

ORDINANCE NO 2017-612

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 ON THE NORTHEAST, GULF COAST AND SANTA FE RAILROAD ON THE SOUTHEAST, AND STRAUS ROAD ON THE WEST, BEING 20.672 ACRES OUT OF THE Z. COOMBS SURVEY, ABSTRACT NO. 306 FROM "LR" – LOCAL RETAIL DISTRICT WITH REMOVAL OF THE "UT" – UPTOWN OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT; INCORPORATING A CONCEPT PLAN; ESTABLISHING SPECIFIC STANDARDS AND CONDITIONS; PROVIDING FOR CONFLICTS, A SEVERABILITY CLAUSE, PROVIDING AN EFFECTIVE DATE, AND PROVIDING FOR PUBLICATION.

WHEREAS, a request for a change in zoning classification from "LR" – Local Retail District to a "PD" – Planned Development District, was duly filed with the City of Cedar Hill, Texas, and was assigned case no. 2016-30; and

WHEREAS, the proposed "PD" – Planned Development District is accompanied by a Concept Plan that depicts proposed development for multiple-family residential (apartment) uses and commercial uses; and

WHEREAS, the proposed PD 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 December 4, 2016, 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 December 20, 2016; 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 January 10, 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 20.672 acres of land out of the Z. Coombs Survey, Abstract No. 306, bounded by FM 1382 on the northeast, Gulf Coast and Santa Fe Railroad on the southeast, and Straus Road on the west, as more particularly described in **Exhibits "A-1" and "A-2"** 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 hereby is changed from “LR” – Local Retail District with removal of the “UT” – Uptown Overlay District to “PD” – Planned Development District. The official zoning map for the city shall be changed to reflect this change in zoning district classification.

SECTION 3 – APPLICABILITY. The property described in Section 1 above shall be subject to the regulations set forth in this ordinance and to all other ordinances applicable to the development of land and building construction in the City of Cedar Hill, Texas.

SECTION 4 – PURPOSE AND INTENT. The purpose and intent of this Planned Development District is to create a vibrant and urban pedestrian-friendly development that emphasizes the gateway to the Cedar Hill City Center as herein modified, and in accordance with the attached Concept Plan.

SECTION 5 – CONCEPT PLAN. Development of this property shall be consistent with the Concept Plan and supportive documents, attached hereto as **Exhibits “B”, “B-1”, “B-2”, “B-3”, “B-4”, “B-5”, “B-6”, “B-7”, “B-8”, “B-9”, “B-10”, “B-11”, “B-12”, “B-13”, “B-14”, “B-15”, and “B-16”** and incorporated by reference herein as if fully set forth. The location of authorized land uses shall be as depicted on the Concept Plan.

SECTION 6 – TRAFFIC IMPACT ANALYSIS. A Traffic Impact Analysis has been submitted to ascertain the impact of the proposed zoning upon the surrounding roadway network. An updated Traffic Impact Analysis will be required with submittal of a subsequent development application including a plat, development plan or PD Site Plan for any portion of the property.

SECTION 7 – DEVELOPMENT PLANS. A Development Plan may be required as described in Section 3.19.3.B of Chapter 23 of the Code of Ordinances of the City of Cedar Hill, Texas, as amended (the “Zoning Ordinance”).

SECTION 8 – SITE PLANS. Site Plans shall be approved prior to any construction or development within the PD District in accordance with the standards in Section 3.19, as amended of the Zoning Ordinance.

SECTION 9 – SUBDISTRICTS. The Planned Development District consists of the following Subdistricts as depicted on Exhibit “B”, Concept Plan:

- A. Commercial Subdistrict – 3.002 acres
- B. Residential Subdistrict – 17.671 acres

SECTION 10 – DEFINITIONS. The definitions in Section 5.8 of the Zoning Ordinance shall be applicable to this Planned Development with the exception of those terms defined in this Section.

- A. *Accessory structures* – A detached structure subordinate to the main building and utilized for purposes directly accessory and incidental to the main use. Accessory structures include, but are not limited to, detached garages, carports, and storage units.
- B. *Common open space* – An area having a slope not exceeding ten (10) percent and having no dimensions of less than ten (10) feet including the following: landscaping areas; community gardens; water features; sidewalks; gathering spaces such as decks, patios, and lounge areas; recreational facilities such as trails, swimming pools, and athletic courts; and designated conservation areas of significant trees or natural vegetation. Common open space may include rooftops constructed with these amenities.
- C. *Gateway element* – A structure that may be freestanding, part of a building, or art that serves as a gateway into the City Center located at the intersection of FM 1382 and Straus Road.
- D. *Interior trail (private build)* – As depicted on Exhibit “B”, Concept Plan a minimum 4-foot wide path that is constructed of concrete, decomposed granite, or other durable and material with the type (pedestrians and/or bicyclists) to be determined.
- E. *Internal facades* – Exterior building walls that do not face or are more than 150 feet away from Straus Road, FM 1382 and Pleasant Run Road.
- F. *Original grade* – The topographic characteristics of the property that existed prior to the adoption of this ordinance.

- G. *Pedestrian walkway* – As depicted on Exhibit “B”, Concept Plan, a minimum 4-foot wide path for pedestrians that is constructed of concrete and/or pavers.
- H. *Pedestrian-oriented fixtures* – Street lamps that provide lighting for pedestrians and measure 12 to 15 feet in height.
- I. *Perimeter facades* – Exterior building walls facing and within 150 feet of Straus Road, FM 1382 and Pleasant Run Road.
- J. *Tandem parking* – A parking space between an enclosed or covered parking space and a private drive.
- K. *Trail connection (private build)* – As depicted on Exhibit “B”, Concept Plan and Exhibit “B-14”, Typical Street Cross Sections, a minimum 8-foot wide path for pedestrians and/or bicyclists constructed of concrete and/or pavers.
- L. *Master Parks Plan Trail* – As depicted on Exhibit “B”, Concept Plan, a minimum 12-foot wide path for pedestrians and bicyclists constructed of concrete and/or pavers.
- M. *Transparency* – The total area of window and door opening filled with glass, expressed as a percentage of the total façade area by story.

SECTION 11 – AUTHORIZED LAND USES.

- A. *Commercial Subdistrict* – Land uses shall be permitted within this Subdistrict in the same manner as they are permitted within the “LR” – Local Retail District in Section 4.1.2 of the Zoning Ordinance with the exceptions stated in this Section. Land uses with drive-through or drive-in facilities that are not prohibited in this Section shall require a Conditional Use Permit. However, the following main uses are prohibited:
 - 1. Farms, General (Livestock/Ranch)
 - 2. Appliance Repair
 - 3. Ambulance Service
 - 4. Auction (Indoors)
 - 5. Automobile Driving School
 - 6. Laundry/Dry Cleaning (Self-Service)
 - 7. Auto, Truck, Trailer Dealer (Primarily New/Used)
 - 8. Auto Supply Store for New & Rebuilt Parts
 - 9. Gas and Fuel Sales (Retail only)
 - 10. Motorcycle Dealer

11. Pawn Shop
12. Recreational Vehicle Dealer/Sales Only
13. Restaurant (Drive-In)
14. Restaurant (Drive-Thru)
15. Auto Body Repair
16. Auto Glass Repair/Tinting
17. Auto Interior Shop
18. Auto Muffler Shop
19. Auto Paint Shop
20. Auto Rental
21. Auto Repair (General) Major
22. Auto Tire Repair/Sales (Outdoor Sales/Storage/Display)
23. Car Wash (Self-Service)
24. Full Service Car Wash (Detail Shop)
25. Limousine Service
26. Motorcycle Repair (General) & Sales
27. Quick Lube/Oil Change/Minor Inspection
28. Tire Sales (Indoors) (no outdoor sales/storage or display)
29. Boat Basing/Floating Boat Storage
30. Covered or Totally Enclosed Boat and/or R.V. Dry Storage Facilities on Land
31. Driving Range
32. Open Boat and/or R.V. Dry Storage Facilities on Land; Including Boat Rental, Repair and/or Service
33. Parking Areas for Vehicles/Trailers/R.V.'s
34. Animal Pound (Public) Municipal
35. Assisted Living Facility
36. Electrical Generating Plant
37. Electrical Substation
38. Emergency Care Clinic
39. Hospital (Acute Care)
40. Hospital (Chronic Care)
41. Maternity Homes
42. Municipal – Fire Station
43. Municipal – Inoperable Vehicle/Impound Lot
44. Municipal – Sewage Pumping Station
45. Municipal – Wastewater Treatment Plant
46. Municipal – Water Supply Facility (Elevated Water Storage)
47. Municipal – Water Treatment Plant
48. Non-Profit Activities by Church
49. Philanthropic organization

50. Rectory/Parsonage
51. Retirement Home/Home for the Aged
52. School, Driving/Defensive Driving
53. School, K through 9 (Private)
54. School, K through 9 (Public)
55. School, Secondary, 10-12 (Private or Public)
56. Skilled Nursing Facility
57. Batching Plant (Temporary)

B. *Multiple-Family Subdistrict* – Land uses shall be permitted within this Subdistrict in the same manner as they are permitted within the “MF” – Multiple-Family District in Section 4.1.2 of the Zoning Ordinance. However, the following main uses are prohibited:

1. Farms, General (Livestock/Ranch)
2. Community Home
3. Family Home Adult Care
4. Rooming/Boarding House
5. Single Family Detached
6. Single Family Industrialized Home
7. Boat Basing/Floating Boat Storage
8. Country Club (Private)
9. Covered or Totally Enclosed Boat and/or R.V. Dry Storage Facilities on Land
10. Animal Pound (Public) Municipal
11. Assisted Living Facility
12. Electrical Generating Plant
13. Electrical Substation
14. Fraternal Organization
15. Group Day Care Home
16. Hospice
17. Maternity Homes
18. Municipal – Community Center
19. Municipal – Fire Station
20. Municipal – Governmental Building
21. Municipal – Inoperable Vehicle/Impound Lot
22. Municipal – Library
23. Municipal – Sewage Pumping Station
24. Municipal – Wastewater Treatment Plant
25. Municipal – Water Supply Facility (Elevated Water Storage)
26. Municipal – Water Treatment Plant
27. Monastery/Convent

- 28. Non-Profit Activities by Church
- 29. Rectory/Parsonage
- 30. Retirement Home/Home for the Aged
- 31. School, K through 9 (Private)
- 32. School, K through 9 (Public)
- 33. School, Secondary, 10-12 (Private or Public)
- 34. Skilled Nursing Facility
- 35. Batching Plant (Temporary)

SECTION 12 – COMMERCIAL SUBDISTRICT. The development standards in Section 3.12 of the Zoning Ordinance for the “LR” – Local Retail District shall be applicable to the Commercial Subdistrict except where stated in this Ordinance.

A. *Yard Requirements* – Structures shall adhere to the yard requirements along the following streets except architectural building features and patios may encroach up to a maximum of 10 feet.

- 1. Straus Road
 - a. Minimum yard – 0 feet
 - b. Maximum yard – 60 feet with the exception that the gateway element shall not have a yard greater than any other structure
- 2. FM 1382
 - a. Minimum yard: 0 feet
 - b. Maximum yard: 60 feet with the exception that the gateway element shall not have a yard greater than any other structure
- 3. Pleasant Run Road
 - a. Minimum yard: 0 feet
 - b. Maximum yard: 10 feet. The maximum yard may be increased for the installation of the following: outdoor decks, patios, and lounge areas for gathering spaces; pedestrian walkways and on-street parking depicted on the concept plan that is not placed in the right-of-way; landscape islands and planters; and architectural elements such as canopies, porticos, awnings, roof overhangs, arches, and columns.

B. *Height*

- 1. Maximum height – Four (4) stories from the original grade or five (5) stories if one story is below the original grade
- 2. Gateway element
 - a. Minimum height – 40 feet
 - b. Maximum height – 65 feet

SECTION 13 – MULTIPLE-FAMILY SUBDISTRICT

- . The development standards in Section 3.10 of the Zoning Ordinance for the “MF” – Multiple-Family Residential District shall be applicable to the Multiple-Family Subdistrict except where stated in this Ordinance.

A. *Maximum Density* – 20 dwelling units per acre (calculated on platted lot acreage)

B. *Minimum Lot Area* – 1,600 square feet per dwelling unit

C. *Yard Requirements* – Structures shall adhere to the yard requirements along the following streets except architectural building features, patios and fencing for ground level units may encroach up to a maximum of 10 feet.

1. Straus Road

- a. Minimum yard – 30 feet
- b. Maximum yard – 45 feet

2. FM 1382

- a. Minimum yard – 15 feet
- b. Maximum yard – 25 feet

3. Pleasant Run Road

- a. Minimum yard – 0 feet
- b. Maximum yard – 10 feet. The maximum yard may be increased for the installation of the following: outdoor decks, patios, and lounge areas for gathering spaces; pedestrian walkways and on-street parking depicted on the concept plan that is not placed in the right-of-way; landscape islands and planters; and architectural elements such as canopies, porticos, awnings, roof overhangs, arches, and columns.

D. *Maximum lot coverage* – 70% main and accessory buildings

E. *Structure Standards and Height*

- 1. Minimum building separation – 10 feet apart at the closest point
- 2. Maximum height – Four (4) stories from the original grade or five (5) stories if one story is below the original grade
- 3. Minimum living area – 650 square feet for one bedroom, with an additional 150 square feet for each additional bedroom
- 4. Maximum building length – 250 feet

F. Each dwelling unit shall provide high quality interior finish-outs typically found in urban multifamily developments. Examples of these amenities that will be provided upon completion of construction are as follows: fully-equipped kitchens with stainless steel appliances, side-by-side refrigerators with ice/water dispensers, elegant slab

granite countertops in kitchens and bathrooms, espresso kitchen cabinets with satin nickel hardware, undermount extra deep stainless sink in kitchens, MasterWood plank flooring in living/dining areas, kitchens and entries, designer lighting package, ceiling fans in living rooms and bedrooms, five-panel interior doors, USB outlets for charging electronics, high-speed internet, spacious patios and balconies, private patios with front stoop access, and full-size washers and dryers.

- G. A minimum of seven of the following amenities will be provided: National Green Building Standards Certification, resort-style pool, outdoor fire place area, pool side cabanas, outdoor seating areas, resident business center, conference room, Internet lounge, patios, sky lounge located in the clubhouse on the second floor or above, pocket parks, dog park, pet grooming station, hiking/biking trails, undisturbed natural areas, bicycle storage, bicycle repair station, outdoor grills, and resident fitness facility.

SECTION 14 – PARKING AND LOADING. Parking and loading shall comply with Section 5.1 of the Zoning Ordinance except where stated in this Section.

- A. Minimum parking spaces
1. Permitted uses within the Commercial Subdistrict – 1 space per 250 square feet
 2. Multiple-family uses within the Multiple-Family Subdistrict – 1.7 spaces per dwelling unit
- B. On-street parking spaces and off-street parking spaces may both be counted as required minimum parking spaces.
- C. A minimum of 10 percent of the required parking for multiple-family uses shall be enclosed or covered.
- D. A maximum of 20 percent of the required parking shall be provided in tandem parking spaces.
- E. Required parking may be located on lots without the primary use, but within the Planned Development District.
- F. Parking spaces that are in enclosed structures, covered, or in a tandem parking configuration may be counted as required parking if they meet the minimum size of a parking space.

- G. Off-street parking shall only be permitted in those areas of the street yards where parking is depicted on the Concept Plan.

SECTION 15 – LANDSCAPING. Landscaping shall comply with Section 5.2 of the Zoning Ordinance except where stated in this Section.

- A. The minimum amount of required landscaping in the street yard along FM 1382 is 20 percent with plantings in accordance with Section 5.2.2 of the Zoning Ordinance.
- B. The minimum amount of required landscaping in the street yard along Straus Road is a minimum of one, 4-inch caliper tree for every 900 square feet of street yard area as depicted on Exhibit “B-2”. The Planning Director or Building Official may approve 3.5-inch caliper trees if 4-inch caliper trees are unavailable at the time of planting.
- C. Screening of parking shall be required for those areas fronting or siding FM 1382 and Straus Road as depicted on Exhibit “B”, Concept Plan.
- D. Screening of parking shall not be required to be offset.
- E. No on-street or off-street parking space shall be located further than 50 feet from a permeable landscaped island, peninsula, or median.
- F. No more than one-third (1/3) of the dripline of existing trees may be covered with an impervious cover.
- G. In addition to the required landscaping in street yards and for screening of parking, landscaping shall be planted in the areas shown on Exhibit “B-15”, Enhanced Planting Area. Landscaping within those areas shall include a combination of trees, shrubs and groundcovers. Species selection and plant design respects as far as practicable the indigenous flora of the area, minimizes the selection of non-indigenous species and consists of plants suited and able to flourish in the site conditions while balancing aesthetic appeal with environmental benefits, durability and sustainability.

SECTION 16 – COMMON OPEN SPACE.

- A. A minimum of twenty (20) percent of the gross land area shall be common open space.

- B. The two plazas in the Multiple-Family Subdistrict along Straus Road shall incorporate furniture including, but not limited to, benches and trash receptacles.
- C. Each site plan submitted shall contain a table with the following information to calculate the common open space:
 - 1. Type (reference type from Section 10, Definitions)
 - 2. Size
 - 3. Subdistrict
 - 4. Total of all common open space approved on previous site plans throughout the Planned Development

SECTION 17 – FENCES, WALLS AND SCREENING.

- A. Fencing, walls and screening shall comply with Section 5.3 of the Zoning Ordinance, except where stated in this Section.
- B. A screening wall or fence shall not be required between the Commercial Subdistrict and the Multiple-Family Subdistrict.
- C. Fencing shall be permitted for ground level dwelling units facing any open space or green space subject to yard requirements.
- D. Fencing materials around the yard space for ground level dwelling units shall be constructed of wrought iron or a similar opaque material and shall not exceed 4 feet in height.
- E. With the exception of fencing around yard space on ground level dwelling units, there shall be no fencing along Straus Road.

SECTION 18 – PEDESTRIAN CONNECTIVITY.

- A. Building entrances shall be connected to pedestrian walkways, trail connections (private build) and interior trails (private build) by other pedestrian walkways as depicted on Exhibit “B”, Concept Plan.
- B. Pedestrian walkways along Pleasant Run Road shall be a minimum of 8 feet wide as depicted on Exhibit “B-14”, Typical Street Cross Sections.

- C. Landscape islands may encroach into the minimum pavement width of pedestrian walkways, trail connections (private build), and trail connections (private build) as long as a minimum of four feet is provided for continuous accessibility.
- D. Pedestrian walkways, trail connections and interior trails that cross a drive aisle or street shall be distinguished from the surrounding pavement by a dissimilar textured concrete or roadway pavers.
- E. At the time of platting, a pedestrian public access easement shall be dedicated along the Master Parks Plan Trail and Trail connections (private build) that are not within the city's right-of-way or TxDOT's right-of-way and shall not be enclosed to restrict access.
- F. The Trail connections (private build) shall have an alignment that meanders throughout the setback along Straus Road as depicted on Exhibit "B-2".
- G. *Master Parks Plan Trail* – The City and the developer may enter into an agreement for the construction, funding and/or maintenance of the Master Parks Plan Trail including, but not limited to, consideration of the following:
 - 1. Escrow in the amount of the construction costs for the width and length of sidewalk along FM 1382 required by Section 20-22, Chapter 20 of the Code of Ordinances of the City of Cedar Hill, Texas.
 - 2. If the developer constructs the Master Parks Plan Trail, then the proportional construction costs may be deducted from the required park development fees due as required by Article II, Chapter 20.
 - 3. The dedication of land as required by Article II, Chapter 20 may be met in whole or in part proportionate to the dedication of land for the Master Parks Plan Trail.

SECTION 19 – EXTERIOR BUILDING MATERIALS.

- A. Perimeter facades shall include all or a combination of the following exterior building materials with exceptions for trim or accent materials described in this Section:
 - 1. Brick
 - 2. Native/natural quarried stone (limestone, marble, or granite)
 - 3. Cast stone
 - 4. Stucco

5. Glass
 6. Pre-finished metal panels – The request to utilize pre-finished metal panels shall follow the procedures for determining alternative exterior materials in Section 5.7.2.B of the Zoning Ordinance.
- B. A minimum of 50 percent of each internal façade shall include all or a combination of the exterior building materials noted in the aforementioned Subsection. The request to utilize a building material other than Exterior Insulating Finishing System (EIFS) on the remaining 50 percent of each internal façade shall follow the procedures for determining alternative exterior materials in Section 5.7.2.B of the Zoning Ordinance.
- C. The following exterior building materials may only be used as trim or accent:
1. Natural or composite wood – limited to a maximum of 10 percent on each internal facade or perimeter facade
 2. Pre-finished metal panels – limited to a maximum of 15 percent on each internal facade or perimeter facade
 3. EIFS – installed above a height of 8 feet and limited to a maximum of 10 percent on each perimeter facade
 4. Architectural pre-cast – limited to a maximum of 10 percent on each internal facade or perimeter facade
 5. Decorative face integral color concrete masonry units, such as split-face, scored, ground face, or burnished – limited to a maximum of 10 percent on each internal facade or perimeter facade
- D. Cement fiber board or composite cement board is limited to balconies and interior corridors.
- E. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors must be approved by the City.

SECTION 20 – ARCHITECTURAL DESIGN.

- A. A similar architectural style or theme should be used throughout a single development phase. Building entrances and accent features are appropriate locations to express individual character or identity.
- B. Elements shall occur at intervals of no greater than 100 feet horizontally or 30 feet vertically on each building facade. At least three of the elements listed below shall be utilized.
1. Color change

2. Texture change
3. Exterior building material change
4. Medallions/accent pieces
5. Decorative light fixtures
6. A change in plane of no less than 16 inches in width for 25 percent of the building facade element.

C. Transparency

1. Windows/glazing shall comprise a minimum of 20 percent on each perimeter facade and a minimum of 10 percent on each internal facade.
2. Commercial Subdistrict – The ground story of each building facade on Pleasant Run Road shall have a minimum transparency of 50 percent.
3. Multiple-Family Subdistrict – The ground story of each building facade on Pleasant Run Road shall have a minimum transparency of 30 percent.

D. In the Multiple-Family Subdistrict, a minimum of one public entrance is required on each building facade on Straus Road and Pleasant Run Road. In the Commercial Subdistrict, a minimum of one public entrance for each lease space is required on each building facade on Pleasant Run Road. At least one of these public entrances to the building shall be clearly defined and highly visible containing at least three of the following:

1. Canopies, porticos, or awnings
2. Overhangs
3. Recesses/projections
4. Raised corniced parapets over the door
5. Peaked roof forms
6. Arches
7. Outdoor patios
8. Display windows
9. Architectural details such as tile work and moldings which are integrated into the building structure and design
10. Planters or wing walls that incorporate landscaped areas and/or places for sitting

E. Roofs

1. Gable, hip, and shed roofs with overhanging eaves shall have a pitch between 3/12 and 12/12.
2. Building facades having a width greater than 75 feet shall incorporate distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines.

3. Flat roofs may be utilized if they contain HVAC units that are screened from view of FM 1382.

SECTION 21 – ACCESSORY STRUCTURES.

- A. Accessory structures are limited in height to 26 feet.
- B. Accessory structures shall not exceed 50 percent of the floor area of a main building.
- C. Accessory structures shall be a minimum of 50 feet from the street yard of a main building.
- D. Perimeter facades shall compliment the main building architecture, use the same material palette, and include at least two of the following:
 1. Facade modulation of at least six inches for every 30 feet of wall length
 2. Multiple building materials
 3. Multiple surface textures or patterns
 4. Variation of roof designs.

SECTION 22 – SIGNAGE.

- A. Signs shall comply with Section 3.14.7 of the Zoning Ordinance and Article 4 of Chapter 12 of the Code of Ordinances of the City of Cedar Hill, Texas, except where stated in this Section.
- B. Attached signs are permitted on the gateway element in accordance with Article 4 of Chapter 12.
- C. Monument signs
 1. Monument signs shall be permitted as stand-alone signs or part of or adjacent to the gateway element.
 2. Monument signs shall be permitted at the intersections of Pleasant Run and Straus Road and Pleasant Run and FM 1382.
 3. Monument signs shall conform generally to the design pallet, illustrations, location and text set forth in Exhibit “B-11”, Conceptual Monument Signage and C-11, Conceptual Monument Sign Location Plan.
- D. A wayfinding system providing directional and informational signs that are attractive, clear and consistent in theme, location, and design shall be allowed throughout the

development. Wayfinding signage shall be co-located near street furniture and streetscapes where possible.

- E. Signs for a retail, office or similarly permitted use may be hung from the front of the building and may extend perpendicularly up to 36 inches into the pedestrian walkway provided that the bottom of such sign shall be at least 8 feet above the pedestrian walkway.
- F. Signs shall be subordinate to the overall building composition and shall appear to be in scale with the building façade.
- G. The location, size, and appearance of tenant identification signs shall contribute to street activity and enhance the street-level experience that is appropriate for the Development.

SECTION 23 – STREET LIGHTING.

- A. Common lighting standards shall be utilized throughout the Planned Development with a typical design as shown on Exhibit “B-16”, Typical Street Lighting.
- B. With submittal of the site plan, a lighting plan shall be provided to show the spacing of light fixtures and the lighting fixture design.
- C. Pedestrian-oriented fixtures shall be placed at regular spacing intervals along the Trail connection (private build), along both pedestrian walkways on Pleasant Run Road, and the pedestrian walkways within the Commercial Subdistrict. Bollard lighting may be utilized along the Trail connection (private build) to meet this standard.
- D. All lamp posts shall have a base, middle and top.
- E. High-pressure sodium lights shall be prohibited.
- F. The following standards apply to the placement of lighting fixtures in relation to Pleasant Run Road and the Trail connection (private build). All lighting will adhere to the Public Works Department Design Criteria Manual and be coordinated with Oncor.
 - 1. The minimum clearance from a street light pole or bollard to the face of curb shall be 2 feet.
 - 2. The minimum clearance from a street light pole or bollard to the edge of a sidewalk clear path shall be 1 foot.

3. The minimum clearance from a street light pole to the center point of a tree shall be 20 feet.
4. A consistent on-center average distance for streetlight poles oriented on Pleasant Run Road and, if applicable, the Trail connection (private build) will be 90 feet.
5. Street light poles may be alternately sequenced from one side of Pleasant Run Road to the other to ensure continuous light pockets.

SECTION 24 – STREET FURNITURE.

- A. Locations and types of street furniture shall be shown on each site plan submitted for consideration showing compliance with the standards in this Section.
- B. Street furniture shall be placed between the curb and the sidewalk or between the building facade and the sidewalk, ensuring a clear path of 5 feet in the following locations:
 1. Along both pedestrian walkways on Pleasant Run Road where outdoor patios are not located;
 2. Along pedestrian walkways within the Commercial Subdistrict where outdoor patios are not located; and
 3. Ground-level retail frontages and entrances to major employers or activity.
- C. Street furniture shall include a variety of amenities and selection of materials that add to the excitement, vitality and historic nature of the development including benches, low walls, planter edges, and wide steps.
- D. Where provided, seating shall be sized to provide a minimum of two people per furnishing.
- E. Single seats may be provided as long as they are in groups of two or more.
- F. Seating can be integrated into buildings and street walls, but generally should be located where shade is available.
- G. Street furnishings shall be designed for universal access and to facilitate use by those of all ages and abilities.
- H. Separate trash and recycling receptacles shall be located regularly at intersections, near building entrances and adjacent to outdoor seating areas.

SECTION 25 – STREET INTERSECTIONS.

- A. Intersections shall be the primary location for pedestrian crossings.
- B. Curb extensions (bulb-outs) shall be used to shorten crossing distances and to frame in on-street parking areas.
- C. Curb radii shall range from 10 to 20 feet at intersections in order to slow down vehicular traffic.
- D. Crosswalks shall be marked by a paving design that is clearly different from the street paving through design, color, or texture. Stamped concrete and pavers are approved materials for crosswalk designs.

SECTION 26 – DEVELOPMENT PHASING.

- A. The Multiple-Family Subdistrict will commence construction by the middle of the third quarter in 2017 and is anticipated to be complete by the third quarter of 2019.
- B. The Commercial Subdistrict is actively being promoted and marketed to commercial and retail tenants and will continue to be vigorously marketed until the commercial portion is completely sold or leased.
- C. The Commercial Subdistrict will commence construction when approximately 65 percent of the gross leasable area is pre-leased or sold. Based on positive economic conditions, high occupancy of commercial lease space in Cedar Hill and strong interest and demand for commercial lease space, the anticipated commencement of construction milestone for the Commercial Subdistrict would occur in the third quarter of 2018, with completion in the third quarter of 2019.
- D. The extension of Pleasant Run, private build trails, and the brick/stone wall of the gateway element at the intersection of FM 1382 and Straus Road will be constructed with the Multiple-Family Subdistrict.


SECTION 27 – CONFLICTS. This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances for the City of Cedar Hill, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event, conflicting provisions of such ordinances and Code are hereby superseded.

SECTION 28 – SEVERABILITY. The terms and provisions of this ordinance shall be deemed to be severable and if the validity of any section, subsection, sentence, clause or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Ordinance.


SECTION 29 – 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 hereof as an alternative method of publication provided by law.

SECTION 30 – 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 AND APPROVED by the City Council, the City of Cedar Hill, on this the 24th day of January, 2017.


Rob Franke, Mayor
City of Cedar Hill, Texas

ATTEST:


Belinda Berg
City Secretary

APPROVED AS TO FORM:

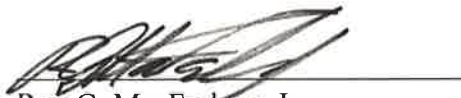

Ron G. MacFarlane, Jr.
City Attorney

Exhibit “A-1”, Page 1

Planned Development District

Boundary Description for Entire Development

Situated in the City of Cedar Hill, County of Dallas, State of Texas, being a port of the Z. Coombs Survey, Abstract No. 306 and being the 13.626 acre Tract I and the 3.002 acre Tract II of lands conveyed by Dr. Hyman Kahn and Anna Lee Kahn to Isabel F. Kahn and Lisa Kahn by deed dated November 24, 1999, recorded in Volume 99230, Page 2316, Deed Records, Dallas County, Texas and being a 4.00 acre tract of land conveyed from Anna Lee Falkoff Kahn executor of the Estate of Hyman Kahn to ALK Realty, LTD by deed of record in the Dallas County Clerk File No. 20080033291, and being more particularly described by metes and bounds as follows:

Beginning at a found P/K nail in the top of a wooden right-of-way marker in the west right-of-way line of F.M. Road No. 1382 said nail being the northeast corner of said 3.002 acre tract;

Thence South 51°27'14" East, along the west line of said F.M. Road No. 1382, a distance of 1137.90 feet to a concrete monument found In the north right-of-way line of the Gulf Coast and Santa Fe Railroad;

Thence South 34°55'01" West, along the north line of said railroad, a distance of 806.01 feet to a brass cap monument found maintaining the southeast corner of said 4.00 acre tract and being the northeast corner of a 3.495 acre tract of land conveyed to ELSO Equipment Leasing, LLC by deed of record in DCCF# 200900131601;

Thence South 89°04'20" West, along the north line of said 3.495 acre tract and south line of said 4.00 acre tract, a distance of 524.62 feet;

Thence North 00°56'03" West, along the east line of Straus Road, a distance of 1377.8.3 feet to a 1/2" steel rod set at the intersection of the east right-of-way line of Straus Road and the west line of said F.M. Road No. 1382;

Thence North 89°39'55" East, along the west right-of-way line of said F.M. Road No. 1382, a distance of 118.60 feet to the Point-of-Beginning and containing 20.672 acres of land.

Boundary Description for Commercial Sub-Area (Segment 1)

Situated in the City of Cedar Hill, County of Dallas, State of Texas, being a part of the Z. Coombs Survey, Abstract No. 306 and being the same 3.002 acre Tract II of land conveyed by Dr. Hyman Kahn and Anna Lee Kahn to Isabel F. Kahn and Lisa Kahn by deed dated November 24, 1999, recorded in Volume 99230, Page 2316, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found P/K nail in the top of a wooden right-of-way marker in the west
Preston Trail Center Planned Development

Exhibit "A-1", Page 2
Planned Development District

right-of-way line of F.M. Road No. 1382 said nail being the northeast corner of said 3.002 acre tract;

***Thence** South 51°27'14" East, along the west line of said F.M. Road No. 1382, a distance of 370.00 feet to a 1/2" steel rod set for the southeast corner of said 3.002 acre tract;*

***Thence** South 38°31'53" West, along the south line of said 3.002 acre tract, a distance of 285.81 feet to a 1/2" steel rod set*

***Thence** South 89°03'21" West, continuing along the south line of said 3.002 acre tract, a distance of 222.51 feet to a 1/2" steel rod set*

in the east line of Straus Road for the southwest corner of said 3.002 acre tract;

***Thence** North 00°56'03" West, along the east line of Straus Road, a distance of 457.18 feet to a 1/2" steel rod set at the intersection of the east right-of-way line of Straus Road and the west line of said F.M. Road No. 1382;*

***Thence** North 89°39'55" East, along the west right-of-way line of said F.M. Road No. 1382, a distance of 118.60 feet to the **Point-of-Beginning** and containing **3.001 acres** of land.*

Boundary Description for Residential Sub-Area (Segment 2)

***Situated** in the City of Cedar Hill, County of Dallas, State of Texas, being a part of the Z. Coombs Survey, Abstract No. 306 and being the same 13.626 acre Tract I of land conveyed by Dr. Hyman Kahn and Anna Lee Kahn to Isabel F. Kahn and Lisa Kahn by deed dated November 24, 1999, recorded in Volume 99230, Page 2316, Deed Records, Dallas County, Texas and being a 4.00 acre tract of land conveyed from Anna Lee Falkoff Kahn executor of the Estate of Hyman Kahn to ALK Realty, LTD by deed of record in the Dallas County Clerk File No. 20080033291, and being more particularly described by metes and bounds as follows:*

***Commencing** at a found P/K nail in the top of a wooden right-of-way marker in the west right-of-way line of F.M. Road No. 1382 said nail being the northeast corner of said 3.002 acre tract;*

***Thence** South 51°27'14" East, along the west line of said F.M. Road No. 1382, a distance of 370.00 feet to a 1/2" steel rod set for the True Point-of-Beginning and the northeast corner of said 3.002 acre tract;*

***Thence** South 51°27'14" East, continuing along the west line of said F.M. Road No. 1382, a distance of 767.90 feet to a concrete monument found in the north right-of-way line of the Gulf Coast and Santa Fe Railroad;*

***Thence** South 34°56'01" West, along the north line of said railroad, a distance of 806.01 feet to a brass cap monument found maintaining the southeast corner of said 4.00 acre tract and*

Preston Trail Center Planned Development

Exhibit "A-1", Page 3
Planned Development District

being the northeast corner of a 3.495 acre tract of land conveyed to ELSO Equipment Leasing, LLC by deed of record in DCCF# 200900131601;

***Thence** South 89°04'20" West, along the north line of said 3.495 acre tract and south line of said 4.00 acre tract, a distance of 524.62 feet to a 1/2" steel rod found in the east line of Straus Road maintaining the southwest corner of said 4.00 acre tract and northwest corner of said 3.495 acre tract;*

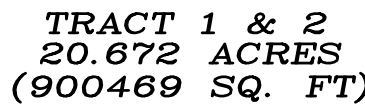
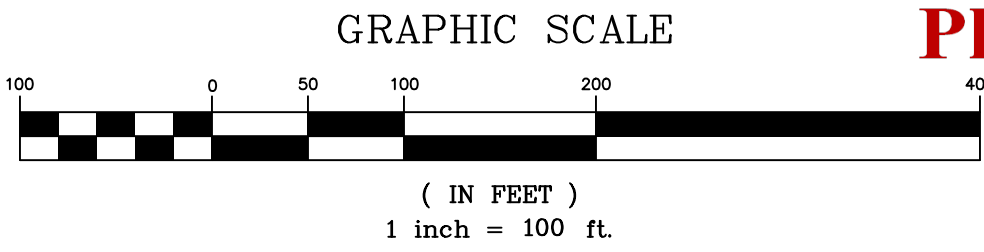
***Thence** North 00°56'03" West, along the east line of Straus Road, a distance of 920.66 feet to a 1/2" steel rod set for the northeast corner of said 13.626 acre tract;*

***Thence** North 89°03'21" East, along the north line of said 13.626 acre tract, a distance of 222.51 feet to a 1/2" steel rod set for an angle point;*

***Thence** North 38°31'53" East, continuing along the north line of said 13.626 acre tract, a distance of 285.81 feet to the **Point-of-Beginning** and containing **17.671 acres** of land.*

[Remainder of page intentionally left blank]

Planned Development District



FLOOD STATEMENT

By graphic plotting only, the subject tract lies within Zone "X" (areas outside the 100 year flood) as defined by FEMA Flood Insurance Rate Map, No. 48113C 0605 K, which bears an effective date of July 7, 2014.

DATUM STATEMENT

Measurements used in this survey were taken in reference to the North American Datum 1983 (NAD-83) North Central Zone with the Horizontal Datum based upon the North American Datum of 1983 (NAD 83), (CORS96 Adjustment) and the Vertical Datum based on upon the North American Vertical Datum of 1988 (NAVD 88), (CORS96 Adjustment) utilizing GEOID09 to determine orthometric heights.

The bearings shown on this survey are related to Grid North.

GENERAL NOTES

1. The property has a total area of 20.672 acres of land.
2. There are no visible signs of cemeteries observed at the time of this survey.
3. All visible above ground indications of public utilities are depicted herein.
4. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
5. There is no evidence of recent street or sidewalk construction.
6. There is no evidence of recent dirt work on the site.
7. The subject tract has direct access to F.M. Road No. 1382 and Straus Road, both public streets maintained by the City of Cedar Hill and Dallas County, respectively.

SCHEDULE "B" TITLE EXCEPTION NOTES

TITLE	DESCRIPTION
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100	100

Situated in the County of Cedar Hill, County of Dallas, State of Texas, being a part of the Z. Coombs Survey, Abstract No. 306 and being the 13.626 acre Tract I and the 3.002 acre Tract II of lands conveyed by Dr. Hyman Kahn and Anna Lee Kahn to Isaac F. Kahn and Lisa Kahn by deed dated November 13, 1991 and recorded in 1991 in the Public Records of Dallas County, Texas and being a 4.00 acre tract of land conveyed from Anna Lee Falkoff Kahn executor of the Estate of Hyman Kahn to ALK Realty, LTD by deed of record in the Dallas County Clerk File No. 20080033291, and being more particularly described by metes and bounds as follows:

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Thence South 51°27'14" East, along the west line of said F.M. Road No. 1382, a distance of 1137.90 feet to a concrete monument found in the north right-of-way line of the Gulf Coast and Santa Fe Railroad;

Thence South 34°56'01" West, along the north line of said railroad, a distance of 806.01 feet to a brass cap monument found maintaining the southeast corner of said 4.00 acre tract and being the northeast corner of a 3.495 acre tract of land conveyed to ELSO Equipment Leasing, LLC by deed of record in DCCF# 200900131601;

Thence South 89°04'20" West, along the north line of said 3.495 acre tract and south line of said 4.00 acre tract, a distance of 524.62 feet

Thence North 00°56'03" West, along the east line of Straus Road, a distance of 1377.83 feet to a 1/2" steel rod set at the intersection of the east right-of-way line of Straus Road and the west line of said F.M. Road No. 1382;

Thence North 89°39'55" East, along the west right-of-way line of said F.M. Road No. 1382, a distance of 118.60 feet to the Point-of-Beginning and containing 20.672 acres of land.

CERTIFICATION

To: TPJ Properties
(name of lender, if known)
(name of insurer, if known)
(names of others as negotiated with the client).

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items _____ of Table A thereof. The fieldwork was completed on June 2, 2016.

Date of Plat or Map: June 2, 2016

ZONING NOTES

The subject tract lies within the limits of the following zone: LR (Local Retail District). Requirements of this zone is as follows:

LR (Local Retail District):
Front Setback: 20 feet
Rear Setback: 20 feet
Side Setback: 0 feet
Max. Height: 6 stories

Parking: See Section 5.1 of the City of Cedar Hill Zoning Ordinance to determine based on use.

LEGEND OF SYMBOLS & ABBREVIATION:

P.O.B.	POINT OF BEGINNING	✕ WV	WATER VALVE
	DEED RECORDS,	+ PP	POWER POLE
D.R.D.C.T.	DALLAS COUNTY, TEXAS,	✕ LP	LIGHT POLE
	VOLUME	✕ SM	GAS METER
PG.	PAGE	⑦ MH	GAS MANHOLE
ROW	RIGHT-OF-WAY	⑦ MH	TELEPHONE MANHOLE
	1/2" STEEL ROD SET	✕ TEL	TELEPHONE PEDESTAL
●	1/2" STEEL ROD FOUND	+ CO	CLEANOUT
○	BRASS CAP MONUMENT		HANDICAP PARKING
⊙	WOODEN R-O-W MARKER	✕ FH	FIRE HYDRANT
⊙	CONCRETE MONUMENT	WV	WATER VALVE
W	WATER		
○ MH	SANITARY SEWER MANHOLE		

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

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Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
State of Texas
Firm No. 10006300

ALTA/ACSM LAND TITLE SURVEY



3404 INTERURBAN ROAD
DENISON, TEXAS 75020
PHONE (903) 465-2151
FAX (903) 465-2152

Project Location

CEDAR HILL, TEXA

Prepared For:

Project Address
STRAUS ROAD
F.M. ROAD NO.

TPJ PROPERTIES

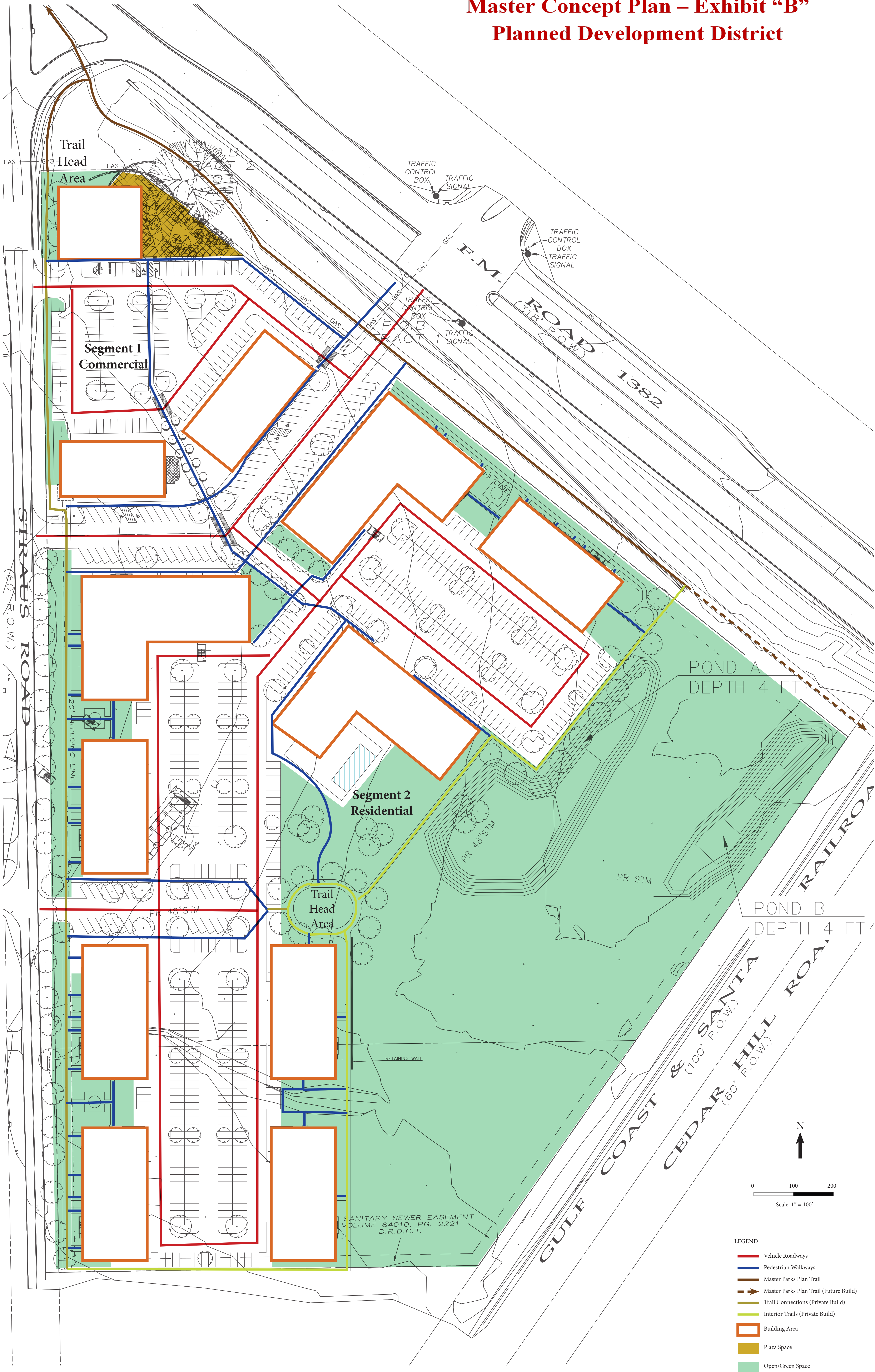
Project Name

Job Number 16040242

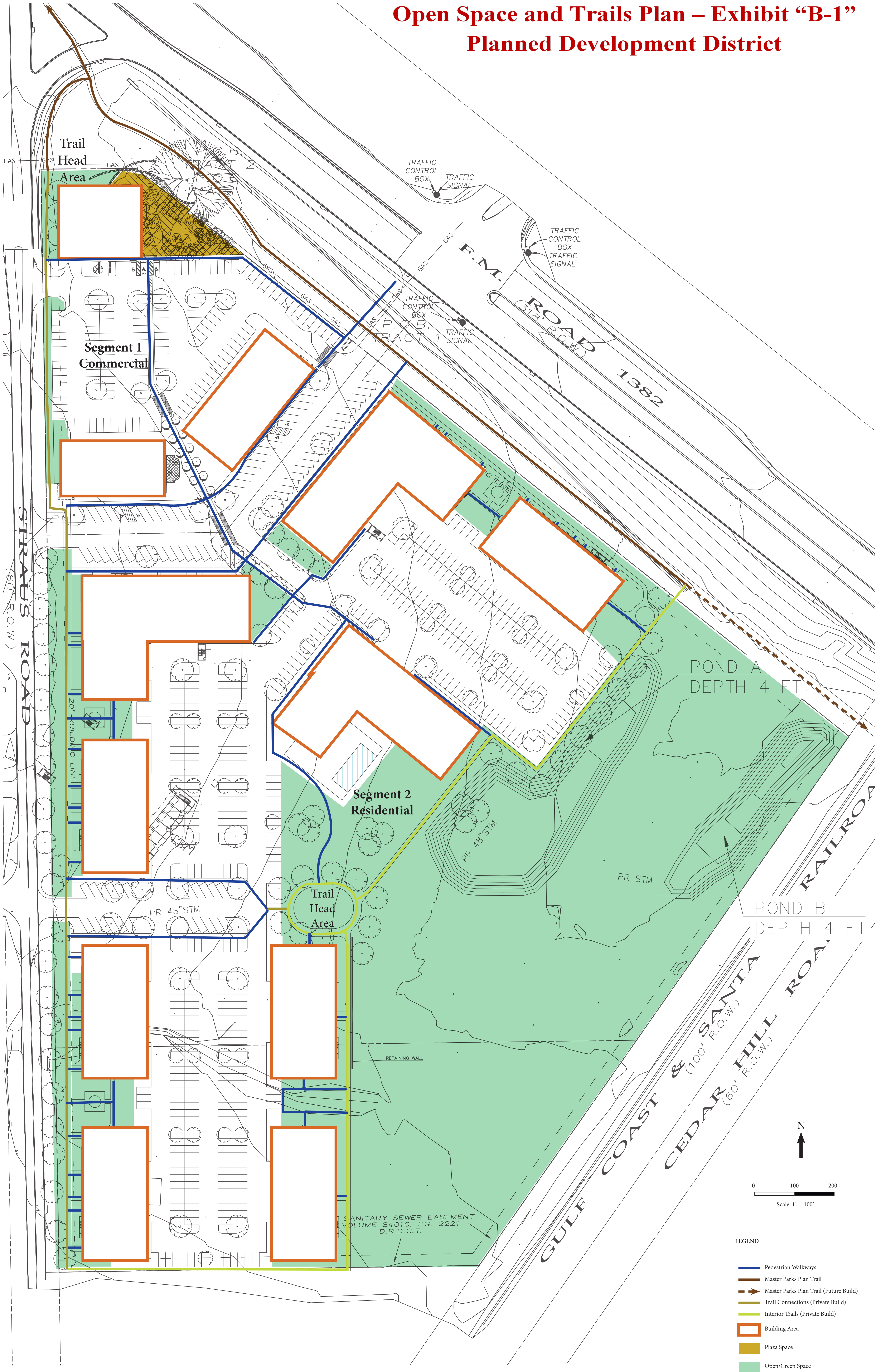
Sheet 1 of 1

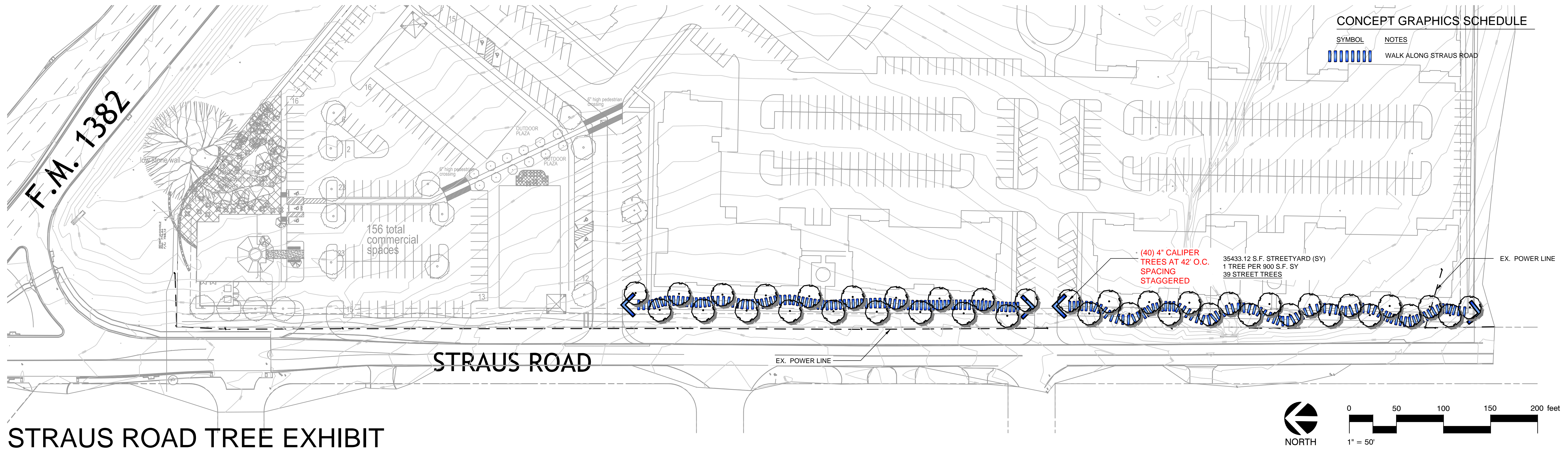
Date	6-2-2016	Revisions	Date
Dwn. By	JCC		
Aprvd. By	DWU		
Dwg. No.	16040242		
Scale	1" = 100'		

Master Concept Plan – Exhibit “B”
Planned Development District

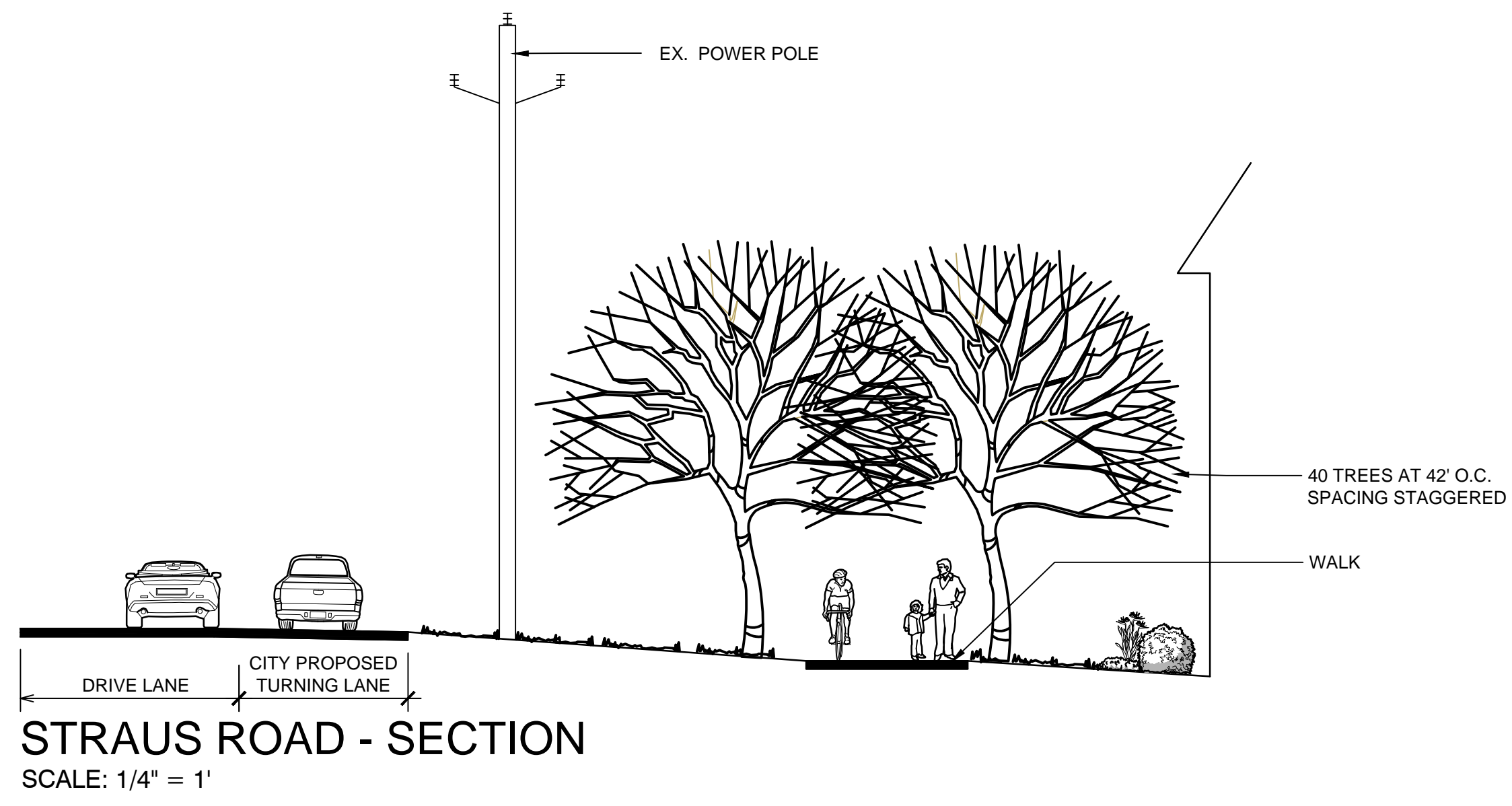


Open Space and Trails Plan – Exhibit “B-1”
Planned Development District





STRAUS ROAD TREE EXHIBIT 1 TREE PER 900 SF DENSITY



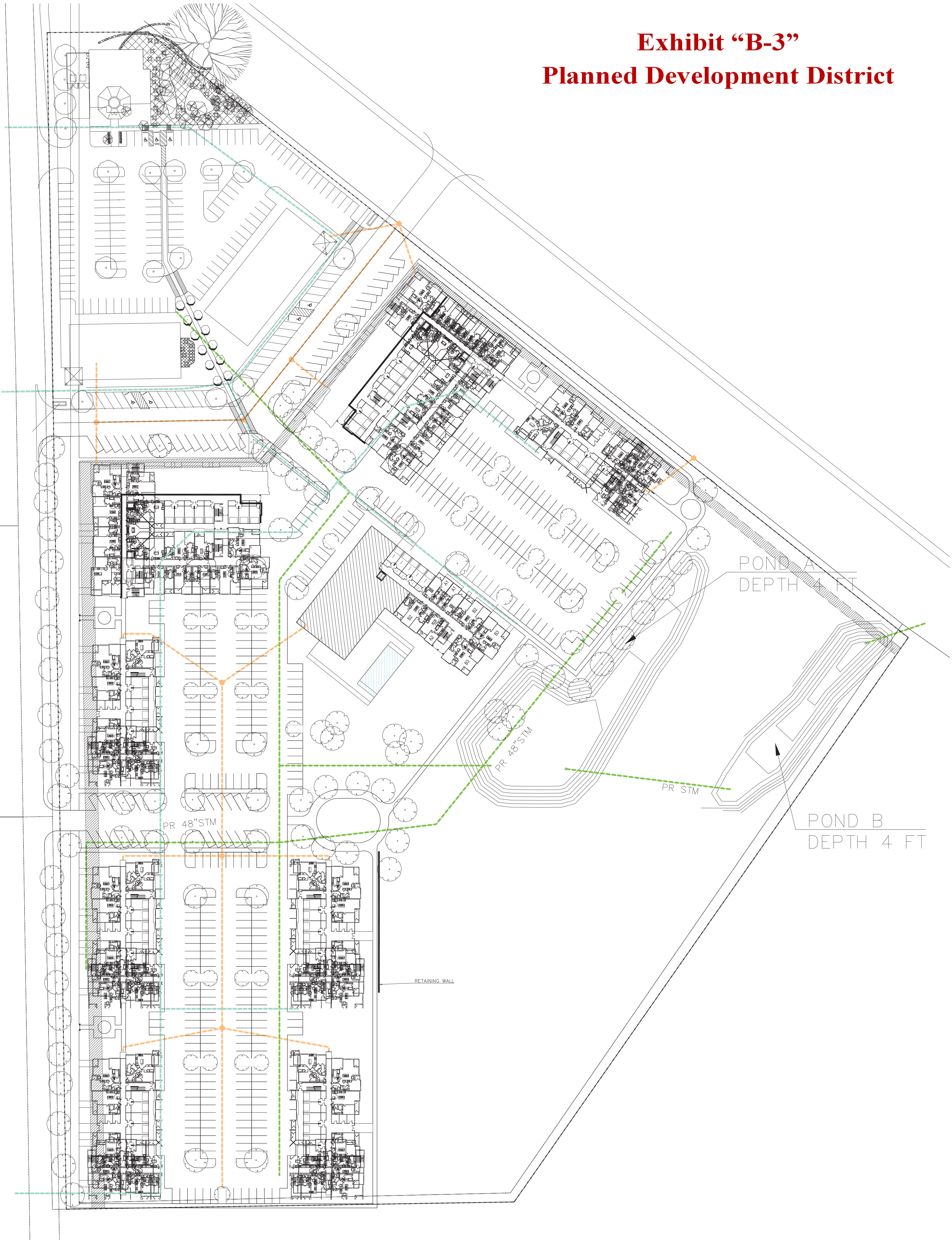
Straus Road Street Yard – Exhibit “B-2” Planned Development District

FM 1382 at STRAUS ROAD

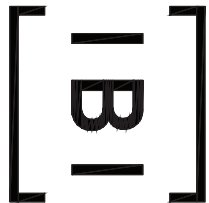
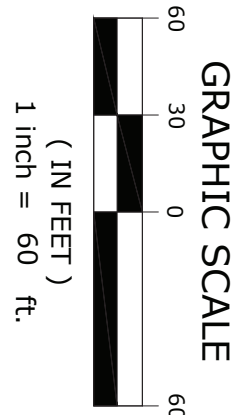
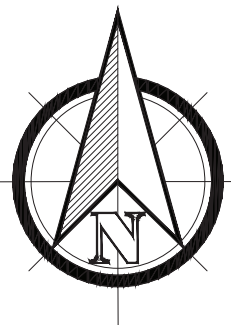
CEDAR HILL, TEXAS

JANUARY 16, 2017

Exhibit “B-3”
Planned Development District



- PR. 8" WATER
PR. STORM
(SIZE NOTED BELOW)
PR. 8" SANITARY SEWER
PR. CURB INLET
PR. CATCH BASIN
PR. STORM MANHOLE
PR. FIRE HYDRANT
PR. WATER VALVE
PR. SANITARY SEWER MANHOLE



DEFINING THE CITIES
OF TOMORROW
635 Brookshire Boulevard
Westerville, OH 43081
Contact: Mike Murray
614-819-4900
Fax: 614-819-4902
www.ibigroup.com

REVISION:

SUBMISSION:

- STAMP:
- ☒ PRELIMINARY ENGINEERING SET
 - ☐ AGENCY REVIEW SET
 - ☐ CONSTRUCTION DOCUMENT SET
 - ☐ AS-BUILT DOCUMENT SET

NOT FOR CONSTRUCTION

CEDAR HILL, TEXAS
RESIDENCES AT
CEDAR HILL
DALLAS COUNTY

DESIGN DRAFT CHECK

IBI NO.:

DATE:

HORIZONTAL: 1" = 60'

SHEET TITLE:

UTILITY
SCHEMATIC

SHEET NO.: 1

Exhibit "B-4"
Planned Development District



PRESTON TRAIL CENTER

16075-01, 12-16-2016



Exhibit “B-5”
Planned Development District





01 RESTAURANT W/ ENTRANCE FEATURE



03 RESTAURANT



02 RESTAURANT



04 RESTAURANT

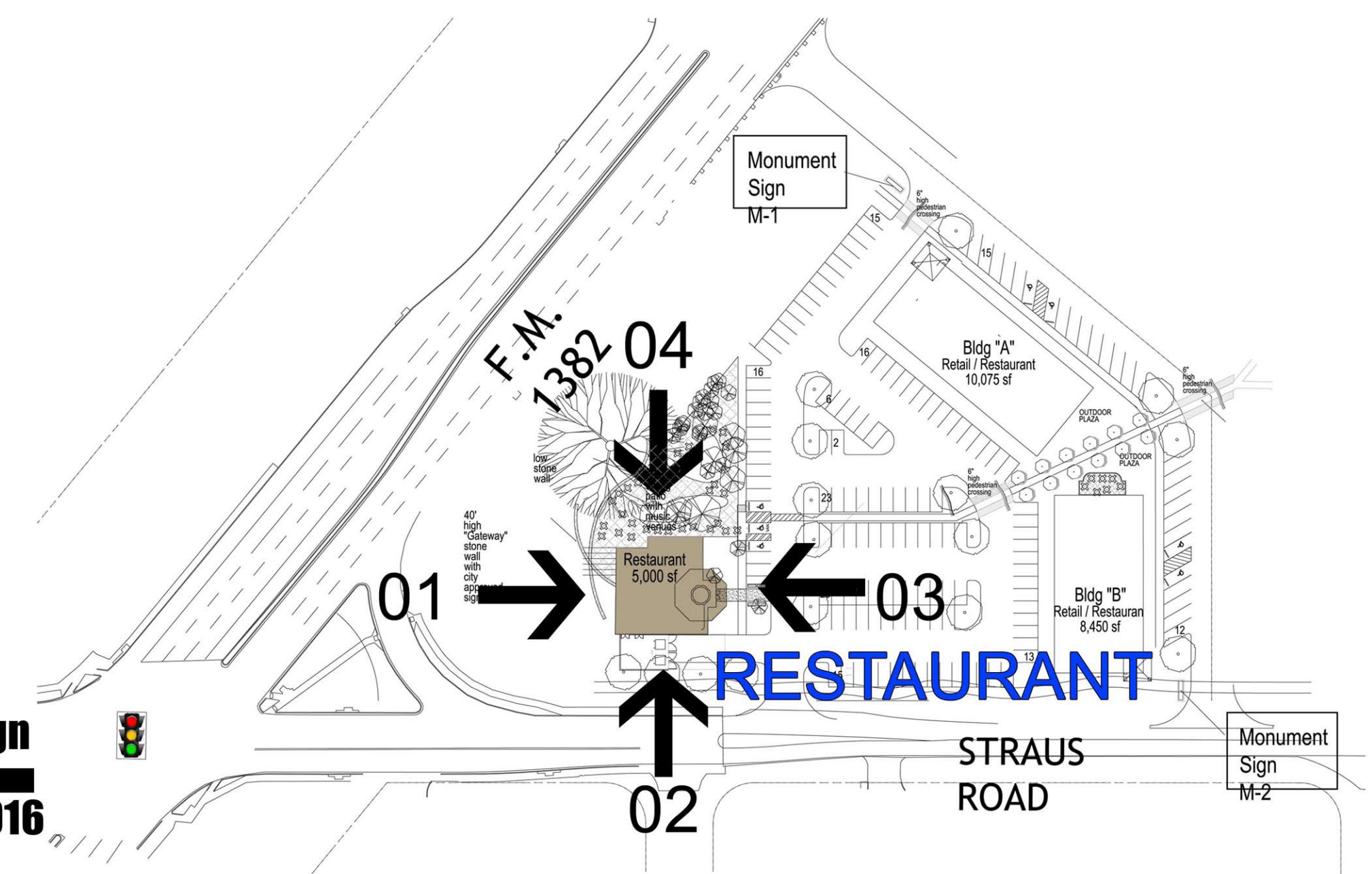
**Exhibit “B-6”
Planned Development District**



PRESTON TRAIL CENTER CEDAR HILL, TEXAS

Conceptual Restaurant Building Design

16075-01, 12-16-2016

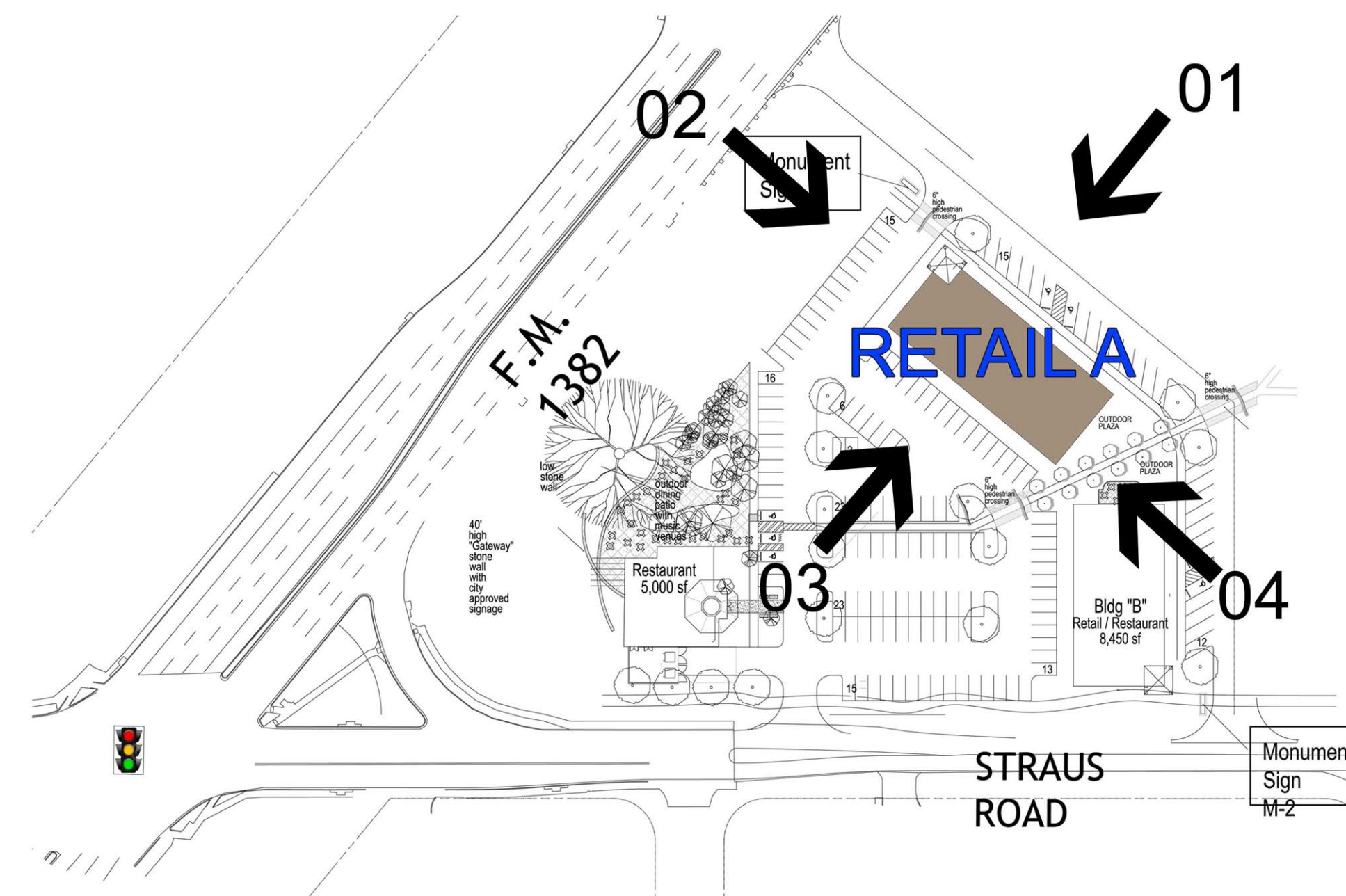




01 RETAIL A



02 RETAIL A



03 RETAIL A



04 RETAIL A

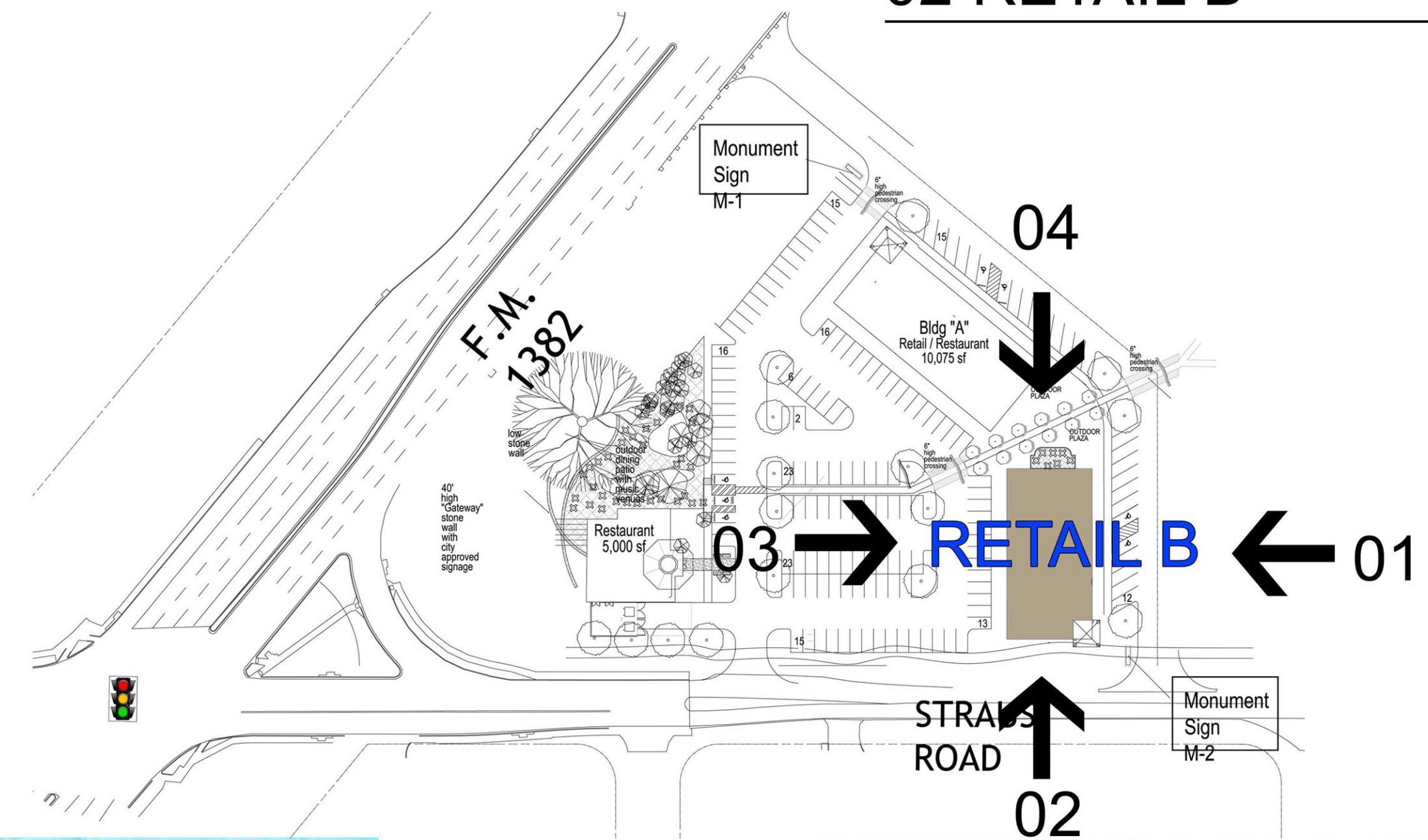
Exhibit "B-7"
Planned Development District



01 RETAIL B



02 RETAIL B



03 RETAIL B



04 RETAIL B

Exhibit "B-8"
Planned Development District

Planned Development District – Exhibit “B-9”

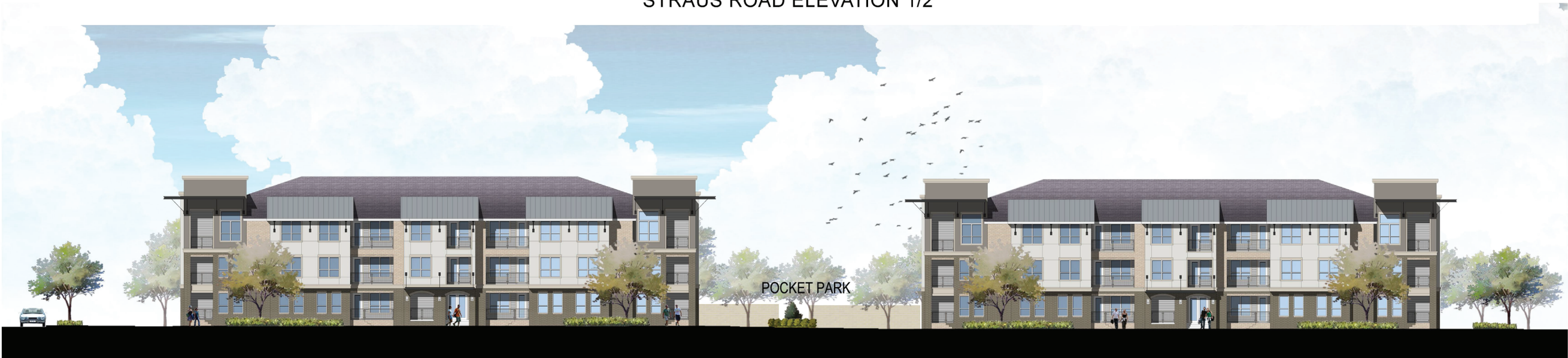


STRAUS ROAD ELEVATION 1/2

STRAUS ROAD ELEVATION 2/2



STRAUS ROAD ELEVATION 1/2



STRAUS ROAD ELEVATION 2/2

Exhibit “B-10”

Planned Development District

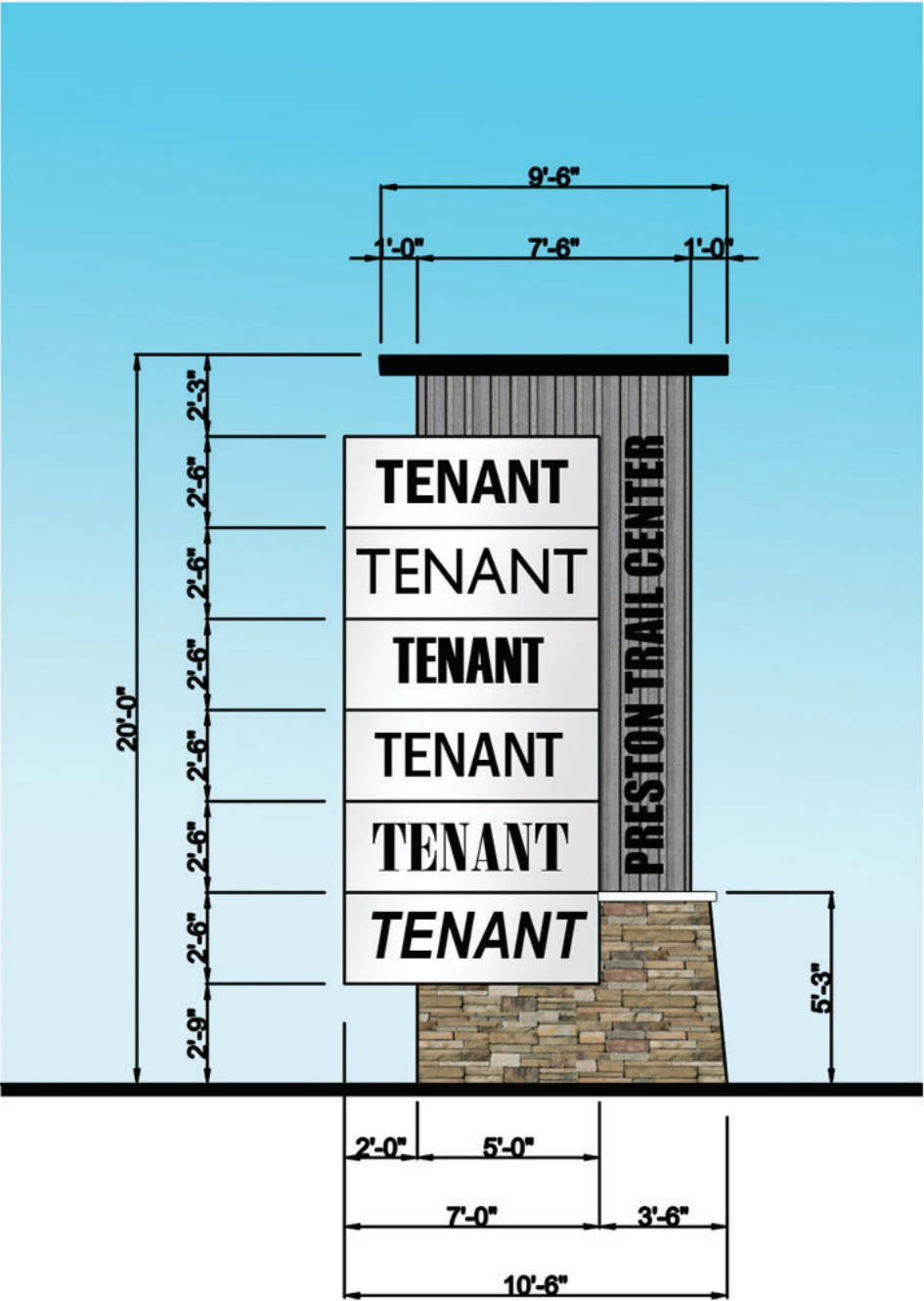


PLEASANT RUN ROAD ELEVATION



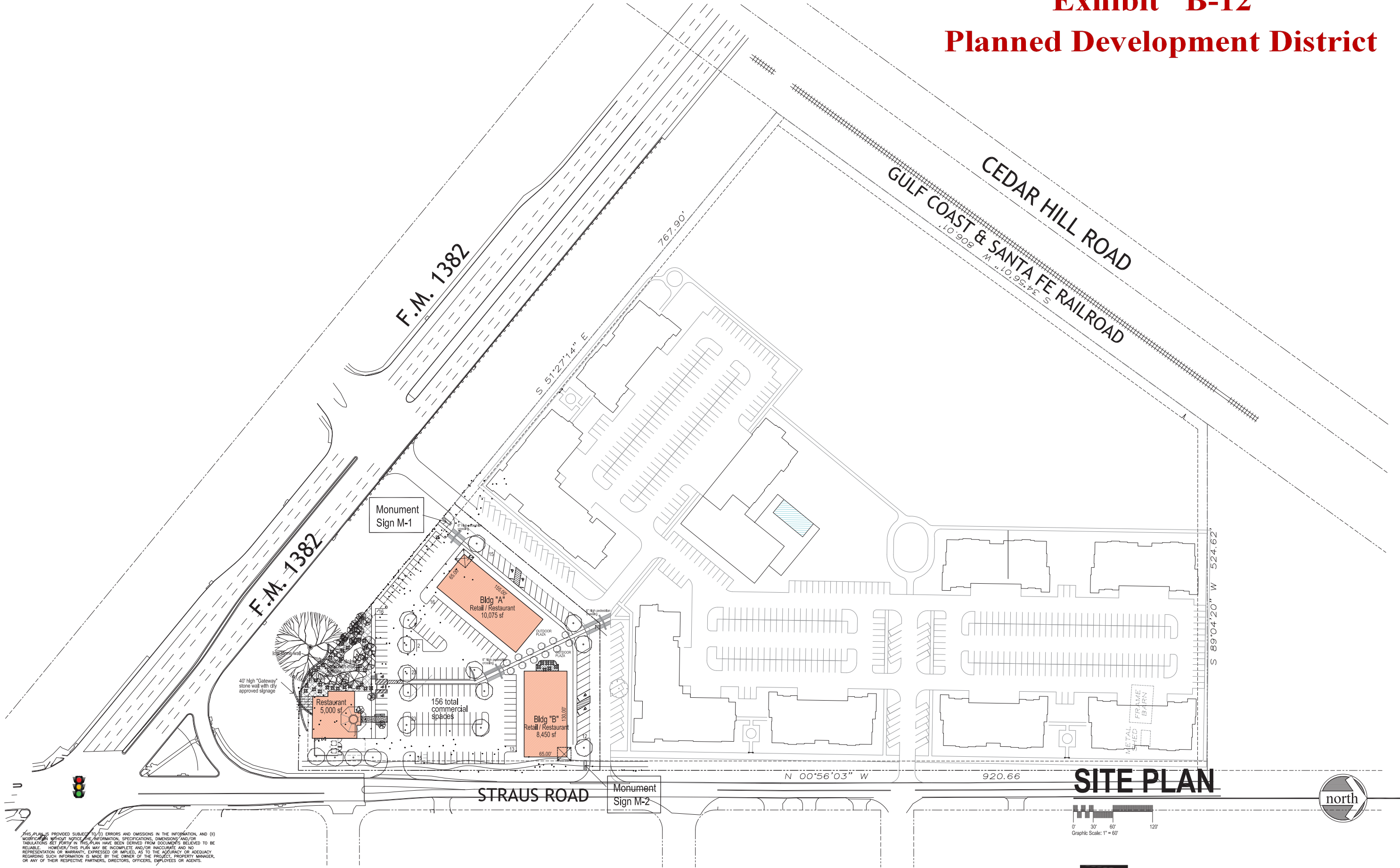
F.M ROAD 1382 ELEVATION

Exhibit “B-11”
Planned Development District



M-1, M-2

Exhibit "B-12"
Planned Development District



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FM 1382 at Straus Road CEDAR HILL, TX



architecture planning
13842 Omega Dallas, Texas 75244-4514
phone: 972.387-1000 fax: 972.960-1129
www.hodgesusa.com

project no.	drawn	date
16075	KO	11-30-16

SCHEME
SP-3

PROPOSED TENANT NAMES SHOWN

The following typical trail detail illustration is representative of a cross section of the trail network to be constructed in the Development’s open space areas identified in Exhibit C-3 the Open Space and Trails Master Plan. The open space trail network shall be connected to the complete trail system identified in Exhibit C-2 and Exhibit C-3.

Exhibit “B-13”
Planned Development District

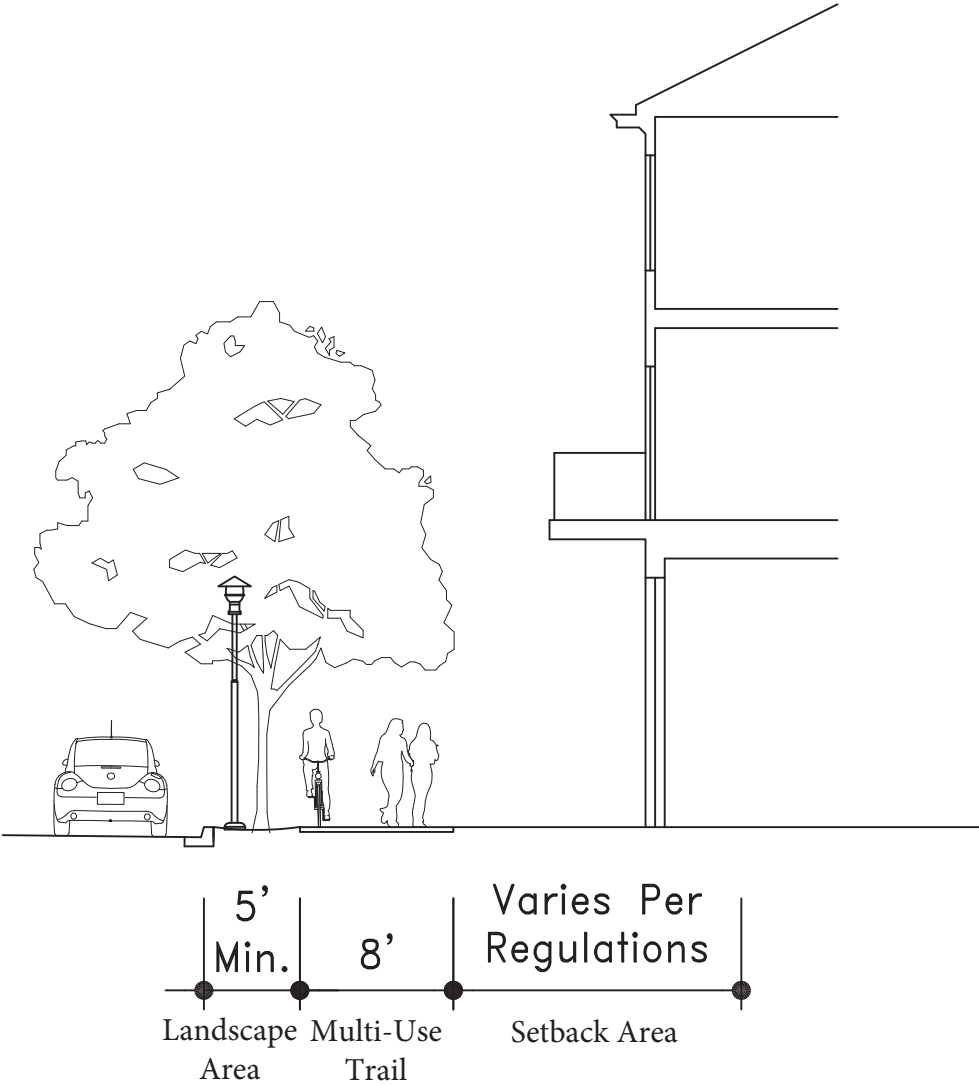
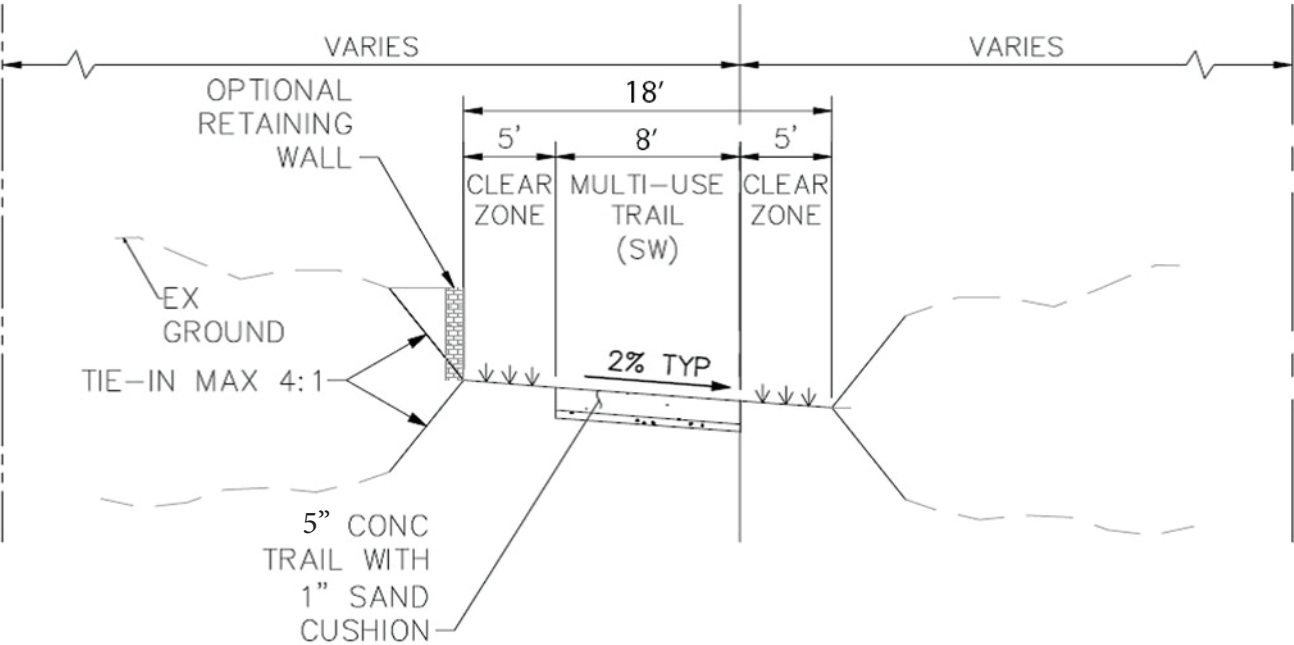
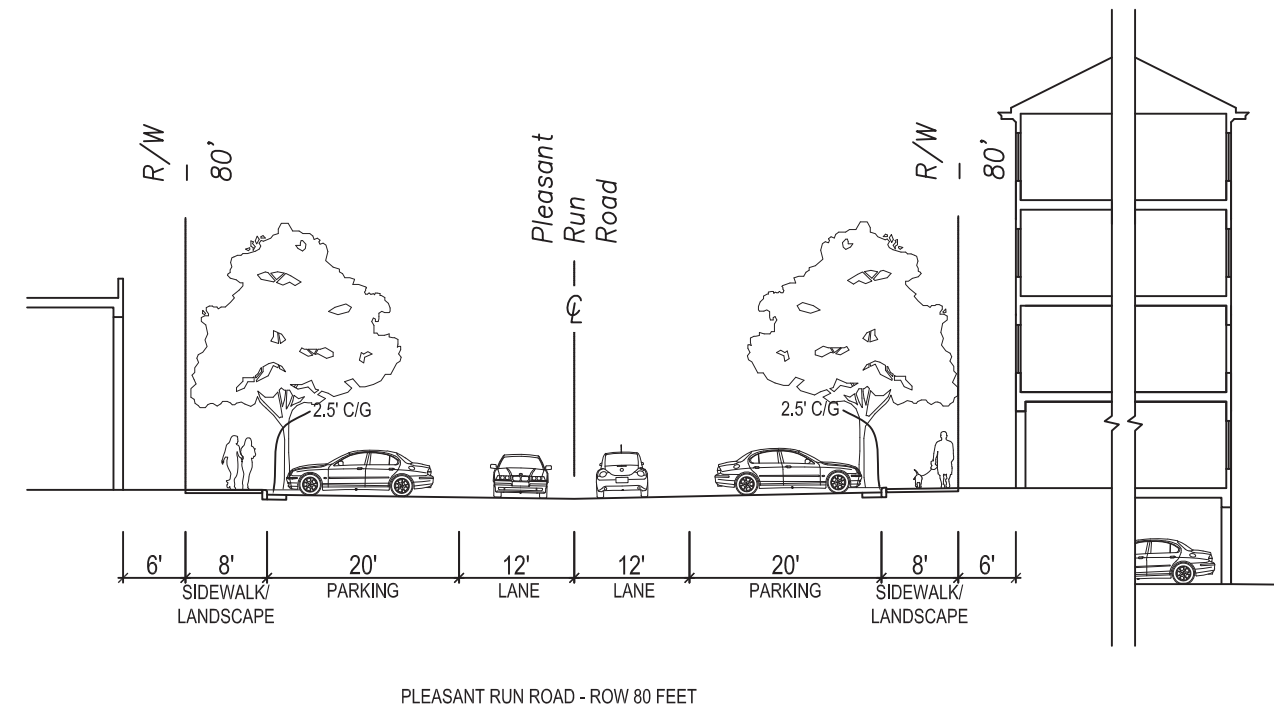
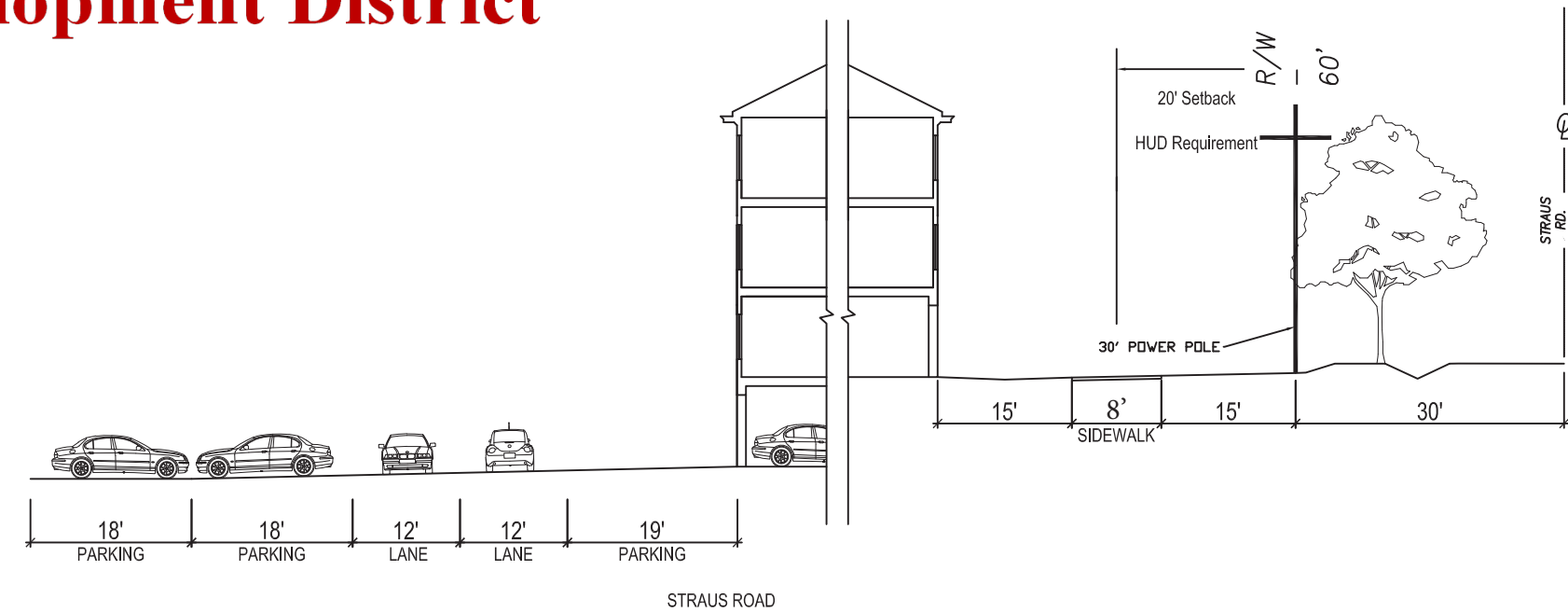

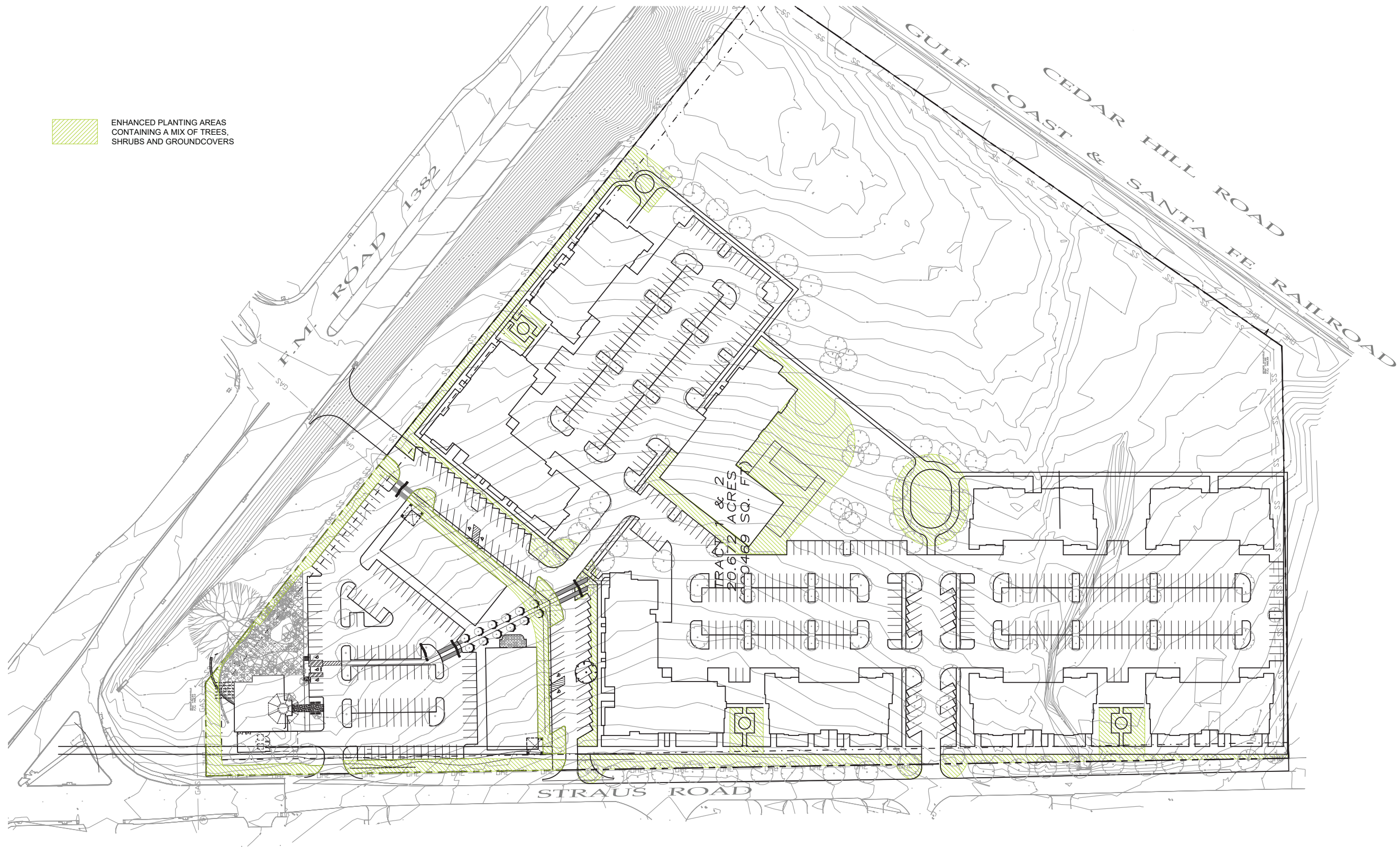


Exhibit “B-14”

Planned Development District




 ENHANCED PLANTING AREAS
 CONTAINING A MIX OF TREES,
 SHRUBS AND GROUNDCOVERS



ENHANCED PLANTING AREA EXHIBIT
 COVENANT DEVELOPMENT, LLC
 CITY OF CEDAR HILL, TEXAS

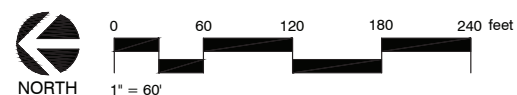
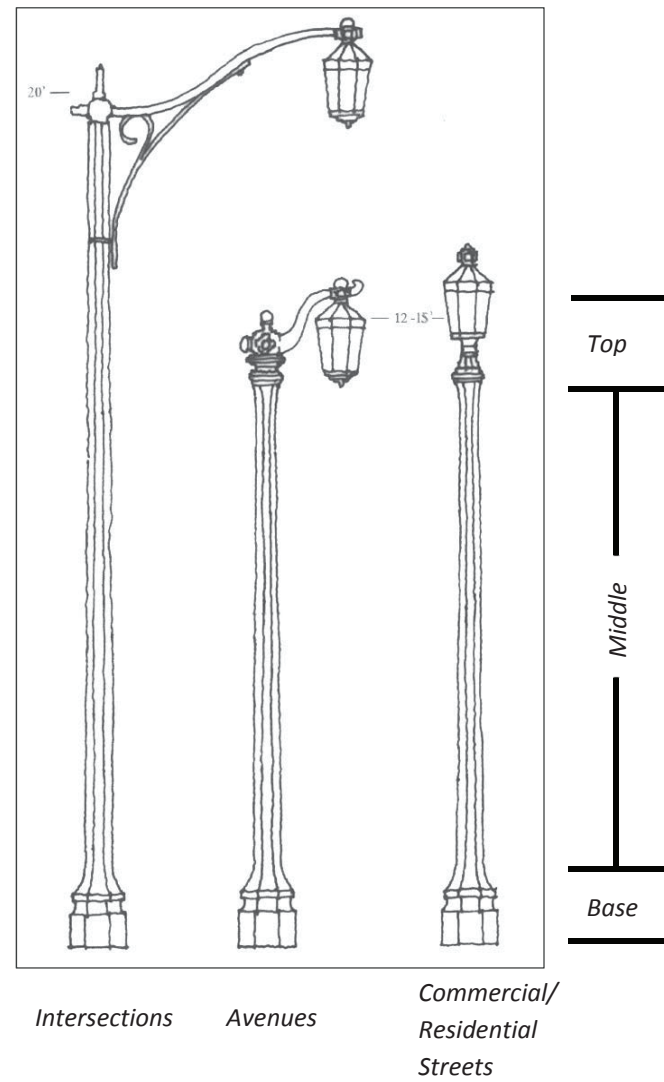


Exhibit “B-15” **Planned Development District**

Exhibit “B-16”
Planned Development District



Typical multi-head column street light



Typical commercial and residential
streetlight