

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.

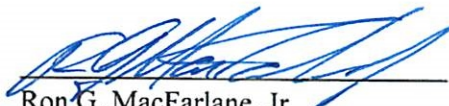
**PASSED AND APPROVED** by the City Council, the City of Cedar Hill, on this the 11th day of September 2018.

  
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**

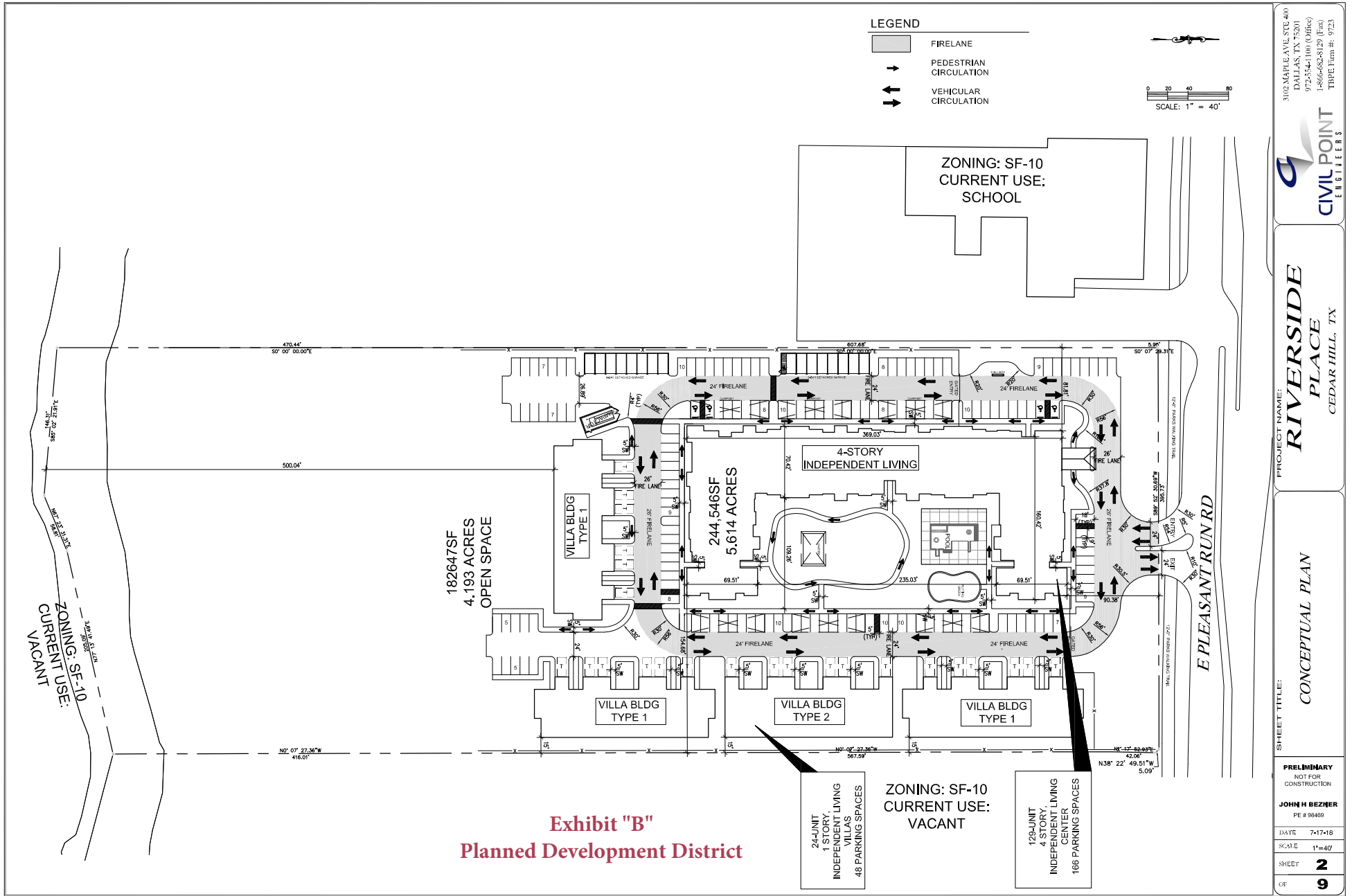
### **Planned Development District**

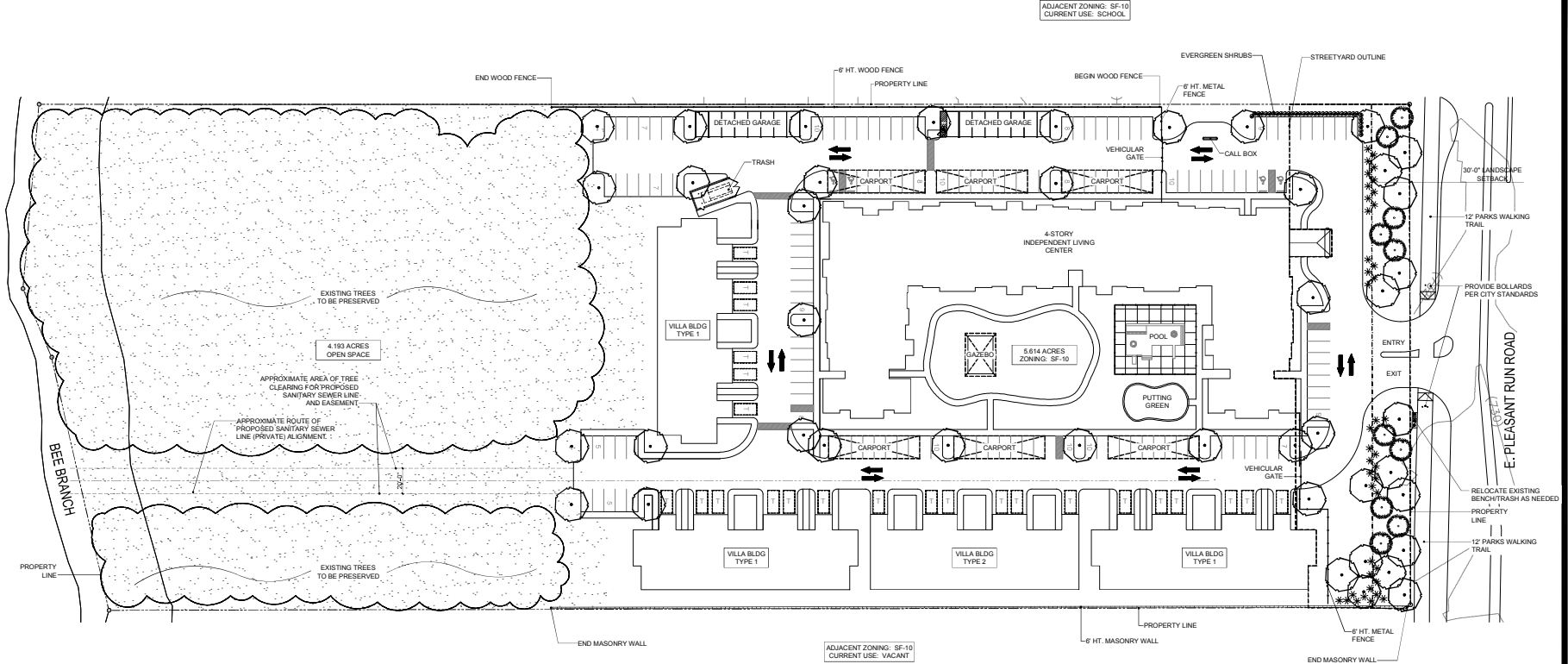
**THENCE S 00° 58' E, with the east line of the herein described tract of land, a distance of 1026.30 feet to a point for corner in the centerline of a creek, the same being the southeast corner of the herein described TRACT II, the same being the southwest corner of the said Storm tract, the same being 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.**





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

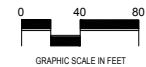
LEGEND	
	PROPOSED 3' CANOPY TREE 30'+ WIDTH X HT. AT MATURITY
	PROPOSED EVERGREEN TREE (SPARTAN JUNIPER) 25'+ HT. AT MATURITY
	OPEN SPACE
	PROPOSED EVERGREEN SHRUB
	PROPOSED ORNAMENTAL GRASS (5' HT. AT MATURITY) (PAMPAS GRASS)

## Exhibit "C"

### Planned Development District

1 CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=40'-0"



ISSUES:	
0	05-11-18 ZONING SUBMITTAL
0	
0	
0	
REVISIONS:	
Δ	05-11-18 PER CITY COMMENTS
Δ	05-29-18 PER CITY COMMENTS
Δ	07-19-18 PER CITY COMMENTS
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CLIENT:

RIVERSIDE AT CEDAR HILL  
CEDAR HILL, TEXAS

**mgg**  
landscape  
architects  
MEEKS DESIGN GROUP, INC.  
1765 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7678



ZONING SUBMITTAL

RIVERSIDE AT CEDAR HILL

CEDAR HILL, TEXAS

JOB NUMBER: ARR-1809

CONCEPTUAL  
LANDSCAPE PLAN

LP0.01



01 EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"

MATERIAL TABULATION CHART RIVERSIDE AT CEDAR HILL (SHEET A5.01)				
	ELEVATION 01 & 02		ELEVATION 03	
	SQ. FT.	%	SQ. FT.	%
1 Total Facade S.F.	15644		7127	
2 Facade S.F. (exclusion of doors and windows)	10930	300.00%	5139	300.00%
3 Doors and Windows S.F.	4934		1988	
4 Primary Masonry totals	7049	70.11%	3010	70.22%
• Brick s.f. (as applicable)	6321	56.30%	2530	49.23%
• Stone s.f. (as applicable)	1528	14.01%	1080	21.02%
5 Masonry-Like totals	3201	29.89%	1529	29.70%
• Stucco s.f. (as applicable)	3201	29.89%	1529	29.72%
• Other Material s.f. (as applicable)	0	0.00%	0	0.00%
6 Non-Masonry totals	0	0.00%	0	0.00%
• Interiors s.f. (as applicable)	0	0.00%	0	0.00%
• Hard siding s.f. (as applicable)	0	0.00%	0	0.00%



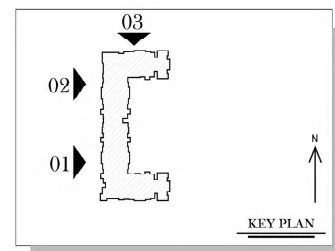
02 EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"



03 EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND	
	STONE VENEER TBD STONE VENEER FIELD COLOR COLOR: T.B.D.
	BRICK VENEER (King Size) ACME BRICK BRICK VENEER FIELD COLOR COLOR: T.B.D. BRICK VENEER ACCENT COLOR COLOR: T.B.D.
	MAGNA WALL STUCCO THREE-COAT SYSTEM MAGNA WALL STUCCO FIELD COLOR COLOR: T.B.D. MAGNA WALL STUCCO ACCENT COLOR COLOR: T.B.D. MAGNA WALL STUCCO VENEER (STANDARD THREE-COAT PORTLAND CEMENT PLASTER WITH 100% ACRYLIC FINISH COAT) A PORTLAND CEMENT PLASTER ASSEMBLY IS COMPOSED OF A SHEATHING (OPTIONAL), WATER RESISTANT BARRIER PLASTER, SCHEDULED BRICKS (ONE BASE COAT), AND A DECORATIVE FINISH COAT.
	HARDI-PANEL JAMES HARDIE FIBER CEMENT PANELS OR EQUAL COLOR: T.B.D. HARDI-PANEL FIELD COLOR COLOR: T.B.D. HARDI-PANEL ACCENT COLOR COLOR: T.B.D.
	LAP-SIDING JAMES HARDIE FIBER CEMENT LAP SIDING VENEER HARDI SIDING FIELD COLOR COLOR: T.B.D. HARDI SIDING ACCENT COLOR COLOR: T.B.D.
	ROOF COMPOSITE ROOF OR EQUAL TPO OR SIMILAR COLOR: TBD
	METAL CANOPY COLOR: TBD
	ALUMINUM GARAGE DOOR - TRASH ACCESS ALUMINUM INSULATED GARAGE DOOR COLOR: TO MATCH STONE FIELD ITS LOCATED IN.
	METAL RAILING & GATE VERTICAL PICKETS METAL RAILING COLOR: TBD

NOTES:  
1. ALL MATERIAL TRANSITIONS TO OCCUR AT 1" INSIDE CORNERS PER SHEET A5.01.  
2. FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF TO A5.02.  
3. EXPANSION JOINTS TO BE LOCATED AT EVERY 10' INSIDE CORNER AND IF RUN IS LONGER THAN 20'-0" CENTER THE EXPANSION JOINT.



KEY PLAN

A5.01 EXTERIOR ELEVATIONS

# RIVERSIDE @ CEDAR HILL

Cedar Hill, Texas

ARRIVE  
ARCHITECTURE GROUP  
2344 Highway 931 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
PH: 817.591-0584 - 1.877.514.0584

05-14-18

REVISION	
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01 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



02 EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"



03 EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"

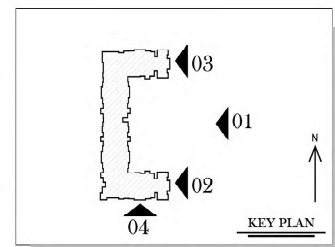
MATERIAL TABULATION CHART							
RIVERSIDE AT CEDAR HILL							
(SHEET A5.02)							
	R1 ELEVATION R1		R1 ELEVATION R3		R1 ELEVATION R4		
	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	
1	Total Facade S.F.	7985		7985		7160	
2	Facade S.F. (exclusive of doors and windows)	2146	100.00%	2146	100.00%	5197	100.00%
3	Doors and Windows S.F.	839		839		1963	
4	Primary Masonry Totals	1508	70.27%	1508	70.27%	3707	71.33%
	• Brick s.f. (as applicable)	599	27.91%	599	27.91%	2385	53.59%
	• Stone s.f. (as applicable)	909	42.36%	909	42.36%	922	17.74%
5	Masonry-Like Totals	638	29.73%	638	29.73%	1490	28.67%
	• Stucco s.f. (as applicable)	638	30.72%	638	30.72%	1490	28.67%
	• Other Material s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%
6	Non-masonry Totals	0	0.00%	0	0.00%	0	0.00%
	• Hardie siding s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%
	• Hardie railing s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%



04 EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND	
STONE VENEER	TBD
STONE VENEER FIELD COLOR	COLOR: T.B.D.
BRICK VENEER (King Size)	ACME BRICK
BRICK VENEER FIELD COLOR	COLOR: T.B.D.
BRICK VENEER ACCENT COLOR	COLOR: T.B.D.
MAGNA WALL STUCCO	THREE-COAT SYSTEM
MAGNA WALL STUCCO FIELD COLOR	COLOR: T.B.D.
MAGNA WALL STUCCO ACCENT COLOR	COLOR: T.B.D.
MAGNA WALL STUCCO VENEER (STANDARD THREE-COAT PORTLAND CEMENT PLASTER WITH 100% ACRYLIC FINISH COAT) A PORTLAND CEMENT PLASTER ASSEMBLY IS COMPOSED OF A SHEATHING (OPTIONAL), WATER RESISTANT BARRIER, PLASTER, SMOOTH FINISH, AND A FINISH COAT (BACCOAT), AND A DECORATIVE FINISH COAT	
HARDI-PANEL	JAMES HARDIE FIBER CEMENT PANELS OR EQUAL
HARDI-PANEL FIELD COLOR	COLOR: T.B.D.
HARDI-PANEL ACCENT COLOR	COLOR: T.B.D.
LAP-SIDING	JAMES HARDIE FIBER CEMENT LAP SIDING VENEER
HARDI-SIDING FIELD COLOR	COLOR: T.B.D.
HARDI-SIDING ACCENT COLOR	COLOR: T.B.D.
ROOF	COMPOSITE ROOF OR EQUAL
TPO OR SIMILAR	COLOR: TBD
METAL CANOPY	
METAL CANOPY COLOR	TBD
ALUMINUM GARAGE DOOR - TRASH ACCESS	
ALUMINUM INSULATED GARAGE DOOR	COLOR: TO MATCH STONE FIELD ITS LOCATED IN.
METAL RAILING & GATE	
VERTICAL PICKETS METAL RAILING	COLOR: T.B.D.

NOTES:  
1. ALL MATERIAL TRANSITIONS TO OCCUR AT 1" INSIDE CORNERS PER 8-1/2" (8-1/2")  
2. FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF TO A5.02  
3. EXPANSION JOINTS TO BE LOCATED AT EVERY 96" INSIDE CORNER AND IF RUN IS LONGER THAN 24'-0" CENTER THE EXPANSION JOINT.



A5.02 EXTERIOR ELEVATIONS

# RIVERSIDE @ CEDAR HILL

Cedar Hill, Texas

Architecture  
Planning  
Project Management  
**ARRIVE**  
ARCHITECTURE GROUP  
2344 Highway 131 - Suite 100 - Bedford, Texas 76021 - www.arriveatcg.com  
PH: 817-514-0564 - 1-877-514-0564

05-14-18

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DESIGNED BY  
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PROJECTED BY  
JMI  
PLOT DATE  
6/18/2018  
SUBMITTAL DATE  
05-14-18  
PROJECT NUMBER  
05-14-18  
ZONING  
AS NOTED  
A5.02



01 EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"

MATERIAL QUANTIFICATION CHART RIVERSIDE AT CEDAR HILL						
(SHEET A5.03) Court Elevations						
	ELEVATION 01		ELEVATION 02		ELEVATION 03	
	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%
1 Total Facade S.F.	4442		10131		4442	
2 Facade S.F. (exclusive of doors and windows)	3135	100.00%	6818	100.00%	3135	100.00%
3 Doors and Windows S.F.	1307		3333		1307	
4 Primary Masonry totals	2308	73.62%	4798	70.37%	2308	73.62%
• Brick s.f. (as applicable)	1004	51.10%	3405	50.82%	1004	51.10%
• Stone s.f. (as applicable)	704	22.48%	1333	19.55%	704	22.48%
5 Masonry-Like totals	322	10.27%	2044	29.98%	322	10.27%
• Stucco s.f. (as applicable)	322	10.27%	2044	29.98%	322	10.27%
• Other Masonry s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%
6 Non-Masonry totals	505	16.11%	24	-0.35%	505	16.11%
• Hardiplank s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%
• Hardi board s.f. (as applicable)	505	16.11%	24	-0.35%	505	16.11%



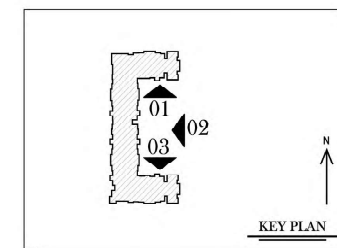
02 EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND	
	STONE VENEER TBD STONE VENEER FIELD COLOR COLOR: T.B.D.
	BRICK VENEER (King Size) ACME BRICK BRICK VENEER FIELD COLOR COLOR: T.B.D. BRICK VENEER ACCENT COLOR COLOR: T.B.D.
	MAGNA WALL STUCCO THREE-COAT SYSTEM MAGNA WALL STUCCO FIELD COLOR COLOR: T.B.D. MAGNA WALL STUCCO ACCENT COLOR COLOR: T.B.D. MAGNA WALL STUCCO VENEER (STANDARD THREE-COAT PORTLAND CEMENT PLASTER WITH 100% ACRYLIC FINISH COAT) A PORTLAND CEMENT PLASTER ASSEMBLY IS COMPOSED OF A BASE COAT (OPTIONAL), WATER RESISTANT BARRIER, A LATH, SCATCH AND BROWN COATS (THE BASE COAT), AND A DECORATIVE FINISH COAT.
	HARDI-PANEL JAMES HARDIE FIBER CEMENT PANELS OR EQUAL HARDI-PANEL FIELD COLOR COLOR: T.B.D. HARDI-PANEL ACCENT COLOR COLOR: T.B.D.
	LAP-SIT FINX JAMES HARDIE FIBER CEMENT LAP SIDING VENEER HARDI-SIDING FIELD COLOR COLOR: T.B.D. HARDI-SIDING ACCENT COLOR COLOR: T.B.D.
	ROOF COMPOSITE ROOF OR EQUAL TPO OR SIMILAR COLOR: TBD
	METAL CANOPY METAL CANOPY COLOR: TBD
	ALUMINUM GARAGE DOOR - TRASH ACCESS ALUMINUM INSULATED GARAGE DOOR COLOR TO MATCH STAMP FIP (IF IT IS LOCATED IN)
	METAL RAILING & GATE VERTICAL PICKETS METAL RAILING COLOR: TBD

NOTES:  
1. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A5.01 FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF TO A5.02  
2. EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER AND IF RUN IS LONGER THAN 10'-0" CENTER THE EXPANSION JOINT.



03 EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"



A5.03 EXTERIOR ELEVATIONS

RIVERSIDE @ CEDAR HILL

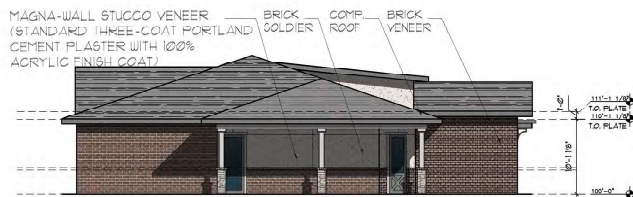
Cedar Hill, Texas

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2344 Highway 271, Suite 100 • Fort Worth, Texas 76121 • www.arrivea.com  
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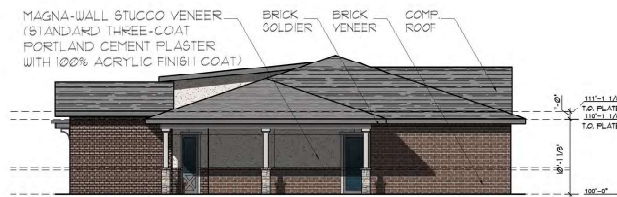
SEAL  
05-14-18  
REVISIONS  
DRAWN BY: AAG  
CHECKED BY: JMT  
DATE: 6/78/2018  
SUBMITTAL DATE: 05-14-18  
PROJECT NUMBER: 2344 Highway 271, Suite 100 • Fort Worth, Texas 76121  
ZONING: 05-14-18  
SCALE: AS NOTED  
A5.03



01 6-PLEX TYPICAL VILLA EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



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



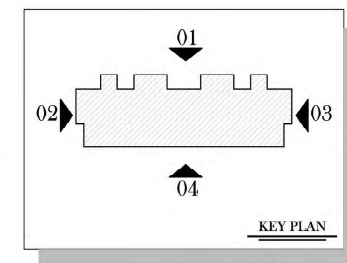
03 6-PLEX TYPICAL VILLA EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



04 6-PLEX TYPICAL VILLA EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

MATERIAL TABULATION CHART									
RIVERSIDE AT CEDAR HILL									
(SHEET A5.04) Detached Garage Elevations									
	ELEVATION 01		ELEVATION 02		ELEVATION 03		ELEVATION 04		
	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	
1 Total Facade S.F.	1940		575		575		1729		
2 Façade S.F. (exclusive of doors and windows)	935	100.00%	528	100.00%	528	100.00%	1148	100.00%	
3 Doors and Windows S.F.	1005		47		47		581		
4 Primary Masonry Totals	658	70.37%	362	74.24%	362	74.24%	805	70.12%	
• Brick s.f. (as applicable)	325	34.70%	377	71.40%	377	71.40%	755	69.25%	
• Stone s.f. (as applicable)	333	35.61%	15	2.84%	15	2.84%	10	0.87%	
5 Masonry Like Totals	377	20.63%	138	25.76%	138	25.76%	949	29.88%	
• Stucco s.f. (as applicable)	277	29.63%	136	25.76%	136	25.76%	343	29.88%	
• Other Masonry s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
6 Non-Masonry Totals	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
• Handl plank s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
• Hard siding s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	

MATERIAL LEGEND	
	STONE VENEER TBD STONE VENEER FIELD COLOR COLOR: T.B.D.
	BRICK VENEER (King Size) ACME BRICK BRICK VENEER FIELD COLOR COLOR: T.B.D. BRICK VENEER ACCENT COLOR COLOR: T.B.D.
	MAGNA WALL STUCCO THREE-COAT SYSTEM MAGNA WALL STUCCO FIELD COLOR COLOR: T.B.D. MAGNA WALL STUCCO ACCENT COLOR COLOR: T.B.D. MAGNA WALL STUCCO VENEER (STANDARD THREE-COAT PORTLAND CEMENT PLASTER WITH 100% ACRYLIC FINISH COAT) A PORTLAND CEMENT PLASTER ASSEMBLY CONSISTS OF A DECORATING (OPTIONAL), WATER RESISTANT BARRIER (A LATH, SCRATCH AND BROWN COATS (THE BASECOAT), AND A DECORATIVE FINISH COAT.
	ROOF COMPOSITE ROOF OR EQUAL TPO OR SIMILAR COLOR: T.B.D.
	METAL CANOPY METAL CANOPY COLOR: T.B.D.
	ALUMINUM GARAGE DOOR - TRASH ACCESS ALUMINUM INSULATED GARAGE DOOR COLOR: TO MATCH STONE FIELD ITS LOCATED IN.
NOTES:	
1. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A5.01 FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF. TO A5.01. EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER AND IF RUN IS LONGER THAN 20'-0" CENTER THE EXPANSION JOINT.	



A5.04 EXTERIOR ELEVATIONS-VILLAS

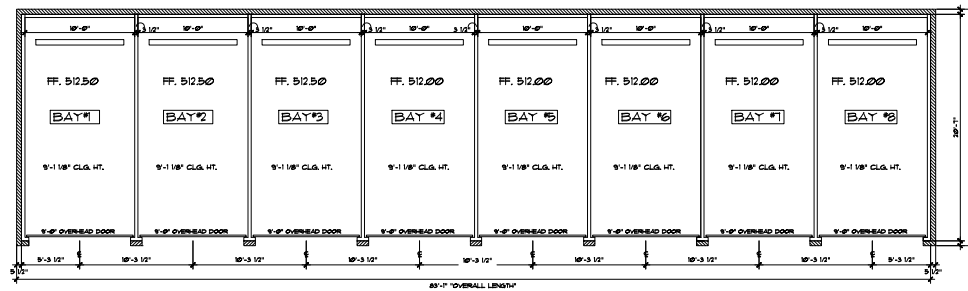
RIVERSIDE @ CEDAR HILL

Cedar Hill, Texas

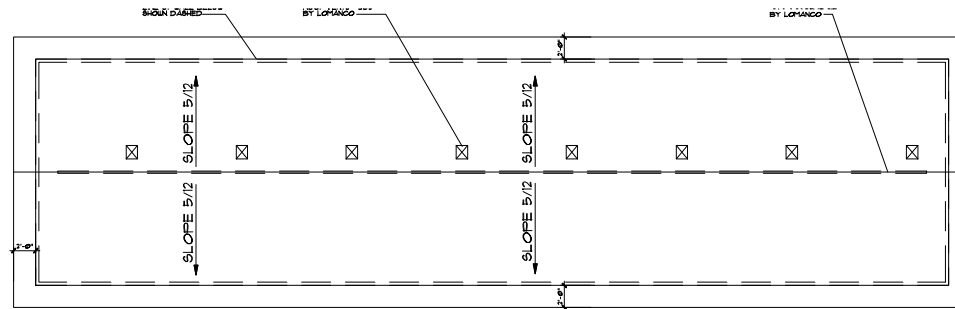
Architect  
Planning  
Project Management  
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SEAL  
05-14-18

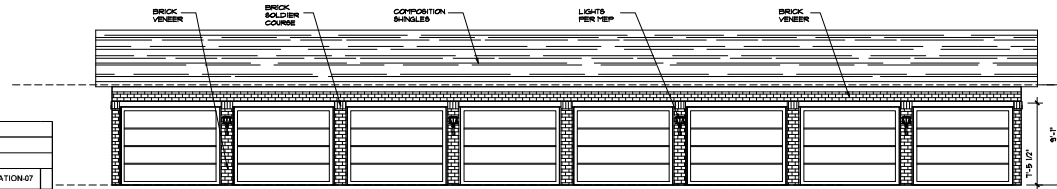
REVISIONS  
DRAWN BY: AAG  
CHECKED BY: JMT  
DATE: 6/7/2018  
SUBMITTAL DATE: 05-14-18  
PROJECT NUMBER: A5.04  
SHEET NO. A5.04  
AS NOTED



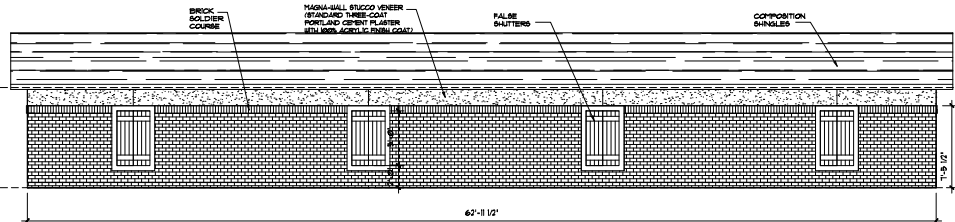
1 GARAGE - PLAN  
SCALE 3/16" = 1'-0"



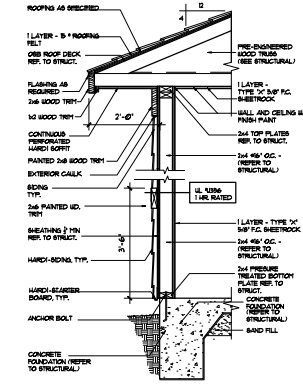
2 GARAGE - ROOF PLAN  
SCALE 3/16" = 1'-0"



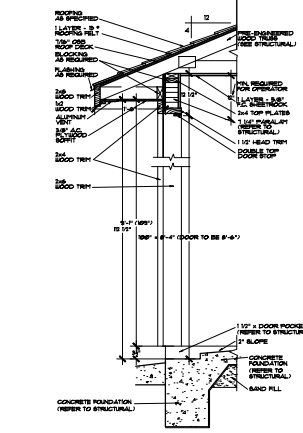
4 GARAGE - FRONT ELEVATION  
SCALE 3/16" = 1'-0"



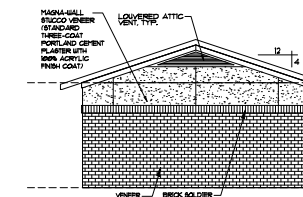
6 GARAGE - REAR ELEVATION  
SCALE 3/16" = 1'-0"



3 GARAGE - WALL SECTION  
SCALE 3/4\"/>



5 GARAGE - WALL SECTION  
SCALE 3/4\"/>



7 GARAGE - SIDE ELEVATION  
SCALE 3/16\"/>

MATERIAL TABULATION CHART							
RIVERSIDE AT CEDAR HILL							
(SHEET A11.05) Detached Garage Elevations							
	FRONT ELEVATION-04		REAR ELEVATION-06		SIDE ELEVATION-07		
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	
1	Total Facade S.F.	737		232	575		
2	Facade S.F. (exclusive of doors and windows)	177	100.00%	225	100.00%	528	100.00%
3	Doors and Windows S.F.	560		7	47		
4	Primary Masonry totals	140	79.30%	158	70.22%	382	74.24%
	• Brick s.f. (as applicable)	140	79.30%	158	70.22%	377	71.80%
	• Stone s.f. (as applicable)	0	0.00%	0	0.00%	15	2.84%
5	Masonry-Like totals	37	20.50%	67	29.78%	136	25.70%
	• Stucco s.f. (as applicable)	37	20.50%	67	29.78%	136	25.70%
	• Other Masonry S.F. (as applicable)	0	0.00%	0	0.00%	0	0.00%
6	Non-Masonry totals	0	0.00%	0	0.00%	0	0.00%
	• Hardplank s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%
	• Hard siding s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%

# RIVERSIDE @ CEDAR HILL

Cedar Hill, Texas

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05-14-18

REVISIONS  
AAG 7/19/2018  
JMT 7/19/2018  
05-14-18  
A11.05