

file

A-306

ORDINANCE NO. 87-900

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NUMBER 77-439, AS AMENDED, AND PROVIDING A CHANGE IN ZONING FROM APARTMENT TO A PLANNED DEVELOPMENT DISTRICT ON THE TRACT OF LAND SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR 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;

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 attached hereto in "Exhibit A".

SECTION 2. The zoning classification on the hereinabove described property is hereby changed from Apartment to a Planned Development District which includes Zero-lot Line Single Family to be developed in accordance with the Land Use Plan attached hereto and marked "Exhibit B".

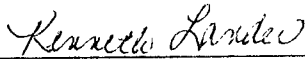
SECTION 3. The zoning classification assessed in this Planned Development District is subject to Regulations and Special Requirements which follow. Such Regulations and Special Requirements are hereby officially adopted, approved and ordered as part of the Planned Development District zoned herein.

- a. At least fifty percent (50%) of the houses shall have a minimum of 1400 square feet of living area, and no house shall have less than 1250 square feet of living area.
- b. The typical lot will have a width of 40 feet and a depth of 100 feet.
- c. Each house shall have a two-car garage.
- d. Streets within this zoning district shall have 32 feet of pavement with lay-down curbs.
- e. Residential structures within this zoning district shall be constructed of at least 70 percent (70%) masonry.
- f. A complete set of protective covenants and deed restrictions will be filed upon approval of the final plat. Said restrictions will include the following:

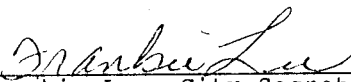
1. Each front yard will be completely landscaped with sod, shrubbery and at least one tree.
2. Each back yard will have a six foot (6') screening fence.

**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 March, 1987.

  
\_\_\_\_\_  
Kenneth Lander, Mayor

ATTEST:

  
\_\_\_\_\_  
Frankie Lee, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Lewis Sifford, City Attorney

TRACT NO. 1:

EXHIBIT A

BEING all or a part of that certain lot, tract or parcel of land located in the ZUR COOMBS SURVEY, ABSTRACT NO. 306, DALLAS COUNTY, TEXAS, and being a part of the land described as Tract No. One in a deed from B. B. Short to Edgar W. Layton, recorded in Volume 74229, Page 523 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for corner, said corner being on the West line of the above mentioned Tract No. 1 and also being the Northwest corner of the Hillcrest Installment No. 1 Subdivision as recorded in Volume 82180, Page 76 of the Plat Records of Dallas County, Texas, said corner also being the Southwest dead end corner of Langston Drive;

THENCE North 0 degrees 05 minutes 15 seconds West, a distance of 49.99 feet to an iron rod;

THENCE North 0 degrees 04 minutes 40 seconds West, a distance of 325.08 feet to an iron rod for corner;

THENCE South 89 degrees 30 minutes 51 seconds East, a distance of 1,268.51 feet to an iron rod for corner, said point being in the West right-of-way line of Straus Road (a 60 feet Right of Way);

THENCE South 0 degrees 0 minutes 43 seconds East, a distance of 282.81 feet along the West line of Straus Road to an iron rod for point, said point being a point of curve having a radius of 558.07 feet;

THENCE around said curve to the right in a Southerly direction with the West line of Straus Road, 343.91 feet to a point of tangency;

THENCE South 35 degrees 17 minutes 53 seconds West, a distance of 126.59 feet to an iron rod for corner, said point being the Northeast corner of the Pennington Addition and in the West Right of Way line of Straus Road;

THENCE North 89 degrees 47 minutes 10 seconds West, a distance of 672.69 feet along the North line of the Pennington Addition and C. Rentlers Subdivision to an iron rod in the East line of Hillcrest Installment No. 1 Addition;

THENCE North 0 degrees 19 minutes 09 seconds West, a distance of 339.39 feet along the East line of Hillcrest Installment No. 1 Addition to the Northeast corner of Hillcrest Installment No. 1 Addition;

THENCE North 89 degrees 39 minutes 30 seconds West, a distance of 417.70 feet along the North line of Hillcrest Installment No. 1 Addition to the Point of Beginning and containing 736,078.23 square feet or 16.898 acres

SAVE AND EXCEPT:

BEING a tract of land situated in the Zur Coombs Survey, Abstract No. 306, City of Cedar Hill, Dallas County, Texas, and being a part of the land described as Tract No. One in a deed from B.B. Short to Edgar W. Layton, recorded in Volume 74229, Page 523 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for corner, said corner being the Southeast corner of the above mentioned Tract No. 1, said point being in the West Right-of-Way line of Straus Road (60' ROW);

THENCE N 89°47'10" W, 16.69 feet to an iron rod for corner;

THENCE N00°19'26" W, 337.93 feet to an iron rod for corner, said iron rod being in the South line of Langston Drive;

THENCE S 89°39'30" E, 187.21 feet along the South line of Langston Drive to an iron rod for corner in the West line of Straus Road, said iron rod being in a curve to the right;

THENCE with the West line of Straus Road an arc distance of 254.51 feet to an iron rod in the West line of Straus Road, said curve having a central angle of 26°07'47", a radius of 558.07 feet and a tangent of 129.51 feet;

THENCE S 35°17'53" W, 126.59 feet along the West line of Straus Road to the POINT OF BEGINNING and containing 0.930 acres (40,493.25 square feet) of land more or less.

SAVE AND EXCEPT:

BEING a tract of land situated in the Zur Coombs Survey, Abstract No. 306, City of Cedar Hill, Dallas County, Texas, and being a part of the land described as Tract No. One in a deed from B.B. Short to Edgar W. Layton, recorded in Volume 74229, Page 523 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for corner, said corner being the Northeast corner of the above mentioned Tract No. One, said point being in the West Right-of-Way line of Straus Road (60' ROW);

THENCE S 00°00'43" E, 282.81 feet along the West line of Straus Road to an iron rod, said iron rod being the beginning of a curve to the right having a central angle of 4°00'51", a radius of 55°07 feet and a tangent of 19.56 feet;

THENCE along said curve to the right a distance of 39.10 feet to an iron rod for corner, said iron rod being in the North Right-of-Way line of Langston Drive (50' ROW);

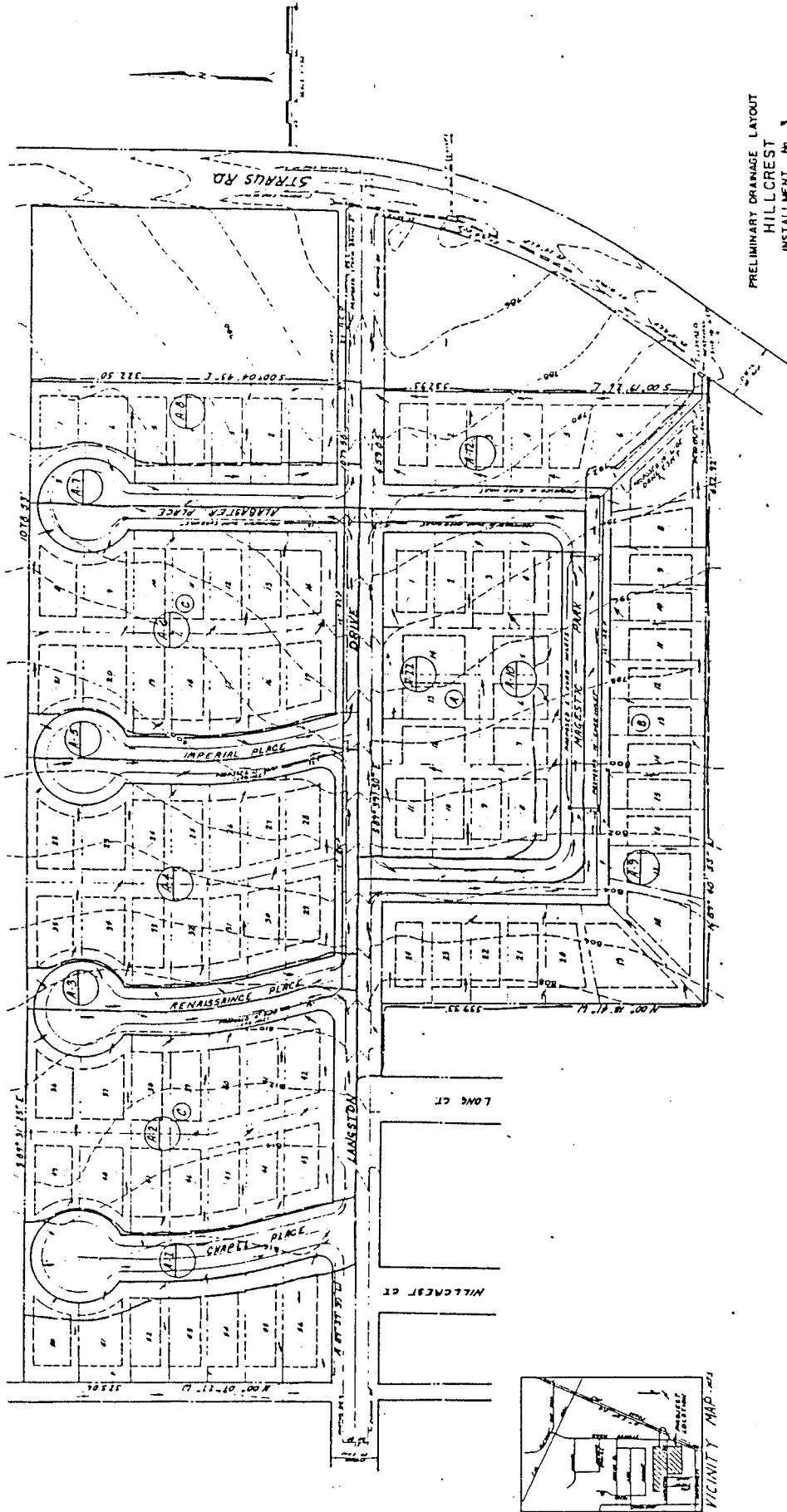
THENCE N 89°39'30" W, 206.74 feet along the North Right-of-Way line of Langston Drive to an iron rod for corner;

THENCE N00°04'57" W , 322.41 feet to an iron rod for corner;

THENCE S 89°30'51" E, 208.51 feet to the POINT OF BEGINNING and containing 1.540 acres (67,086.12 square feet) of land more or less.

SAVE AND EXCEPT ANY PORTION LYING WITHIN A PUBLIC OR PRIVATE ROAD.

NOTE: DRAINAGE AREAS AS SHOWN REFLECT PROPOSED FINAL LOT GRADING.



PRELIMINARY DRAINAGE LAYOUT  
**HILLCREST**  
 INSTALLMENT No. 3  
 AN ADDITION TO THE  
 CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS  
 OWNED AND DEVELOPED BY:  
**HILLCREST JOINT VENTURE**  
 PREPARED BY:  
 G. J. OFFICE - 1000 W. MARKET ST. - DALLAS, TEXAS

1000 W. MARKET STREET, SUITE 600  
 DALLAS, TEXAS 75201  
 POST OFFICE BOX 123456