

ORDINANCE NO. 83-674

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-1 RESIDENTIAL SINGLE FAMILY TO A PLANNED DEVELOPMENT DISTRICT FOR TWO COMMERCIAL LOTS, 23 LOTS DUPLEX, 55 LOTS R-1B AND 25 LOTS R-1B WITH A VARIANCE TO DELETE THE PAVED ALLEY 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-1 Residential to a Planned Development District containing 2 Commercial Lots, 23 Duplex Lots, 55 Lots R-1B and 25 Lots R-1B with a variance to delete the paved alley on the following specifically described property to wit:

BEGINNING at the northeast corner of said 7.304 acre tract in the west right-of-way line of Straus Road;

THENCE South 00° 05' 40" West, with said west line, a distance of 362.87 feet to a point for corner;

THENCE South 89° 57' 09" West, with the south line of said 7.304 acre tract, a distance of 1266.39 feet to a point for corner;

THENCE North 00° 11' 17" East a distance of 1526.44 feet to a point for corner;

THENCE North 89° 45' East a distance of 121.0 feet to a point for corner;

THENCE North 00° 11' 17" East a distance of 50.00 feet to a point for corner;

THENCE North 89° 45' East a distance of 271.25 feet to a point for corner on the north line of Manana Drive, extended;

THENCE due South a distance of 716.00 feet to a point for corner;

THENCE North 89° 51' 08" East a distance of 870.39 feet to a point for corner in the west line of Straus Road;

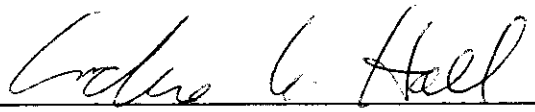
THENCE South 00° 05' 40" West a distance of 500.47 feet to the POINT OF BEGINNING and containing 37.38 acres of land.

Ordinance - No. 83-674
Page 2

Section 2. Accordingly the zoning on the hereinabove described property is hereby changed from R-1 Residential to a Planned Development District containing 2 Commercial lots, 23 Duplex lots, 55 lots R-1B and 25 lots R-1B with a variance to delete the paved alley.

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

PASSED AND APPROVED by the City Council of the City of Cedar Hill, Texas on this the 27th day of September, 1983.



Mayor

ATTEST:

City Secretary

ORDINANCE NO. 83-674

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NO. 439 AND CHANGING THE ZONING FROM LOCAL RETAIL TO COMMERCIAL ON THE HEREINAFTER DESCRIBED PROPERTY.

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

SECTION 1. After due notice and hearing as prescribed by the Zoning Ordinance of the City of Cedar Hill, Texas being Ordinance No. 439, the Zoning Commission of the City of Cedar Hill, Texas duly heard the application for the change in zoning from Local Retail to Commercial on the following described property located in the City of Cedar Hill, Texas.


All that certain lot, tract, or parcel of land lying and being situated in Dallas County, Texas out of the Wm. Coombs Survey, Abst. 304 described by metes and bounds as follows:

BEGINNING at a point in the south line of Belt Line Road, said point being 743 ft. east from its intersection of the center line of Clark Road, thence south 123 ft. to a corner; thence west 138 ft. to a corner; thence north along the west boundary line of the herein described 5.28 acre tract 123 ft. to a point in the south line of Belt Line Road, thence east 123 ft. to the place of beginning.

SECTION 2. Accordingly the zoning on the hereinabove described property is hereby changed from Local Retail to Commercial.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS ON THIS THE 13TH DAY OF SEPTEMBER, 1983.



Mayor

ATTEST:



City Secretary