

11.176 Acres

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NO. 439 PROVIDING FOR A CHANGE OF ZONING FROM R-2 SINGLE FAMILY TO A PLANNED DEVELOPMENT DISTRICT FOR 34 SINGLE FAMILY LOTS WITH ZERO LOT LINES AND 13 DUPLEX LOTS ON THE PROPERTY 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; 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 public meeting with all proper notices posted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS THAT:


Section 1. The Zoning classification is hereby changed from R-2 Single Family to a Planned Development District containing 34 Single Family lots with zero lot line and 13 Duplex lots on the following specifically described property towit:

Lots 1 through 7, Block K; Lots 1 through 10, Block J; Lots 24 through 41, Block D, Cedarbrake, First installment, City of Cedar Hill, Texas, located north of Hendricks Street and south of Lisa and Monique Streets.

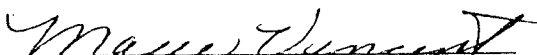
Section 2. The Zoning classification on the hereinabove described property is hereby changed from R-2 Single Family to a Planned Development District containing 34 Single Family lots with zero lot line and 13 duplex lots.

Section 3. The fact that the applicant desires to take immediate action toward the improvement of this property in connection with and pursuant to this ordinance creates an emergency, and this ordinance shall take effect immediately from and after the passage and publication of said ordinance as the law provides.

PASSED AND APPROVED by the City Council of the City of Cedar Hill, Texas on this the 28th day of June, 1983.


Mayor

ATTEST:



PLANNED UNIT DEVELOPMENT
HILL CREST INSTALLMENT #2
CEDAR HILL, TEXAS

SPECIFICATIONS & REGULATIONS:

Section 1. 13 Duplex Lots

All lots to comply with Article VII-B, Two Family Dwelling District of Zoning Ordinance No. 77-439, Cedar Hill, Texas

Section 2. 34 Zero Lot Line Lots

- A. All lots shall be used for Single Family Residences.
- B. No building shall exceed 2 stories in height.
- C. Area Regulations
- (1) Front Yard
There shall be a front yard having a minimum depth of twenty ~~(20)~~ feet.
- (2) Side Yard
There shall be a side yard on one side of the lot, having a width of not less than eight (8) feet, except that the side yard of a corner lot adjacent to a side street shall not be less than fifteen (15) feet.
- (3) Rear Yard
There shall be a rear yard having a depth of not less than fifteen ~~(15)~~ feet.
- (4) Area of the Lot
The minimum area of the lot shall be four thousand seven hundred (4700) square feet.
- (5) Width of the Lot
The minimum width of the lot shall be forty (40) feet.
- (6) Minimum Depth of Lot
The minimum depth of the lot shall be one hundred eighteen (118) feet.
- (7) Parking Regulations
Off-street parking space shall be provided on the rear of the lot to accommodate two vehicles.
- (8) Area of Dwelling
One thousand two hundred fifty (1250) square feet shall be the minimum living area of the dwelling.