

ORDINANCE NO. 95-210

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 IN ZONING WITHIN A PLANNED DEVELOPMENT DISTRICT (NO. 86-862) AS SPECIFICALLY DESCRIBED HEREIN; PROVIDING ADDITIONAL RESTRICTIONS; 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

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 generally described as being a tract of land of approximately 386.5 acres of land, more or less, out of the John Gainer Survey, Abstract No. 492, the Robert Ground Survey, Abstract No. 515, the J. C. Boydston Survey, Abstract No. 108, and the M. H. Davis Survey, Abstract No. 425, Dallas County, Texas, and being more specifically described in the property description which is attached hereto as Exhibit "A".


SECTION 2. The zoning classification of the hereinabove described property is hereby changed from Planned Development District as described in Ordinance No. 86-862 of the City of Cedar Hill, Texas to a Planned Development District to be developed in accordance with the zoning use plat attached to this Ordinance as Exhibit "B" and in the following approximate amounts:

- a. PDD-E Zoning Classification  
(Single Family Residential)  
314.5 Acres
- b. PDD-R1A Zoning Classification  
(Single-Family Residential)  
28 Acres
- c. PDD-R1 Zoning Classification  
(Single-Family Residential)  
22 Acres
- e. Local Retail  
22 Acres

**SECTION 3.** The property zoned as a Planned Development District herein shall have additional zoning restrictions and special conditions as set forth in Exhibit "C" attached hereto. Such restrictions and conditions are hereby officially adopted, approved and ordered as a part of the Planned Development District zoned herein.

**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 9th day of May, 1995.

  
Chris L. Rose, Mayor

ATTEST:

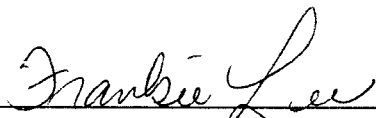
  
Frankie Lee, City Secretary

EXHIBIT "A"

REVISED  
LEGAL DESCRIPTION  
FOR  
ZONING APPLICATION  
LAKE RIDGE PROPERTY  
CITY OF CEDAR HILL  
DALLAS COUNTY, TEXAS

BEING 386.5, MORE OR LESS, ACRES OUT OF THE JOHN GAINER SURVEY, ABSTRACT NO. 492, THE ROBERT GROUND SURVEY, ABSTRACT NO. 515, THE J.C. BOYDSTON SURVEY, ABSTRACT NO. 108, AND THE M.H. DAVIS SURVEY, ABSTRACT NO. 425, DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF THAT 313.816 ACRE TRACT OF LAND CONVEYED TO PROPERTIES OF THE SOUTHWEST, INC., BY TOLER BROWN PARTNERSHIP BY DEED DATED APRIL 1, 1994, AND RECORDED UNDER DALLAS COUNTY CLERK'S DOCUMENT NUMBER 93 R07398, DALLAS COUNTY DEED RECORDS, ALL OF THAT 74.312 ACRE TRACT OF LAND CONVEYED TO PROPERTIES OF THE SOUTHWEST, INC. BY FOREST SHORES CORPORATION BY DEED DATED MARCH 28, 1995, AND RECORDED IN VOLUME 94062 PAGE 4400, DALLAS COUNTY DEED RECORDS AND A PORTION OF THE ANDERSON ROAD RIGHT OF WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the west line of Lake Ridge Parkway (120' R.O.W.) with the north line of Texas Plume Road (35' R.O.W.);

THENCE, with the northeast line of Texas Plume Road, the following courses numbered (1) through (3):

- (1) N 78° 49' 14" W, a distance of 479.66 feet to a 1/2" iron rod set for corner;
- (2) N 08° 29' 35" W, a distance of 200.38 feet to a 1/2" iron rod set for corner;
- (3) N 24° 20' 32" W, a distance of 228.84 feet to a fence corner post for corner at the southerly southeast corner of Pleasant Valley Cemetery;

THENCE, along and near a fence line of said cemetery as follows (4) through (6):

- (4) N 52° 04' 49" E, a distance of 141.43 to a fence corner post for corner;
- (5) N 10° 05' 09" W, a distance of 81.08 feet to a fence corner post for corner;
- (6) N 83° 17' 28" W, a distance of 369.17 feet to a fence corner post;

THENCE, leaving the said Pleasant Valley Cemetery, N 40° 46' 01" W, 586.52 feet;

THENCE, N 56° 18' 41" W, 612.18;

THENCE, N 22° 36' 05" W, 67.00 feet;

THENCE, S 83° 49' 11" W, 463.99 feet to the northeast line of the aforementioned Texas Plume Road,

THENCE, with the northeast line of the said Texas Plume Road, the following courses, numbered (7) through (11):

- (7) N 00° 46' 00" E, a distance of 203.74 feet to a 1/2" iron rod set for corner;
- (8) N 16° 56' 28" W, a distance of 625.07 feet to a 1/2 " iron rod set at the POINT OF CURVATURE of a curve to the left having a central angle of 75° 27' 49", a radius of 206.24 feet, and a chord which bears N 54° 40' 17" W, 252.42 feet;
- (9) Thence 271.64 feet along the arc of the said curve to the left to a 1/2" iron rod set at the POINT OF TANGENCY;
- (10) S 87° 35' 54" W, a distance of 726.48 feet to a 1/2" iron rod found;
- (11) S 87° 53' 54" W, a distance of 433.89 feet to the southwest corner of the tract herein described, same being on the west line of the aforementioned Anderson Road;

THENCE, with the west line of the said Anderson Road, the following courses, numbered (12) and (13):

- (12) N 01° 11' 29" E, 2187.33 feet;
- (13) N 01° 04' 09" E, 2318.85 feet;

THENCE, S 88° 55' 51" W, 79.89 feet to a 1/2" iron rod set on the east line of the said Anderson Road for corner at the southwest corner of a 10.931 acre tract;

THENCE, leaving the said Anderson Road, with the south line of said 10.931 acre tract N 53° 50' 57" E, 587.29 feet to a 1/2" iron rod set;

THENCE, with the east line of the said 10.931 acre tract, N 00° 35' 14" W, 761.55 feet to a 3/8" iron rod found at the northeast corner of the said 10.931 acre tract for a re-entrant corner of the tract herein described,

THENCE, with the north line of the said 10.931 acre tract, N 73° 55' 22" W, a distance of 497.09 feet to a 1/2" iron rod set for corner in the east line of the aforementioned Anderson Road;

THENCE, with the east line of said Anderson Road, N 00° 31' 07" E, a distance of 869.85 feet to a 1/2" iron rod found for corner in the southerly line of Lake Ridge Parkway;

THENCE S 89° 42' 48" E along a flare in the southerly line of said Lake Ridge Parkway, a distance of 9.88 feet to a 1/2" iron rod found for corner;

THENCE, N 38° 08' 20" E along said flare in the southerly line of Lake Ridge Parkway, a distance of 79.13 feet to a 1/2" iron rod found for corner;

THENCE, with the southerly line of said Lake Ridge Parkway, the following courses numbered (14) through (16)

- (14) N 75° 50' 27" E a distance of 352.43 feet to a 1/2" iron rod found for corner,
- (15) N 61° 06' 27" E, a distance of 98.28 feet to a 1/2" iron rod set for corner, said point being in a curve to the left, having a radius of 2914.79 feet and a central angle of 13° 17' 22", a chord bearing of N 69° 35' 31", 674.56 feet.
- (16) 676.07 feet along the arc of the said curve to the left to a 1/2" iron rod set for the most northerly northeast corner of the tract herein described, same being at the intersection of a southerly line of Lake Ridge Parkway with a westerly line of Lake Ridge Parkway;

THENCE, with the west line of the said Lake Ridge Parkway, the following courses, numbered (17) through (26):

- (17) S 29° 47' 02" E, 390.70 feet to a 1/2" iron rod found at the POINT OF CURVATURE of a curve to the left having a radius of 1969.86 feet, a central angle of 15° 16' 27", and a chord which bears S 37° 34' 11" E, 523.58 feet;
- (18) 525.14 feet along the arc of the said curve to the left to a 1/2" iron rod found at the POINT OF TANGENCY;
- (19) S 45° 06' 10" E, a distance of 869.33 feet to a 1/2" iron rod set for corner at the POINT OF CURVATURE of a curve to the left, having a radius of 1889.86 feet, a central angle of 14° 57' 08", and a chord which bears S 37° 37' 36" E, 491.79 feet;
- (20) 493.19 feet along the arc of the said curve to the left to a 1/2" iron rod set at the POINT OF TANGENCY;
- (21) S 42° 21' 21" W, a distance 78.33 feet to a 1/2" iron rod set for corner;
- (22) S 28° 08' 39" E, a distance of 80.00 feet to a 1/2" iron rod set for corner;

- (23) N 81° 21' 21" E, 78.33 feet to an iron stake set at the POINT OF CURVATURE of a curve to the right, having a radius of 1889.86 feet, a central angle of 60° 32' 11", and a chord which bears S 04° 07' 45" W, 1905.16 feet.
- (24) 1996.75 feet along the arc of the said curve to the right to an iron stake set at the POINT OF TANGENCY;
- (25) S 34° 23' 51" W, a distance of 629.79 to a 1/2" iron rod set at the POINT OF CURVATURE of a curve to the left, having a radius of 1970.00 feet, a central angle of 08° 44' 01", and a chord which bears S 30° 01' 50" W, 300.00 feet;
- (26) 300.29 feet along the arc of the said curve to the left to a 1/2" iron rod set;

THENCE, leaving the said Lake Ridge Parkway, N 64° 20' 10" W, a distance of 575.00 feet to a 1/2" iron rod set for corner;

THENCE, S 25° 26' 01" W, a distance of 904.58 feet to a 1/2" iron rod set for corner, at the POINT OF CURVATURE of a curve to the left, having a radius of 1650.00 feet, a central angle of 26° 17' 30", and a chord which bears S 71° 49' 41" E, 750.52 feet;

THENCE, 757.15 feet along the arc of the said curve to the left to a 1/2" iron rod set at the POINT OF TANGENCY, same being the POINT OF CURVATURE of a curve to the left on the west line of the aforementioned Lake Ridge Parkway, said curve having a radius of 1970.00 feet, a central angle of 45° 15' 23", and a chord which bears S 21° 08' 16" E, 1515.91 feet;

THENCE, with the west line of the said Lake Ridge Parkway, the following courses, numbered (27) and (28);

- (27) 1556.05 feet along the arc of the said curve to the left to a 1/2" iron rod set at the POINT OF TANGENCY;
- (28) S 43° 45' 57" E, 542.05 feet to a 1/2" iron rod set at the POINT OF CURVATURE of a curve to the right, having a radius of 2271.83 feet, a central angle of 27° 53' 25", and a chord which bears S 29° 49' 15" E, 1094.99 feet;

THENCE, leaving the said Lake Ridge Parkway, S 33° 52' 56" W, 255.92 feet to a re-entrant corner of the tract herein described,

THENCE, S 39° 21' 09" E, 349.65 feet to re-entrant corner of the tract herein described;

THENCE, N 33° 52' 56" E, 255.92 feet to the arc of the aforementioned curve to the right on the west line of Lake Ridge Parkway;

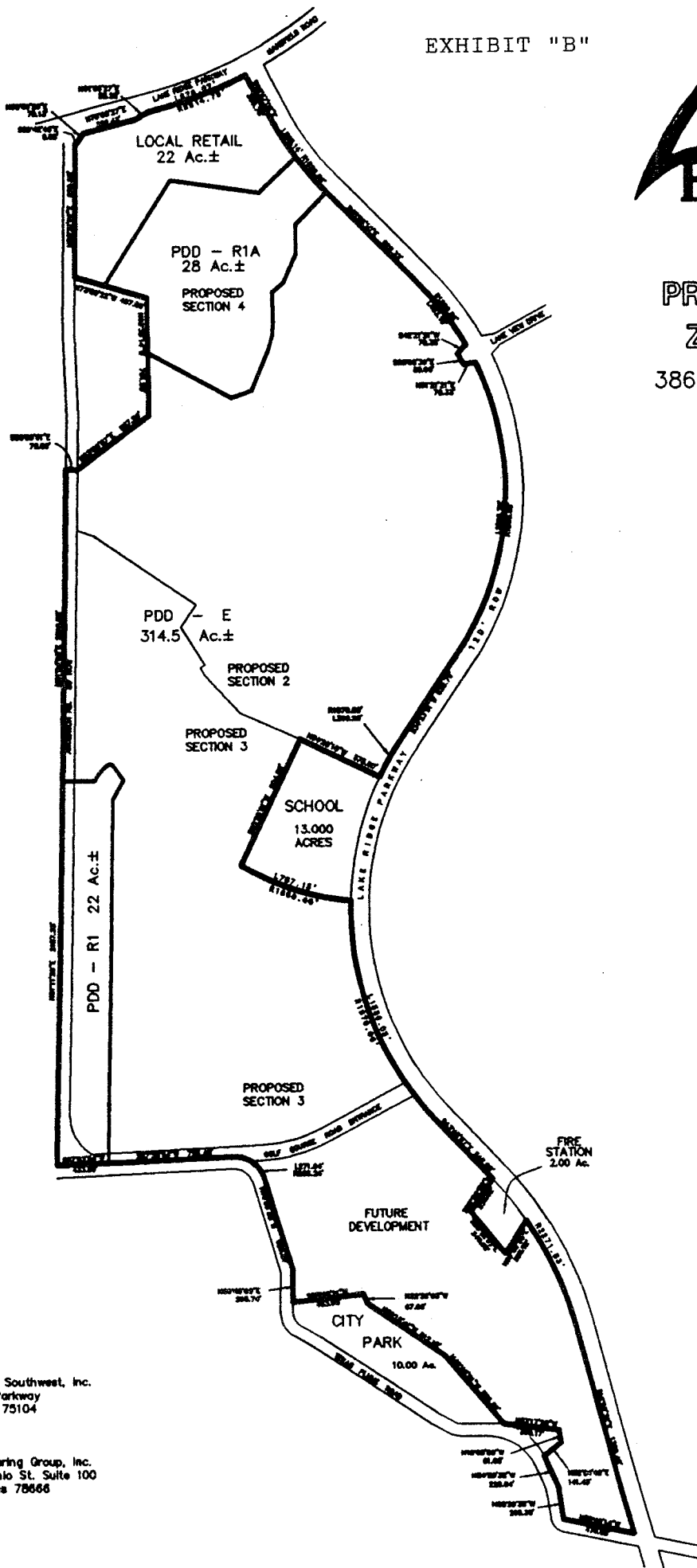
THENCE, with the west line of the said Lake Ridge Parkway, the following courses, numbered (29) and (30):

- (29) 755.88 feet along the arc of the said curve to the right to a 1/2" iron rod set at the POINT OF TANGENCY.
- (30) S 15° 52' 32" E, a distance of 1399.46 feet to the POINT OF BEGINNING, and containing 386.5 acres of land, more or less.

PROPERTIES OF THE SOUTHWEST, INC  
CITY OF CEDAR HILL  
EO# 14518  
PLAN NO. 5143  
FNF 0944  
3865ACRS.DOC

# Lake Ridge

MAP OF  
PROPOSED  
ZONING  
386.5 ACRES ±



FEBRUARY 17, 1995  
REVISED APRIL 28, 1995

Owner:  
Properties of the Southwest, Inc.  
100 Lake Ridge Parkway  
Cedar Hill, Texas 75104  
(214) 259-5253

Engineer:  
Pro-Tech Engineering Group, Inc.  
100 E. San Antonio St. Suite 100  
San Marcos, Texas 78668  
(512) 353-3335



EXHIBIT "C"

Planned Development Regulations for PDD-E Zoning Classification

**USE REGULATIONS:**

No land shall be used and no building shall be erected for or converted to any other than uses permitted in an R-1 Single-Family District.

**HEIGHT REGULATIONS:**

No building shall exceed three (3) stories or thirty five (35) feet in height.

**AREA REGULATIONS:**

1. Front Yard.

a. There shall be a front yard having a minimum depth of not less than fifty (50) feet.

b. Where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets.

2. Side Yard.

There shall be a side yard on each side of the lot, having a width of not less than twenty (20) feet. The side yard of corner lots adjacent to a street shall be a minimum of thirty (30) feet.

3. Rear Yard.

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

4. Area of Lot.

The minimum area of the lot shall be one (1) acre.

5. Area of Dwelling.

Two thousand (2,000) square feet shall be the minimum living area of the dwelling.

6. Width of Lot.

One hundred thirty (130) feet shall be the minimum width of the lot at the building line with an exception to allow a minimum eighty (80) foot width at the building line for irregular shaped lots with diverging side property lines on cul-de-sacs and curves.

7. Depth of Lot.

The minimum depth of the lot shall be one hundred forty (140) feet.

8. Parking Regulations.

Each dwelling unit shall have not less than a two (2) car garage. Garage openings shall be side or rear entry.

9. Type of Construction.

A minimum of eighty (80) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction. Chimney's located on the exterior walls shall be of one hundred (100) percent masonry construction. For non-residential structures, a minimum of one hundred (100) percent masonry construction of the exterior shall be of masonry and/or glass construction. Storage buildings in compliance with Code of Ordinances for the City of Cedar Hill, Section 4-281 need not comply with the provisions of this subsection.

**FENCE REGULATIONS:**

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 (100) percent reinforced concrete construction.



Planned Development Regulations for PDD-R1 Zoning Classification

**USE REGULATIONS:**

No land shall be used and no building shall be erected for or converted to any other than uses permitted in an R-1 Single-Family District.

**HEIGHT REGULATIONS:**

No building shall exceed three (3) stories or thirty five (35) feet in height.

**AREA REGULATIONS:**

1. Front Yard.

a. There shall be a front yard having a minimum depth of not less than thirty (30) feet.

b. Where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets.

2. Side Yard.

There shall be a side yard on each side of the lot, having a width of not less than five (5) feet. The side yard of corner lots adjacent to a street shall be a minimum of ten (10) feet.

3. Rear Yard.

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

4. Area of Lot.

The minimum area of the lot shall be ninety-six thousand (9600) square feet.

5. Area of Dwelling.

Two thousand (2,000) square feet shall be the minimum living area of the dwelling.

6. Width of Lot

Eighty (80) feet shall be the minimum width of the lot at the building line with an exception to allow a minimum fifty (50) foot width at the building line, but in no case less than thirty (30) feet of frontage at the front property line (street right-of-way line) for irregular shaped lots with diverging side property lines on cul-de-sacs and curves.

7. Depth of Lot.

The minimum depth of the lot shall be one hundred (100) feet. Lots backing up to major thoroughfares shall be a minimum depth of one hundred forty (140) feet.

8. Parking Regulations.

Each dwelling unit shall have not less than a two (2) car garage. Garage openings shall be side or rear entry.

9. Type of Construction.

A minimum of eighty (80) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction; Chimney's located on the exterior walls shall be of one hundred (100) percent masonry construction. For non-residential structures, a minimum of one hundred (100) percent masonry construction of the exterior shall be of masonry and/or glass construction. Storage buildings in compliance with Code of Ordinances for the City of Cedar Hill, Section 4-281 need not comply with the provisions of this subsection.

**FENCE REGULATIONS:**

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 (100) percent reinforced concrete construction.

Planned Development Regulations for PDD-R1A Zoning Classification

**USE REGULATIONS:**

No land shall be used and no building shall be erected for or converted to any other than uses permitted in an R-1 Single-Family District.

**HEIGHT REGULATIONS:**

No building shall exceed two (2) stories or twenty five (25) feet in height.

**AREA REGULATIONS:**

1. Front Yard.

a. There shall be a front yard having a minimum depth of not less than thirty (30) feet.

b. Where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets.

2. Side Yard.

There shall be a side yard on one side of the lot, having a width of not less than ten (10) feet, the other side may be zero (0) feet. The side yard of corner lots adjacent to a street shall be a minimum of ten (10) feet. There shall be a minimum of ten (10) feet between building foundations.

3. Rear Yard.

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

4. Area of Lot.

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

5. Area of Dwelling.

One thousand six hundred (1,600) square feet shall be the minimum living area of the dwelling.

6. Width of Lot

Fifty (50) feet shall be the minimum width of the lot at the building line with an exception to allow a minimum thirty (30) feet of frontage at the front property line (street right of way line) for irregular shaped lots with diverging side property lines on cul-de-sacs and curves.

7. Depth of Lot.

The minimum depth of the lot shall be one ninety (90) feet.

8. Parking Regulations.

Each dwelling unit shall have not less than a two (2) car garage which shall be attached and integrated into the design of the dwelling structure.

9. Type of Construction.

A minimum of one hundred (100) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction; Chimney's located on the exterior walls shall be of one hundred (100) percent masonry construction. For non-residential structures, a minimum of one hundred (100) percent masonry construction of the exterior shall be of masonry and/or glass construction. Storage buildings in compliance with Code of Ordinances for the City of Cedar Hill, Section 4-281 need not comply with the provisions of this subsection.

**FENCE REGULATIONS:**

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 (100) percent reinforced concrete construction.

**PLANNED DEVELOPMENT REGULATIONS FOR LOCAL RETAIL  
ZONING CLASSIFICATION**

The uses and regulations for the Planned Development Local Retail District shall be in accordance with Article IX. "LR" Local Retail District, of the Comprehensive Zoning Ordinance of the City of Cedar Hill, Ordinance No. 77-439.