

ORDINANCE NO. 84-713

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 IN A PLANNED DEVELOPMENT DISTRICT FROM R-2 RESIDENTIAL TO LOCAL RETAIL ON THE HEREINAFTER DESCRIBED 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;

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 notice posted;

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

SECTION 1. The specific legal description of the property zoned herein is as follows:

Being 46 lots out of the preliminary plat, Stonewood Heights Subdivision, and being more fully described as follows:

See attachment.

SECTION 2. The zoning classification on the hereinabove (attached) described property is hereby changed from R-2 Residential to Local Retail.

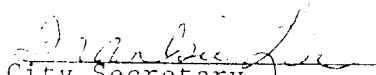
SECTION 3. The zoning classification of this Local Retail District shall take immediate effect after the passage of this ordinance by the City Council of the City of Cedar Hill, Texas.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas on this the 24th day of July, 1984.



Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:

City Attorney

Being a 11.99 Acre tract of land out of the James Russell Survey, Abstract No. 1213, situated in the City of Cedar Hills, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of Joe Wilson Road, said point being 635 feet north of the intersection of said Joe Wilson Road and the south line of the James Russell Survey;

THENCE S $89^{\circ} 32' 51''$ W, 480.17 feet to a point for the southwest corner this tract;

THENCE N $04^{\circ} 43' 05''$ E, 100.41 feet to a point for an exterior corner this tract;

THENCE N $89^{\circ} 32' 51''$ E, 100.41 feet to a point for an interior corner this tract;

THENCE N $04^{\circ} 43' 05''$ E, 853.41 feet to a point of curvature this tract;

THENCE along a curve to the right with $\Delta = 06^{\circ} 17' 37''$, Tangent = 45.06 feet, Radius = 819.71 feet, for an arc length of 90.04 feet to a point of tangency this tract;

THENCE S $89^{\circ} 32' 51''$ W, 86.30 feet to a point for an exterior corner this tract;

THENCE N $04^{\circ} 43' 05''$ E, 414.60 feet to a point for the northwest corner this tract;

THENCE N $89^{\circ} 19' 29''$ E, 443.34 feet to a point in the west right-of-way line of said Joe Wilson Road for the northeast corner this tract;

THENCE South, along the west right-of-way line of said Joe Wilson Road, 1359.68 feet to the place of beginning and containing 11.99 Acres of land, more or less.