

Ordinance No. 2018-644

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE ZONING ORDINANCE, ORDINANCE NO. 2001-64, AS AMENDED; BY AMENDING ORDINANCE NO. 2003-137 APPROVING PLANNED DEVELOPMENT DISTRICT NO. 03-137; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the zoning classification of the subject property and the surrounding area are shown on "Exhibit A"; and

WHEREAS, on the 14th day of January, 2003, the City Council approved Ordinance No. 2003-137, establishing a Planned Development District (PD No. 03-137) which approved and incorporated a concept plan for 202.758 acres of land generally located on the southeast corner of Bear Creek Road and South Duncanville Road; and

WHEREAS, on the 11th day of May, 2004, the City Council approved Ordinance No. 2004-204, amending Ordinance No. 2003-137; and

WHEREAS, a request for amendments to PD District No. 03-137 was duly filed with the City of Cedar Hill, Texas, concerning the property described in Section 1, and was assigned case no. PD-64-2018; and

WHEREAS, the proposed amendments are in conformance with the City's adopted Comprehensive Plan; and

WHEREAS, due notice of hearing was made in the time and manner prescribed by law; and

WHEREAS, after due notification, the Planning and Zoning Commission held a public hearing on June 5, 2018, considered the request, and forwarded its recommendation to the City Council; and

WHEREAS, the City Council, after holding a public hearing on June 26, 2018, found the proposed amendment to be in the best interests of the City of Cedar Hill.

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

SECTION 1 – PROPERTY DESCRIPTION. The amendment to this ordinance applies solely to approximately 91.617 acres of land legally described as Bear Creek Ranch, Phase II Addition, generally located on the east side of South Duncanville Road, south of Bear Creek Road, as more particularly described in "Exhibit B", which is attached hereto and incorporated by reference herein as if fully set forth.

SECTION 2 – DEVELOPMENT STANDARDS. With the exception of lots adjacent to an interior, residential street with a 50-foot right-of-way, the rear yard setback required by Exhibit C shall not apply to single-family residential lots located within the Bear Creek Ranch, Phase II Addition. The rear yard setback for the aforementioned lots shall be 20 feet.

SECTION 3 – SAVINGS CLAUSE. In the event that any other Ordinance of the City of Cedar Hill, Texas, heretofore enacted is found to conflict with the provisions of the Ordinance, this Ordinance shall prevail.

SECTION 4 – SEVERANCE CLAUSE. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or of the Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 5 – EFFECTIVE DATE. Because of the nature of the interests sought to be protected and of the safeguards sought to be provided by this Ordinance, and in the interest of the health, safety, and welfare of the citizens of Cedar Hill, Texas, this Ordinance shall take effect immediately after its passage, approval, and publication as required by law. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

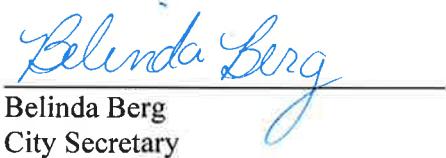
SECTION 6 – PUBLICATION. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

PASSED, APPROVED and ADOPTED by the City Council, the City of Cedar Hill, on this the 26th day of June, 2018.



Rob Franke, Mayor
City of Cedar Hill, Texas

ATTEST:



Belinda Berg
City Secretary

APPROVED AS TO FORM:



Ron G. MacFarlane, Jr.
City Attorney

City of Cedar Hill

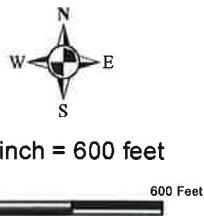
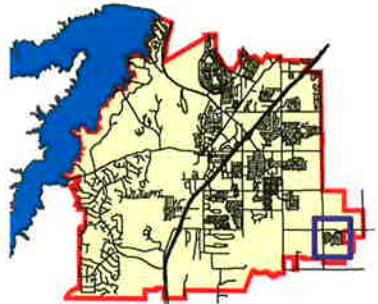


EXHIBIT A

Case PD-64-2018



*Map Printed - May 2018
Cedar Hill Planning Department*

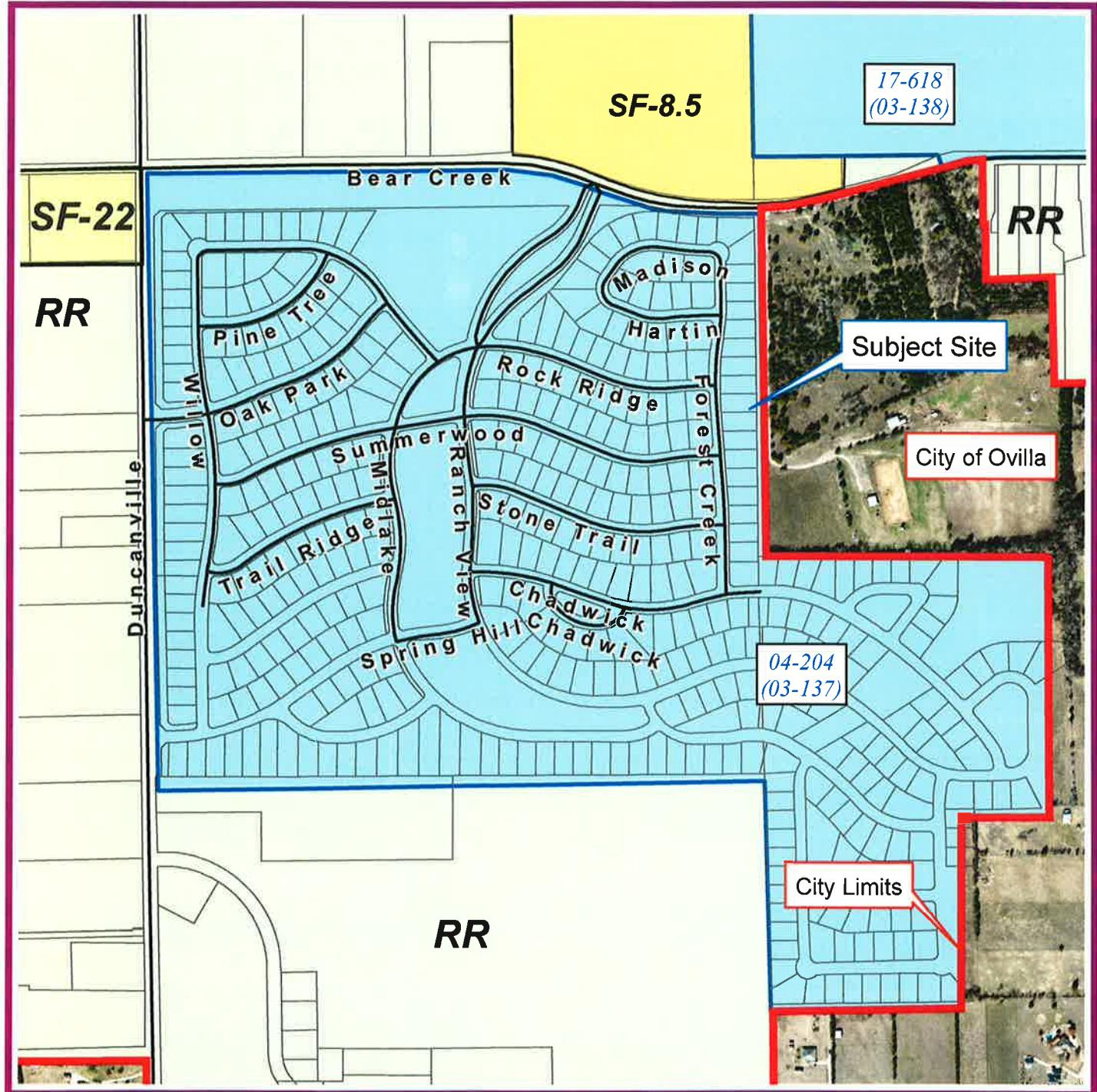


EXHIBIT B

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**KEY MAP SHEET
FINAL PLAT
OF
BEAR CREEK RANCH
PHASE II**

RECEIVED
DEC 01 2017
Copy of Order Form

MARCH 2004 • SCALE: 1:500
UPSCALE SCALE
0 TO 100 FEET
BEEF CUP 018

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C. & L. STONE SUPPLY CO., INC.

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EXHIBIT B

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EXHIBIT B

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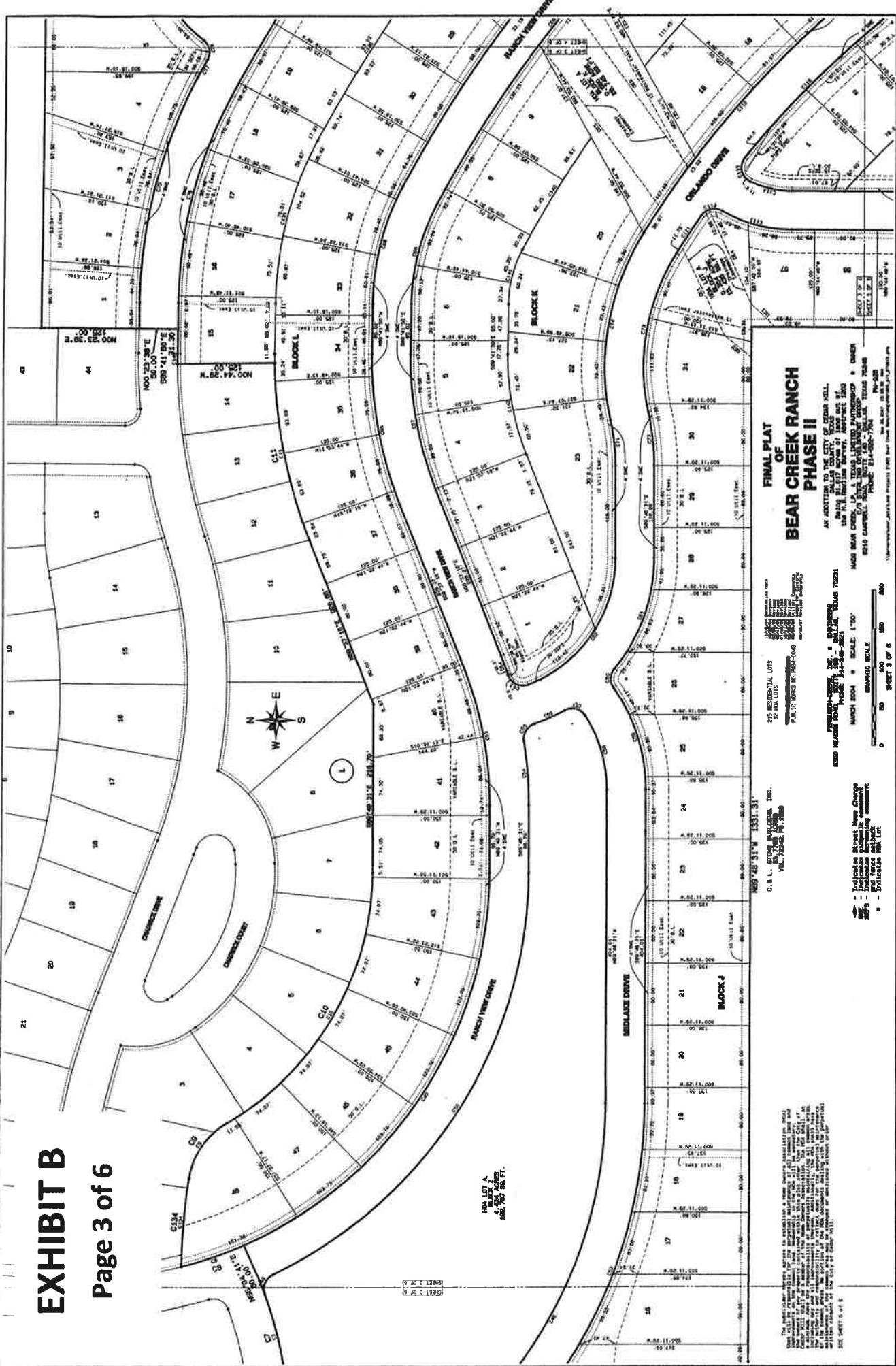
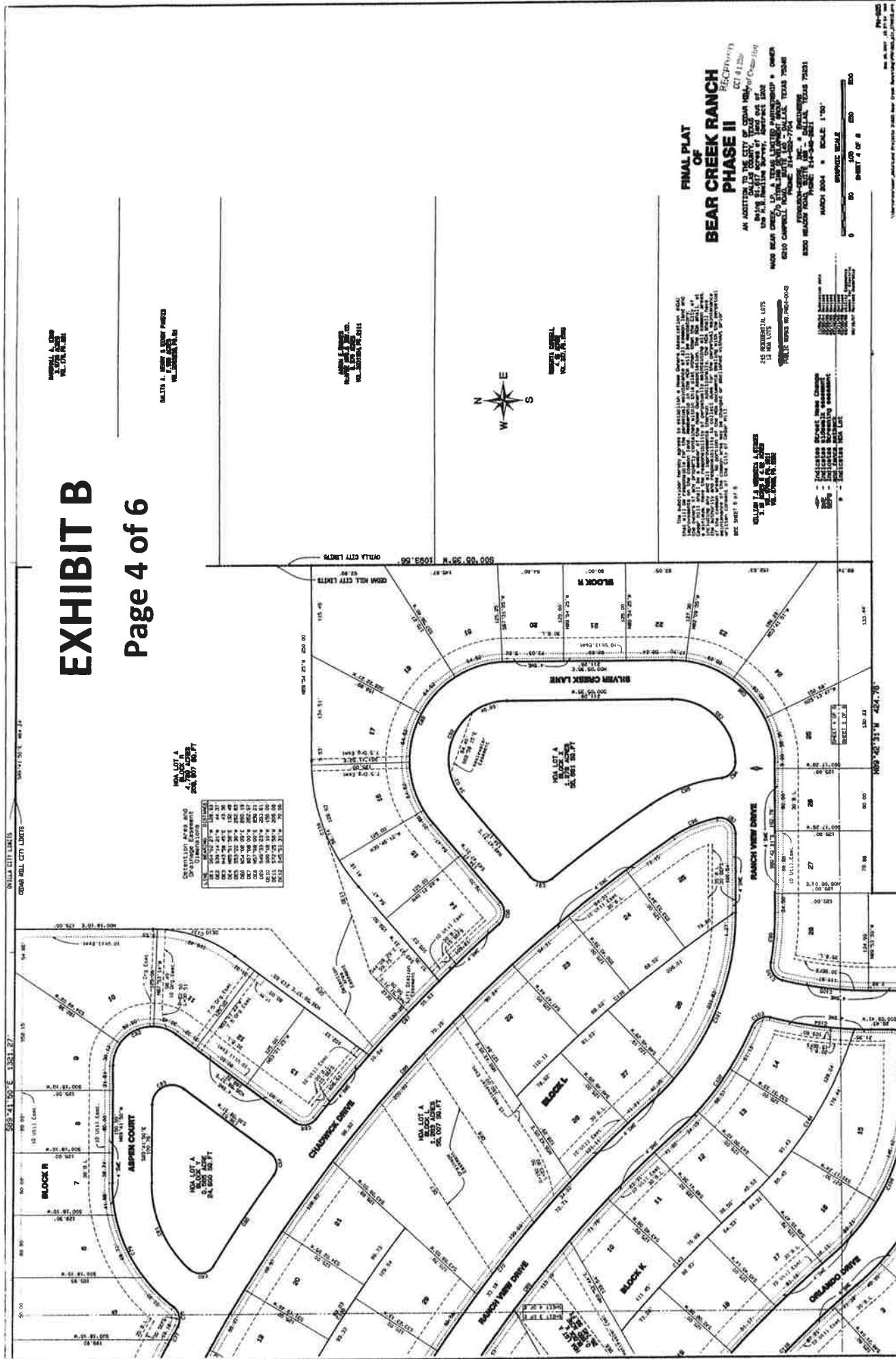


EXHIBIT B

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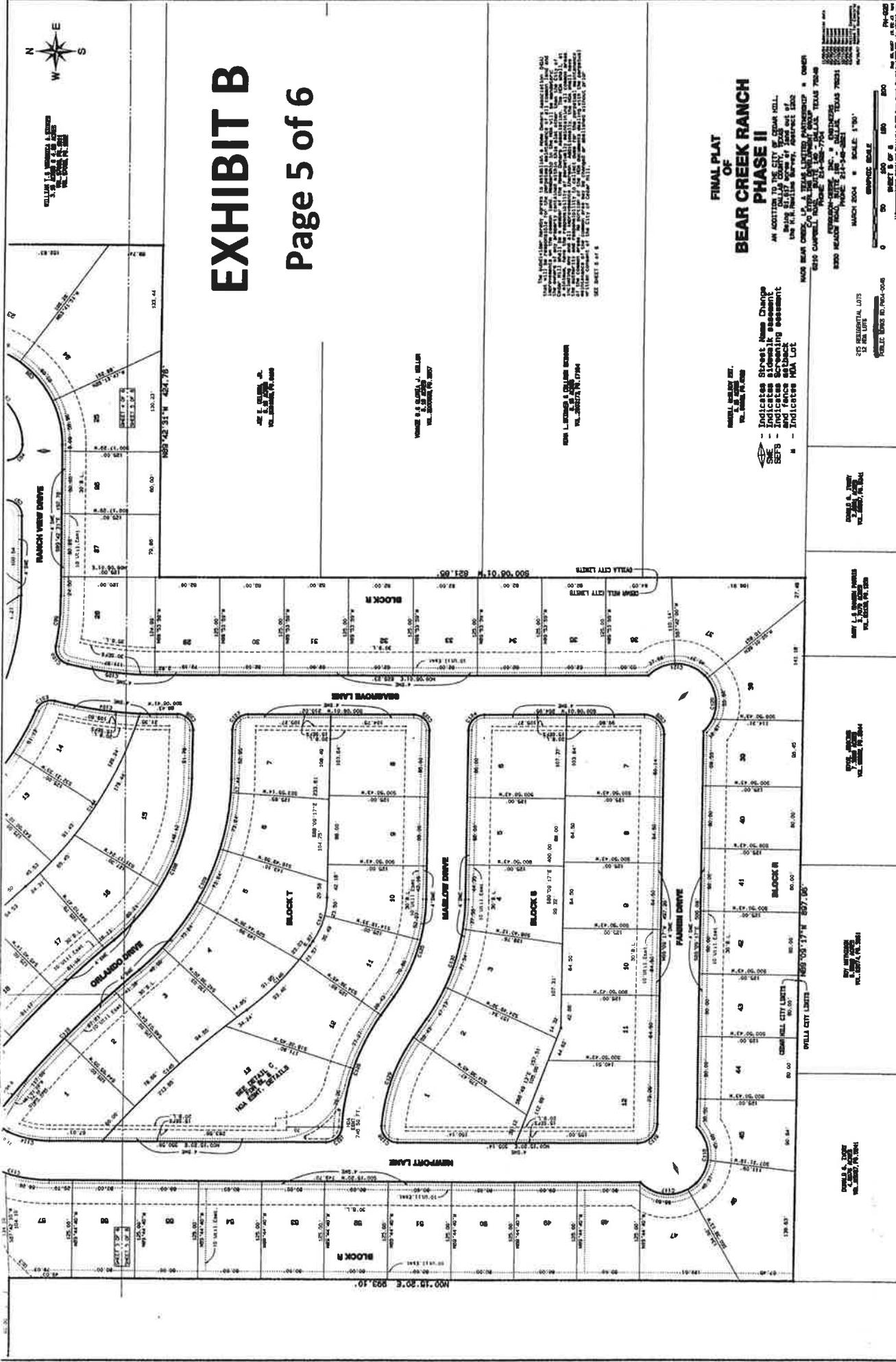


EXHIBIT B

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