

High Pointe

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 TOWNHOME WITHIN A PLANNED DEVELOPMENT DISTRICT (84-698) TO SINGLE FAMILY DETACHED WITHIN A PLANNED DEVELOPMENT DISTRICT ON THE TRACT OF LAND 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 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 specific legal description of the property zoned herein is as follows:

Lot 1, Block 11, High Pointe Subdivision
also known as Tract IV-C.

SECTION 2. The zoning classification on the hereinabove described property is hereby changed from Townhome within a Planned Development District to Single Family Detached within a Planned Development District.

SECTION 3. The living area of dwellings within this Single Family Detached District shall have the following:

- a. 25% of units between 1100 to 1250 sq. ft.;
- b. 50% of units between 1250 to 1350 sq. ft.;
- c. 25% of units larger than 1350 sq. ft.

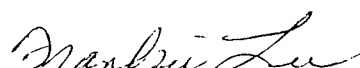
SECTION 4. The zoning classification assessed in this Single Family Detached District is further subject to the following restrictions and special requirements which are specifically enumerated on Exhibit "A" attached hereto and incorporated herein as though written verbatim. Such restrictions and special requirements are hereby officially adopted, approved and ordered as a part of the Single Family Detached District zoned herein.

SECTION 5. The zoning classification of this Single Family Detached District within a 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, this 28th day of January, 1986.


Mayor, Kenneth Lander

ATTEST:


City Secretary, Frankie Lee

APPROVED AS TO FORM:

City Attorney, Lewis Sifford

EXHIBIT "A"

HIGH POINTE

Tract: IV-C
Acres: 19.845
Use: Single Family - detached
Height Regulations: No more than 2½ stories
Area Regulations:
 Front yard: 20' minimum from front property line
 Rear yard: 15' from rear property line
 Corner lots: 10' from street or alley R.O.W.
Area of Lot: 4000 sq. ft.
Minimum Lot width: 40'
Minimum Lot Depth: 100'
Parking Regulations: 2 car front- 2 car enclosed garage
Area of Dwelling: 25% of units between 1100 to 1250 sq. ft.;
50% of units between 1250 to 1350 sq. ft.;
25% of units larger than 1350 sq. ft.

Additional Requirements:

Construction Material: 60% masonry for entire house

Number of Units: 156

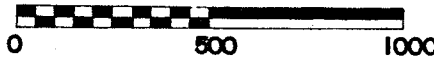
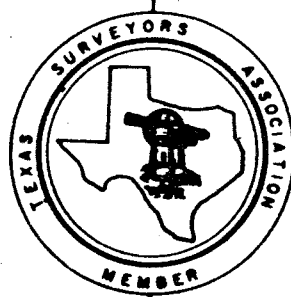
Special Conditions:

1. Owners of homes may not alter or convert the 2 car garage in any way that would prevent the use of the garage as enclosed parking for two automobiles.
2. Developer shall construct a 7 foot brick screening fence for all lots that back up to and side to Clark Road (Designated Area A on the attached diagram). Said screening wall is to be constructed using Acme Blend 10 brick.

3. Developer shall construct a 7 foot brick column and wood panel fence for all lots that side to or back to Old Strauss Road (Area B on attached diagram).
4. Where practical, the backs and sides of any houses that back and side to Old Strauss Road and Clark Road shall be 100% brick. This includes 3 sides of fireplace chimneys (Areas A & B on attached diagram).
5. Houses that front High Pointe Lane shall have 100% brick on all fireplace chimneys located on the fronts of houses. The sides of any houses that side High Pointe Lane shall be 100% brick, including chimneys (Area C on the attached diagram).

①

1	2	3	
4	5	6	7
8	9	10	



JOHN GAINER SURVEY
A-492

ROBERT GROUND SURVEY
A-514

N 38° 11' 53" E
79.09'

S 89° 32' 09" E
10.00'

S 89° 32' 09" E
40.00'

N 75° 55' 54" E
19.20'

N 75° 55' 54" E
352.44'

N 61° 11' 44" E

C-45

C-43

N 60° 11' 09" E
391.16'

S 23° 46' 09" E
356.82'

N 59° 02' 55" W
928.81'

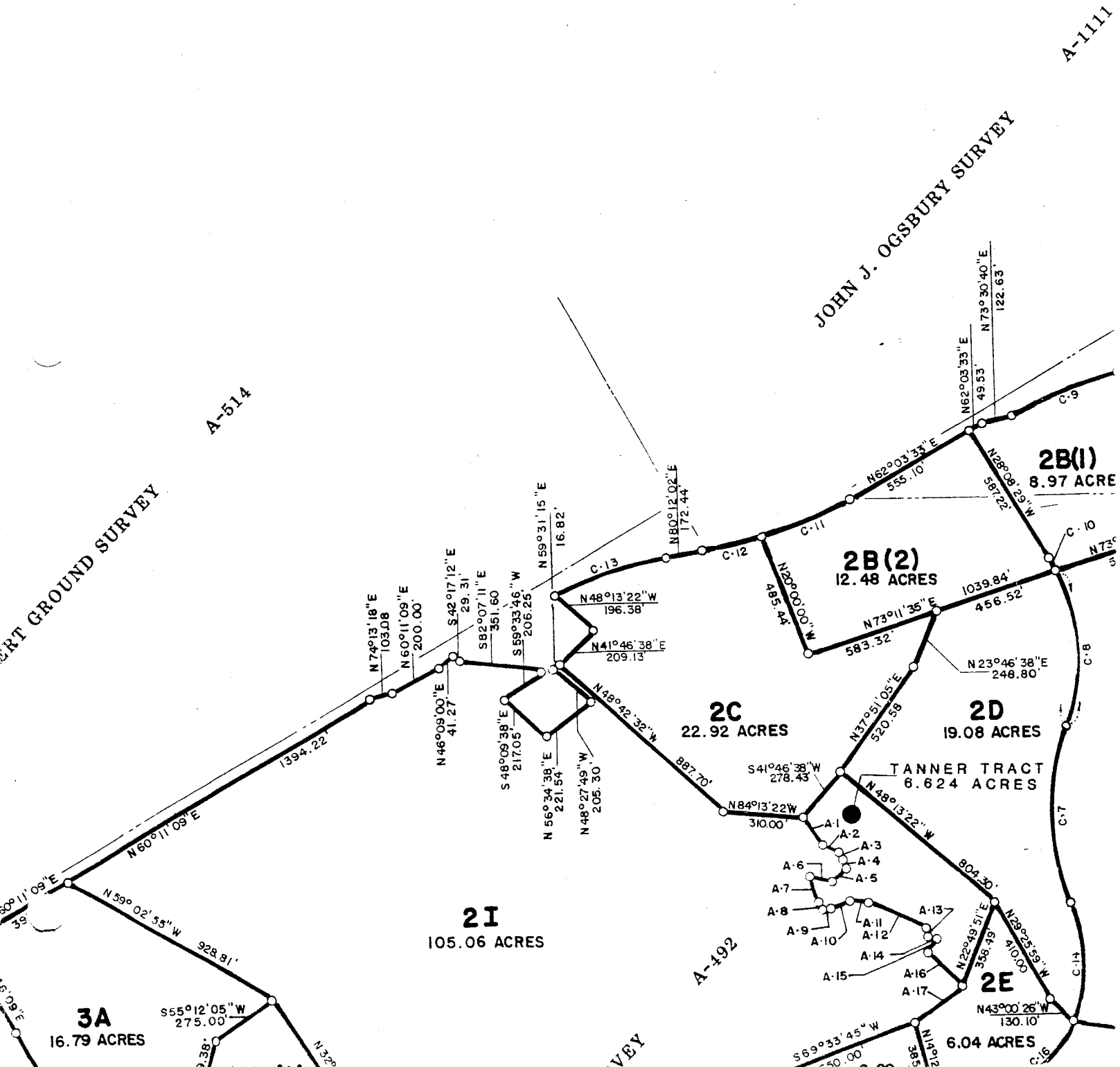
N 60° 11' 09" E
1394.22'

3A
16.79 ACRES

S 55° 12' 05" W
275.00'

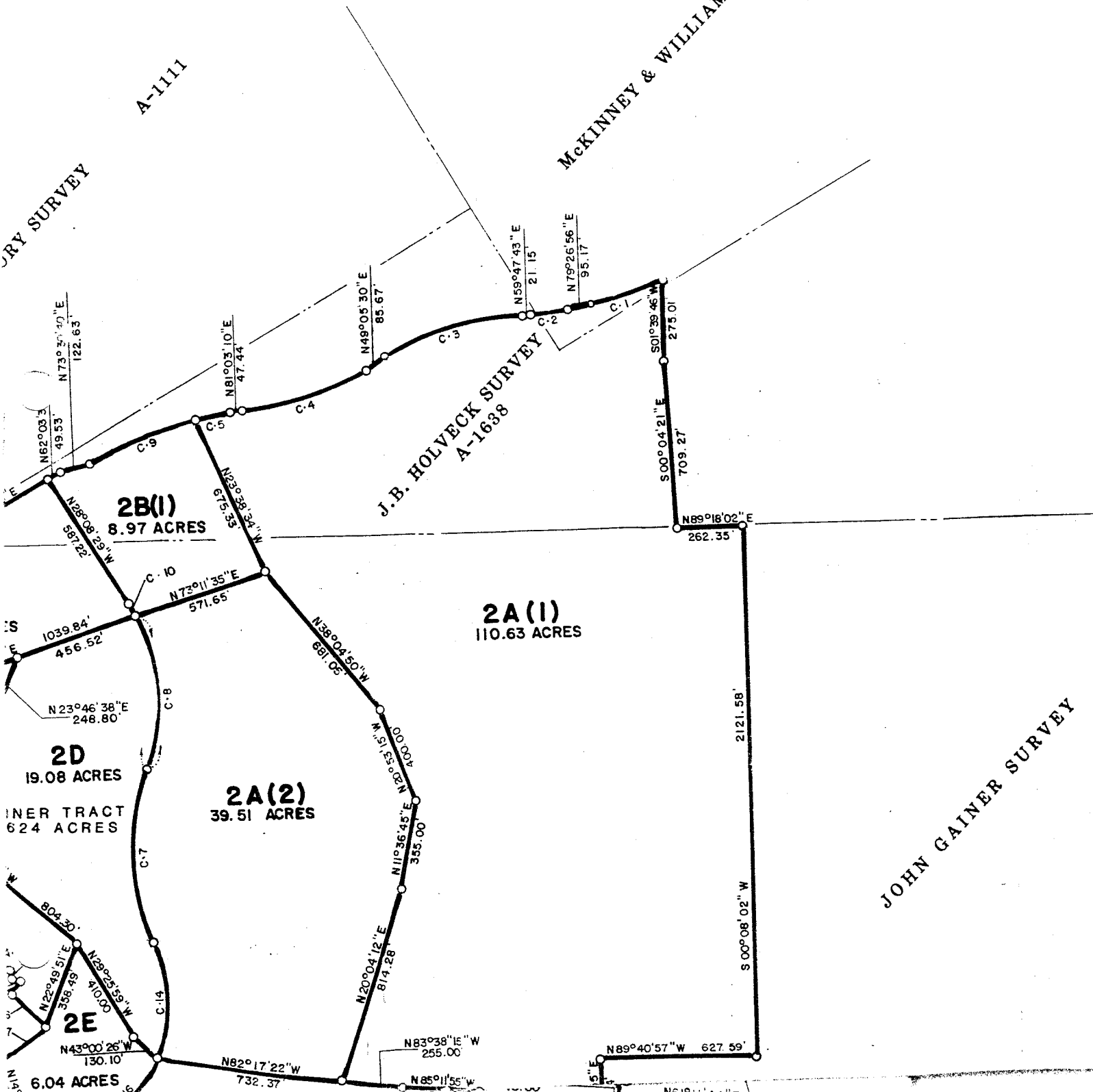
N 32°

2



3

A-1061



RY SURVEY

A-1111

MCKINNEY & WILLIAMS SURVEY

J.B. HOLVECK SURVEY
A-1638

2B(1)
8.97 ACRES

2A(1)
110.63 ACRES

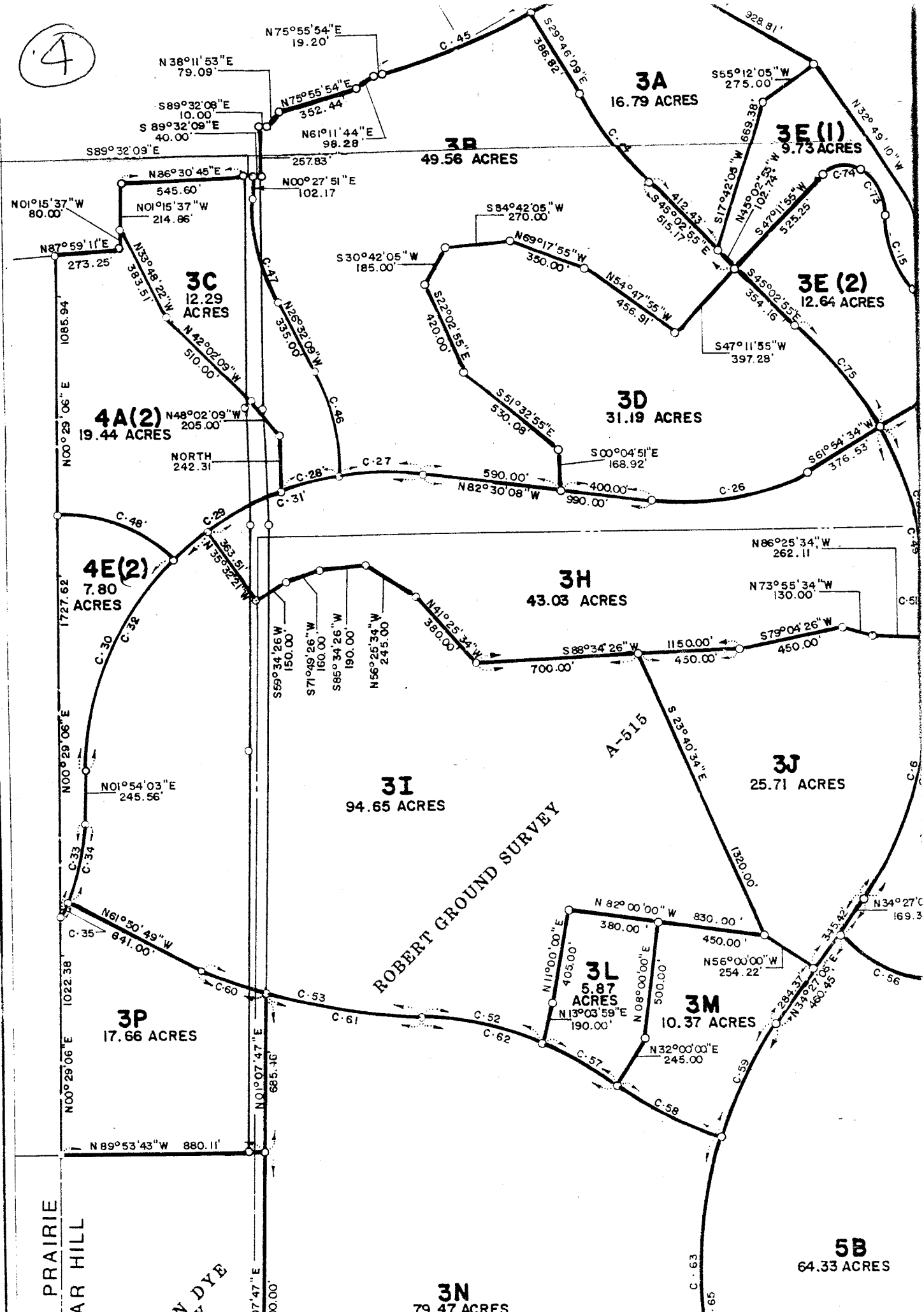
2D
19.08 ACRES
INNER TRACT
62.4 ACRES

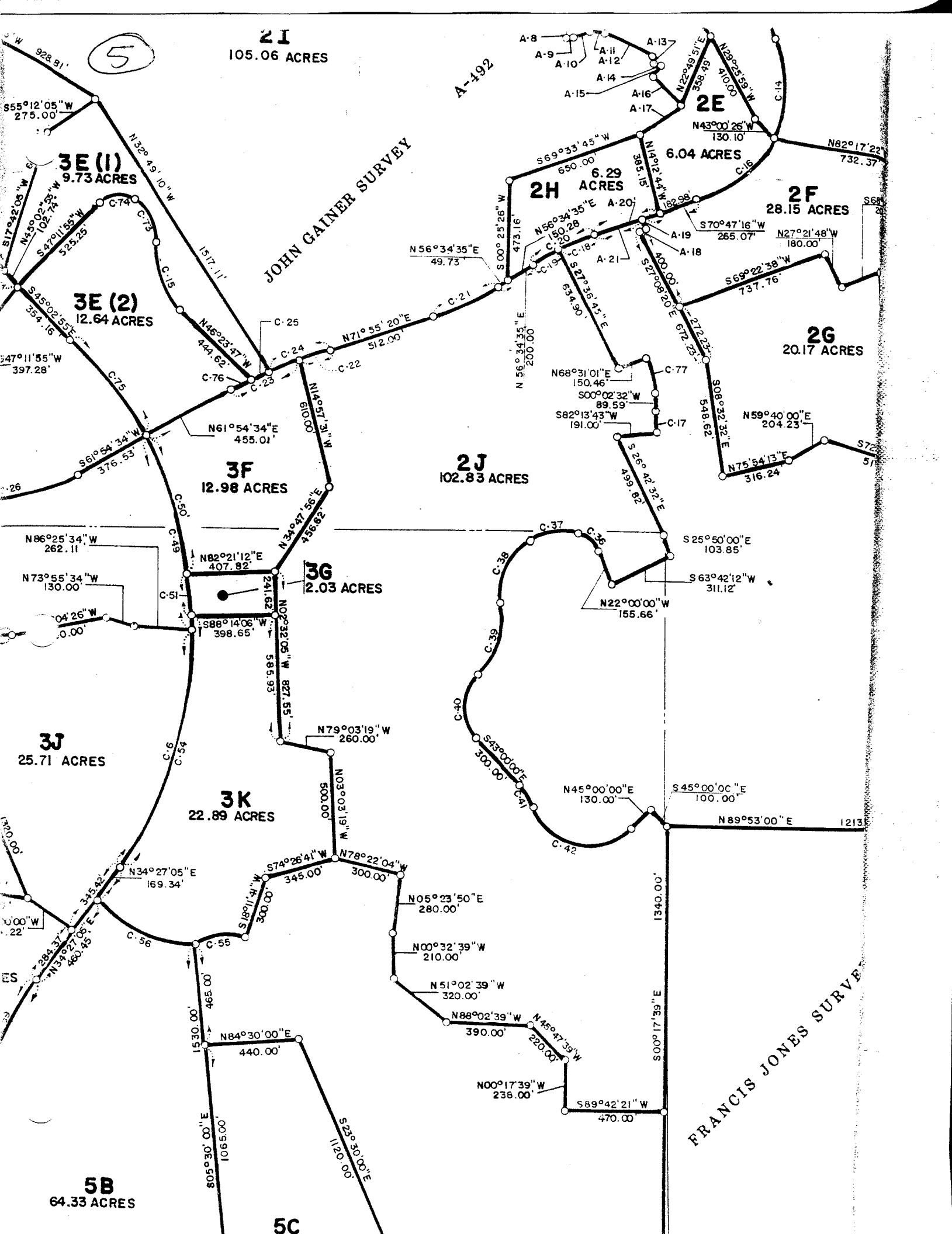
2A(2)
39.51 ACRES

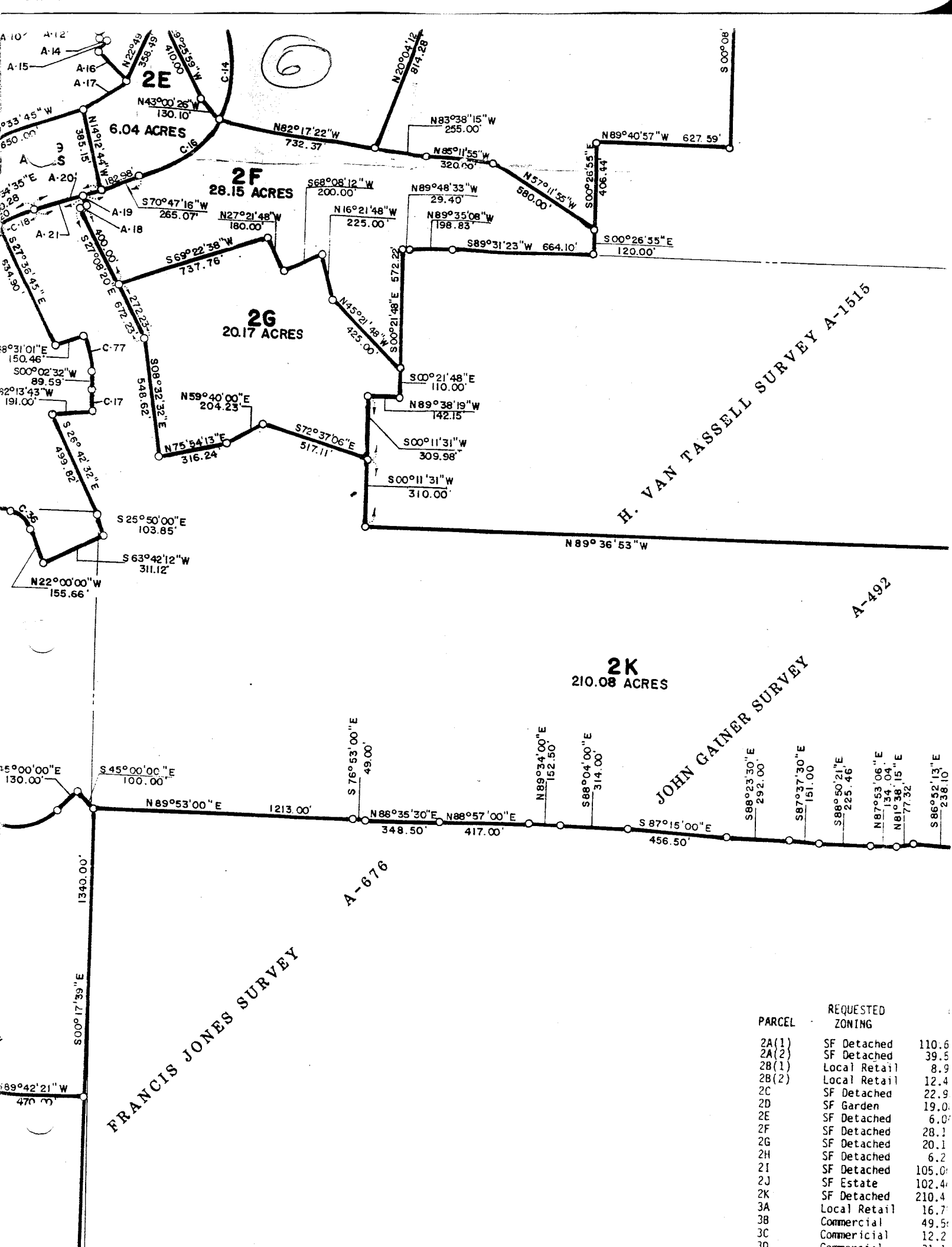
2E
6.04 ACRES

JOHN GAINER SURVEY

4

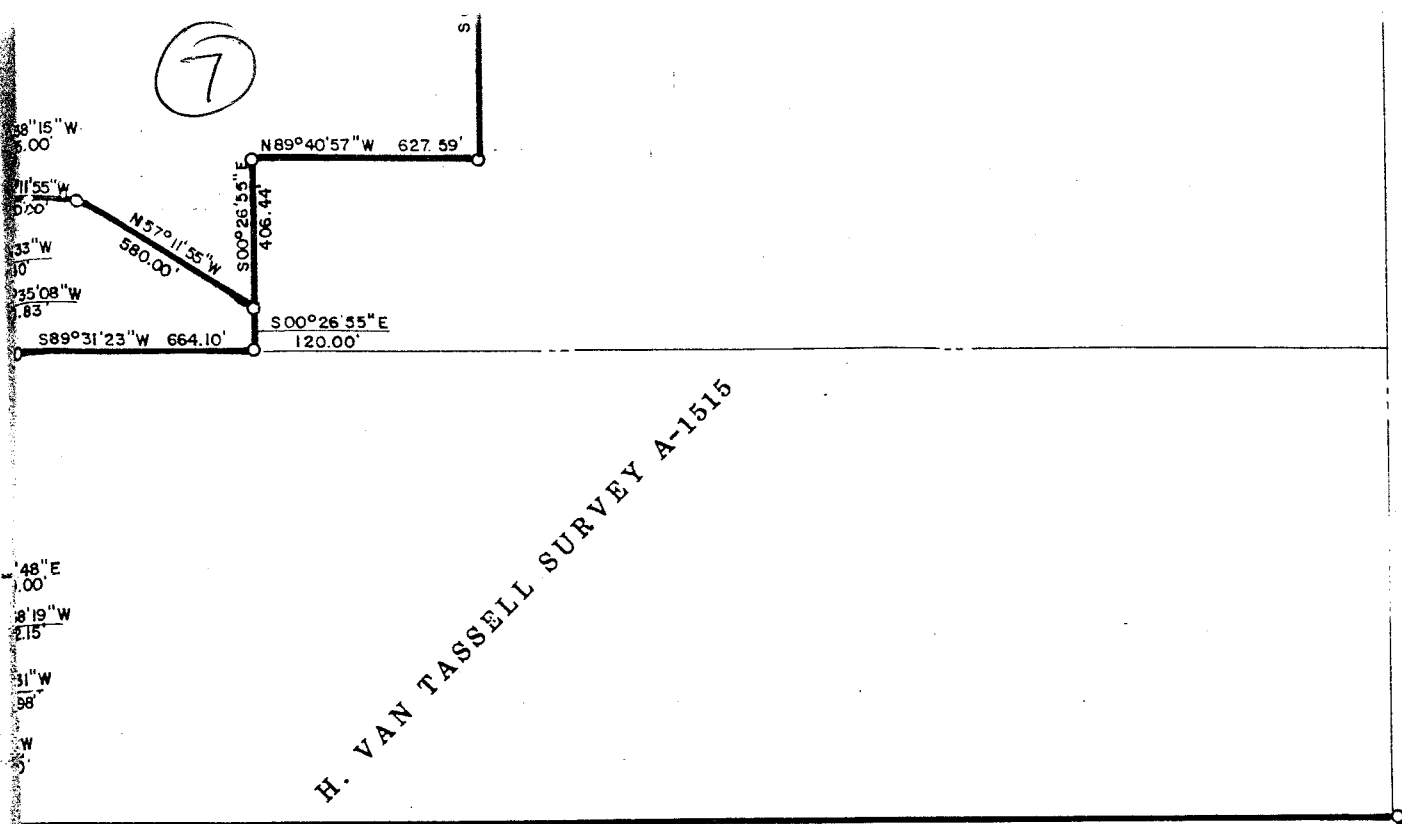




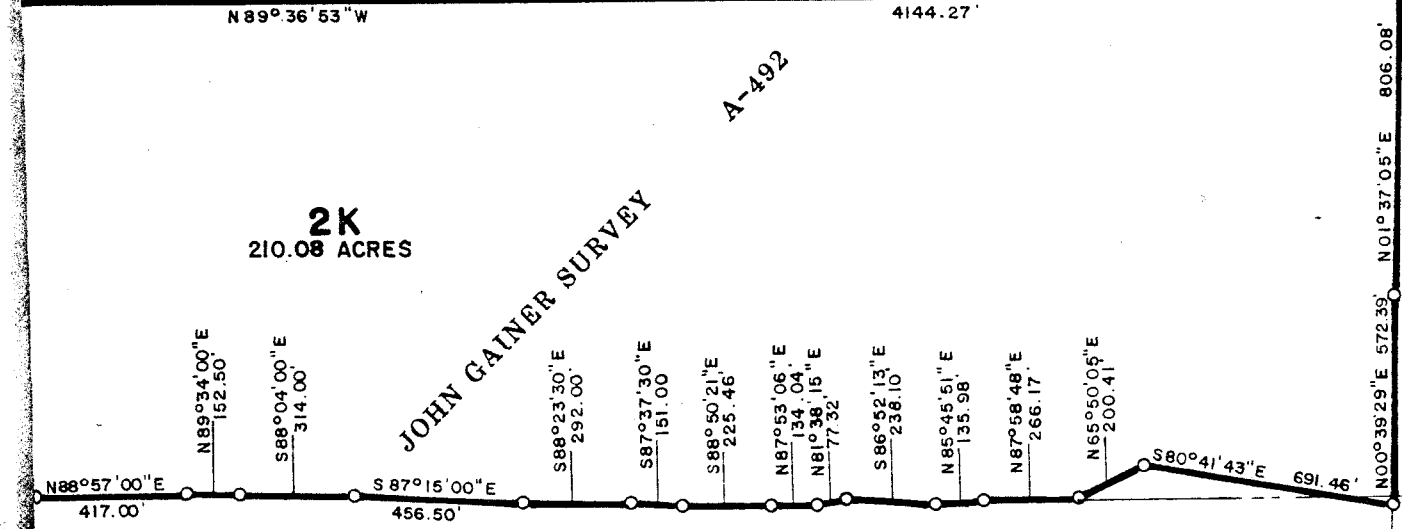


PARCEL	REQUESTED ZONING	ACRES
2A(1)	SF Detached	110.6
2A(2)	SF Detached	39.5
2B(1)	Local Retail	8.9
2B(2)	Local Retail	12.4
2C	SF Detached	22.9
2D	SF Garden	19.0
2E	SF Detached	6.0
2F	SF Detached	28.1
2G	SF Detached	20.1
2H	SF Detached	6.2
2I	SF Detached	105.0
2J	SF Estate	102.4
2K	SF Detached	210.4
3A	Local Retail	16.7
3B	Commercial	49.5
3C	Commercial	12.2
3D	Commercial	23.1

7



H. VAN TASSELL SURVEY A-1515



2K
210.08 ACRES

JOHN GAINER SURVEY
A-492

PARCEL	REQUESTED ZONING	GROSS AREA	LOT SIZE
2A(1)	SF Detached	110.63 Acres	10,000 SF
2A(2)	SF Detached	39.51 Acres	8,500 SF
2B(1)	Local Retail	8.97 Acres	
2B(2)	Local Retail	12.48 Acres	
2C	SF Detached	22.92 Acres	8,500 SF
2D	SF Garden	19.08 Acres	5,000 SF
2E	SF Detached	6.04 Acres	10,000 SF
2F	SF Detached	28.15 Acres	10,000 SF
2G	SF Detached	20.17 Acres	10,000 SF
2H	SF Detached	6.29 Acres	10,000 SF
2I	SF Detached	105.06 Acres	7,000 SF
2J	SF Estate	102.46 Acres	
2K	SF Detached	210.45 Acres	10,000 SF
3A	Local Retail	16.79 Acres	
3B	Commercial	49.56 Acres	
3C	Commercial	12.29 Acres	
3D	Commercial	31.19 Acres	
3E(1)	Townhouse	9.73 Acres	
3E(2)	Local Retail	12.64 Acres	

8

CITY OF GRAND PRAIRIE
CITY OF CEDAR HILL

BENJAMIN DYE
SURVEY
A-386

N 89° 53' 43" W 880.11'

N 01° 07' 47" E
1200.00'

3N
79.47 ACRES

5B
64.33 ACRES

N 01° 07' 47" E
615.48'

N 64° 37' 13" W
925.00'

S 70° 33' 05" W
823.71'

S 18° 52' 47" W
280.00'

N 88° 37' 13" W
265.00'

5A
48.80 ACRES

M.H. DAVIS SURVEY
A-425

N 02° 22' 13" W
22.43'

C-66

S 87° 50' 39" W
838.41'

N 50° 43' 45" W
106.54'

N 15° 35' 49" W
311.70'

C-67

WEST
200.00'

N 43° 42' 43" W
207.46'

N 43° 04' 30"

TEXAS

N 15° 35' 49" W
365.00'

N 07° 09' 48" W
59.79'

N 01° 28' 56" W
275.37'

N 17° 37' 54" W
24.55'

N 51° 27' 16" W
25.38'

N 60° 52' 37" W
168.20'

PLUME
N 56° 55' 46" W
953.83'

5D
39.75 ACRES

N 46° 00' 00" E
307.13'

C-71

N 30° 00' 00" E
930.00'

NORTH
160.00'

5E
26.72 ACRES

J.G. R

N 62° 57' 52" W
109.14'

N 85° 04' 14" W
89.05'

S 89° 27' 31" W
231.61'

N 75° 38' 33" W
108.21'

N 80° 27' 59" W
53.51'

N 85° 36' 40" W
191.79'

N 25° 09' 57" W
217.22'

N 03° 24' 23" W
88.05'

N 39° 40' 09" W
26.96'

N 53° 55' 40" W
29.55'

C-58

C-63

C-65

C-69

C-68

C-71

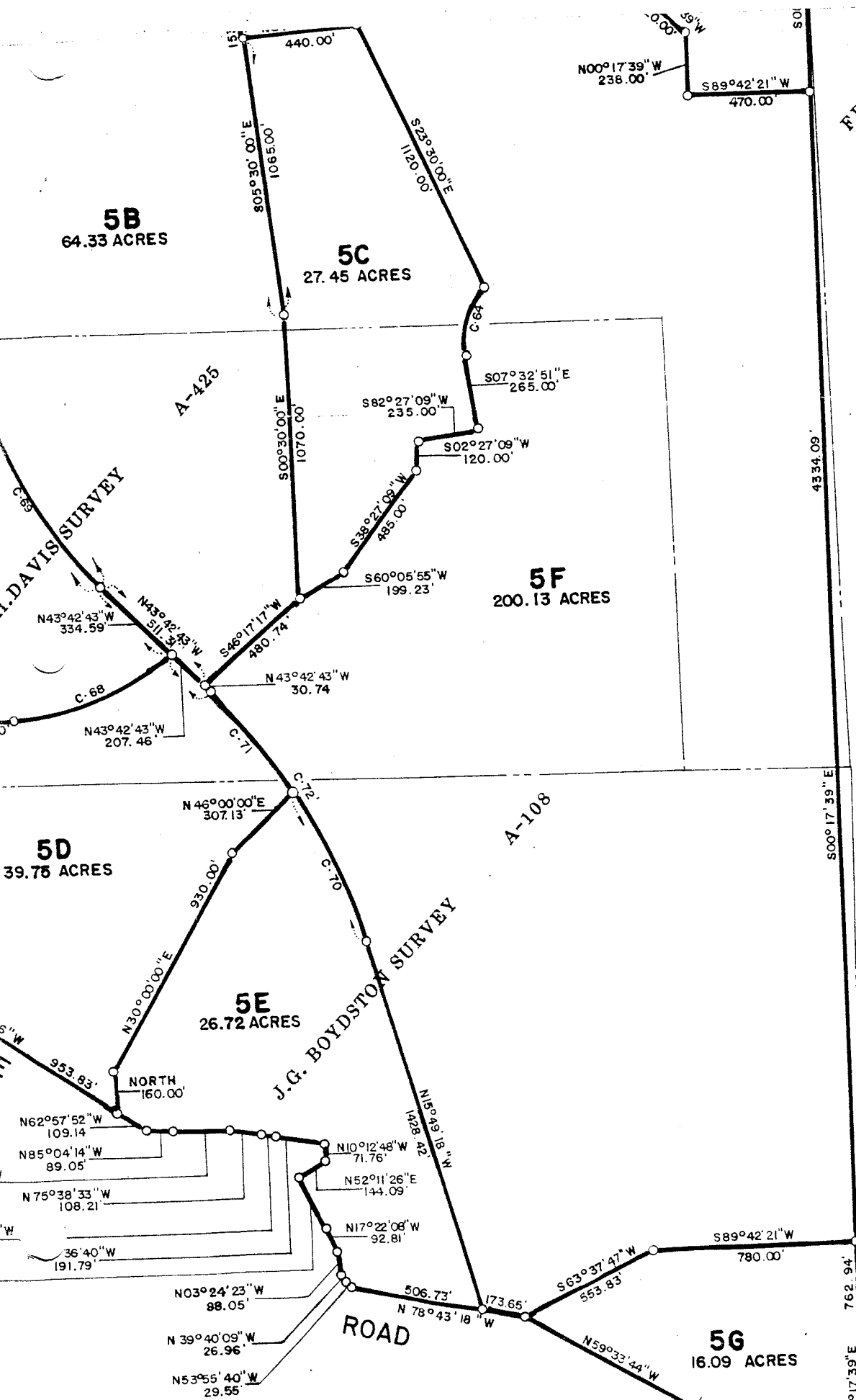
C-72

15'

805° 30' 00" E
1065.00'

500° 30' 00" E
1070.00'

9



FRANCIS JOA

RADIUS

C-1	1185.92
C-2	1472.40
C-3	1587.02
C-4	1984.86
C-5	1834.86
C-6	1949.86
C-7	954.93
C-8	775.04
C-9	1834.86
C-10	775.04
C-11	1959.86
C-12	1959.86
C-13	1859.86
C-14	600.00
C-15	415.00
C-16	600.00
C-17	680.00
C-18	1273.24
C-19	1273.24
C-20	1273.24
C-21	1273.24
C-22	2864.79
C-23	2864.79
C-24	2864.79
C-25	2864.79
C-26	1075.89
C-27	1300.00
C-28	1300.00
C-29	1300.00
C-30	1300.00
C-31	1300.00
C-32	1300.00
C-33	850.00
C-34	850.00
C-35	850.00
C-36	150.00
C-37	350.00
C-38	275.00
C-39	350.00
C-40	210.00
C-41	350.00
C-42	285.00
C-43	2964.79
C-44	1909.86
C-45	2964.79
C-46	935.00
C-47	1009.00
C-48	600.00
C-49	1949.86
C-50	1949.86
C-51	1949.86
C-52	1575.00
C-53	3190.00
C-54	1949.86
C-55	285.00
C-56	565.00
C-57	1575.00
C-58	1630.00
C-59	1910.00
C-60	3190.00
C-61	3190.00
C-62	1575.00
C-63	1910.00

10

5B
6 ACRES

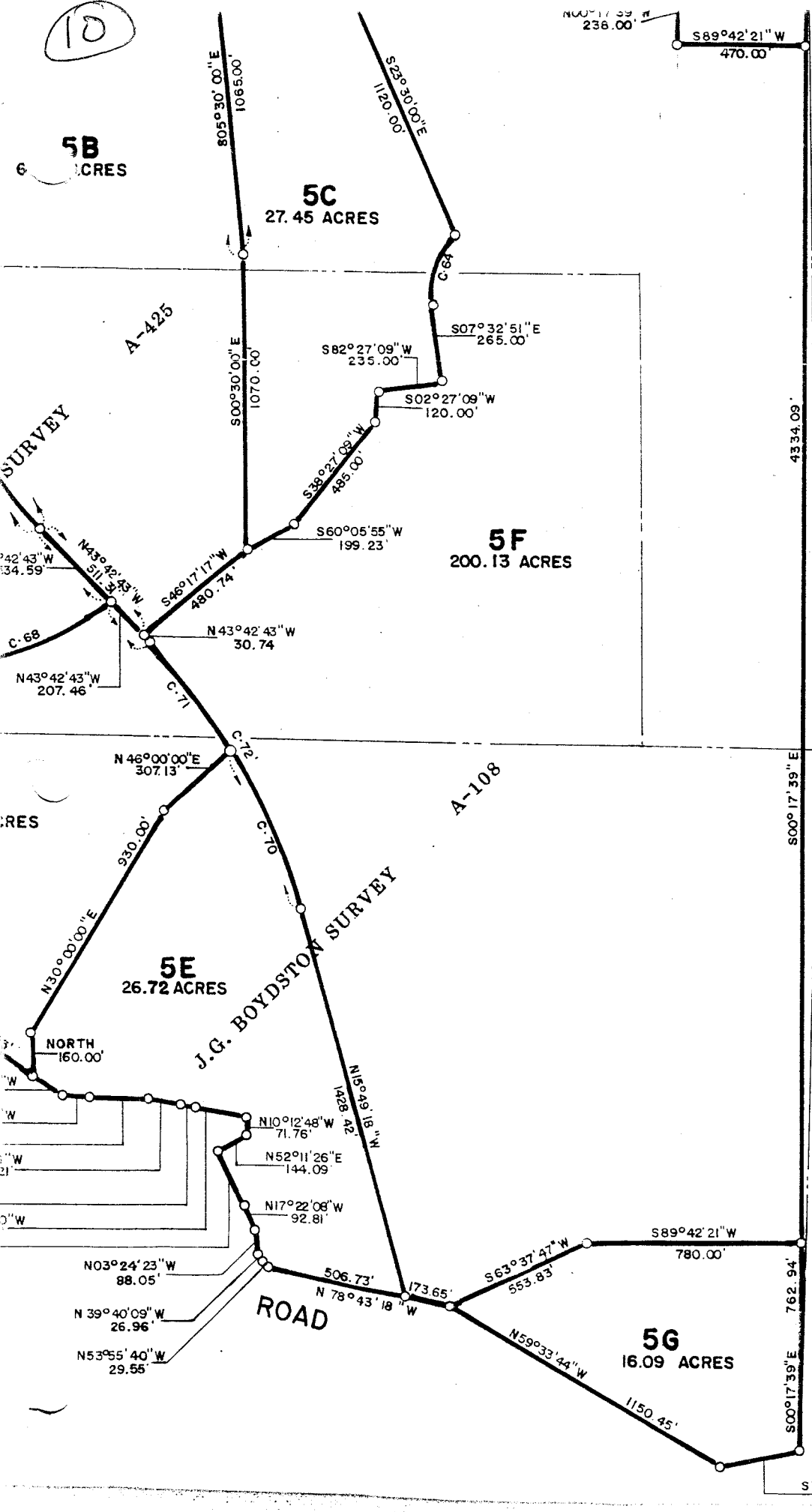
5C
27.45 ACRES

5F
200.13 ACRES

5E
26.72 ACRES

5G
16.09 ACRES

FRANCIS



	RADIUS	CHLTA
C-1	1185.92	014054'
C-2	1472.40	005059'
C-3	1587.02	021038'
C-4	1984.86	015005'
C-5	1834.86	005008'
C-6	1949.86	034040'
C-7	954.93	043000'
C-8	775.04	044020'
C-9	1834.86	013056'
C-10	775.04	003057'
C-11	1959.86	017042'
C-12	1959.86	006025'
C-13	1859.86	015031'
C-14	600.00	046035'
C-15	415.00	049020'
C-16	600.00	047003'
C-17	680.00	007048'
C-18	1273.24	007044'
C-19	1273.24	006028'
C-20	1273.24	014012'
C-21	1273.24	015020'
C-22	2864.79	003000'
C-23	2864.79	007000'
C-24	2864.79	005054'
C-25	2864.79	002000'
C-26	1075.89	035035'
C-27	1300.00	015053'
C-28	1300.00	010015'
C-29	1300.00	025023'
C-30	1300.00	044003'
C-31	1300.00	043002'
C-32	1300.00	052033'
C-33	850.00	027044'
C-34	850.00	023014'
C-35	850.00	002029'
C-36	150.00	057000'
C-37	350.00	040000'
C-38	275.00	074000'
C-39	350.00	060000'
C-40	210.00	090000'
C-41	350.00	020000'
C-42	285.00	112000'
C-43	2964.79	001053'
C-44	1909.86	015016'
C-45	2964.79	013051'
C-46	935.00	026001'
C-47	1009.00	027000'
C-48	600.00	053015'
C-49	1949.86	027052'
C-50	1949.86	020026'
C-51	1949.86	005052'
C-52	1575.00	020027'
C-53	3190.00	017030'
C-54	1949.86	036012'
C-55	285.00	049048'
C-56	565.00	055048'
C-57	1575.00	012032'
C-58	1630.00	017056'
C-59	1910.00	016042'
C-60	3190.00	005028'
C-61	3190.00	012001'
C-62	1575.00	033000'
C-63	1910.00	033023'
C-64	285.00	056032'
C-65	1910.00	078009'
C-66	327.36	093030'
C-67	830.00	037035'
C-68	960.00	040002'