

**ORDINANCE NO 2017-614**

**AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, AMENDING THE ZONING ORDINANCE, ORDINANCE NO. 2001-64, AS AMENDED; BY AMENDING THE ZONING MAP DISTRICT CLASSIFICATION OF CERTAIN PROPERTY BOUNDED BY FM 1382 TO THE WEST AND OLD STRAUS ROAD TO THE EAST, BEING 3.897 ACRES OUT OF THE SAMUEL RAMSEY SURVEY, ABSTRACT NO. 1226, PAGE 335, FROM "SF-8.5" – SINGLE-FAMILY RESIDENTIAL DISTRICT (8,500-SQUARE-FOOT LOTS) TO "NS" – NEIGHBORHOOD SERVICE DISTRICT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERANCE CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.**

**WHEREAS**, a request for a change in zoning classification from "SF-8.5" – Single-Family Residential District (8,500-square-foot lots) to "NS" – Neighborhood Service District, was duly filed with the City of Cedar Hill, Texas, and was assigned case no. 2017-04; and

**WHEREAS**, the "NS" District is in conformance with the City's adopted Comprehensive Plan, as amended; and

**WHEREAS**, the City of Cedar Hill caused notice of the required public hearings regarding the zoning change to this Ordinance to be published in the Focus Daily News on February 19, 2017, and mailed notice to property owners within 200 feet of the subject property; and

**WHEREAS**, the City's Planning and Zoning Commission held a public hearing and accepted comments regarding the zoning change of this Ordinance on March 7, 2017; and

**WHEREAS**, following its public hearing, the Planning and Zoning Commission forwarded its report and recommendation regarding this Ordinance to the City Council; and

**WHEREAS**, the City Council, after conducting a public hearing on March 28, 2017, 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.** This ordinance applies solely to approximately 3.897 acres of land out of the Samuel Ramsey Survey, Abstract No. 1226, Page 335 bounded by FM 1382 to the west and Old Straus Road to the east, as more particularly described in **Exhibits "A"** which is attached hereto and incorporated by reference herein as if fully set forth.

**SECTION 2 – CHANGE IN ZONING DISTRICT CLASSIFICATION.** The zoning district classification for the property described in Section 1 is hereby changed from “SF-8.5” – Single-Family Residential District (8,500-square-foot lots) to “NS” – Neighborhood Service District. The official zoning map for the city shall be changed to reflect this change in zoning district classification.

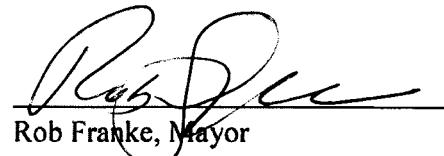
**SECTION 3 – SAVINGS CLAUSE.** In the event that any other Ordinance of the City of Cedar Hill, Texas, heretofore enacted is found to conflict with the provisions of the Ordinance, this Ordinance shall prevail.

**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.

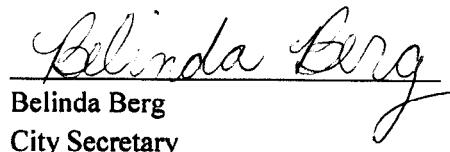
**SECTION 6 PUBLICATION.** The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

**PASSED, APPROVED and ADOPTED** by the City Council, the City of Cedar Hill, on this the 11th day of April, 2017.



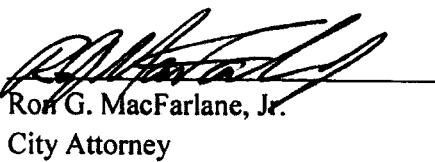
Rob Franke, Mayor  
City of Cedar Hill, Texas

ATTEST:



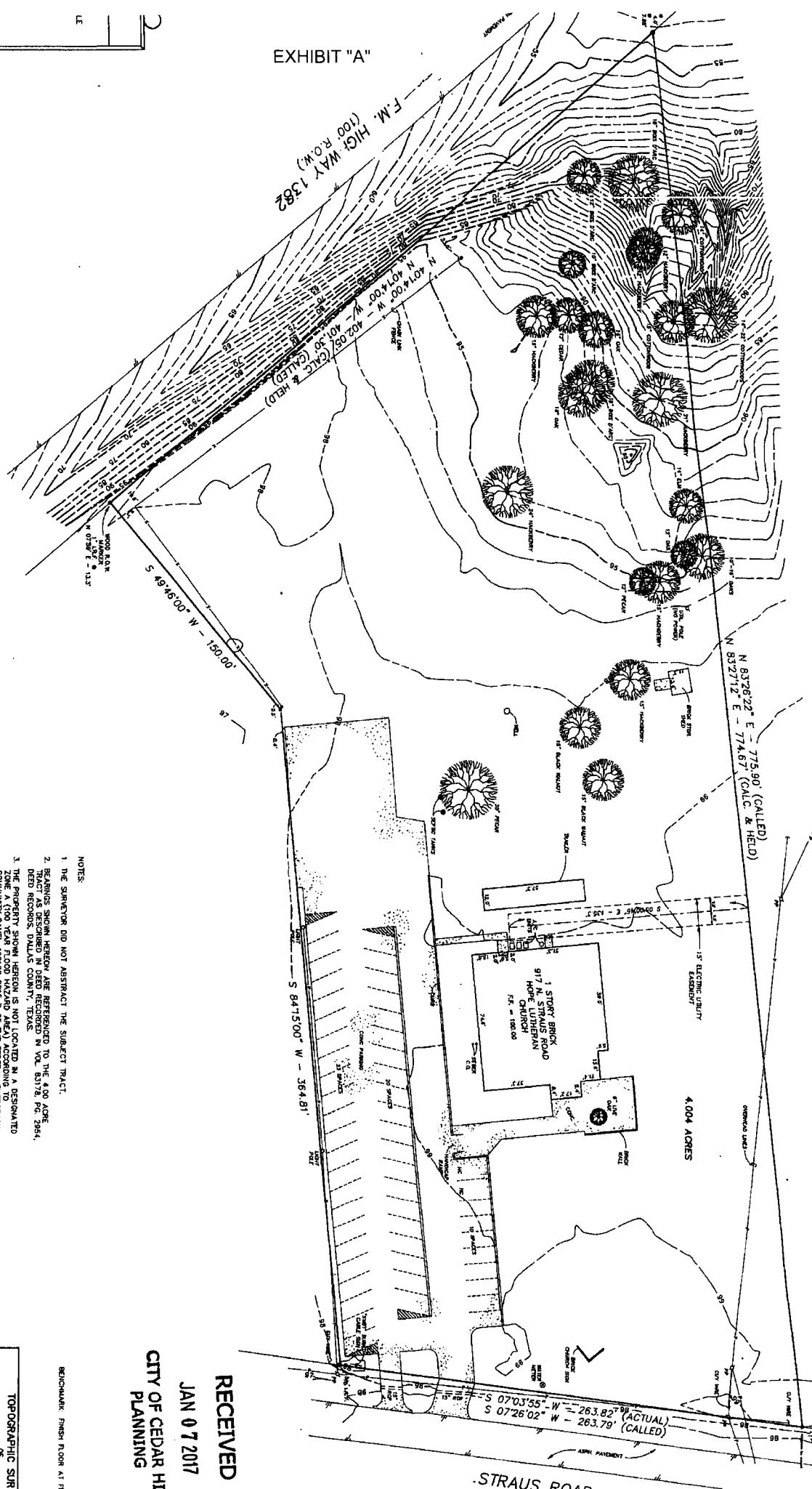
Belinda Berg  
Belinda Berg  
City Secretary

APPROVED AS TO FORM:



Ron G. MacFarlane, Jr.  
Ron G. MacFarlane, Jr.  
City Attorney

**EXHIBIT "A"**



## NOTES

RECEIVED

JAN 07 2017

**CITY OF CEDAR HILL  
PLANNING**

TOPOGRAPHIC SURVEY  
OF  
HOPE LUTHERAN CHURCH  
917 N. STRAUS ROAD  
CEDAR HILL, DALLAS COUNTY, TEXAS