

**ORDINANCE NO. 2000-12**

**AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NUMBER 77-439, AS HERETOFORE AMENDED, BY PROVIDING A CHANGE OF ZONING CLASSIFICATION FROM "PD 97-319" PLANNED DEVELOPMENT (RESIDENTIAL ESTATE & LOCAL RETAIL USES) AND "PD 86-862" PLANNED DEVELOPMENT (R-1A RESIDENTIAL USES) TO "PD-E" PLANNED DEVELOPMENT DISTRICT (RESIDENTIAL ESTATE), ON 57.949-ACRES OF LAND SPECIFICALLY DESCRIBED HEREIN AND BEING OUT OF ABSTRACT 492 & 1638 OF DALLAS COUNTY; PROVIDING FOR SPECIAL CONDITIONS AND RESTRICTIONS ON SAID PROPERTY; 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 99-101; 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 57.949-acres of land, out of abstract 492 & 1638 of Dallas County, generally located near the southwest corner of Mansfield Road and Lave View Drive, and more specifically described in "**Exhibit A**".

**SECTION 2. CHANGE IN ZONING CLASSIFICATION** - the zoning classification of that property described herein, is hereby amended by changing a portion of "PD 97-319" Planned Development (residential estate & local retail uses) and part of "PD 86-862" Planned Development R-1A residential uses) to "PD-E" Planned Development district (residential estate) subject to the standards, restrictions, and special conditions described herein.

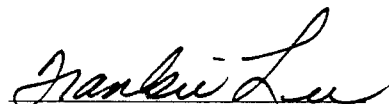
**SECTION 3. STANDARDS, RESTRICTIONS, AND SPECIAL CONDITIONS** – The standards, restrictions, and special conditions set forth in "**Exhibit B**" are hereby officially adopted, approved and ordered as a part of this Planned Development District hereby established.

**SECTION 4. EFFECTIVE DATE** - 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 8<sup>th</sup> day of February in the year 2000.

  
Rob Franke, Mayor

ATTEST:

  
Frankie Lee, City Secretary

LAKE RIDGE SECTION 15, PHASE 3

BEING A 57.660 ACRE TRACT OF LAND IN THE JOHN N. GAINER SURVEY, ABSTRACT NO. 492, SITUATED IN THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF 203.54 ACRE TRACT OF LAND CONVEYED UNTO TOMMY WINN BY DEED RECORDED IN VOLUME 93067, PAGE 5812 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 37.85 ACRE TRACT OF LAND CONVEYED UNTO W.W. WATTERSON ESTATE ETAL BY DEED RECORDED IN VOLUME 141, PAGE 2116 OF THE MINUTES OF THE DALLAS COUNTY ESTATE PROBATE COURT, AND BEING A PART OF THAT CERTAIN 6.624 ACRE TRACT OF LAND CONVEYED UNTO WANDA M. TANNER BY DEEDS RECORDED IN VOLUME 85240, PAGE 2068 AND VOLUME 85240, PAGE 2099 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A  $\frac{5}{8}$ " IRON ROD SET AT THE INTERSECTION OF THE SOUTH LINE OF MANSFIELD ROAD (100 FEET WIDE RIGHT-OF-WAY AT THIS POINT) AND THE WEST LINE OF LAKE VIEW DRIVE (80 FEET WIDE RIGHT-OF-WAY), SAID POINT ALSO BEING AT THE NORTH CORNER OF A CERTAIN 6.00 ACRE TRACT OF LAND RETAINED BY TOMMY WINN RECORDED IN VOLUME 93067, PAGE 5812 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS:

THENCE S 28°09'02" E, WITH THE WEST LINE OF SAID LAKE VIEW DRIVE AND THE EAST LINE OF SAID 6.00 ACRE TRACT FOR A DISTANCE OF 335.68 FEET TO A  $\frac{5}{8}$ " IRON ROD SET IN THE WEST LINE OF SAID LAKE VIEW DRIVE AT THE EAST CORNER OF SAID 6.00 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 57.660 ACRE TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF SAID 57.660 ACRE TRACT:

THENCE S 28°09'02" E, WITH THE WEST LINE OF SAID LAKE VIEW DRIVE AND THE EAST LINE OF SAID 57.660 ACRE TRACT FOR A DISTANCE OF 253.88 FEET TO A  $\frac{5}{8}$ " IRON ROD SET IN THE WEST LINE OF SAID LAKE VIEW DRIVE AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS S 61°50'58" W, 735.04 FEET:

THENCE IN A SOUTHEASTERLY DIRECTION WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 735.04 FEET THROUGH A CENTRAL ANGLE OF 48°17'53" FOR AN ARC LENGTH OF 619.61' TO A  $\frac{5}{8}$ " IRON ROD SET AT THE POINT OF REVERSE CURVE FOR A CURVE TO THE LEFT WHOSE RADIUS BEARS S 67°08'43" E, 994.93 FEET:

THENCE IN A SOUTHWESTERLY DIRECTION WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET THROUGH A CENTRAL ANGLE OF 28°10'48" FOR AN ARC LENGTH OF 489.34 FEET TO A  $\frac{5}{8}$ " IRON ROD SET IN THE WEST LINE OF LAKE VIEW DRIVE AT THE SOUTHEAST CORNER OF SAID 57.660 ACRE TRACT AND AT THE NORTHEAST CORNER OF A CERTAIN 2.281 ACRE TRACT OF LAND CONVEYED UNTO WANDA M. TANNER BY DEED RECORDED IN VOLUME, PAGE OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS:

THENCE S 85°01'03" W, WITH THE NORTH LINE OF SAID 2.281 ACRE TRACT AND THE SOUTH LINE OF SAID 57.660 ACRE TRACT FOR A DISTANCE OF 392.11 FEET TO A  $\frac{5}{8}$ " IRON ROD SET IN THE NORTHEAST LINE OF SAID 6.624 ACRE TRACT AND THE WEST LINE OF SAID 203.54 ACRE TRACT:

THENCE N 03°34'53" W, OVER AND ACROSS SAID 203.54 ACRE TRACT FOR A DISTANCE OF 334.95 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER:

THENCE S 86°25'07" W, OVER AND ACROSS SAID 203.54 ACRE TRACT FOR A DISTANCE OF 35.00 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER:

THENCE S 03°34'53" E, OVER AND ACROSS SAID 203.54 ACRE TRACT FOR A DISTANCE OF 335.81 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER:

THENCE S 85°01'03" W, WITH A COMMON LINE BETWEEN SAID 203.54 ACRE TRACT AND SAID 6.624 ACRE TRACT FOR A DISTANCE OF 5.47 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER:

THENCE S 86°25'07" W, OVER AND ACROSS SAID 6.624 ACRE TRACT FOR A DISTANCE OF 410.63 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER IN AN EAST LINE OF 37.85 ACRE TRACT AND A WEST LINE OF SAID 6.624 ACRE TRACT:

THENCE WITH THE COMMON LINE BETWEEN SAID 57.660 ACRE TRACT AND SAID 6.624 ACRE TRACT FOR THE FOLLOWING CALLS (1) THROUGH (5):

- (1) S 54°02'20" E, FOR A DISTANCE OF 24.53 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER
- (2) S 10°42'12" E, FOR A DISTANCE OF 23.63 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER
- (3) S 37°52'29" W, FOR A DISTANCE OF 89.56 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER
- (4) N 75°20'49" W, FOR A DISTANCE OF 98.00 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER
- (5) S 58°50'22" W, FOR A DISTANCE OF 190.21 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER

THENCE N 72°50'46" W, WITH A SOUTHWEST LINE OF SAID 57.660 ACRE TRACT AND A NORTHEAST LINE OF LAKERIDGE SECTION 1, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95011, PAGE 3439 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, FOR A DISTANCE OF 5.70 FEET TO A  $\frac{5}{8}$ " IRON ROD FOUND:

THENCE N 71°31'28" W, WITH A SOUTHWEST LINE OF SAID 57.660 ACRE TRACT AND A NORTHEAST LINE OF SAID LAKERIDGE SECTION 1 FOR A DISTANCE OF 273.20 FEET TO A  $\frac{5}{8}$ " IRON ROD FOUND:

THENCE N 73°02'22" W, WITH A SOUTHWEST LINE OF SAID 57.660 ACRE TRACT AND A NORTHEAST LINE OF SAID LAKERIDGE SECTION 1 FOR A DISTANCE OF 163.90' TO A  $\frac{5}{8}$ " IRON ROD FOUND:

THENCE N 58°16'51" W, WITH A WEST LINE OF SAID 57.660 ACRE TRACT AND AN EAST LINE OF SAID LAKERIDGE SECTION 1 FOR A DISTANCE OF 425.81' TO A  $\frac{5}{8}$ " IRON ROD FOUND:

THENCE N 56°01'18" W, WITH A WEST LINE OF SAID 57.660 ACRE TRACT AND AN EAST LINE OF SAID LAKERIDGE SECTION 1 FOR A DISTANCE OF 796.52' TO A  $\frac{5}{8}$ " IRON ROD FOUND:

EXHIBIT "A"

THENCE N 56°15'37" W. WITH A WEST LINE OF SAID 57.660 ACRE TRACT AND AN EAST LINE OF SAID LAKERIDGE SECTION 1 FOR A DISTANCE OF 71.72 FEET TO A  $\frac{5}{8}$ " IRON ROD SET AT THE NORTHEAST CORNER OF SAID LAKERIDGE SECTION 1 AND THE NORTHWEST CORNER OF SAID 57.660 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID MANSFIELD ROAD (100 FEET WIDE RIGHT-OF-WAY AT THIS POINT):

THENCE N 74°11'51" E. WITH A NORTH LINE OF SAID 57.660 ACRE TRACT AND THE SOUTH LINE OF SAID MANSFIELD ROAD (RIGHT-OF-WAY TRANSITIONS FROM 100 FEET WIDE TO 150 FEET WIDE) FOR A DISTANCE OF 75.84 FEET TO A  $\frac{5}{8}$ " IRON ROD SET:

THENCE N 60°09'40" E. WITH A NORTH LINE OF SAID 57.660 ACRE TRACT AND THE SOUTH LINE OF SAID MANSFIELD ROAD (150 FEET WIDE RIGHT-OF-WAY AT THIS POINT) FOR A DISTANCE OF 200.00 FEET TO A  $\frac{5}{8}$ " IRON ROD SET:

THENCE N 46°07'30" E. WITH A NORTH LINE OF SAID 57.660 ACRE TRACT AND THE SOUTH LINE OF SAID MANSFIELD ROAD (RIGHT-OF-WAY TRANSITIONS FROM 150 FEET WIDE TO 100 FEET WIDE) FOR A DISTANCE OF 41.08 FEET TO A  $\frac{5}{8}$ " IRON ROD SET IN A NORTH LINE OF THAT CERTAIN 0.922 ACRE TRACT CONVEYED UNTO VIRGINIA WATERSON ETAL BY DEED RECORDED IN VOLUME 87109, PAGE 2599 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS:

THENCE S 42°18'30" E. WITH THE COMMON LINE BETWEEN SAID 0.922 ACRE TRACT AND SAID 57.660 ACRE TRACT FOR A DISTANCE OF 29.00 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER:

THENCE S 81°52'02" E. WITH A COMMON LINE BETWEEN SAID 57.660 ACRE TRACT AND SAID 0.922 ACRE TRACT FOR A DISTANCE OF 351.70 FEET TO A  $\frac{5}{8}$ " IRON ROD SET FOR CORNER IN THE NORTHWEST LINE OF A CERTAIN 1.04 ACRE TRACT CONVEYED UNTO JOE HESTER BY DEED RECORDED IN VOLUME 80091, PAGE 3627 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS:

THENCE S 55°27'13" W. WITH THE NORTHWEST LINE OF SAID 1.04 ACRE TRACT, SAID LINE ALSO BEING A COMMON LINE WITH SAID 57.660 ACRE TRACT, FOR A DISTANCE OF 205.47 FEET TO A  $\frac{5}{8}$ " IRON ROD SET AT THE WEST CORNER OF SAID 1.04 ACRE TRACT:

THENCE S 48°28'05" E. WITH A COMMON LINE BETWEEN SAID 1.04 ACRE TRACT AND SAID 57.660 ACRE TRACT FOR A DISTANCE OF 205.30 FEET TO A 3" STEEL PIPE FENCE CORNER FOUND AT THE SOUTH CORNER OF SAID 1.04 ACRE TRACT:

THENCE N 55°27'13" E. WITH A COMMON LINE BETWEEN SAID 1.04 ACRE TRACT AND SAID 57.660 ACRE TRACT FOR A DISTANCE OF 241.14 FEET TO A  $\frac{5}{8}$ " IRON ROD FOUND AT THE EAST CORNER OF SAID 1.04 ACRE TRACT:

THENCE N 48°28'05" W. WITH A COMMON LINE BETWEEN SAID 1.04 ACRE TRACT AND SAID 57.660 ACRE TRACT FOR A DISTANCE OF 204.01 TO A  $\frac{59}{64}$ " IRON ROD FOUND AT THE NORTH CORNER OF SAID 1.04 ACRE TRACT, SAID POINT ALSO BEING AT THE SOUTH CORNER OF THAT CERTAIN 1.11 ACRE TRACT CONVEYED UNTO JOHN RANDLE HOLVECK BY DEED RECORDED IN VOLUME 87109, PAGE 2599 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS:

THENCE N 41°46'38" E. WITH A COMMON LINE BETWEEN SAID 1.11 ACRE TRACT AND SAID 57.660 ACRE TRACT FOR A DISTANCE OF 209.13 FEET TO A  $\frac{5}{8}$ " IRON ROD FOUND AT THE EAST CORNER OF SAID 1.11 ACRE TRACT:

THENCE N 48°12'30" W. WITH A COMMON LINE BETWEEN SAID 1.11 ACRE TRACT AND SAID 57.660 ACRE TRACT FOR A DISTANCE OF 196.43 FEET TO A  $\frac{59}{64}$ " IRON ROD FOUND AT THE NORTH CORNER OF SAID 1.11 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID MANSFIELD ROAD (100 FEET WIDE RIGHT-OF-WAY AT THIS POINT) IN A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS BEARS S 25°22'03" E. 1859.86 FEET:

THENCE IN A NORTHEASTERLY DIRECTION WITH SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1859.86 FEET THROUGH A TOTAL CENTRAL ANGLE OF 15°31'43", AT AN ARC LENGTH OF 292.13 FEET PASSING A  $\frac{59}{64}$ " IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 37.85 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 203.54 ACRE TRACT, CONTINUING IN ALL A TOTAL ARC LENGTH OF 504.07 FEET TO A  $\frac{59}{64}$ " IRON ROD FOUND FOR CORNER:

THENCE N 80°09'40" E. WITH THE SOUTH LINE OF SAID MANSFIELD ROAD AND THE NORTH LINE OF SAID 57.660 ACRE TRACT FOR A DISTANCE OF 172.25 TO A  $\frac{59}{64}$ " IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS BEARS N 9°50'20" W. 1959.86 FEET:

THENCE IN A NORTHEASTERLY DIRECTION WITH THE SOUTH LINE OF SAID MANSFIELD ROAD AND THE NORTH LINE OF SAID 57.660 ACRE TRACT AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET THROUGH A CENTRAL ANGLE OF 00°17'32" FOR AN ARC LENGTH OF 10.00 FEET TO A  $\frac{5}{8}$ " IRON ROD SET AT THE EAST CORNER OF THAT CERTAIN 0.426 ACRE TRACT CONVEYED UNTO POOL LAKE PARTNERS BY DEED RECORDED IN VOLUME 85107, PAGE 4827 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS:

THENCE S 29°19'05" E. WITH A COMMON LINE BETWEEN SAID 0.426 ACRE TRACT AND SAID 57.660 ACRE TRACT FOR A DISTANCE OF 103.14 FEET TO A 1" IRON ROD FOUND AT THE SOUTH CORNER OF SAID 0.426 ACRE TRACT:

THENCE N 59°54'23" E. WITH A COMMON LINE BETWEEN SAID 0.426 ACRE TRACT AND SAID 57.660 ACRE TRACT FOR A DISTANCE OF 338.05 FEET TO A  $\frac{5}{8}$ " IRON ROD SET AT THE EAST CORNER OF SAID 6.00 ACRE TRACT:

THENCE S 27°59'20" E. WITH A COMMON LINE BETWEEN SAID 6.00 ACRE TRACT AND SAID 57.660 ACRE TRACT FOR A DISTANCE OF 339.41 FEET TO A  $\frac{5}{8}$ " IRON ROD SET AT THE SOUTH CORNER OF SAID 6.00 ACRE TRACT:

THENCE N 62°00'40" E. WITH A COMMON LINE BETWEEN SAID 6.00 ACRE TRACT AND SAID 57.660 ACRE TRACT FOR A DISTANCE OF 776.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,511,711 SQUARE FEET OR 57.660 ACRES OF LAND.

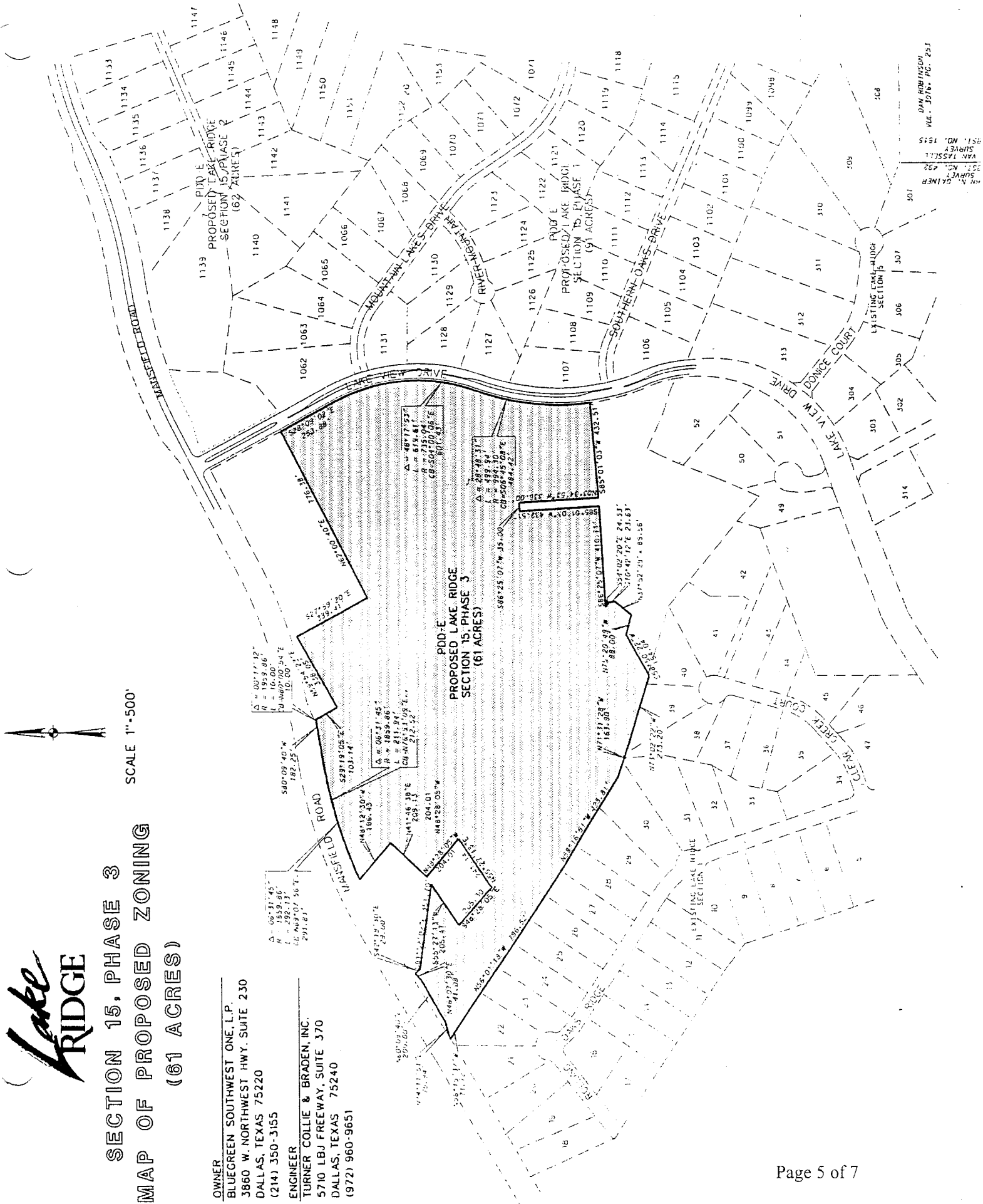
EXHIBIT "A"



SECTION 15, PHASE 3  
MAP OF PROPOSED ZONING  
(61 ACRES)

SCALE 1"=500'

OWNER  
BLUEGREEN SOUTHWEST ONE, L.P.  
3860 W. NORTHWEST HWY. SUITE 230  
DALLAS, TEXAS 75220  
(214) 350-3155  
ENGINEER  
TURNER COLLIE & BRADEN, INC.  
5710 LBJ FREEWAY, SUITE 370  
DALLAS, TEXAS 75240  
(972) 960-9651



DAN ROBINSON  
V.L. 3076, P.C. 251  
951. NO. 1515  
VAN TASSELL  
251. NO. 422  
SURVEY  
H.N. GALINER

## **EXHIBIT "B"**

### **Standards, Restrictions and Special Conditions For Planned Development Ordinance No. 2000-12.**

**(PDD-E)**

P&Z Case # 99-101

### **LAKE RIDGE SECTION 15, PHASE 3**

#### ***STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS***

All of the standards, definitions and requirements of the **Estate Single-Family Dwelling District**, as here and after may be amended, shall apply to this Planned Development except for only the following:

#### ***AREA REGULATIONS***

##### **Front Yard**

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

##### **Side Yard**

There shall be a side yard on each side of the lot, having a width of not less than twenty (20) feet.

##### **Lot Width**

The minimum standard lot width shall be one hundred thirty (130) feet measured along the front building line. For those lots located at ends of cul-de-sacs or along curves in the roadway with diverging side lot lines, the minimum width shall be eighty (80) feet.

#### ***HEIGHT REGULATIONS***

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

#### ***PARKING REGULATIONS***

Garage openings shall be side or rear entry only.

#### ***TYPE OF CONSTRUCTION***

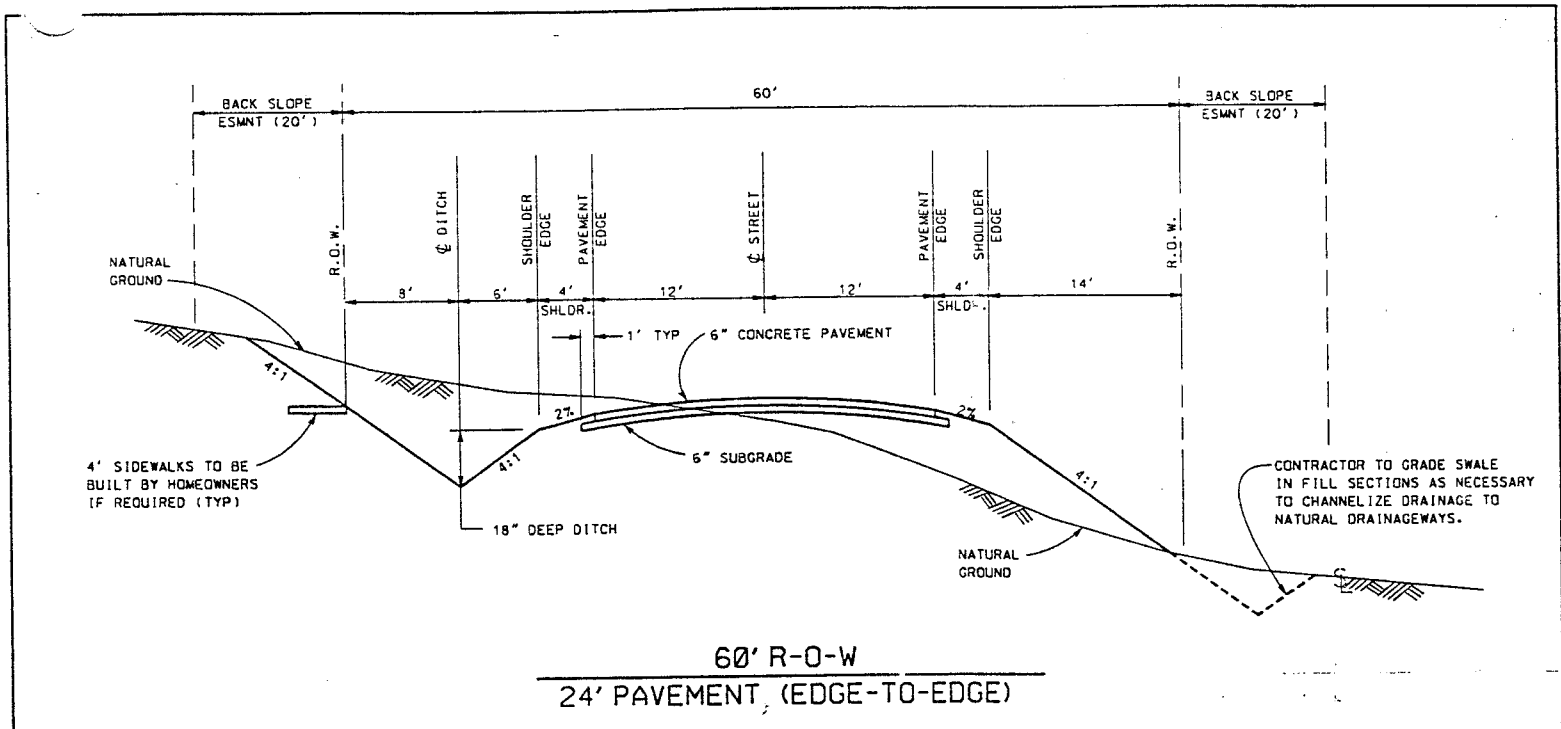
A minimum of eighty (80) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction; Chimneys located on the exterior walls shall be of one-hundred (100) percent masonry construction. For non-residential structures, a minimum of one hundred (100) percent of the 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 provision 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 pavement.



## LAKE RIDGE SECTION 15, PHASE 3