

ORDINANCE NO. 2018-654

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 LOCATED ON THE SOUTH SIDE OF EAST PLEASANT RUN ROAD, WEST OF NORTH DUNCANVILLE ROAD, LEGALLY DESCRIBED AS TRACTS 13 AND 16 OF THE JAMES EVANS SURVEY, ABSTRACT NO. 435 FROM THE "SF-10" (SINGLE-FAMILY RESIDENTIAL – MINIMUM 10,000-SQUARE-FOOT LOTS) DISTRICT TO THE "PD" (PLANNED DEVELOPMENT) DISTRICT; INCORPORATING A CONCEPT PLAN; ESTABLISHING SPECIFIC STANDARDS; PROVIDING FOR CONFLICTS, A SEVERABILITY CLAUSE, PROVIDING AN EFFECTIVE DATE, AND PROVIDING FOR PUBLICATION.

**WHEREAS**, a request for a change in zoning classification from the "NS" (Neighborhood Service) District and the "SF-10" (Single-Family Residential – minimum 10,000-square-foot lots) District to the "PD" (Planned Development) District, was duly filed with the City of Cedar Hill, Texas, and was assigned case no. PD-71-2018; and

**WHEREAS**, the zoning classification of the subject property and the surrounding area are shown on **Exhibit "A-1"**; and

**WHEREAS**, the proposed "PD" (Planned Development) District is accompanied by a Concept Plan that depicts proposed development for retirement housing 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 August 5, 2018, 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 August 21, 2018; 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 August 28, 2018, 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 9.809 acres legally described as Tracts 13 and 16 of the James Evans Survey, Abstract No. 435, located on the south side of East Pleasant Run Road, west of North Duncanville Road, as more particularly described in **Exhibit “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 “NS” (Neighborhood Service) District and “SF-10” (Single-Family Residential – minimum 10,000-square-foot lots) 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, as amended, 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 provide for development of senior housing, in accordance with development standards generally applicable within the “MF” (Multiple-Family Residential) District as herein modified, and in accordance with the attached Concept Plan.

**SECTION 5 – CONCEPT PLAN DOCUMENTS.** Development of this property shall be consistent with the following exhibits attached hereto and incorporated by reference herein as if fully set forth: Concept Plan – **Exhibit “B”**, Landscape Plan – **Exhibit “C”**, Building Elevations – **Exhibit “D”**.

**SECTION 6 - TRAFFIC IMPACT ANALYSIS.** The requirement of Traffic Impact Analysis within the PD District hereby is waived.

**SECTION 7 – DEVELOPMENT PLANS.** The requirement for a Development Plan as described in Section 3.19.3.B of Chapter 23 of the Code of Ordinances of the City of Cedar Hill, Texas, (the “Zoning Ordinance”), shall not be required.

**SECTION 8 – SITE PLAN.** A site plan shall be approved prior to any construction or development within the PD District in accordance with the standards in Section 3.19.3.C, of the Zoning Ordinance.

**SECTION 9 – 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. *Interior elevations* – Exterior building walls that do not face Pleasant Run Road and are located within an internal courtyard area.
- B. *Perimeter elevations* – Exterior building walls facing Pleasant Run Road and/or adjacent properties.
- C. *Retirement housing* – A development providing self-contained, attached dwelling units specifically designed for residents with a household head of 55 years of age and older. Long-term nursing care or related services shall not be provided. Dwelling units may be attached or detached.
- D. *Tandem parking* – A parking space that is only accessed by passing through another parking space from a drive aisle.

**SECTION 10 – AUTHORIZED LAND USES.** Retirement housing.

**SECTION 11 – DEVELOPMENT STANDARDS.** Development shall conform to the standards of the “MF” – Multiple-Family Residential District of the Zoning Ordinance, except as otherwise expressly provided in this ordinance.

- A. *Lot Dimension Requirements* –
  1. Maximum Density – 153 dwelling units
- B. *Yard Requirements* – Structures shall adhere to the yard requirements as follows:
  1. Minimum Front Yard – 30 feet
  2. Minimum Side Yard
    - a. West property line – 5 feet for one-story buildings that do not exceed a height of 26 feet
    - b. East property line – 15 feet or 150 feet when buildings are in excess of one story and adjacent to a single-family zoning district
  2. Minimum Building Separation – 20 feet for one-story buildings

**C. Structure Standards –**

1. Maximum Height – 4 stories in accordance with the Concept Plan layout
3. Minimum Living Area – 650 square feet for one-bedroom units
4. Minimum Exterior Masonry – See Section 14 of this Ordinance
5. Maximum Building Length – 370 feet on the west facade of the 4-story building

**D. Minimum Off-Street Parking –**

1. Parking Ratio – 1.39 per dwelling unit
2. Enclosed parking – Minimum 19 percent
3. 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.

**E. Minimum Landscaping Requirements –**

1. Landscape Setback – A minimum 30-foot landscape setback along East Pleasant Run Road is required.
2. No off-street parking space shall be located further than 50 feet from a permeable landscaped island, peninsula, or median. Each landscape island, peninsula or median shall be the size of a required parking space and shall have one shade tree minimum.
3. To tie the proposed site landscaping with the existing developments along East Pleasant Run Road, the following additional landscape elements are required:
  - a. Provide Evergreen Trees and Ornamental Grasses consistent with **Exhibit “C”**.
  - b. Evergreen Trees and Ornamental Grass are to match the species and/or characteristics of the existing species along East Pleasant Run Road.

**F. Screening Requirements –**

1. A 6-foot masonry wall shall be required along the east property line in accordance with the development on the Concept Plan.
2. A 6-foot tall wood fence may be utilized along the west property lines in accordance with development on the Concept Plan.
3. The area designated as “Open Space” on the Concept Plan shall remain undisturbed, except for the area needed for sanitary sewer connection, in accordance with the development on the Concept plan.

**SECTION 12 – EXTERIOR BUILDING MATERIALS.** Development within this PD District shall conform to the standards of the “MF” – Multiple-Family Residential District, Section

3.10 of the Zoning Ordinance, and to the standards contained in Article 5 of the Zoning Ordinance, except as otherwise expressly provided in this ordinance.

- A. A minimum of 70 percent of each perimeter elevation shall include a combination of brick materials and stone materials.
- B. A maximum of 30 percent of each perimeter elevation may be constructed of stucco installed above a height of 8 feet from ground elevation.
- C. A maximum of 30 percent of each interior elevation may be constructed of fiber cement siding.

**SECTION 13 – ACCESSORY STRUCTURES.** Any accessory structures within this PD District shall conform to the standards of the “MF” – Multiple-Family Residential District, Section 3.10 of the Zoning Ordinance, and to the standards contained in Article 4 of the Zoning Ordinance, except as otherwise expressly provided in this ordinance.

- A. Accessory structures are limited in height to 26 feet.
- B. Accessory structures shall not exceed 49 percent of the floor area of a main building.
- C. Accessory structures shall be setback a minimum of 75 feet from the street yard.
- D. Accessory structures shall adhere to the yard requirements per Section 11 of this Ordinance.
- E. Accessory structures shall complement the architectural style of the main buildings.

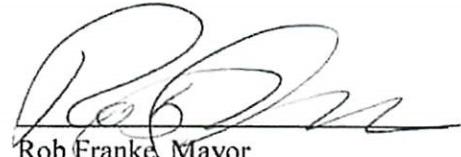
**SECTION 14 – CONFLICTS.** This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances for the City of Cedar Hill, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event, conflicting provisions of such ordinances and Code are hereby superseded.

**SECTION 15 – 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 16 – 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 17 – 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 11th day of September 2018.



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-2", Page 1

### Planned Development District

#### **TRACT I:**

**BEING** all that certain lot, tract or parcel of land, lying and being situated in the J. Evans Survey Abstract No. 435, County of Dallas, State of Texas, and being more particularly described as follows:

**BEGINNING** at a point in the south line of East Pleasant Run Road, said point being S 89° 00' W, 1332.8 feet from the northwest corner of the southwest visibility corner of East Pleasant Run Road and Duncanville Road, the same being the northeast corner of the herein described TRACT I, the same being the northwest corner of TRACT II, from which a power pole bears N 12° 13' 22" E, 4.23 feet;

**THENCE** S 00° 58' E, passing a wood post at a distance of 717.22 feet, continuing for a total distance of 1070.20 feet to a point for corner in the centerline of a creek, the same being the southeast corner of the herein described TRACT I, the same being the southwest corner of TRACT II, the same being a corner in the northern boundary of a tract of land conveyed to David J. Hageman according to the deed thereof recorded in Volume 97229, Page 1875, Deed Records, Dallas County, Texas;

**THENCE** along the centerline of said creek with its meanders S 66° 54' W, a distance of 58.1 feet to a point for corner, the same being a corner in the southern boundary of the herein described TRACT I, the same being a corner in the northern boundary of the said Hageman tract;

**THENCE** along the centerline of said creek with its meanders N 85° 58' W, a distance of 146 feet to a point for corner, the same being a corner in the southern boundary of the herein described TRACT I, the same being a corner in the northern boundary of said Hageman tract, the same being the southeast corner of a tract of land conveyed to Trinity Assembly of God according to the deed thereof recorded in Volume 77160, Page 1921, Deed Records, Dallas County, Texas;

**THENCE** N 00° 58' W, a distance of 1079.08 feet to a 1/2 inch iron rod found for corner in the south line of East Pleasant Run Road, the same being the northwest corner of the herein described TRACT I, the same being the northeast corner of the said Trinity tract;

**THENCE** N 89° 00' E, with the north line of the herein described tract of land and the south line of the East Pleasant Run Road, a distance of 200 feet to the **POINT OF BEGINNING** and containing 4.979 acres (216,883 square feet) of land, more or less.

#### **TRACT II:**

**BEING** all that certain lot, tract or parcel of land, lying and being situated in the J. Evans Survey Abstract No. 435, County of Dallas, State of Texas, and being more particularly described as follows:

**BEGINNING** at a point in the south line of East Pleasant Run Road, said point being S 89° 00' W, 1132.8 feet from the northwest corner of the southwest visibility corner of East Pleasant Run Road and Duncanville Road, the same being the northwest corner of the tract of land conveyed to Ronald L. Storm, et al, according to the deed thereof recorded in Volume 85099, Page 2873, Deed Records, Dallas County, Texas, the same being the northeast corner of the herein described tract of land, from which a power pole bears N 34° 56' 56" W, 4.88 feet;

## **Exhibit "A-2", Page 2**

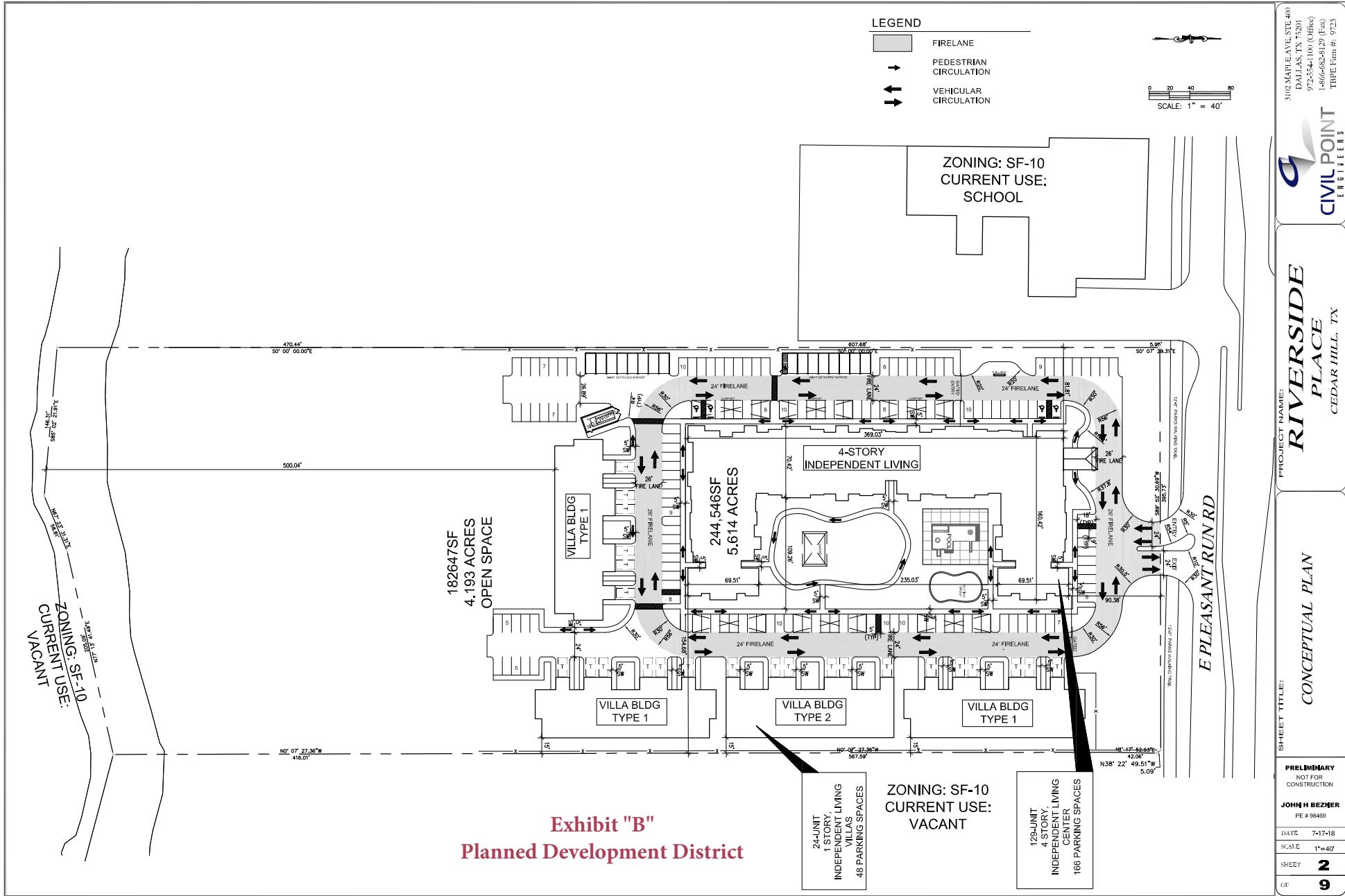
### **Planned Development District**

**THENCE S 00° 58' E, with the east line of the herein described tract of land, a distance of 1026.30 feet to a point for corner in the centerline of a creek, the same being the southeast corner of the herein described TRACT II, the same being the southwest corner of the said Storm tract, the same being a corner in the northern boundary of the tract of land conveyed to David J. Hageman according to the deed thereof recorded in Volume 97229, Page 1875, Deed Records, Dallas County, Texas;**

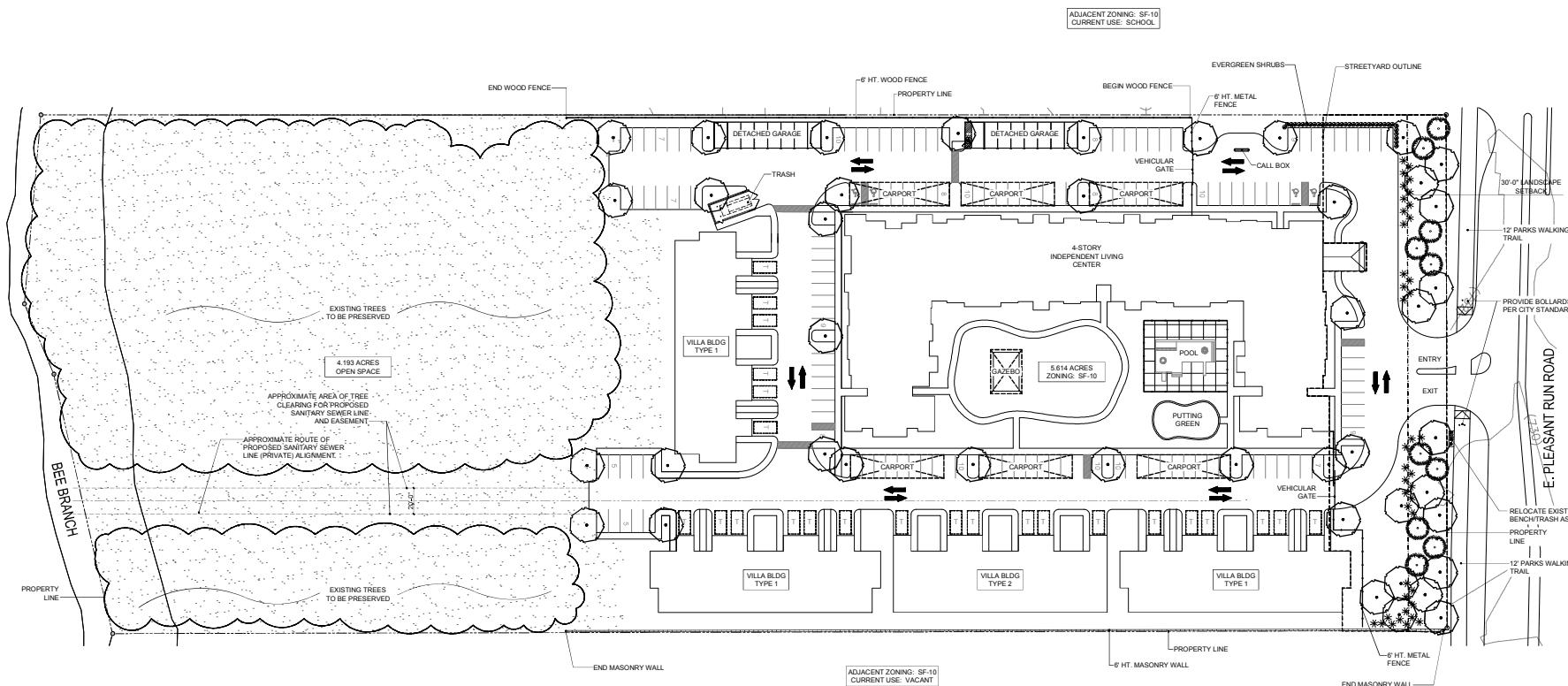
**THENCE along the center line of said creek with its meanders S 76° 37' W, a distance of 204.76 feet to a point for corner, the same being the southwest corner of the herein described TRACT II, the same being the southeast corner of TRACT I, the same being a corner in the northern boundary of the said Hageman tract;**

**THENCE N 00° 58' W, passing a wood post at a distance of 352.98 feet, continuing for a total distance of 1070.2 feet to a point for corner in the south line of East Pleasant Run Road, the same being the northwest corner of the herein described TRACT II, the same being the northeast corner of TRACT I, from which a power pole bears N 12° 13' 22" E, 4.23 feet;**

**THENCE N 89° 00' E, with the north line of the herein described tract of land and the south line of said East Pleasant Run Road, a distance of 200 feet to POINT OF BEGINNING and containing 4.813 acres (209,648 square feet) of land, more or less.**



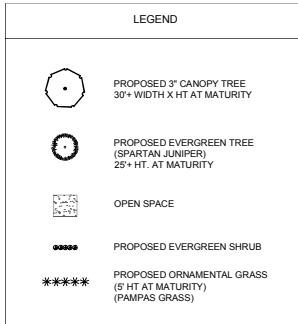
**Exhibit "B"**  
**Planned Development District**



## **Exhibit "C"**

### **Planned Development District**

LANDSCAPE TABLE	
TOTAL LOT AREA	427,207 S.F.
STREETYARD	
TOTAL STREET YARD AREA:	35,457 S.F.
MINIMUM STREET YARD TREES REQUIREMENT (95% OF STREETYARD)	33,684 S.F.
REQUIRED TREES	
10 TREES PER THE ST 10,000 S.F. OF STREETYARD PLUS 1 TREE PER 1,000 S.F. ADDITIONAL	
33,684-10,000 = 23,684 S.F. / 2,500 = 10 (+ 10) =	20 TREES
TREES PROVIDED (+ ADDITIONAL EVERGREEN TREES)	20 TREES
PROVIDED LANDSCAPE AREA WITHIN THE STREETYARD	21,030 S.F.
VEHICULAR USE/PARKING AREA LANDSCAPE REQUIRED:	
STREETYARD: 90 S.F. LANDSCAPE AREA / 12 PARKING SPACES 15 SPACES X 90 S.F. =	1,350 S.F.
NON-STREETYARD: 60 S.F. LANDSCAPE AREA / 12 PARKING SPACES 13 SPACES X 60 =	8,040 S.F.
PROVIDED:	
STREETYARD:	1,500+ S.F.
NON-STREETYARD:	9,000+ S.F.



## 1 CONCEPTUAL LANDSCAPE PLAN

SCALE- 1"=4'



A horizontal scale bar with tick marks at 0, 40, and 80. The text "GRAPHIC SCALE IN FEET" is centered below the bar.

CHINESE. 117

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**ZONING SUBMITTAL**

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## RIVERSIDE AT CEDAR HILL

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JOB NUMBER: ARR-1809

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CONCERTUAL

## LANDSCAPE PLAN

# RIVERSIDE @ CEDAR HILL

Cedar Hill, Texas

ARRIVE  
ARCHITECTURE GROUP

Architecture  
Planning  
Project Management

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REVISION  
05-14-18

NOTES:

1. ALL EXTERIOR TRANSITIONS TO OCCUR IN INSIDE CORNERS PER SHEET A5.01  
2. FOR VERTICAL RAILINGS, EXPANSION JOINTS ARE TO BE LOCATED IN THE CENTER OF THE RAILING.  
3. EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER AND IF RUN IS LONGER THAN 20'-0" CENTER THE EXPANSION JOINT.

KEY PLAN

05-14-18

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# RIVERSIDE @ CEDAR HILL

Cedar Hill, Texas

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5/14/18

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KEY PLAN

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KEY PLAN

A5.02 EXTERIOR ELEVATIONS

A5.02

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# RIVERSIDE @ CEDAR HILL

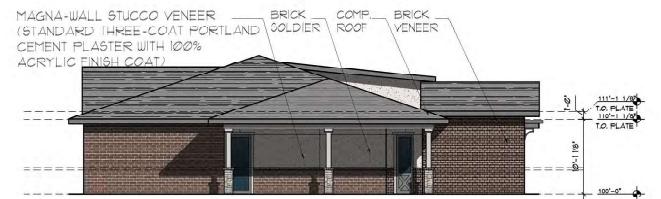


## RIVERSIDE @ CEDAR HILL

Cedar Hill, Texas



01 6-PLEX TYPICAL VILLA EXTERIOR ELEVATION



02 6-PLEX TYPICAL VILLA EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



03 0-PLEX TYPICAL VILLA EXTERIOR ELEVATION



6-PLEX TYPICAL VILLA EXTERIOR ELEVATION

MATERIAL TARIFFS/CHART						
RIVERSIDE AT CEDAR HILL						
(SHEET A5.04) Detached Garage Elevations						
	ELEVATION 01		ELEVATION 02		ELEVATION 03	
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1 Total Facade C.F.	1940		575		575	
2 Façade S.F. (exclusive of doors and windows)	935	100.00%	528	100.00%	528	100.00%
3 Doors and Windows S.F.	1005		47		47	
4 Primary Masonry totals	658	/0.3%	382	/4.24%	382	/4.24%
- Brick s.f. (as applicable)	325	34.70%	377	71.40%	377	71.40%
- Stone s.t. (as applicable)	333	35.61%	15	2.94%	15	2.94%
5 Masonry Like totals	277	29.63%	136	25.76%	136	25.76%
- Stucco s.t. (as applicable)	277	29.63%	136	25.76%	136	25.76%
- Other Material s.t. (as applicable)	0	0.00%	0	0.00%	0	0.00%
6 Non-Masonry totals	0	0.00%	0	0.00%	0	0.00%
- Handiplank s.t. (as applicable)	0	0.00%	0	0.00%	0	0.00%
- Vinyl Siding s.t. (as applicable)	0	0.00%	0	0.00%	0	0.00%

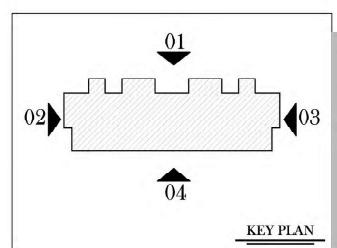
## MATERIAL LEGEND

	<b>STONE VENEER</b>	TBD
	STONE VENEER FIELD COLOR	
	COLOR: T.B.D	
	<b>BRICK VENEER (King Size)</b>	ACME BRICK
	BRICK VENEER FIELD COLOR	
	COLOR: T.B.D	
	BRICK VENEER ACCENT COLOR	
	COLOR: T.B.D	
	<b>MAGNA WALL STUCCO</b>	THREE-COAT SYSTEM
	MAGNA WALL STUCCO FIELD COLOR	
	COLOR: T.B.D	
	MAGNA WALL STUCCO ACCENT COLOR	
	COLOR: T.B.D	
	<b>METAL CANOPY</b>	STANDARD THREE-COAT PORTLAND CEMENT PLASTER
	STANDARD THREE-COAT PORTLAND CEMENT PLASTER	WITH 100% ACRYLIC FINISH COAT & PORTLAND CEMENT PLASTER ASSEMBLY IS COMPRISED OF A SHEATHING (OPTIONAL), WATER RESISTANT BARRIER (A LATH), SCRATCH AND BROWN COATS (THE BASECOAT), AND A FINISH COAT
	METAL CANOPY COLOR	OR T.R.I.
	<b>ROOF</b>	COMPOSITE ROOF OR EQUAL
	ROOF COLOR	TPO OR SIMILAR
		COLOR: T.B.D
	METAL CANOPY COLOR	OR T.R.I.
	<b>ALUMINUM GARAGE DOOR - TRASH ACCESS</b>	
	ALUMINUM INSULATED GARAGE DOOR COLOR	TO MATCH STONE FIELD IF LOCATED IN.

## NOTES

NOTES:

1. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A1001
2. FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF. TO A1002
3. EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER AND IF RUN IS LONGER THAN 20' WILL ENTER THE EXPANSION JOINT



A5.04 EXTERIOR ELEVATIONS-VILLAS

SCALE:  
AS NOTED

