

NO. 82-625

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE #439 PROVIDING A CHANGE OF ZONING FROM R-1B RESIDENTIAL TO PLANNED DEVELOPMENT DISTRICT-COURTYARD HOMES (AS AUTHORIZED BY ORDINANCE NO. (82-624) ON THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; 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 public 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 Zoning Classification is hereby changed from R1-B Residential to Planned Development District-Courtyard Homes on the following specifically described property; to wit:

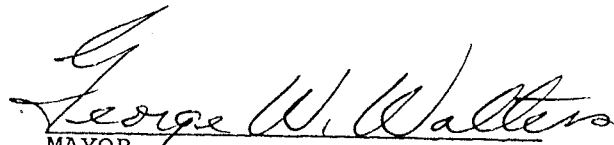
From the Highland No. 8  
Addition to the City of  
Cedar Hill, Texas:

Block R - Lots 1-27  
Block Q - Lots 18-34  
Block V - Lots 1-9

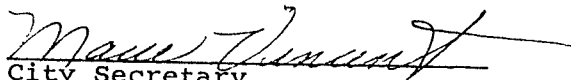
Section 2.

The Zoning Classification of Planned Development District-Courtyard Homes shall take immediate effect after its passage 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 13th day of April, 1982.

  
MAYOR

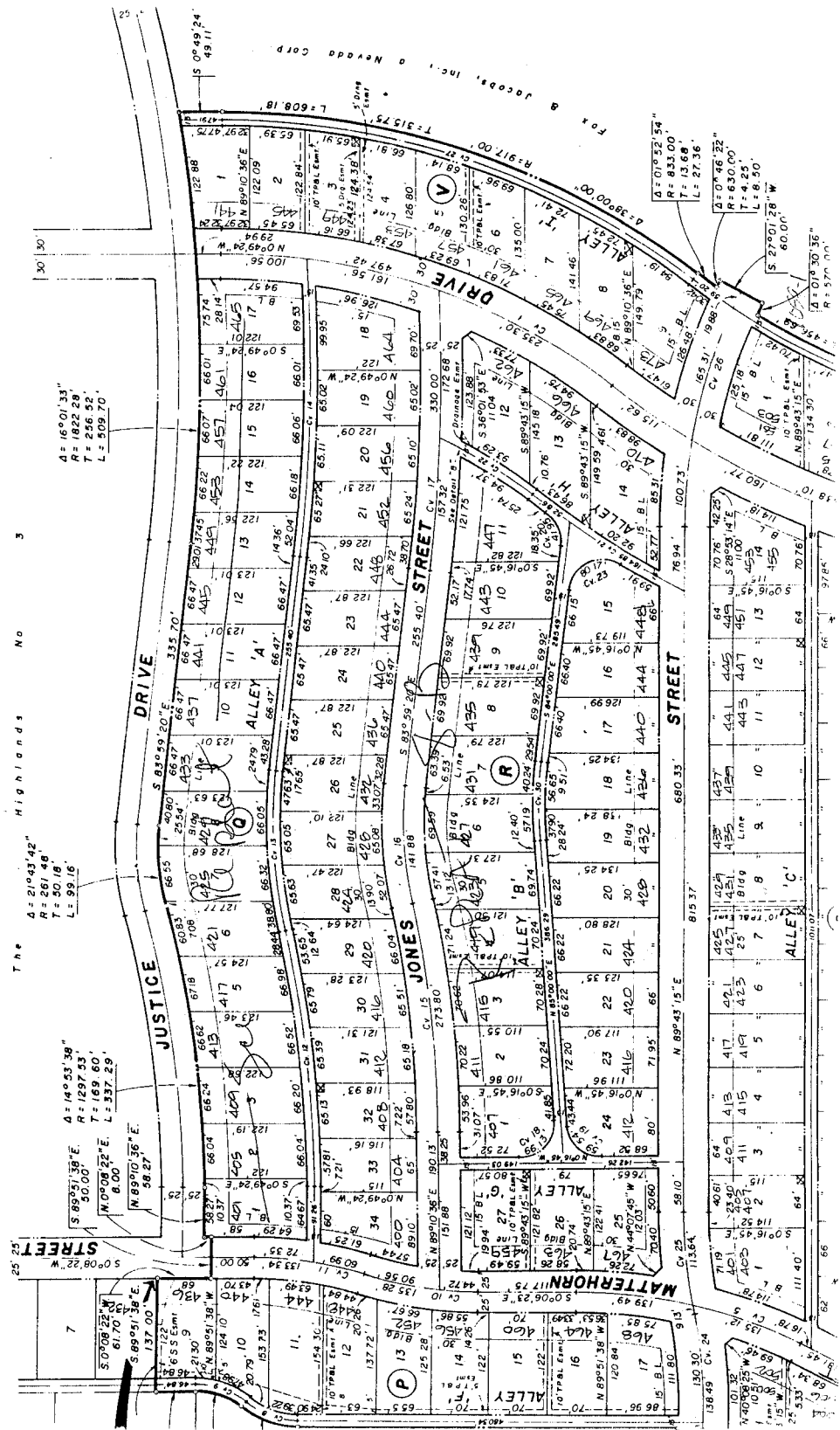
ATTEST:

  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

THENCE in a southeasterly direction along said curve to the right, an arc length of 8.50 feet to the end of said curve;  
 THENCE S 27° 01' 28" W, a distance of 60.00 feet to the beginning of a non-tangent curve to the left, having a central angle of 01° 30' 36", a radius of 570.00 feet, a tangent length of 7.51 feet, and a chord bearing N 63° 43' 50" W, 15.02 feet;  
 THENCE in a northwesterly direction along said curve to the left, an arc length of 15.02 feet to the beginning of a non-tangent curve to the left, having a central angle of 31° 24' 45", a radius of 833.00 feet, a tangent length of 234.24 feet, and a chord bearing S 15° 25' 37" W, 450.99 feet;  
 THENCE in a southerly direction along said curve to the left, an arc length of 456.69 feet to the end of said curve.



THENCE in a southeasterly direction along said curve to the right, an arc length of 8.50 feet to the end of said curve;  
 THENCE S 27° 01' 28" W, a distance of 60.00 feet to the beginning of a non-tangent curve to the left, having a central angle of 01° 30' 36", a radius of 570.00 feet, a tangent length of 7.51 feet, and a chord bearing N 63° 43' 50" W, 15.02 feet;  
 THENCE in a northwesterly direction along said curve to the left, an arc length of 15.02 feet to the beginning of a non-tangent curve to the left, having a central angle of 31° 24' 45", a radius of 833.00 feet, a tangent length of 234.24 feet, and a chord bearing S 15° 25' 37" W, 450.99 feet;  
 THENCE in a southerly direction along said curve to the left, an arc length of 456.69 feet to the end of said curve.

THE  
 HIGHLANDS  
 No 3

$A = 21^{\circ}03'42''$   
 $R = 261.48'$   
 $T = 50.18'$   
 $L = 99.16'$

$A = 14^{\circ}53'38''$   
 $R = 1297.53'$   
 $T = 169.60'$   
 $L = 537.29'$

$A = 65^{\circ}01'31''$   
 $R = 1822.28'$   
 $T = 256.85'$   
 $L = 509.70'$