

**ORDINANCE NO. 2001-74**

**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, AND SPECIFICALLY BE AMENDED BY PROVIDING A CHANGE IN ZONING CLASSIFICATION FROM "PD" PLANNED DEVELOPMENT 96-284 TO A NEW "PD" PLANNED DEVELOPMENT FOR SINGLE-FAMILY DETACHED (MODIFIED SF-7 DISTRICT STANDARDS) ON LAND SPECIFICALLY DESCRIBED HEREIN, LOCATED WITHIN ABSTRACT 876; 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 01-34, 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 14.63 acres of land, located in Abstract No. 876, located south of Wintergreen Road and west of Duncanville Road, and more specifically described in **Exhibit "A"**.

**SECTION 2. CHANGE IN ZONING CLASSIFICATION** - The Zoning Classification of that property described herein is hereby changed from "PD" Planned Development 96-284 to a new "PD" Planned Development for single-family detached (modified SF-7 district standards) subject to the standards, restrictions, and special conditions described herein.

**SECTION 3. CONCEPT PLAN** – Development of this property shall generally conform to 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 Meadow Vista Estates Addition.

**SECTION 5. AUTHORIZED LAND USES**

The land uses authorized within this planned development are limited to only those uses permitted within the SF-7 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 14.63-acre planned development is limited to not more than 58 single-family units resulting in a maximum density of 3.964 dwelling units per acre.

**SECTION 7. DEVELOPMENT STANDARDS**

1. Any dwelling constructed within this planned development shall have a minimum living area of 1,850-square feet.
2. Minimum lot size shall be limited 7,200 square feet.
3. Average lot size shall be 8,645 square feet.
4. The minimum lot width shall be 60.0 feet.
5. All other standards of the SF-7 zoning district, as here and after may be amended, shall apply to this planned 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-7, 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**

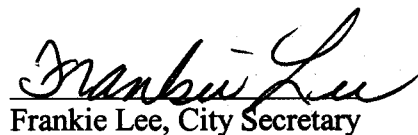
No additional conditions shall be required with this Planned Development provided the subject property is developed in accordance with the concept plan and standards contained here. All standard and requirements of the Planned Development requirements stated in section 3.19 of the Cedar Hill Zoning Code 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 28<sup>th</sup> day of August, 2001.

  
Rob Franke, Mayor

ATTEST:

  
Frankie Lee, City Secretary

STATE OF TEXAS §  
COUNTY OF DALLAS §

**Ord No. 2001-74**  
**Exhibit "A"**

**BEING** a 14.63 acre tract of land situated in the William W. Merrell Survey, Abstract No. 876, Dallas County, Texas and being a part of a certain tract of land to Christian Church Foundation recorded in Volume 80252, Page 2418 of the Deed Records of Dallas County, Texas and a tract of land to Edward E. Winkelman in Volume 79119, Page 966 of said Deed Records said 14.63 acre tract of land to be more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found for corner at the Northwest corner of said Church Foundation tract and being in the South line of a called 78.165 acre tract of land, Tract 3 to Robin Murphy recorded in Volume 98140, Page 4363 of said Deed Records and being at the North east corner of a certain tract of land to Trinity New Life Center recorded in Volume 79225, Page 1535 of said Deed Records;

**THENCE** South 89°18'10" East with the North line of said Winkelman tract and the South line of said 78.165 acre tract a distance of 624.93 feet to a 1/2" iron rod found for corner at the Northwest corner of Meadow Vista Estates, Phase 2 recorded in Volume , Page of said Deed Records;

**THENCE** South 00°22'00" East across said Winkelman tract and with the West line of said Phase 2 a distance of 233.43 feet to a 1/2" iron rod found for corner;

**THENCE** South 89°38'00" West a distance of 42.29 feet to a 1/2" iron rod found for corner;

**THENCE** South 00°41'10" East a distance of 60.00 feet to a 1/2" iron rod found for corner;

**THENCE** North 89°38'00" East a distance of 37.24 feet to a 1/2" iron rod found for corner;

**THENCE** South 00°41'10" East passing the West line of said Winkelman tract, same being the East line of said Church Foundation tract a distance of 737.77 feet to a 1/2" iron rod found for corner in the North line of said Phase 2 and being at the Southeast corner Of Meadow Vista, Phase 1 recorded in Volume 87149, Page 2965 of said Deed Records and also being in the East right-of-way line of Benton lane (50' wide right-of-way);

**THENCE** South 89°38'00" West with said East lines a distance of 425.01 feet to a 1/2" iron rod set for corner;

**THENCE** North 00°41'10" West a distance of 17.51 feet to a 1/2" iron rod set for corner;

**THENCE** South 89°21'00" West a distance of 194.04 feet to a 1/2" iron rod set for corner in the South line of said Trinity Assembly tract;

**THENCE** North 00°39'00" West with the South line of said Assembly tract a distance of 1026.25 feet back to the **POINT OF BEGINNING** and containing 14.63 acres of land, more or less.



**Ord No. 2001-74**  
**Exhibit "B"**

Standards, Restrictions and Special Conditions for  
Planned Development Ordinance No. 2001-74  
(PD-      -74)

P&Z Case # 01-34

**STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS**

All of the standards, definitions and requirements of the **SF-8,500** zoning district of the City of Cedar Hill, as here and after shall be amended, shall apply to this Planned Development except for only the following:

1. Minimum living area for each home shall be a minimum of 1,850 square feet.
2. The minimum lot width shall be 60.00 feet.
3. Minimum lot area shall be 7,200 square feet.