

ORDINANCE NO. 84-718

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NUMBER 77-439, AND PROVIDING A CHANGE OF ZONING FROM R-1B RESIDENTIAL TO A PLANNED DEVELOPMENT DISTRICT SPECIFICALLY DESCRIBED HEREIN; 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;

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 opening 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 generally described as being a tract of land of approximately 82.797 acres fronting approximately 2,619 feet along the north side of Parkerville Road and 1033 feet along the west side of Clark Road. Also being situated in the J. Munden Survey, Abstract No. 881, City of Cedar Hill, Dallas County, Texas.

SECTION 2. The zoning classification on the hereinabove described property is hereby changed from R-1B Residential to a Planned Development District to be developed in accordance with the Site Plan or Plat attached to this Ordinance and in the following approximate amounts:

- a. Single-family R-2 Residential with a minimum lot size of 7,200 square feet minimum: 58.2 acres
- b. Local Retail: 11.3 acres
- c. Patio Homes with a maximum density of 6.5 lots per acre, 5,000 square feet minimum lot size: 12 acres.

SECTION 3. The property zoned as a Planned Development District herein shall have the following Special Conditions. Such conditions are hereby officially adopted, approved and ordered as a part of the Planned Development District zoned herein.

1. Patio Home Lots (12.5 acres).

- A. All lots shall be used for Single Family Residences.
- B. No buildings shall exceed 2 stories in height.

8' 4" 0"

C. Area Regulations:

- (1) Front Yard
There shall be a front yard having a minimum depth of fifteen (15) feet.
- (2) Side Yard
There shall be a side yard on one side of the lot, having a width of not less than eight (8) feet, except that the side yard of a corner lot adjacent to a side street shall not be less than fifteen (15) feet.
- (3) Rear Yard
There shall be a rear yard having a depth of not less than ten (10) feet.
- (4) Area of the Lot
The minimum area of the lot shall be five thousand (5,000) feet.
- (5) Width of the Lot
The minimum width of the lot shall be fifty (50) square feet.
- (6) Minimum Depth of Lot
The minimum depth of the lot shall be one hundred (100) square feet.
- (7) Parking Regulations
Off-street parking space shall be provided to accommodate two vehicles.
- (8) Area of Dwelling
One thousand two hundred fifty (1,250) square feet shall be the minimum living area of the dwelling.

D. All dwellings shall have a minimum masonry exterior of 75%.

E. If fireplaces are used, 100% of fireplace exterior shall be masonry.

F. All dwellings shall be equipped with central heat and air.

G. All dwellings shall have double car garages.

2. Conventional Single Family Residential Lots
(58.2 Acres)

All lots to comply with Article VI, R-2 Single-Family Dwelling District Regulations of Zoning Ordinance No. 77-439 of Cedar Hill, Texas, with the exception that the minimum depth of the lots may be one hundred and five (105) feet. In no case, however, shall any lot be less than 7,200 square feet. Additionally, the following improvements shall apply:

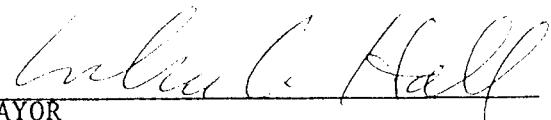
- A. All dwellings shall have a minimum masonry exterior to 75%.
- B. If fireplaces are used, 100% of fireplace exterior shall be masonry.
- C. All dwellings shall be equipped with central heat and air.
- D. One thousand four hundred fifty (1,450) square feet shall be the minimum living area of dwelling.

3. 11.3 Acres Local Retail

This parcel to comply with Article IX, "LR" Local Retail District regulations of Zoning Ordinance No. 77-439 of Cedar Hill, Texas, with the exception that the construction of Multi-Family units will be prohibited.

SECTION 4. 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 14th day of August, 1984.



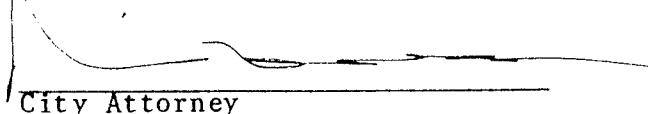
Wallace C. Hall
MAYOR

ATTEST:

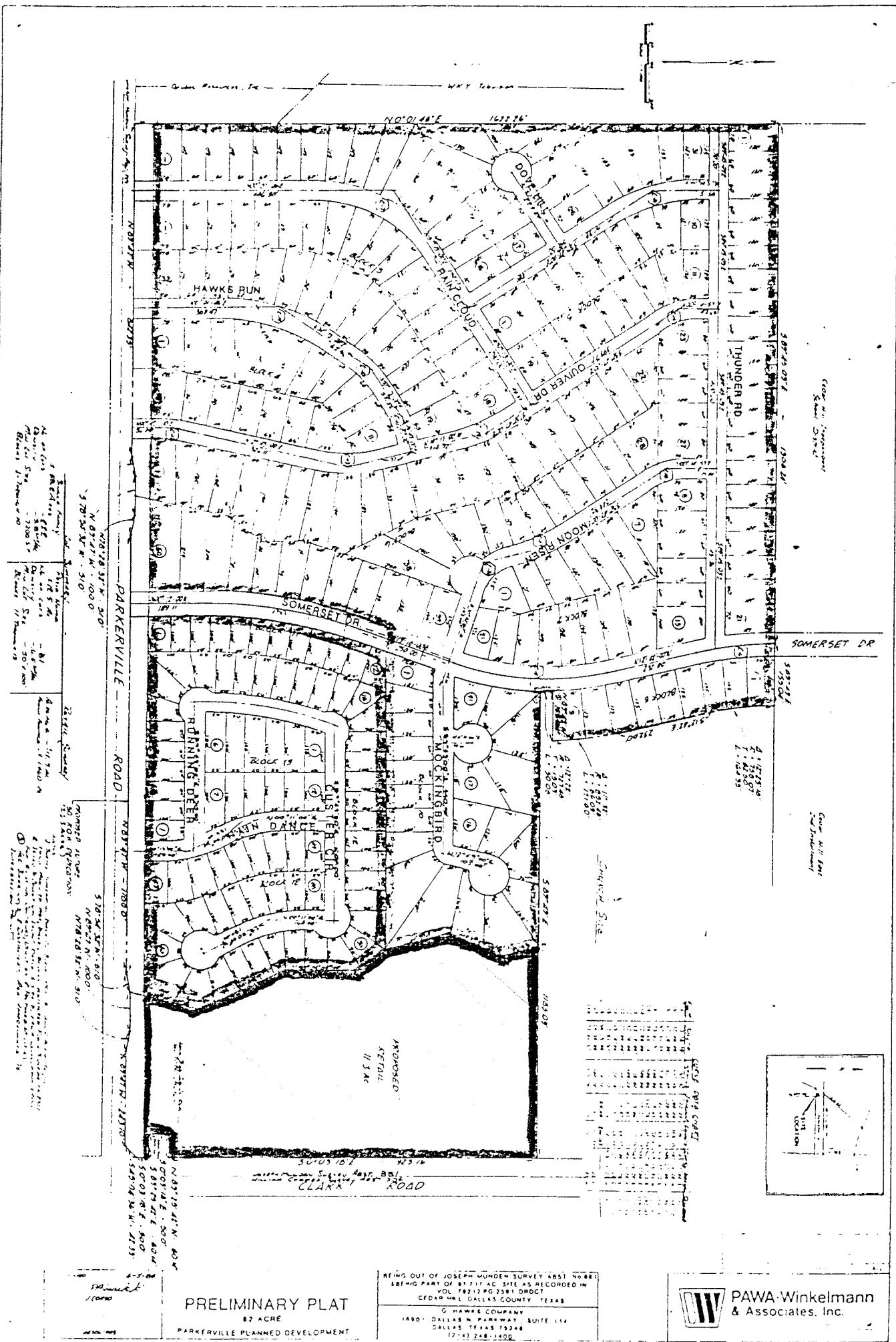


Frankie Lee
City Secretary

APPROVED AS TO FORM:



City Attorney



PRELIMINARY PLAT

82 ACRE
PARKERVILLE PLANNED DEVELOPMENT

BEING OUT OF JOSEPH WUNDER SURVEY 4851 NO 881
BEING PART OF 8771 AC SITE AS RECORDED IN
VOL 78212 PG 2581 DRCT
CFCAR HRL DALLAS COUNTY TEXAS
G HAWK & COMPANY

G. HAWKES COMPANY
18901 DALLAS N. PARKWAY, SUITE 154
DALLAS, TEXAS 75248
(214) 248-1400



PAWA-Winkelmann
& Associates, Inc.