

ORDINANCE NO. 95-200

AN ORDINANCE PROVIDING FOR AMENDMENTS TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NO. 77-439; PROVIDING A CHANGE IN ZONING FROM R-1 RESIDENTIAL TO A PLANNED DEVELOPMENT DISTRICT ON LAND SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR ADDITIONAL 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

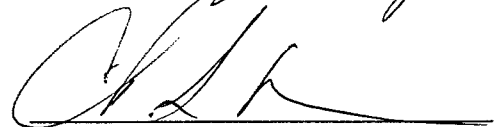
WHEREAS, due notice of hearing was made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Cedar Hill, Texas, duly convened and conducted a public hearing for the purpose of assessing a zoning classification change on the hereinafter described property located 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:

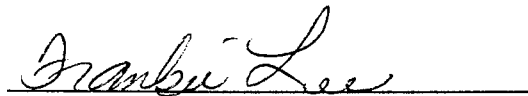
- SECTION 1. The legal description of the property zoned herein is as attached hereto and marked "Exhibit A."
- SECTION 2. The zoning classification on the hereinabove described property is hereby changed from R-1 Residential to a Planned Development District for Single Family Detached Dwelling Units, with no more than four dwelling units per acre.
- SECTION 3. The property zoned herein shall have additional regulations as set forth in "Exhibit B" attached hereto. Such regulations 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 24th day of January, 1995.



Chris L. Rose, Mayor

ATTEST:



Frankie Lee, City Secretary

EXHIBIT "A"
FIELD NOTE DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a portion of land situated in the JAMES EVANS SURVEY, Abstract No. 435, City of Cedar Hill, Dallas County, Texas and being more particularly described as follows:

COMMENCING at the centerline intersection of Beltline Road (a 100 foot right-of-way) and Joe Wilson Road (a 60 foot right-of-way);

THENCE along a line not being the centerline of said Joe Wilson Road, North $00^{\circ}50'02''$ East, a distance of 2598.18 feet to a point in the easterly right-of-way of said Joe Wilson Road for the POINT OF BEGINNING;

THENCE along the easterly right-of-way of said Joe Wilson Road, North $00^{\circ}11'05''$ East, a distance of 410.99 feet to a point;

THENCE departing the easterly right-of-way of said Joe Wilson Road, South $89^{\circ}44'57''$ East, a distance of 543.90 feet to a point;

THENCE North $00^{\circ}19'12''$ East, a distance of 159.78 feet to a point;

THENCE North $89^{\circ}43'30''$ West, a distance of 544.28' feet to a point in the easterly right-of-way of said Joe Wilson Road;

THENCE along the easterly right-of-way of said Joe Wilson Road, North $00^{\circ}11'05''$ East, distance of 775.51 feet to a point;

THENCE departing the easterly right-of-way of said Joe Wilson Road, South $89^{\circ}36'32''$ East, a distance of 1860.26 feet to a point;

THENCE South $00^{\circ}47'31''$ East, a distance of 1108.43 feet to a point;

THENCE South $42^{\circ}25'45''$ West, a distance of 109.86 feet to a point;

THENCE South $18^{\circ}15'16''$ West, a distance of 167.82 feet to a point;

THENCE North $89^{\circ}14'02''$ West, a distance of 226.99 feet to a point;

THENCE South $74^{\circ}12'24''$ West, a distance of 97.14 feet to a point;

THENCE South $44^{\circ}24'18''$ West, a distance of 22.02 feet to a point;

THENCE North $83^{\circ}41'20''$ West, a distance of 458.09 feet to a point;

THENCE North $89^{\circ}46'40''$ West, a distance of 961.94 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 55.667 acres or 2,424,856 square feet of land, more or less.

Project: 16203.02

Date: 02/03/94

Revised: 10/25/94

Ordinance No. 95-200

EXHIBIT "B"

WATERFORD OAKS WEST

ACRES - 55.667

USE - Single Family Detached - no more than 4 dwelling units per acre

HEIGHT REGULATIONS - 2 1/2 Story Maximum

AREA REGULATIONS -

FRONT YARD - 25'

REAR YARD - 20'

SIDE YARD - 10% of lot width - 15' corner setback from R.O.W.

AREA OF THE LOTS - 7500 Square Feet Minimum

MINIMUM WIDTH OF THE LOT - 65'

MINIMUM DEPTH OF THE LOT - 110'

PARKING REQUIREMENT - 2 Car Garage

AREA OF DWELLING - 30% - 1650 Square Feet Minimum Living Area

70% - 1800 Square Feet Minimum Living Area

BRICK REQUIREMENT - 80% Brick or Masonry Exterior Construction