

**ORDINANCE NO. 96-263**

**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 THE LOCAL RETAIL ZONING REGULATIONS WITHIN PLANNED DEVELOPMENT DISTRICT NO. 84-698 ON LAND SPECIFICALLY DESCRIBED HEREIN; 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 interests 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 zoning regulations on the Local Retail Districts described below are hereby changed to the 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 Districts described below:

Lot 1, Block 12, High Pointe Subdivision, containing approximately 0.6731 acre of land (Tract II-D);

Lot 3A, Block 13, Omega Addition, containing approximately 0.3838 acre of land (Tract I-D);

Lot 3A, Block 9, High Pointe Subdivision, containing approximately 1.668 acres of land (Tract III-A);

Lot 3C, Block 9, High Pointe Subdivision, containing approximately 20.890 acres of land (Tract III-A);

Lot 1, Block 7, High Pointe Subdivision, containing approximately 10.1297 acres of land (Tract IV-G).

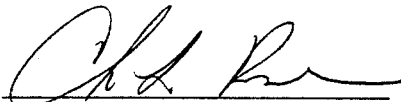
**SECTION 2.** The zoning regulations on the Local Retail District described below are hereby changed to the regulations as set forth in "Exhibit B" attached hereto. Such regulations are hereby officially adopted, approved and ordered as a part of the Local Retail District described below:

Lot 3B, Block 13, Omega Addition, containing approximately 2.063 acres of land (Tract I-D).

**SECTION 3.** This amendment affects only the property described within this ordinance, and all other provisions of Ordinance No. 86-698, as heretofore amended, are hereby fully saved.

**SECTION 4.** The zoning regulations set forth herein 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 27th day of February, 1996.

  
Chris L. Rose, Mayor

ATTEST:

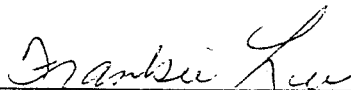
  
Frankie Lee, City Secretary

Exhibit "A"  
HIGH POINTE

Parcel	Legal Description	Tract	Acres	Use
1	Lot 1, Block 12	Tract II-D	0.6731	Local Retail
3	Lot 3A, Block 13, Omega Addition	Tract I-D	0.4403	Local Retail
4	Lot 3A, Block 9	Tract III-A	1.688	Local Retail
5	Lot 3C, Block 9	Tract III-A	20.890	Local Retail
6	Lot 1, Block 7	Tract IV-G	10.1297	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	

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

Exhibit "B"  
HIGH POINTE

Parcel	Legal Description	Tract	Acres	Use
2	Lot 3B, Block 13 Omega Addition	Tract I-D	2.063	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:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>Antique Shop</li> <li>Aquarium</li> <li>Art gallery, library or museum</li> <li>Baker, retail sales only</li> <li>Barber and Beauty shop</li> <li>Book or stationary store</li> <li>Camera shop</li> <li>Catering service</li> <li>Department store</li> <li>Drug store</li> <li>Dry cleaning or laundry store</li> <li>Electronic's service center</li> <li>Film developing &amp; printing</li> <li>Florist shop</li> <li>Furniture store</li> <li>Financial institution</li> <li>General merchandise or food store</li> <li>Grocery store</li> </ul> | <ul style="list-style-type: none"> <li>Hardware store</li> <li>Household goods rental</li> <li>Jewelry store</li> <li>Medical clinic or ambulatory surgical clinic</li> <li>Medical or scientific laboratory</li> <li>Mortuary</li> <li>Office uses</li> <li>Personal service uses</li> <li>Photographers or artists studio</li> <li>Retail store</li> <li>Restaurant (w/o curb service or drive-through)</li> <li>Sporting good store</li> <li>Seamstress, dressmaker, tailor</li> <li>Studio, dance, music, drama, health</li> </ul> |
|---|--|

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. Minimum 30' rear yard setback, with area between alley and screening wall to be landscaped to provide buffer and to be maintained by owner.
5. All other regulations and requirements are found in the Cedar Hill Zoning Ordinance, Local Retail District.

# Parcel 1

LOT 1  
0.6731 ACRES  
29,321 SQ. FT.

CURVE DATA  
Δ = 0° 30' 47"  
R = 1502.40'  
T = 47.63'  
L = 95.22'

CURVE DATA  
Δ = 0° 29' 57"  
R = 1392.40'  
T = 54.70'  
L = 109.34'

*Sewer*  
*W. J. J.*

EDDI  
VOL.

ACRES  
SQ. FT.

BLOCK 13  
LOT 1  
24.3047 ACRES  
1,058,711 SQ. FT.

CREEKSIDE AT HIGH-POINT  
85097 - 3028  
5-16-85  
24.305 AC

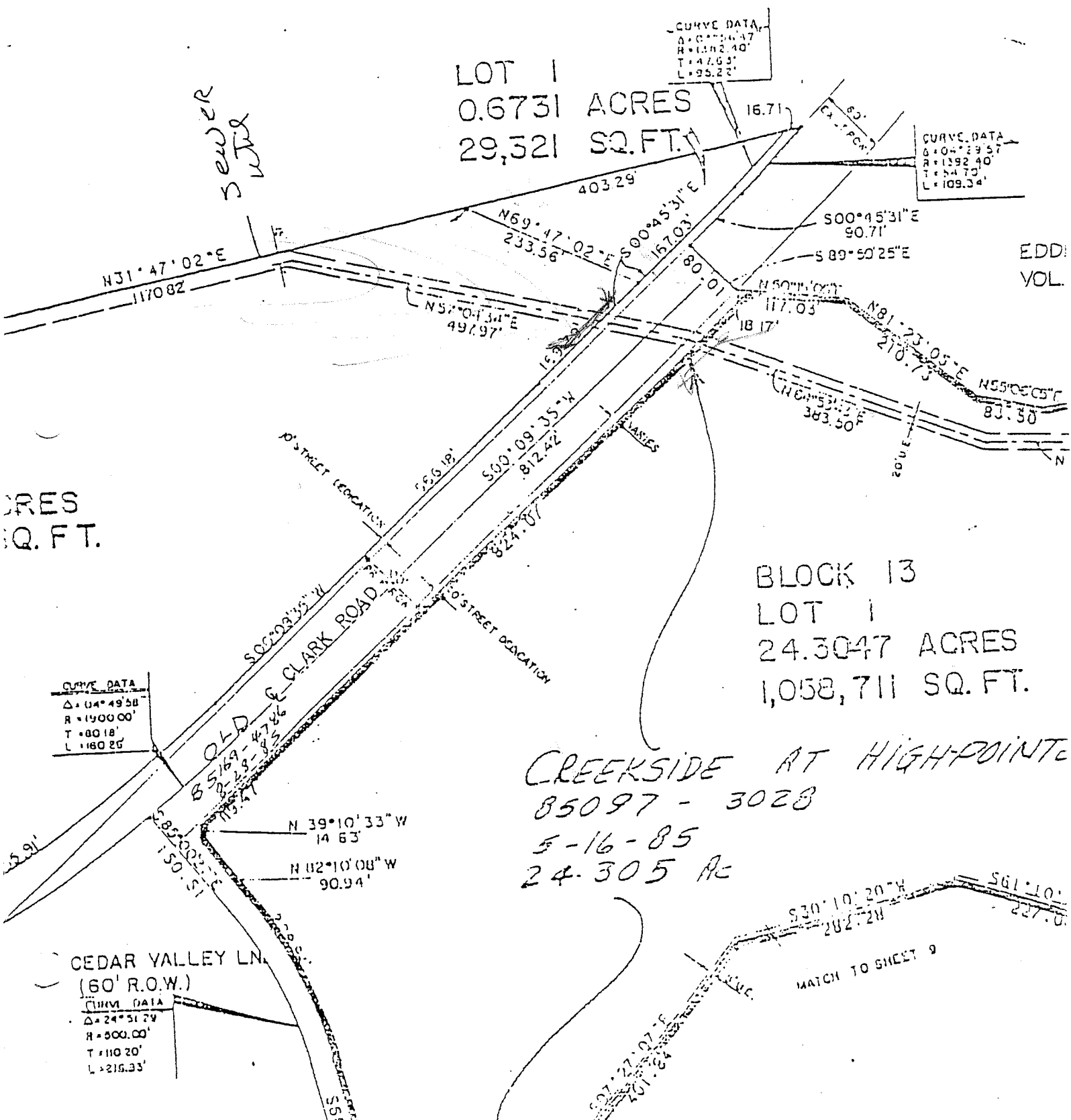
CURVE DATA  
Δ = 04° 49' 58"  
R = 1900.00'  
T = 80.18'  
L = 160.26'

N 39° 10' 33" W  
14.63'  
N 112° 10' 08" W  
90.94'

CEDAR VALLEY LN.  
(60' R.O.W.)

CURVE DATA  
Δ = 24° 31' 29"  
R = 900.00'  
T = 110.20'  
L = 216.33'

MATCH TO SHEET 9



# Parcels 2 & 3

## Replatted as Omega Addition

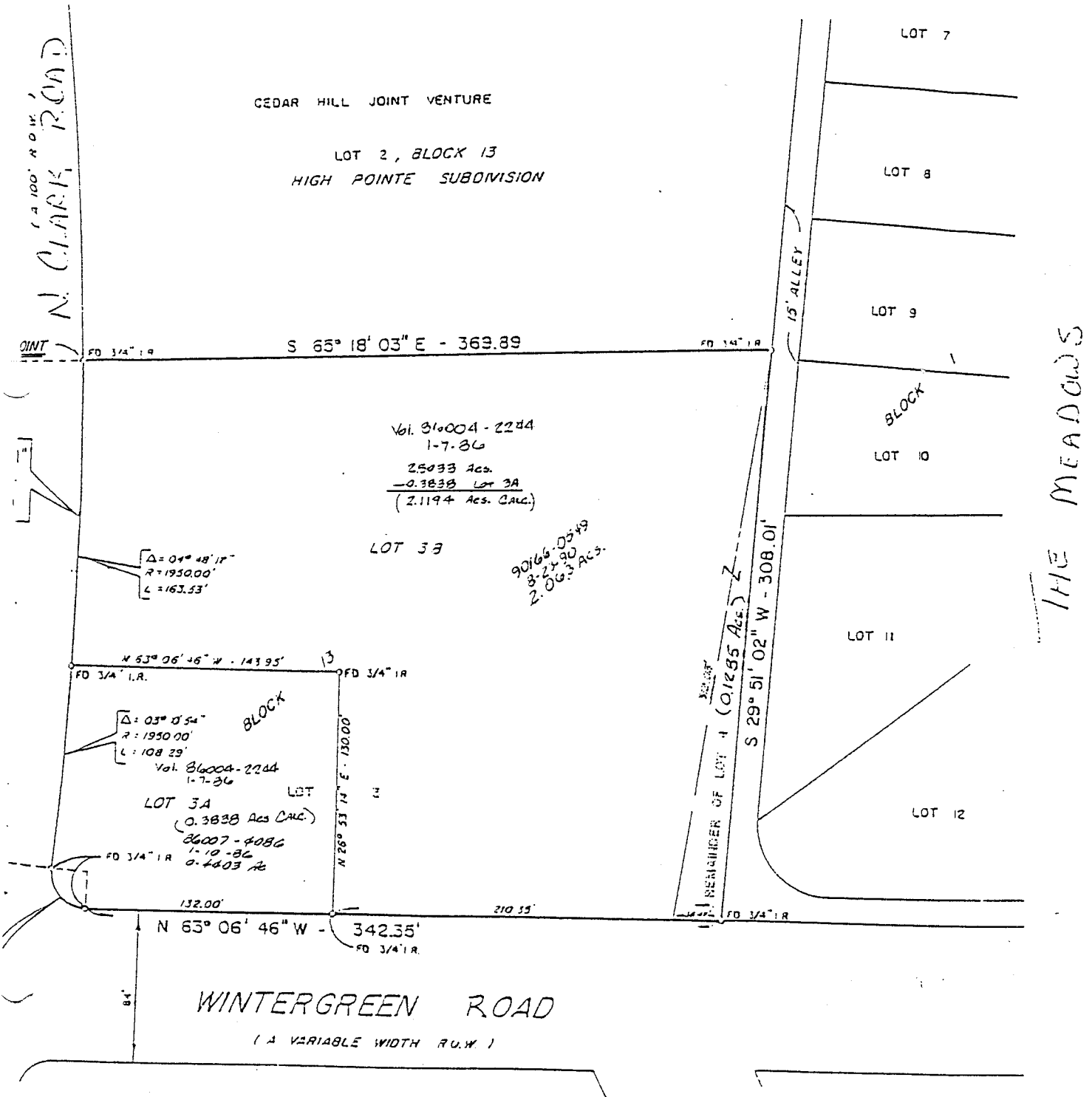
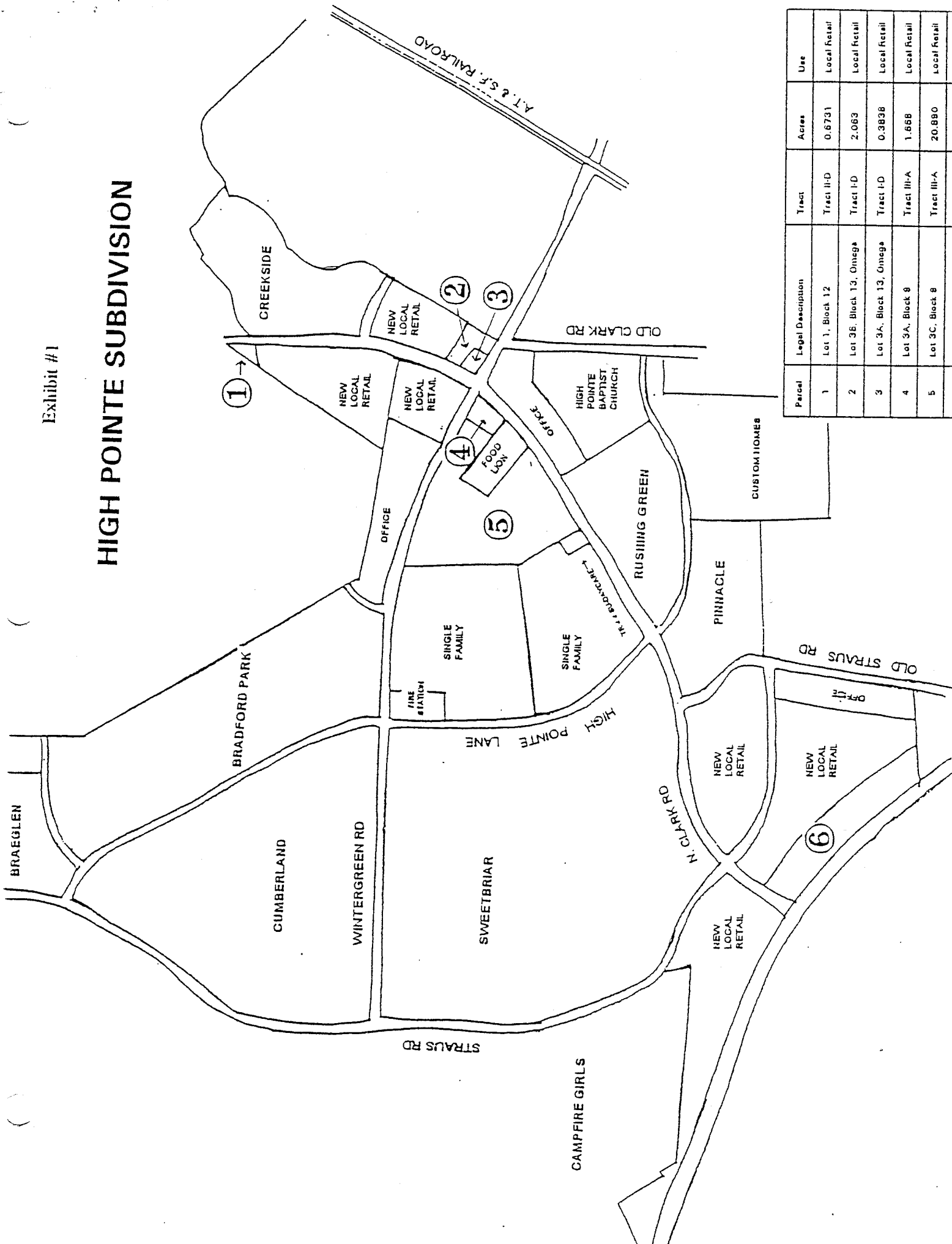


Exhibit #1

# HIGH POINTE SUBDIVISION



Parcel	Legal Description	Tract	Acres	Use
1	Lot 1, Block 12	Tract II-D	0.6731	Local Retail
2	Lot 36, Block 13, Omega	Tract I-D	2.063	Local Retail
3	Lot 3A, Block 13, Omega	Tract I-D	0.3838	Local Retail
4	Lot 3A, Block 8	Tract III-A	1.668	Local Retail
5	Lot 3C, Block 8	Tract III-A	20.880	Local Retail

# Parcels 4 & 5

BOOKS

SURVEY SAMUEL RAMSEY  
 SCALE 100 FT. E  
 DRAWN BY S. CALIXTO  
 UPDATED \_\_\_\_\_

