No.	Area (sq. ft.)	Area (sq. m.)	Area (acres)
1	10,000	914.4	0.229
2	10,000	914.4	0.229
3	10,000	914.4	0.229
4	10,000	914.4	0.229
5	10,000	914.4	0.229
6	10,000	914.4	0.229
7	10,000	914.4	0.229
8	10,000	914.4	0.229
9	10,000	914.4	0.229
10	10,000	914.4	0.229
11	10,000	914.4	0.229
12	10,000	914.4	0.229
13	10,000	914.4	0.229
14	10,000	914.4	0.229
15	10,000	914.4	0.229
16	10,000	914.4	0.229
17	10,000	914.4	0.229
18	10,000	914.4	0.229
19	10,000	914.4	0.229
20	10,000	914.4	0.229
21	10,000	914.4	0.229
22	10,000	914.4	0.229
23	10,000	914.4	0.229
24	10,000	914.4	0.229
25	10,000	914.4	0.229
26	10,000	914.4	0.229
27	10,000	914.4	0.229
28	10,000	914.4	0.229
29	10,000	914.4	0.229
30	10,000	914.4	0.229
31	10,000	914.4	0.229
32	10,000	914.4	0.229
33	10,000	914.4	0.229
34	10,000	914.4	0.229
35	10,000	914.4	0.229
36	10,000	914.4	0.229
37	10,000	914.4	0.229
38	10,000	914.4	0.229
39	10,000	914.4	0.229
40	10,000	914.4	0.229
41	10,000	914.4	0.229
42	10,000	914.4	0.229
43	10,000	914.4	0.229
44	10,000	914.4	0.229
45	10,000	914.4	0.229
46	10,000	914.4	0.229
47	10,000	914.4	0.229
48	10,000	914.4	0.229
49	10,000	914.4	0.229
50	10,000	914.4	0.229