

Bonds

T M H
J V

- ① 16020800120040000
- ② 16020800060010000
- ③ 16020800020010000
- ④ 16020800070020000

ORDINANCE NO. 95-247

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, THAT BEING ORDINANCE NO. 77-439, AS HERETOFORE AMENDED, AND SPECIFICALLY BE AMENDED BY PROVIDING A CHANGE IN ZONING FROM COMMERCIAL WITHIN A PLANNED DEVELOPMENT DISTRICT (NO. 84-698) TO LOCAL RETAIL WITHIN A PLANNED DEVELOPMENT DISTRICT ON LAND SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR ADDITIONAL REGULATIONS; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, the City of Cedar Hill, Texas is a home rule city within the State of Texas, with full power of local self government; and

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Cedar Hill, Texas in compliance with the State laws with reference to the enactment of zoning regulations, have given the requisite notices by publication and otherwise, and after holding due hearing and affording a full and fair hearing to all property owners generally and to all persons interested, the governing body of the City of Cedar Hill, Texas, is of the opinion that the Comprehensive Zoning Ordinance as heretofore amended should be amended; and

WHEREAS, the City Council of the City of Cedar Hill, Texas does hereby find and determine it to be in the best interest of the citizens of the City of Cedar Hill, Texas, to amend the Comprehensive Zoning Ordinance, as heretofore amended,

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 generally described as follows:

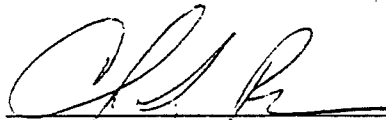
- Lot 4, Block 12, High Pointe Subdivision, containing approximately 5.31 acres of land (Tract II-B);
- Lot 1, Block 6, High Pointe Subdivision, containing approximately 16.97 acres of land (Tract IV-F);
- Lot 1, Block 2, High Pointe Subdivision, containing approximately 24.63 acres of land (Tract V-A);
- Lot 2, Block 7, High Pointe Subdivision, containing approximately 22.43 acres of land (Tract IV-F).

SECTION 2. The zoning classification on the hereinabove described property is hereby changed from Commercial within a Planned Development District to Local Retail within a Planned Development District.

SECTION 3. The property zoned herein shall have additional regulations as set forth in "Exhibit A" attached hereto. Such regulations are hereby officially adopted, approved and ordered as a part of the Local Retail District within a Planned Development District zoned herein.

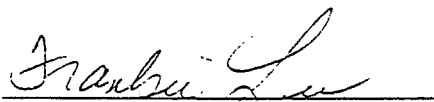
SECTION 4. The zoning classification of this Local Retail District within a Planned Development District will take immediate effect after the passage of this Ordinance by the City Council of the City of Cedar Hill, Texas.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 10th day of October, 1995.



Chris L. Rose, Mayor

ATTEST:



Frankie Lee, City Secretary

EXHIBIT "A"
HIGH POINTE ZONING REGULATIONS

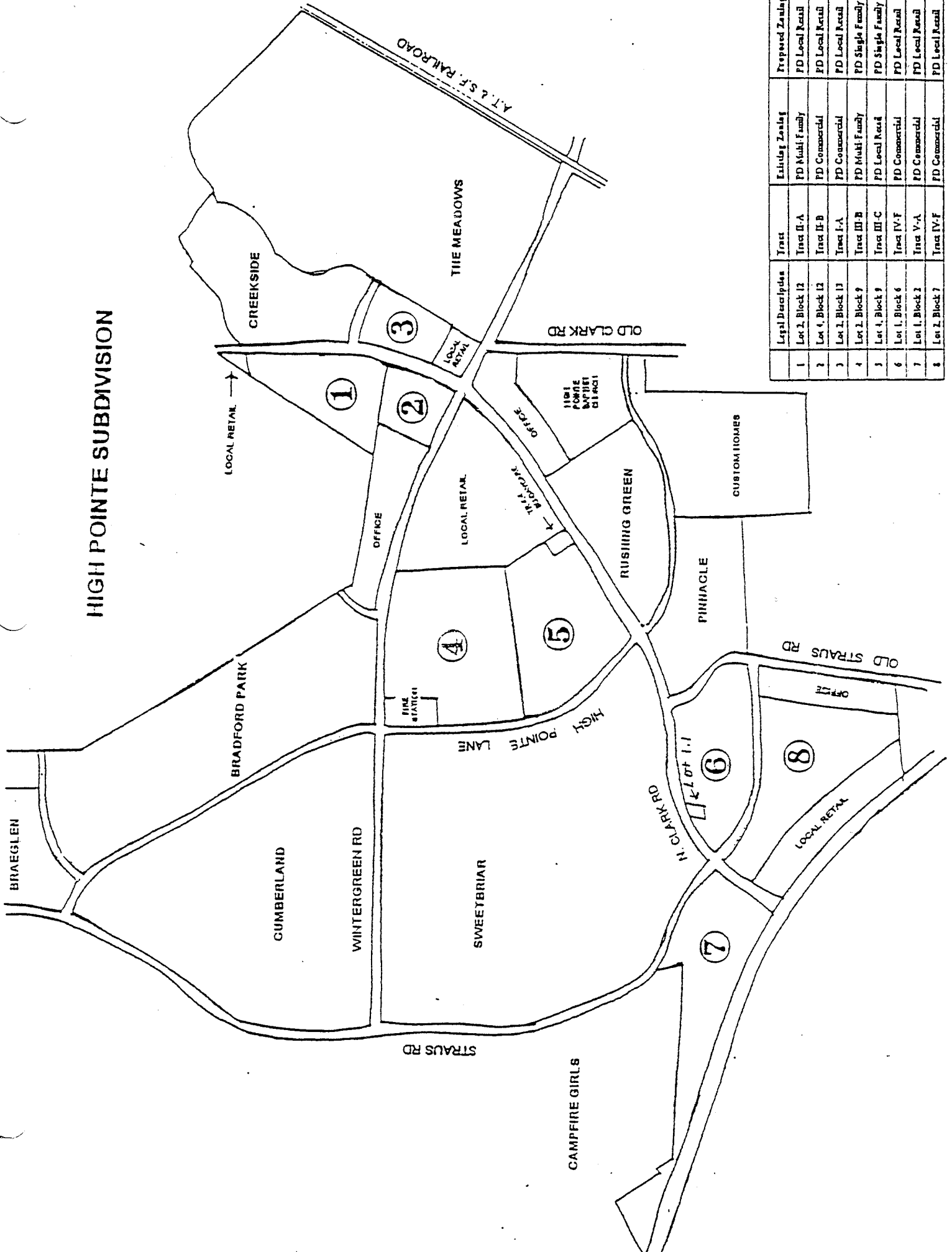
| Parcel | Legal Description | Tract | Acres | Use |
|--------|-------------------|------------|-------|--------------|
| 2 | Lot 4, Block 12 | Tract II-B | 5.31 | Local Retail |
| 6 | Lot 1, Block 6 | Tract IV-F | 16.97 | Local Retail |
| 7 | Lot 1, Block 2 | Tract V-A | 24.63 | Local Retail |
| 8 | Lot 2, Block 7 | Tract IV-F | 22.43 | Local Retail |

In a Local Retail District, no land shall be used and no building shall be used, erected or converted for any use other than the following:

| | |
|-----------------------------------|--|
| Antique Shop | Hardware store |
| Aquarium | Household goods rental |
| Art gallery, library or museum | Jewelry store |
| Baker, retail sales only | Medical clinic or ambulatory surgical clinic |
| Barber and Beauty shop | Medical or scientific laboratory |
| Book or stationary store | Mortuary |
| Camera shop | Office uses |
| Catering service | Personal service uses |
| Department store | Photographers or artists studio |
| Drug store | Retail store |
| Dry cleaning or laundry store | Restaurant (w/o curb service or drive-through) |
| Electronic's service center | Sporting good store |
| Film developing & printing | Seamstress, dressmaker, tailor |
| Florist shop | Studio, dance, music, drama, health |
| Furniture store | |
| Financial institution | |
| General merchandise or food store | |
| Grocery store | |

1. All other uses listed in the Cedar Hill Zoning Ordinance Local Retail District are permitted but require a special use zoning.
2. No outside storage is permitted for any use.
3. When a screening wall is required the wall is to be an 8' masonry wall.
4. All other regulations and requirements are found in the Cedar Hill Zoning Ordinance, Local Retail District.

HIGH POINTE SUBDIVISION



| Legal Description | Tract | Existing Zoning | Proposed Zoning |
|-------------------|-------------|-----------------|------------------|
| 1 Lot 1, Block 12 | Tract II-A | PD Multi-Family | PD Local Retail |
| 2 Lot 4, Block 12 | Tract II-B | PD Commercial | PD Local Retail |
| 3 Lot 1, Block 13 | Tract I-A | PD Commercial | PD Local Retail |
| 4 Lot 2, Block 9 | Tract III-B | PD Multi-Family | PD Single Family |
| 5 Lot 4, Block 9 | Tract III-C | PD Local Retail | PD Single Family |
| 6 Lot 1, Block 6 | Tract IV-F | PD Commercial | PD Local Retail |
| 7 Lot 1, Block 2 | Tract V-A | PD Commercial | PD Local Retail |
| 8 Lot 2, Block 7 | Tract IV-F | PD Commercial | PD Local Retail |