

ORDINANCE NO. 96-284

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 AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCES NOS. 84-706 AND 85-792 (MEADOW VISTA PLANNED DEVELOPMENT); AND SPECIFICALLY BE AMENDED BY PROVIDING A CHANGE IN THE SINGLE FAMILY DISTRICT REGULATIONS AND DELETING THE TOWNHOUSE ZONING ON LAND SPECIFICALLY DESCRIBED HEREIN; PROVIDING AN AMENDMENT TO THE MASONRY REQUIREMENTS WITHIN SAID PLANNED DEVELOPMENT DISTRICT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, a petition 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 meeting, with proper notices posted;

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 as follows: Tract 4.1 and Tract 8, William W. Merrell Survey, Abstract 876.

SECTION 2. Ordinance Number 84-706 is hereby amended as follows:

- a. Section 2(a) is hereby amended to read as follows:
 - a. Single-Family residential with a minimum living area of 1,850 square feet on lots with a minimum of 7,200 square feet: 37.7 acres
 - b. Section 2(c) providing for Townhouse zoning is hereby deleted.
 - c. Section 3(1) is hereby amended to read as follows:
 1. All exterior building material within the residential areas shall be a minimum of 80 percent masonry.

SECTION 3. Ordinance Number 85-792 is hereby amended as follows:

- a. Section 3 (1) is hereby amended to read as follows:
 1. All dwellings shall be Single-Family residential with a minimum living area of 1,850 square feet and shall be on lots with a minimum of 7,200 square feet.
- b. Section 3 (2) is hereby amended to read as follows:
 2. All exterior building material within the residential area shall be a minimum of 80 percent masonry.

SECTION 4. All other terms and provisions of Ordinances Numbers 84-706 and 85-792 of the City of Cedar Hill, Texas, are hereby fully saved and retained and are continued in full force and effect.

SECTION 5. This Ordinance shall take immediate effect after passage and adoption 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 9th day of July, 1996.


Chris L. Rose, Mayor

ATTEST:


Frankie Lee, City Secretary

