

**ORDINANCE NO. 2024-837**

**AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, AMENDING THE ZONING ORDINANCE, ORDINANCE NO. 2001-64, AS AMENDED; CHANGING THE ZONING MAP DISTRICT CLASSIFICATION OF CERTAIN PROPERTY GENERALLY LOCATED SOUTH OF EAST PLEASANT RUN ROAD AND WEST OF NORTH J. ELMER WEAVER FREEWAY AND LEGALLY DESCRIBED AS LOTS 3R1, 3R2 AND PART OF LOT 2R, BLOCK A, UPTOWN VILLAGE AT CEDAR HILL ADDITION, APPROXIMATELY 12.0119-ACRES OF LAND, CEDAR HILL, DALLAS COUNTY TEXAS, FROM “PD” (PLANNED DEVELOPMENT) DISTRICT NO. 2005-226 AND “PD” (PLANNED DEVELOPMENT) DISTRICT NO. 2018-659 TO PD” (PLANNED DEVELOPMENT) DISTRICT FOR LOCAL RETAIL USES INCLUDING RESTAURANT WITH ON-PREMISE CONSUMPTION, COMMERCIAL AMUSEMENT (INDOOR/OUTDOOR) (LOT 2) AND MULTI-FAMILY USES (LOT 1); INCORPORATING A CONCEPT PLAN (LOTS 1 AND 2), A PD SITE PLAN FOR MULTI-FAMILY (LOT 1) INCLUDING LANDSCAPE PLAN AND ELEVATION PLAN; ADOPTING SPECIFIC DEVELOPMENT AND DESIGN STANDARDS; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND PROVIDING FOR PUBLICATION.**

**WHEREAS**, the owner of the Property, as defined in Section 1 below, duly filed a request with the City of Cedar Hill, Texas (the “City”), for a change in zoning classification from “PD” (Planned Development No. 2005-226) District and “PD” (Planned Development No. 2018-659) District to “PD” (Planned Development) District for Local Retail Uses including restaurant with on-premise consumption, commercial amusement (indoor/outdoor) and multi-family and was assigned case no. PD-676-2024; and

**WHEREAS**, the City Council of the City (the “City Council”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

**WHEREAS**, on December 11, 2018, the City Council adopted Ordinance No. 2018-659, amending ordinance No. 2005-226, to incorporate land use and building materials standards that are differentially applicable to residential and non-residential structures; and

**WHEREAS**, such standards substantially further the preservation of property values and the promotion of economic development within the City; and

**WHEREAS**, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

**WHEREAS**, the City's Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

**WHEREAS**, the City's policy in creating or amending a planned development district is to incorporate and fully enhance feasible design and building materials standards that are integral to the City's character and zoning regulations in all planned development districts; and

**WHEREAS**, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

**WHEREAS**, the owner and/or developer who applied for and requested the planned development district established by this Ordinance stated in the application that the development of the Property warrants the architectural and building material standards contained in this Ordinance; and

**WHEREAS**, the owner and/or developer of the Property has consented in the Real Estate Agreement between the City of Cedar Hill and Town Land Companies, LLC, which was approved by the City Council on December 10, 2024, (herein "Development Agreement"), to the enforcement of the design and building materials standards within the planned development district; and

**WHEREAS**, the legal description of the Property is shown on **Exhibit "A,"** attached hereto and incorporated as if fully set forth herein; and

**WHEREAS**, the proposed Planned Development District (herein "PD District") is accompanied by a Concept Plan that depicts the proposed development, Lots 1 and 2, which is shown on **Exhibit "B";** and

**WHEREAS**, the proposed Planned Development District (herein "PD District") is accompanied by a PD Site Plan that depicts the proposed development of Lot 1, which is shown on **Exhibit "C";** and

**WHEREAS**, the requested “PD” District is in conformance with the City's adopted Comprehensive Plan, as amended; and

**WHEREAS**, the City caused notice of the required public hearings regarding the zoning change to this Ordinance to be published in the Focus Daily News on October 20, 2024, and mailed notice to property owners within 200 feet of the 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 November 5, 2024; and

**WHEREAS**, following its public hearing, the Planning and Zoning Commission forwarded its report and recommendation regarding this zoning change to the City Council; and

**WHEREAS**, the City Council, after conducting a public hearing on November 12, 2024, 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 12.0119-acres legally described as all of Lots 3R1 and 3R2 and part of Lot 2R, Uptown Village at Cedar Hill Addition, J.W. Darby Surve, Abstract No. 393, Cedar Hill, Dallas County, Texas, as more particularly described in **Exhibit “A”** – Property Legal Description and shown on **Exhibit “B”** – Concept Plan, which is attached hereto and incorporated by reference herein as if fully set forth (referred to throughout this Ordinance as the “Property”).

**SECTION 2 – CHANGE IN ZONING DISTRICT CLASSIFICATION.** The zoning district classification for the Property is hereby changed from PD” (Planned Development No. 2005-226) District and “PD” (Planned Development No. 2018-659) District to “PD” (Planned Development) District for Local Retail Uses including restaurant with on-premise consumption, commercial amusement (indoor/outdoor) and multi-family. The official zoning map for the City shall be changed to reflect this change in zoning district classification.

**SECTION 3 – APPLICABILITY OF STANDARDS.** The Property shall be subject to the regulations set forth in this Ordinance plus all applicable City Ordinances and regulations including, but not limited to, the City’s Zoning Ordinance, as the above may subsequently be amended.

**SECTION 4 – PURPOSE AND INTENT.** The purpose and intent of this Planned Development District is to support the long-term stability of Hillside Village which relies on the City’s ability to shift the local retail industry towards “lifestyle centers” in mixed-use communities that feature experiential and destination retail options, as well as creative spaces and increased population on the site. The addition of the residential development, Hillside Village at Cedar Hill, will provide an upscale lifestyle residential community in conjunction with the adjacent retail environment. The project will bring another population to both the restaurant and retail businesses within the center, activating the center during the day and throughout the week. The residential portion of this mixed-use development will be a mutually beneficial addition to the larger development as well as to the City of Cedar Hill.

**SECTION 5 – PD CONCEPT PLAN.** Development of this property shall be consistent with the Concept Plan – **Exhibit “B”** and the Development Standards of Section 10. Any significant change in the information provided on this exhibit shall require an amendment to the “PD” District in compliance with Section 7.

**SECTION 6 – PD SITE PLAN.** Development of this property shall be consistent with the PD Site Plan – **Exhibit “C”** and the Development Standards of Section 10. Any significant change in the information provided on this exhibit shall require an amendment to the “PD” District in compliance with Section 7.

**SECTION 7 – ADMINISTRATION**

- A. **Applicability; Conflicts.** In the event of a conflict between this PD Ordinance, the City of Cedar Hill Zoning Ordinance (the “Zoning Ordinance”), and any other City ordinance imposing zoning regulations, this PD Ordinance shall control. In the event of a conflict between the Concept/PD Site Plan, the Zoning Ordinance, and any other City Ordinance imposing zoning regulations, the Concept/PD Site Plan shall control. In the event of a conflict between this PD Ordinance and the Concept/PD Site Plan, this PD Ordinance shall control.
- B. **Concept Plan.** Development of the Property (identified as Lot 1 and Lot 2) shall generally comply with the Concept Plan attached as **Exhibit “B”** (the “Concept Plan”), as it may be amended in accordance with this section and Section 10. Any change to the Concept Plan must be submitted to the Zoning Administrator to ensure it is in compliance with this section and/or Section 10, and the amended Concept Plan will become a part of the permanent file maintained by the Zoning Administrator for this PD. A PD Site Plan is required to be submitted for Lot 2 in compliance with this PD and shall satisfy all requirements for a PD site plan under the Zoning Ordinance.

- C. PD Site Plan. Development of the Property (identified as Lot 1) shall generally comply with the PD Site Plan attached as **Exhibit “C”** (the “PD Site Plan”), as it may be amended in accordance with this section and Section 10. Any change to the PD Site Plan must be submitted to the Zoning Administrator to ensure it is in compliance with this section and/or Section 10, and the amended PD Site Plan will become a part of the permanent file maintained by the Zoning Administrator for this PD.
- D. Substantial Conformance. Staff approval of amendments to the Concept Plan and PD Site Plan shall be permitted as follows:
- i. The Zoning Administrator may approve amendments to the Concept Plan, PD Site Plan, building permits and other permits subsequent to approval of the Concept/PD Site Plan if they substantially comply with the Concept/PD Site Plan and the Development Standards herein.
  - ii. An amendment or change to the Concept/Development Plan, PD Site Plan, and/or a permit “substantially complies” with the Concept/PD Site Plan and these Development Standards if it does not:
    1. Significantly alter the basic relationship of the proposed uses to adjacent uses;
    2. Change the uses approved;
    3. Increase the total number of dwelling units developed on the Property to above 400;
    4. Increase the height allowed pursuant to Section 10; increase the lot coverage allowed pursuant to Section 10; or decrease the minimum Living Area required by Section 10;
    5. Reduce minimum setbacks required pursuant to Section 10; or
    6. Significantly change traffic patterns for perimeter streets along the boundaries of the Property.
  - iii. The Zoning Administrator will only approve an amendment to the Concept Plan, PD Site Plan, or a permit that substantially complies with the Concept/PD Site Plan and these Development Standards. The applicant may appeal the decision to deny an amendment to the Concept Plan or PD Site Plan to the City’s Planning and Zoning Commission and may appeal the decision of the City’s Planning and Zoning Commission to the City Council.
  - iv. For any amendments that do not substantially comply with the Concept/ PD Site Plan and/or these Development Standards, the

applicant may apply for a revision to the PD Ordinance, Concept/PD Site Plan, and/or PD Plans in the same manner as the original approval.

**SECTION 8 — DEFINITIONS.** The definitions in Section 5.8 of the City's Zoning Ordinance shall be applicable to the Property in this Planned Development District in addition to those terms defined in this Section.

- A. Luxury – a luxury product, with elevated quality throughout the exterior and interior of all units to provide a high level of comfort and style in amenities, interior features, maintenance and services
- B. Living Area – means the gross square footage of interior dwelling units, (air-conditioned space).
- C. Masonry – shall be defined as exterior construction materials consisting of fired brick, natural stone, cast stone, architectural concrete masonry units, thin-cut brick or stone, textured or finished cast-in-place concrete, and any other materials approved by the Zoning Administrator or designee. The Zoning Administrator may approve other materials such as masonry materials in addition to those materials listed herein.
- D. Zoning Administrator means the Director of Planning or his/her designee.

**SECTION 9 — AUTHORIZED LAND USES.** (Lot 1) Permitted uses include Residential Multifamily in addition to uses permitted in Ordinance 2005-226, and Ordinance 2019-673. Ordinance 2018-659 does not apply to Lot 1. (Lot 2) Permitted uses include, in addition to uses permitted in Ordinance 2005-226, Ordinance 2018-659, and Ordinance 2019-673, the following uses shall be permitted by right:

- A. Restaurants, including on-premise consumption, no Conditional Use Permit (CUP) shall be required, subject to Section 4.1.4 Alcoholic Beverage Requirements a-e; g;
- B. Hotel, including on-premise consumption, no Conditional Use Permit (CUP) shall be required;
- C. Commercial amusement (indoor), definition per zoning ordinance, no (CUP) shall be required;
- D. Commercial amusement (outdoor), definition per zoning ordinance, no (CUP) shall be required;

E. Farmers market;

in addition to the following uses which shall be expressly permitted:

- a. “amenities”; and
- b. “open space”.

**SECTION 10 — DEVELOPMENT STANDARDS.** The primary development and land use standards for this project will be based upon the standards outlined in this document. The Property shall be developed in accordance with the standards applicable to the LR District, except as amended or otherwise set forth in this PD Ordinance, within **Exhibit “D”**.

**SECTION 11 – 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 repealed; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance.

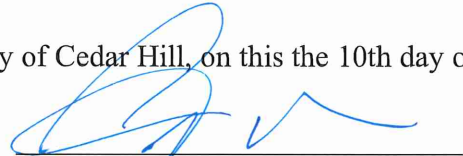
**SECTION 12 – SEVERABILITY.** The terms and provisions of this Ordinance shall be deemed to be severable and if the validity of any section, subsection, sentence, clause or phrase of this Ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Ordinance.

**SECTION 13 – 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.

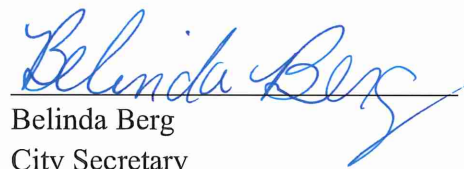
**SECTION 14 – PENALTY.** Any person, firm, entity, or corporation who violates any provision of this Ordinance or the City's Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction, therefore shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

**SECTION 15 – 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 10th day of December 2024.

  
\_\_\_\_\_  
Stephen Mason, Mayor

ATTEST:

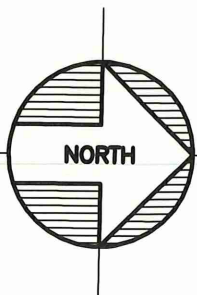
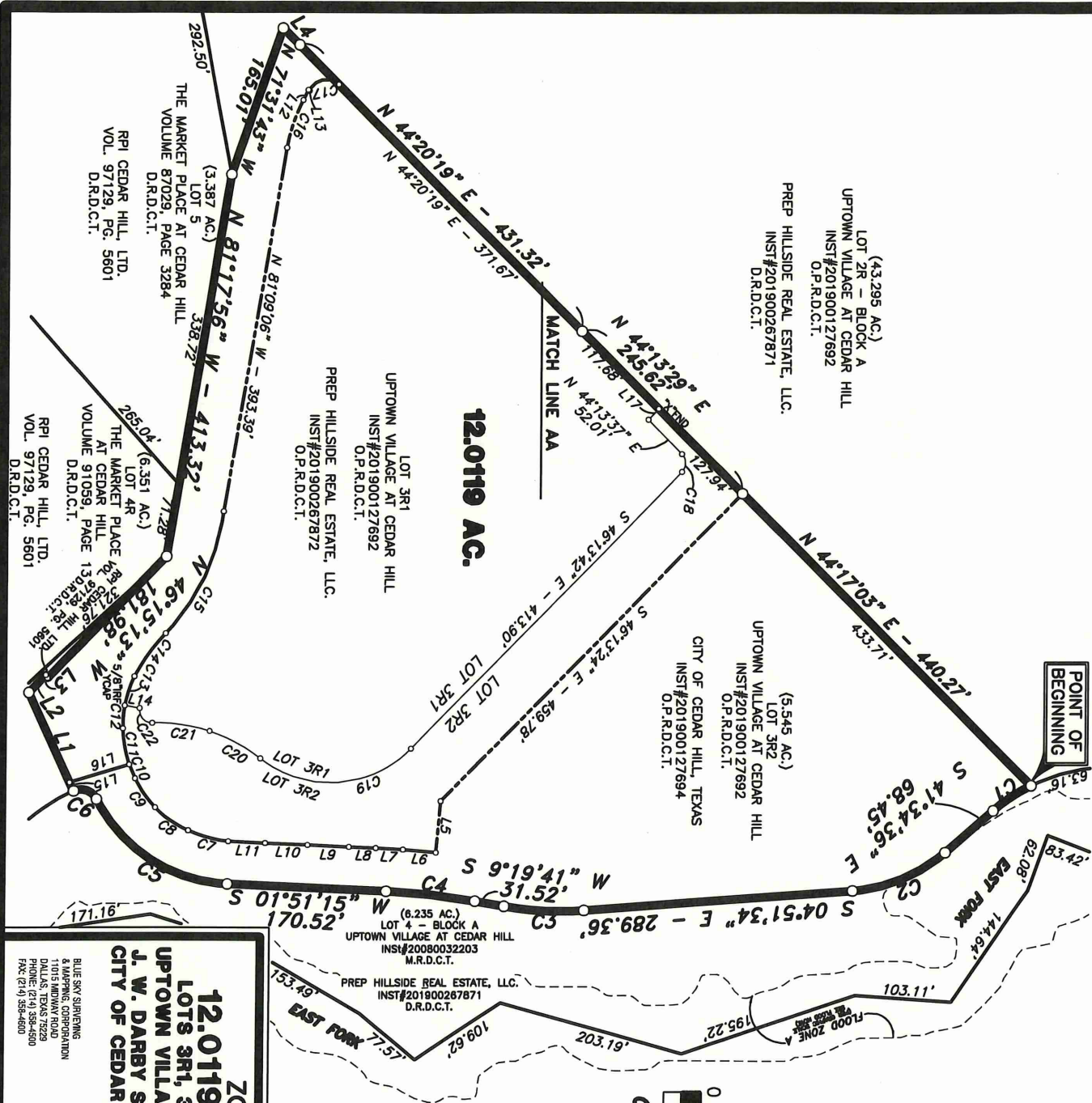
  
\_\_\_\_\_  
Belinda Berg  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Ron G. MacFarlane, Jr.  
City Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**  
12.0119-acres

Being legally described as all of Lots 3R1 and 3R2 and part of Lot 2R, Uptown Village at Cedar Hill Addition, J.W. Darby Surve, Abstract No. 393, Cedar Hill, Dallas County, Texas, as recorded in 201900127692, Official Public Records, Dallas County, Texas, and generally located south of East Pleasant Run Road, west of N J Elmer Weaver Freeway with the approximate address being 700 N J Elmer Weaver Freeway [Hillside Village].



**GRAPHIC SCALE: 1"=160'**

**EXHIBIT "A"**  
**Page 1 of 6**

**ZONING EXHIBIT**  
**12.0119 ACRE PARCEL**  
LOTS 3R1, 3R2 AND PART OF LOT 2R  
UPTOWN VILLAGE AT CEDAR HILL ADDITION  
J. W. DARBY SURVEY - ABSTRACT NO. 393  
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

**BLUE SKY SURVEYING  
& MAPPING, CORPORATION**  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600



DATE: SEPTEMBER 05, 2024  
SCALE: 1" = 160'  
DRPETREE@BLUESKYSURVEYING.COM



**GRAPHIC SCALE: 1"=120'**

(43.295 AC.)  
 LOT 2R - BLOCK A  
 UPTOWN VILLAGE AT CEDAR HILL  
 INST#201900127692  
 O.P.R.D.C.T.  
 HILLSIDE REAL ESTATE, LLC.  
 INST#201900267871  
 O.P.R.D.C.T.  
 - **431.32**  
 371.6

PREP HILLSIDE REAL  
INST#2019002670  
D.R.D.C.T.  
"E" - 431.32'  
"E" - 371.67'

(5.545 AC.)  
LOT 3R2  
UPTOWN VILLAGE AT CEDAR HILL  
INST#201900127692  
O.P.R.D.C.I.

18  
S 46°13'24"  
S 46°13'24"  
E

CITY OF CEDAR HILL, TEXAS  
INST#201900127694  
O.P.R.D.C.T.

(6.235 AC.)  
LOT 4 - BLOCK A  
UPTOWN VILLAGE AT CEDAR HILL  
INST#20080032203  
M.R.D.C.T.

PREP HILLSIDE REAL ESTATE, LLC  
INST#201900267871  
D.B.D.C.T.

## 12.019 AC-

LOT 3R1  
UPTOWN VILLAGE AT CEDAR HILL  
INST#201900127692  
O.P.R.D.C.T.

PREP HILLSIDE REAL ESTATE, LLC  
INST#201900267872  
O.P.R.D.C.T.

THE MARKET PLACE AT CEDAR HILL  
VOLUME 87029, PAGE 3284 D.R.D.C.T.

RPI CEDAR HILL, LTD.  
VOL. 97129, PG. 5601 D.R.D.C.T

**ZONING EXHIBIT**  
**12.0119 ACRE PARCEL**  
LOTS 3R1, 3R2 AND PART OF LOT 2R  
UPTOWN VILLAGE AT CEDAR HILL ADDITION  
J. W. DARBY SURVEY - ABSTRACT NO. 393  
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

RPI CEDAR HILL, LTD.  
VOL. 97129, PG. 5601  
D.R.D.C.T.

THE MARKET PLACE &  
AT CEDAR HILL  
VOLUME 91059, PAGE 13  
D.R.D.C.T.

321.76  
VOL. 97129 PG. 5601  
D.R.D.C.T.  
13

(6.351 AC.)

98,  
327  
KPI CR  
VOL.

5/8-IRFC12  
YCAP

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6'

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**BLUE SKY SURVEYING  
& MAPPING, CORPORATION**  
44045 MIDWAY ROAD



DATE: SEPTEMBER 05, 2024

10

23

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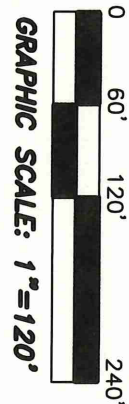
EXT

100

# EXHIBIT "A"

Page 2 of 6

**SHEET 2 OF 6**



**EXHIBIT "A"**  
**Page 3 of 6**



**ZONING DESCRIPTION****12.0119 ACRE PARCEL****LOT 3R1, LOT 3R2 AND PT. LOT 2R****UPTOWN VILLAGE AT CEDAR HILL ADDITION****J. W. DARBY SURVEY, ABSTRACT NO. 393****CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS****EXHIBIT "A"****Page 4 of 6**

**BEING** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 3R1, LOT 3R2, AND PART OF LOT 2R, BLOCK A, OF UPTOWN VILLAGE AT CEDAR HILL ADDITION, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201900127692, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID LOTS 2R AND 3R1 BEING CONVEYED TO PREP HILLSIDE REAL ESTATE, LLC. BY DEED RECORDED IN INSTRUMENT NO. 201900267871 AND 201900267872 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND SAID LOT 3R2 BEING CONVEYED TO CITY OF CEDAR HILL, TEXAS, BY DEED RECORDED IN INSTRUMENT NO. 201900127694 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD WITH YELLOW PLASTIC STAMP FOUND FOR THE MOST NORTHERLY CORNER OF SAID LOT 3R2 AND CITY OF CEDAR HILL TRACT, SAID POINT BEING ALSO BEING THE EASTERLY CORNER OF SAID LOT 2R AND PREP HILLSIDE REAL ESTATE, LLC. TRACT AND BEING A COMMON CORNER OF LOT 4, BLOCK A, OF UPTOWN VILLAGE AT CEDAR HILL ADDITION, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 20080032203, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 14° 41' 19", A CHORD BEARING SOUTH 34° 13' 56" EAST AT A DISTANCE OF 48.32 FEET;

**THENCE** FOLLOWING ALONG THE COMMON LINE OF SAID LOT 3R2 AND LOT 4, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 10;

1. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 48.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;
2. SOUTH 41° 34' 36" EAST FOR A DISTANCE OF 68.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER; SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 36° 43' 05", A CHORD BEARING SOUTH 23° 13' 05" EAST AT A DISTANCE OF 107.09 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 108.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;
4. SOUTH 04° 51' 34" EAST FOR A DISTANCE OF 289.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER; SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 347.00 FEET, A CENTRAL ANGLE OF 14° 11' 12", A CHORD BEARING SOUTH 02° 14' 04" WEST AT A DISTANCE OF 85.70 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 85.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;
6. SOUTH 09° 19' 41" WEST FOR A DISTANCE OF 31.52 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 739.00 FEET, A CENTRAL ANGLE OF 07° 28' 26", A CHORD BEARING SOUTH 05° 35' 28" WEST AT A DISTANCE OF 96.33 FEET;
7. SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 96.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;
8. SOUTH 01° 51' 15" WEST FOR A DISTANCE OF 170.52 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER; SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 167.00 FEET, A CENTRAL ANGLE OF 60° 14' 31", A CHORD BEARING SOUTH 31° 58' 29" WEST AT A DISTANCE OF 167.61 FEET;



BLUE SKY SURVEYING  
& MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600  
DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION No. 10105700

**ZONING DESCRIPTION****12.0119 ACRE PARCEL****LOTS 3R1, 3R2 & PT. LOT 2R**

**UPTOWN VILLAGE AT CEDAR HILL ADDITION  
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS**

DATE: SEPTEMBER 05, 2024

\\UptownFM1382\\Zoning-2

## DESCRIPTION CONTINUED

9. SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 175.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 86° 33' 14", A CHORD BEARING SOUTH 18° 49' 28" WEST AT A DISTANCE OF 26.05 FEET;

10. SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 28.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;

THENCE SOUTH 64° 10' 18" WEST PASSING AT A DISTANCE OF 10.12 FEET THE COMMON CORNER OF AFORESAID LOT 3R2 AND LOT 2R AND ACROSS SAID LOT 2R FOR A TOTAL DISTANCE OF 115.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER IN THE COMMON LINE OF SAID LOT 2R AND LOT 4R, THE MARKET PLACE AT CEDAR HILL, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 91059, PAGE 13, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID COMMON LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO RPI CEDAR HILL, LTD BY DEED RECORDED IN VOLUME 97129, PAGE 5601 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 46° 06' 18" WEST ALONG THE COMMON LINE OF SAID LOT 2R AND LOT 4R AND RPI CEDAR HILL, LTD TRACT, FOR A DISTANCE OF 26.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;

THENCE NORTH 60° 35' 07" EAST CONTINUING ALONG THE COMMON LINE OF SAID LOT 2R, LOT 4R AND RPI CEDAR HILL, LTD TRACT, FOR A DISTANCE OF 3.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;

THENCE NORTH 46° 15' 13" WEST ALONG THE COMMON LINE OF SAID LOT 2R, LOT 4R AND RPI CEDAR HILL, LTD TRACT, FOR A DISTANCE OF 181.98 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;

THENCE NORTH 81° 17' 56" WEST CONTINUING ALONG THE COMMON LINE OF SAID LOT 2R, LOT 4R AND RPI CEDAR HILL, LTD TRACT, AND PASSING AT A DISTANCE OF 71.28 FEET THE COMMON CORNER OF SAID LOT 4R AND LOT 5, THE MARKET PLACE AT CEDAR HILL, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 87029, PAGE 3284, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 2R AND LOT 5 FOR A TOTAL DISTANCE OF 413.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;

THENCE NORTH 71° 31' 43" WEST LEAVING THE COMMON LINE OF SAID LOT 2R AND LOT 5 FOR A DISTANCE OF 165.01 FEET TO A POINT FOR CORNER;;

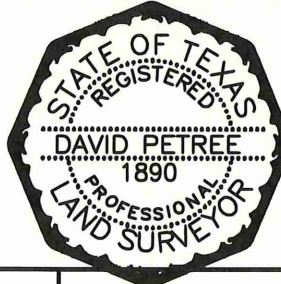
THENCE NORTH 44° 19' 36" EAST FOR A DISTANCE OF 25.16 FEET TO A POINT FOR CORNER;

THENCE NORTH 44° 20' 19" EAST PASSING AT A DISTANCE OF 59.65 FEET THE MOST WESTERLY SOUTHWEST CORNER OF AFORESAID LOT 3R1 AND ALONG THE COMMON LINE OF SAID LOTS 3R1 AND LOT 2R FOR A TOTAL DISTANCE OF 431.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;

THENCE NORTH 44° 13' 29" EAST PASSING AT A DISTANCE OF 117.68 FEET THE COMMON CORNER OF AFORESAID LOT 3R1 AND LOT 3R2 AND ALONG THE COMMON LINE OF SAID LOTS 3R1, 3R2 AND LOT 2R, FOR A TOTAL DISTANCE OF 245.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;

THENCE NORTH 44° 17' 03" EAST ALONG THE COMMON LINE OF SAID LOT 3R2 AND LOT 2R FOR A DISTANCE OF 440.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 523,237 SQUARE FEET OR 12.0119 ACRES OF LAND, MORE OR LESS.

**EXHIBIT "A"**  
Page 5 of 6



*David Petree*  
DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890



BLUE SKY SURVEYING  
& MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600  
DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION No. 10105700

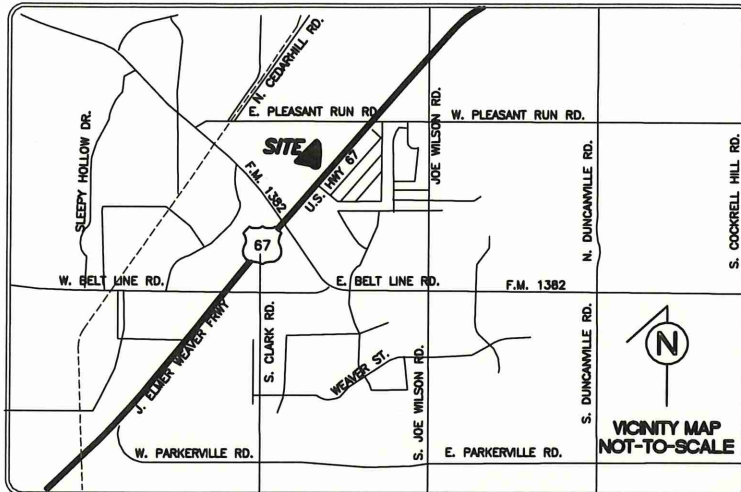
## ZONING DESCRIPTION

12.0119 ACRE PARCEL  
LOTS 3R1, 3R2 & PT. LOT 2R

UPTOWN VILLAGE AT CEDAR HILL ADDITION  
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

DATE: SEPTEMBER 05, 2024

UptownFM1382\Zoning-2



### ~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	189.00'	14°41'19"	48.45'	S 34°13'56" E	48.32'
C2	170.00'	36°43'05"	108.94'	S 23°13'05" E	107.09'
C3	347.00'	14°11'12"	85.92'	S 02°14'04" W	85.70'
C4	739.00'	07°28'26"	96.40'	S 05°35'28" W	96.33'
C5	167.00'	60°14'31"	175.59'	S 31°58'29" W	167.61'
C6	19.00'	86°33'14"	28.70'	S 18°49'28" W	26.05'
C7	151.92'	16°57'19"	44.96'	S 14°27'56" W	44.79'
C8	111.30'	22°17'00"	43.29'	S 34°05'06" W	43.01'
C9	124.01'	17°36'06"	38.10'	S 54°01'39" W	37.95'
C10	130.00'	07°05'29"	16.09'	S 66°22'26" W	16.08'
C11	127.45'	17°40'12"	39.31'	S 78°51'19" W	39.15'
C12	120.16'	11°43'19"	24.58'	N 86°42'37" W	24.54'
C13	142.72'	13°10'22"	32.81'	N 72°22'56" W	32.74'
C14	214.56'	15°16'08"	57.18'	N 54°24'27" W	57.01'
C15	234.60'	35°42'07"	146.18'	N 65°30'26" W	143.83'
C16	168.00'	18°26'29"	54.07'	N 71°55'52" W	53.84'
C17	19.50'	110°47'17"	37.71'	N 12°36'36" W	32.10'
C18	13.50'	89°34'10"	21.10'	N 88°59'58" E	19.02'
C19	121.50'	83°34'12"	177.22'	S 4°26'36" E	161.92'
C20	178.50'	19°59'10"	62.27'	S 27°20'52" W	61.95'
C21	178.50'	19°59'10"	62.27'	S 07°21'36" W	61.95'
C22	13.50'	101°46'41"	23.98'	S 48°15'32" W	20.95'

### ~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 64°10'18" W	115.96'
L2	N 46°06'18" W	26.18'
L3	N 60°35'07" E	3.70'
L4	N 44°19'36" E	25.16'
L5	S 85°37'37" E	55.18'
L6	S 04°23'03" W	36.00'
L7	S 02°37'00" W	28.97'
L8	S 01°40'11" W	29.22'
L9	S 01°55'07" W	44.51'
L10	S 01°44'07" W	45.43'
L11	S 01°48'38" W	39.32'
L12	S 64°05'32" E	12.04'
L13	N 29°42'17" E	1.46'
L14	S 09°09'02" W	16.50'
L15	S 64°10'18" W	10.12'
L16	N 17°19'43" W	66.55'
L17	S 46°11'49" E	16.00'

## EXHIBIT "A"

Page 6 of 6



BLUE SKY SURVEYING  
& MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600  
DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION No. 10105700

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12.0119 ACRE PARCEL  
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UPTOWN VILLAGE AT CEDAR HILL ADDITION  
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

DATE: SEPTEMBER 05, 2024

\\UptownFM1382\\Zoning-2



Section 8 (d) & (e) prevails, areas outlined in blue as front facade on this exhibit may not be required to be unrestricted material if they are beyond 40' from Street 1, 2, or 3.

## SITE PLAN

CEDAR HILL, TEXAS

0 25 50 100

## HILLSIDE VILLAGE

TOWN COMPANIES

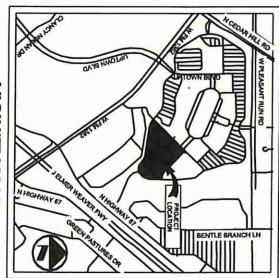


ARCHON CORPORATION  
ARCHITECTS  
210 NORTH PARK BLVD  
SUITE 100 - GARRETT, TX  
76051  
214/526-0731

ARCHITECT:  
GARY G. WOOD #12302  
PRELIMINARY - NOT TO BE USED FOR  
REGULATORY APPROVAL. PERMITTING  
DATE: 14 MAY 24

EXHIBIT "B"

land area GROSS (293,159 sf)	_____	6.73	acres
TOTAL UNITS per site plan	_____	300	units
density (NET ACREAGE)	_____	43.11 u/a	+/-
Parking Required (1 sp per 1 BR, 2 sp per 2 BR)	_____	390	sp
Parking Provided (1.57 sp/unit)	_____	471	sp
(includes 99 guest parking adjacent to ROW)			
(includes 27 parallel street parking adjacent to ROW)			
(includes 190 onsite parking spaces)			
(includes 155 parking garage spaces)			

[illegible]

CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

**BGE, Inc.**  
2595 Dallas Parkway, Suite 101  
Frisco, TX 75054  
Tel. 972-447-4800 • [www.bgeinc.com](http://www.bgeinc.com)  
TBBE Registration No. 37-046  
Company # 782

**TOWN**  
COMPANIES

**DEVELOPER**  
**TOWN COMPANIES**  
6666 N CENTRAL, EXPY, SUITE 770  
DALLAS, TX 75204  
TEL: (800) 747-4834  
CONTACT: AL GLASS

**OWNER**  
PREP HILLSIDE REAL ESTATE  
2750 RASMUSSEN RD STE 202  
PARK CITY, UT 84098  
TEL: (513) 746-2593  
CONTACT: LLOYD SOVA

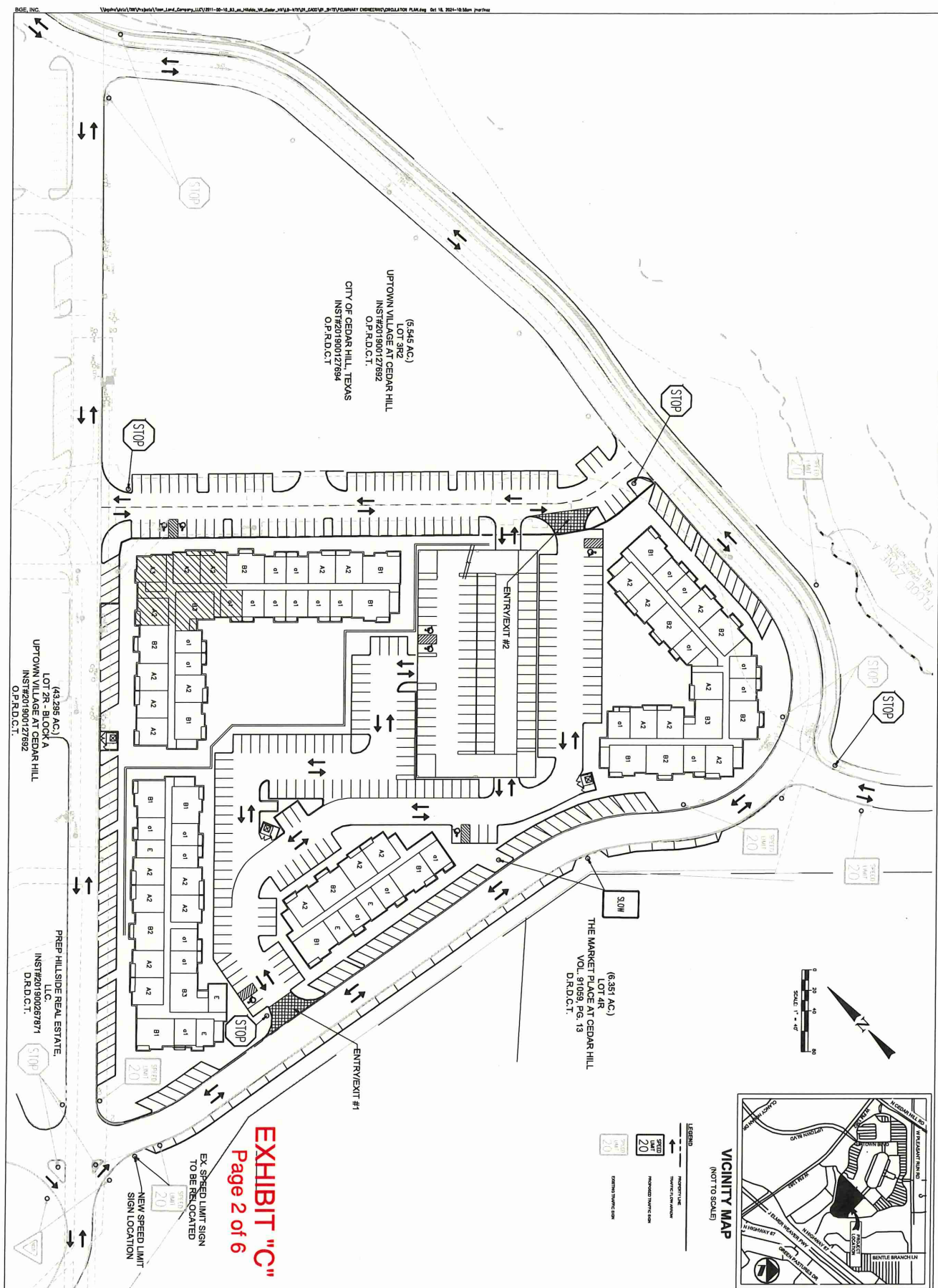
THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:  
BROWN & GAY ENGINEERS, INC.  
TEXAS REGISTERED ENGINEERING  
JAMES R. BEARD, P.E.  
TEXAS REGISTRATION NO. 50857

October 28, 2024

[illegible]

SHEET 1  
1  
1 OF 1



**EXHIBIT "C"**  
Page 2 of 6

~~EX. SPEED LIMIT SIGN  
TO BE RELOCATED~~

**SHEET NO**

TOWN COMPANIES

## CIRCULATION PLAN

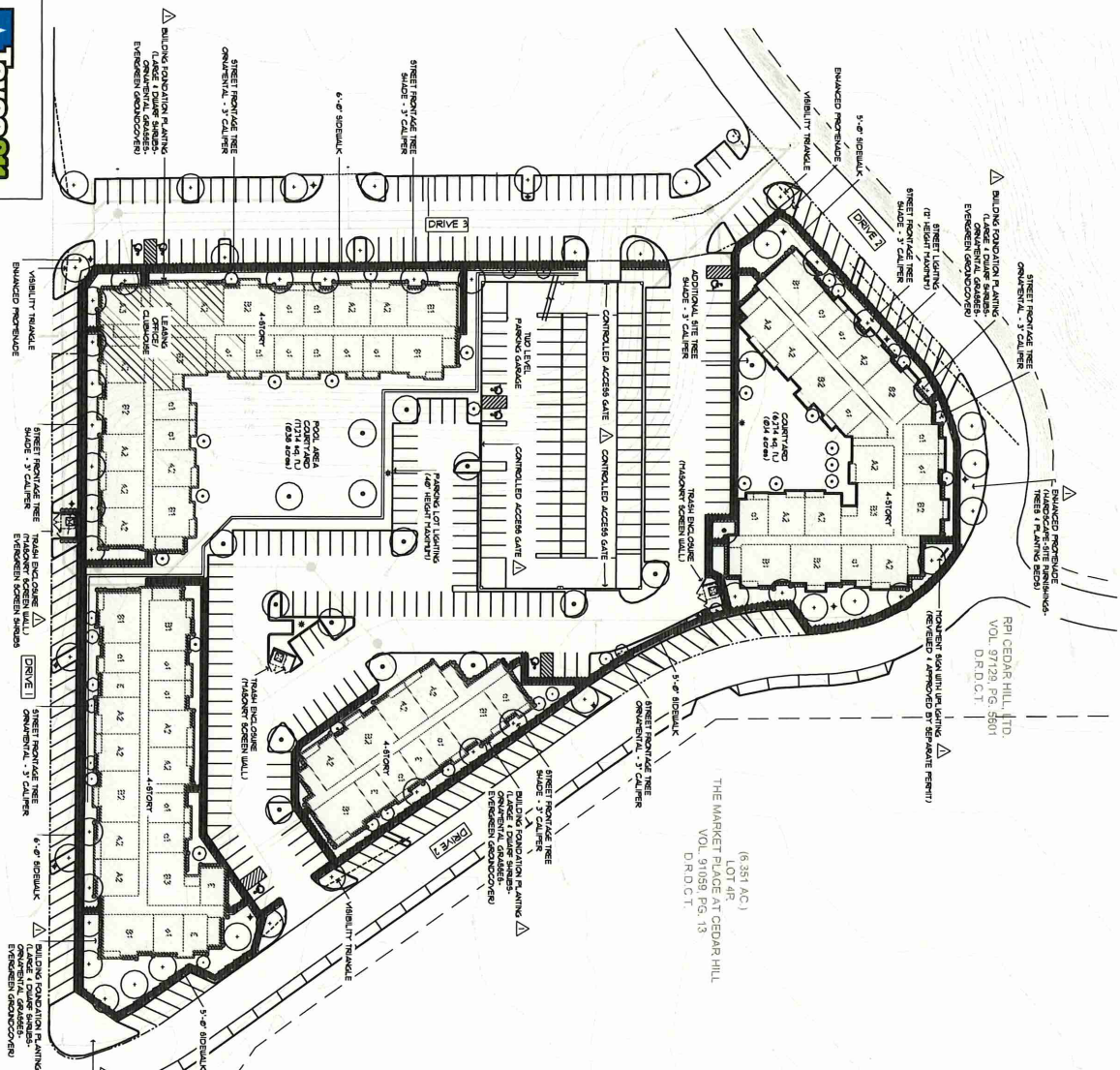
**HILLSIDE VILLAGE  
LOTS 3, BLOCK A  
PRELIMINARY ENGINEERING  
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS**

**OWNER**  
**PREP HILL SIDE REAL ESTATE**  
2750 RASMUSSEN RD STE 202  
PARK CITY, UT 84098  
TEL: (513) 746-2593  
CONTACT: LLOYD SOVA

**DEVELOPER**  
**TOWN COMPANIES**  
6060 N CENTRAL EXPY, SUITE 770  
DALLAS, TX 75206  
TEL: (503) 747-8634  
CONTACT: AJ GLASS

2595 Dallas Parkway, Suite 101  
Frisco, TX 75034  
Tel: 972-664-4800 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPE Registration No. F-1046  
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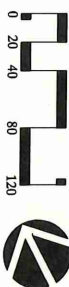
## PLANT PALETTE

- [illegible]

## GENERAL LANDSCAPE NOTES

[illegible]

scale: 1" = 40'-0"



**TABULATIONS PER HILLSIDE VILLAGE PC**

[illegible]

### LEGEND

- STREET FRONTAGE TREE (SHADE) - 3" CALIPER
- STREET FRONTAGE TREE (ORNAMENTAL) - 3" CALIPER
- ADDITIONAL BITE TREE (SHADE) - 3" CALIPER

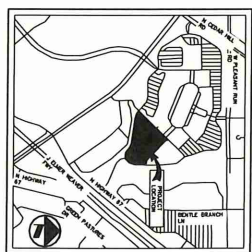


EXHIBIT "C"  
Page 3 of 6

LANDSCAPE PLAN  
HILLSIDE VILLAGE  
LOTS 3, BLOCK A  
CITY OF CEDAR HILL  
DALLAS COUNTY, TEXAS

**LANDSCAPE ARCHITECT**  
ENVIO DESIGN  
1424 Greenville Avenue  
Suite 200  
Dallas, Texas 75231  
Contact: Dick Atherton  
datherton@envio-design.com  
Phone: (714) 351-2600

**DEVELOPER**  
TOWN COMPANIES  
6606 N. Central Expressway  
Suite 110  
Dallas, Texas 75206  
Contact: Al Glass  
aglass@townco.com  
Phone: (972) 747-6633

THIS DRAWING HAS BEEN PREPARED UNDER THE  
DIRECT SUPERVISION OF RICHARD R. ARTHUR, TEXAS  
REGISTRATION #178 AND IS CONSIDERED TO BE

**PRELIMINARY**

THIS DRAWING MAY NOT BE USED FOR  
REGULATORY APPROVAL, PERMIT, OR  
CONSTRUCTION WITHOUT THE  
LANDSCAPE ARCHITECT'S OFFICIAL SEAL



**ENVIRO DESIGN**  
LANDSCAPE ARCHITECTURE  
SITE PLANNING

7424 Greenville Ave., Suite 200 Dallas, TX 75231 (214) 987-3010

**HILLSIDE VILLAGE**  
TOWN COMPANIES  
CEDAR HILL, TEXAS

REVISIONS  
 11 OCT 2024  
 CITY COMMENTS

SCALE	DATE	TITLE
1" = 40'-0"	28 AUGUST 2	LANDSCAPE PLAN

SHEET  
1LP OF 2

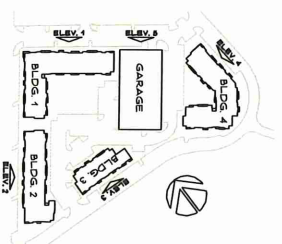




BUILDING 2      ELEVATION 2



BUILDING 1  
ELEVATION 1



## CONCEPT ELEVATIONS

CEDAR HILL, TEXAS

# HILLSIDE VILLAGE

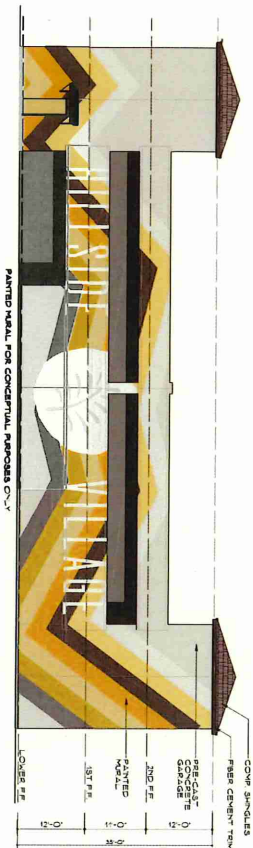
TOWN COMPANIES

ARCHITECT:  
KATIE D. WURST #25969  
PRELIMINARY - NOT TO BE USED FOR  
REGULATORY APPROVAL, PERMITTING,  
OR CONSTRUCTION  
DATE: 10 OCT 24

**EXHIBIT "C"**  
Page 5 of 6



ARCHON CORPORATION  
ARCHITECTS / PLANNERS  
210 N. PARK BOULEVARD  
STE 100 - GRAPEVINE, TX  
76051  
214/526-0731



GARAGE

### ELEVATION 5



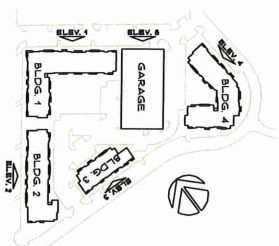
BUILDING 4

ELEVATION 4



## BUILDING 3

ELEVATION 3



# CONCEPT ELEVATIONS

## HILLSIDE VILLAGE

CEDAR HILL, TEXAS

TOWN COMPANIES

ARCHITECT: #25969  
KATIE D. WURST  
PRELIMINARY - NOT TO BE USED FOR  
REGULATORY APPROVAL, PERMITTING,  
OR CONSTRUCTION  
DATE: 10 OCT 24

**EXHIBIT "C"**  
Page 6 of 6



ARCHON CORPORATION  
ARCHITECTS / PLANNERS  
210 N. PARK BOULEVARD  
STE 100 - GRAPEVINE, TX  
76051  
214/526-0731

# HILLSIDE VILLAGE

## PLANNED DEVELOPMENT CODE

LUXURY RESIDENTIAL  
CEDAR HILL, TX

DATE:

October 21, 2024



A DEVELOPMENT BY:  
TOWN COMPANIES, LLC  
6060 N. CENTRAL EXPRESSWAY  
DALLAS, TX

Development Code by: Dan Quinto, danquinto@rbdc.biz, .817.706.8353

## TABLE OF CONTENTS HILLSIDE VILLAGE PD TABLE OF CONTENTS

### PREFACE

#### I. PHASE 1

1. Uses
2. Density
3. Lot Dimensional standards
4. Open Space requirements
5. Landscaping requirements
6. Utility Standards
7. Building Standards
8. Roadway and Parking
9. Lighting
10. Signage
11. Drainage
12. Deviations
13. Interior Finishes

#### I. PHASE 2

1. Uses
2. Density
3. Lot Dimensional standards
4. Open Space requirements
5. Landscaping requirements
6. Utility Standards
7. Building Standards
8. Roadway and Parking
9. Lighting
10. Signage
11. Drainage
12. Deviations

*Figure 1: Proposed residential development within the context of the entire mixed-use project*



PREFACE

The presence of people is a critical component of place-making. If a destination is a lively and vibrant gathering place, it becomes a community asset and a destination to spend leisure time as well as a venue for shopping and dining.

The residential development of Hillside Village at Cedar Hill will provide an upscale lifestyle residential community in conjunction with the adjacent retail environment. The project will bring another population to both the restaurant and retail businesses within the center, activating the center during the day and throughout the week. The residential portion of this mixed-use development will be a mutually beneficial addition to the larger development as well as to the City of Cedar Hill.

I. PHASE 1Section 1: Uses

Permitted uses include Residential Multifamily in addition to uses permitted in Ordinance 2005-226, and Ordinance 2019-673. Ordinance 2018-659 does not apply to Phase 1.

Section 2: Density

- a. Maximum total units: 400 DU's

- b. Maximum density: 60 DU/Acre  
 c. Unit Mix: Studio – 20% maximum; 1-bedroom - 70% maximum; 2-bedroom - 40% maximum; 3-bedroom – 5% maximum  
 d. Maximum Dwelling Units per Building: no maximum

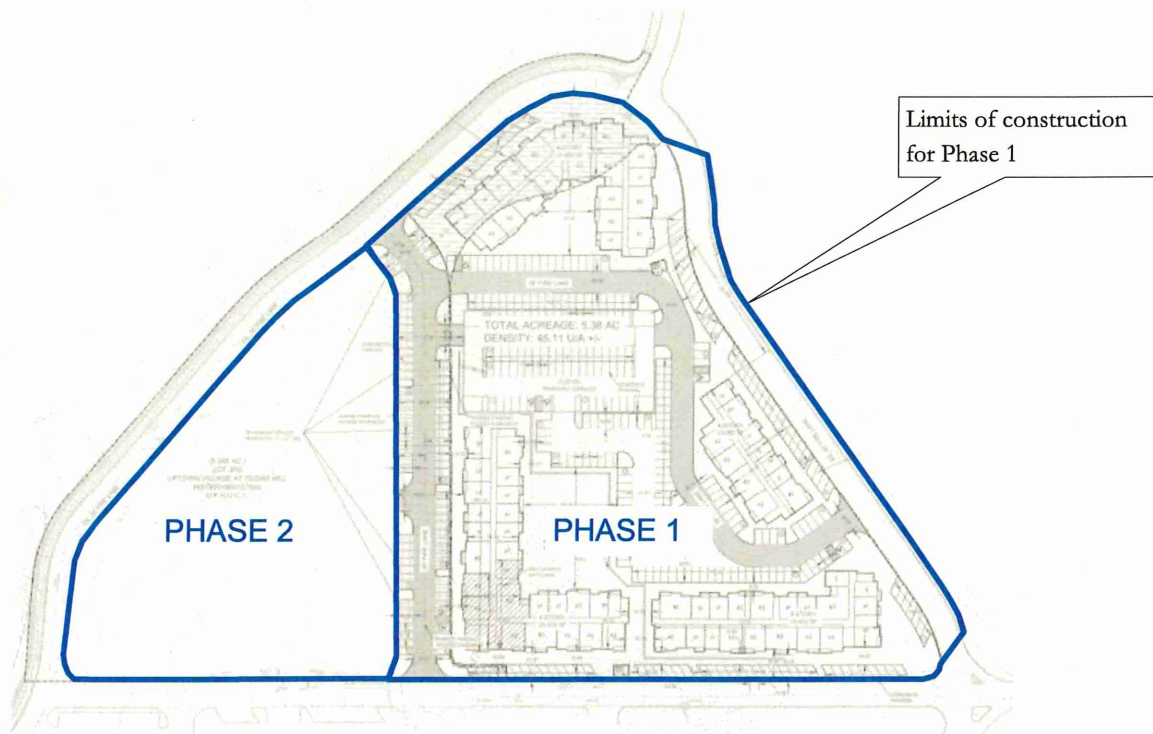
Section 3: Lot Standards:

- a. The project area includes a tract of land approximately 6.73 acres.  
 b. Front Setback: the Front Setback shall be a minimum of 10' as measured from the back of curb. The curb may be adjacent to the publicly accessible drive lane or the on-street parking, adjacent to Drive 1, Drive 2, or Drive 3.  
 c. Maximum lot coverage: no maximum  
 d. Minimum lot area: No minimum

Section 4: Open Space Standards

- a. No minimum public open space shall be required. To reduce reliance on public open space, the private open space shall provide amenities for the exclusive use of the residents and shall include the following amenities or equivalent amenities:

Figure 2: Proposed area of development



- b. The private Open Space shall include a minimum of 0.5 acres, and include at a minimum, the following amenities.
- c. A resort-style swimming pool
- d. A pool deck with luxury lounge furnishings
- e. Programmed activity space for entertainment and social gatherings
- f. Outdoor resident lounge with trellis and gaming area
- g. Designated grilling areas with restaurant-quality seating

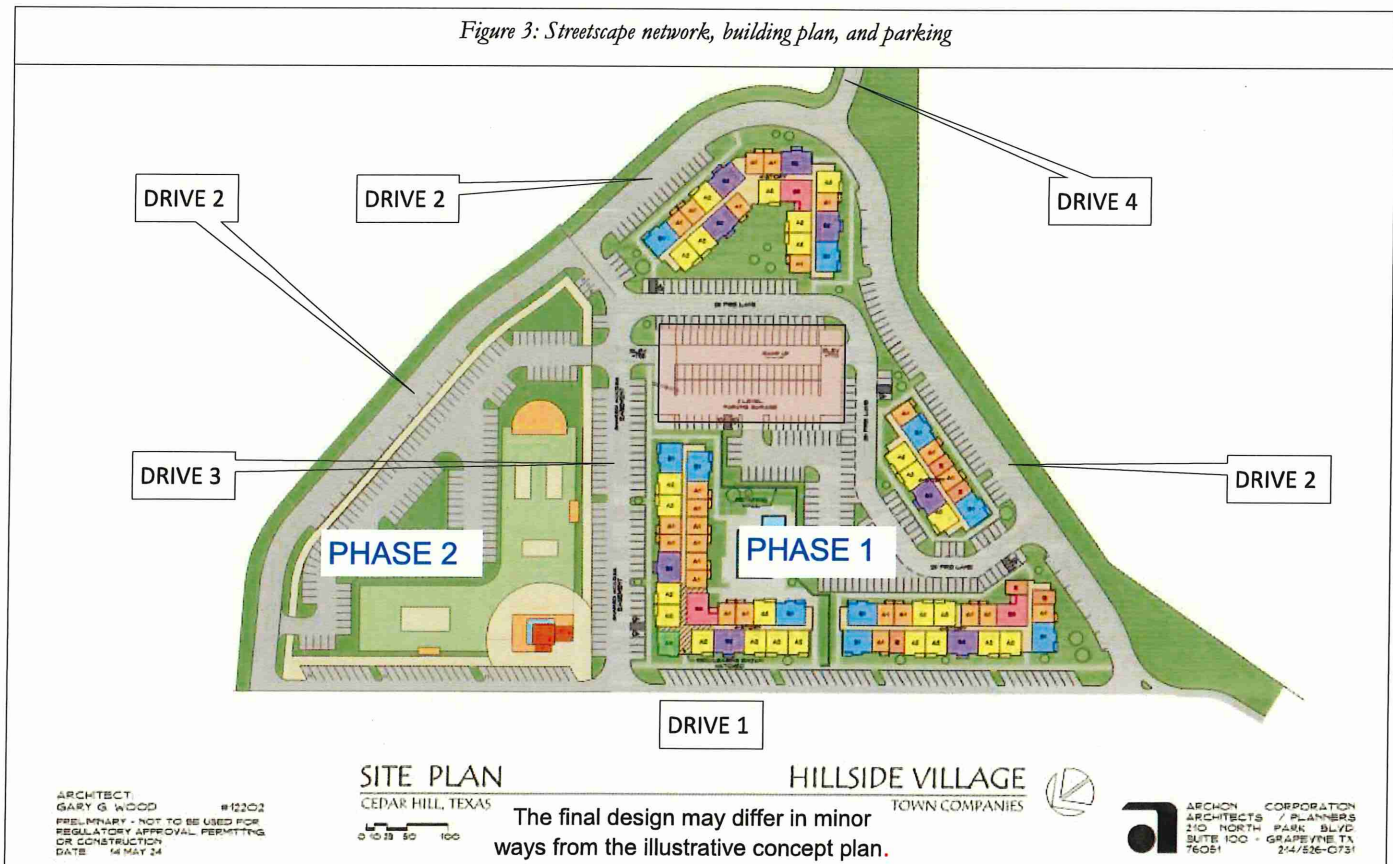
#### Section 5: Landscaping Standards

- a. The Front Setback shall be continuous around the project. The Front Setback shall consist of a 6' minimum public sidewalk and 4' minimum parkway adjacent to Drive 1 and Drive 3, a 5' minimum public sidewalk and a 4' minimum parkway adjacent to Drive 2.
- b. The parkway, parallel to the curb of Drive 1, 2, and 3, shall include trees planted approximately 30 feet on center. Trees may be planted in a continuous parkway or in tree wells, or clustered where the parkway width permits or planted in landscaped islands. Tree wells shall be a minimum of 20 square feet of uncompacted soil.

- c. Prominent intersections shall have enhanced materials and landscaping including but not limited to ornamental trees, shrubbery, lighting, pavers or decorative concrete, signage, and seasonal color.
- d. Trees shall be a minimum of 3-caliper inches of a medium or large shade tree, single-trunk.
- e. A minimum of 50 caliper inches per acre shall be planted and maintained in the project. All trees planted in the project shall count toward the minimum caliper inch requirement. Of the 50 caliper inches required, only 25% may count towards ornamental trees, at 2-caliper inches minimum, single-trunk.
- f. Fences shall be permitted between the Setback and the internal parking lots and private door yards. Fences shall be a maximum of 48" in height and shall be black tubular metal with vertical pickets. Vehicular and pedestrian gates shall be permitted and shall match adjacent fences. Pedestrian gates may vary in size to provide practical and sufficient access.
- g. Retaining walls shall be finished with 100% Unrestricted Materials. The retaining walls shall match the materials used in the Hillside Village development.

#### Section 6: Utility Standards

Figure 3: Streetscape network, building plan, and parking



Private Electrical and Telecom utilities shall be located underground. Electrical and Telecom equipment shall be screened from view of the public ROW's.

#### Section 7: Building Standards

- a. Maximum building height shall not exceed 65 feet in height except for architectural elements which may extend to a maximum of 80 feet in height above finished grade.
  - b. Unrestricted Materials shall include fired brick, natural stone, cast stone, architectural concrete masonry units, thin-cut brick or stone, textured or finished cast-in-place concrete, and any other materials approved by the Director of Planning or designee.
  - c. Restricted Materials shall include architectural metal panels, cementitious panels or siding, Corten steel, tile, and any other materials approved by the Director of Planning or Designee.
  - d. Building facades within 40 feet of Drive 1, Drive 2, or Drive 3 drive lanes shall be considered Front Facades. Building facades greater than 40 feet from Drive 1, Drive 2, or Drive 3 shall be considered Courtyard Facades. See Figure 5.
  - e. Front Facades shall include a minimum of 50% Unrestricted Material for exterior building facades, and a maximum of 50% of Restricted Material.
  - f. Courtyard facades shall include a minimum of 20% Unrestricted Material and a maximum of 80% Restricted Material.
  - g. Primary Building entrances shall be articulated through the use of architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, awnings, overhangs, railings, balustrades, or other appropriate elements.
  - h. Front Facades longer than 150 feet in length shall be
- i. segmented into smaller sections by a structural or ornamental offset. Such offset may be recessed or projecting not less than 6 inches, and shall be equal to or greater than 75% of the building's height.
  - j. Minimum dwelling unit sizes shall comply with the following minimums: Studio 475 sf, one-bedroom 575 sf, two-bedroom 900 sf, three-bedroom 1200 sf.
  - k. Buildings of 4 or more stories shall require an elevator conveyance.
  - l. Front Façade ground floor glazing shall require a minimum area of 20% of the ground floor facade. Glazing area shall include the window frames.
  - m. Individual unit entries accessible from the public sidewalk are permitted. This may include patios, elevated stoops or porticos.
  - n. Balconies shall be permitted to encroach into the Setback but shall maintain a minimum clearance of 10 feet to finished grade.
  - o. The 4:12 roof pitch shall either be concealed behind a parapet wall at the eave line, or the roof shall overhang the exterior wall with a finished eave.
  - p. Buildings shall maintain a minimum separation of 15 feet. No separation shall be required between a residential building and a parking structure.
  - q. All mechanical, HVAC, stacks, elevator housing, electrical panels, dumpsters, and utility meters, shall be screened with landscaping, screen walls, or parapet walls as applicable.



#### Section 8: Roadway and Parking Standards

- a. Drive 1 & Drive 2 are existing Fire Lanes. Improvements for parking between fire lanes and building setback shall be permitted per paragraphs (o.) and (p.) of this Section.
- b. Drive 3 shall be a public access easement and Fire Lane and shall conform with fire code. Parking between fire lane and building setback shall be permitted per paragraph (q.) of this Section.

- c. Minimum parking ratios shall comply with the following standards: one parking space for each studio or one-bedroom unit, 2 parking spaces for each two or three-bedroom unit.
- d. Minimum total parking spaces may be modified by submitting a parking study performed by a registered engineer evaluating the impact of shared parking.

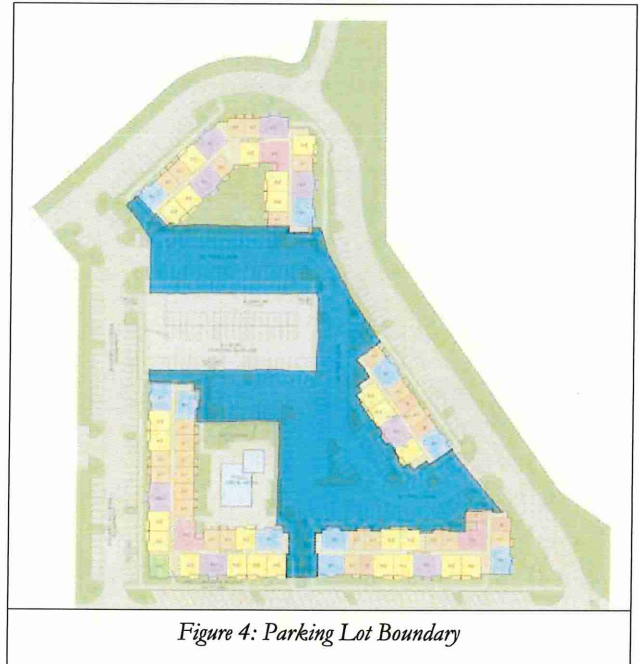


- e. A maximum of 20% of the total parking provided may be compact parking spaces measuring not less than 8 feet by 16 feet. Compact spaces, if provided, can only be the spaces that are interior to the site. The on-street/drive parking spaces cannot be compact.
- f. Tuck-under spaces, located on the ground floor within the building envelope, shall be permitted.
- g. Garage and covered parking shall be permitted.
- h. Tandem spaces, located adjacent to garage or covered parking shall be permitted, provided that the tandem space and the covered space are both assigned to the same dwelling unit.
- i. Multi-story structured parking shall be permitted. Garage parking façade facing Drive 3 shall conform to Section 7e above regarding materials, or shall provide a façade with significant architectural or artistic merit.
- j. All parking spaces within the proposed project area shall count toward the required parking. Parking on the east side of Drive 3 shall be dedicated to the residential occupancy and parking on the west side of Drive 3 shall be dedicated to the city's occupancy of the adjacent



tract.

- k. The Parking Lots shall include all the surface parking on the site, excluding the on-street parking adjacent to Drive 1, Drive 2, and Drive 3. Parking lots shall also include all land area within the setback line excluding: building areas, required recreation areas, land between the Front facades and the public Fire Lanes.
- l. Vehicular and Pedestrian Gates shall be permitted to restrict entry into parking lots. See Landscaping for standards of adjoining fence to gates.
- m. Parking lots shall include screening by Urban Residential Buildings, fences, masonry screen walls, and/or landscape material.
- n. Shrubs, seasonal flowers, and other forms of landscaping may be planted in parking islands.
- o. Parking on Drive 1 shall be angled-in and/or parallel



parking.

- p. Parking on Drive 2 shall be parallel, and/or angled in, parking.





- q. Parking on Drive 3 shall be head-in parking.
- r. Loading spaces: no loading spaces shall be required. Move-ins/move-outs may occur during periods of low parking demand.

## Section 9: Lighting

- a. Parking lot lighting shall not exceed 40 feet in height, and light sources shall have full cut-off shielding.
- b. Street lighting may be used, located in the parkway Set-back or parking islands. The maximum height of street lights shall be 12 feet.

## Section 10: Signage Standards

- a. A maximum of 3 ground mounted Monument Signs shall be permitted. Each sign shall not exceed 100 square feet, and shall not exceed 8 feet in height. Signs may be internally illuminated, or may use silhouette or indirect lighting.
- b. A maximum of 2 projecting sign shall be permitted. The projecting sign shall not project from the building wall more than 48 inches and shall not exceed 20 feet in height. The sign shall provide a minimum of 10 feet of clearance under the sign. Sign may be internally illuminated, or may use silhouette or indirect lighting.
- c. One (1) rooftop mounted sign shall be permitted on the building closest to Highway 67. A rooftop sign shall be permitted to sit atop the eave or parapet of the building, or a roof deck designed to create a flat landing on the pitched roof. Design of the rooftop sign shall be subject to Building Official or designee approval. Visually, the sign must be in keeping with the aesthetic of Hillside Village.
- d. The freestanding signs on Hwy 67 and Pleasant Run, currently occupied by Hillside Village, may be modified to include the multi-family and entertainment uses only, which should accomplish the goal of increased visibility. The sign area for each lot, added to the freestanding sign on Highway 67, shall not exceed the square footage of the existing reader board or increase the height of the existing sign.

## Section 11: Drainage

No storm water detention facility shall be required, provided as evidenced by Project engineering drainage analysis.

## Section 12: Deviations

Deviations from the Development Standards set forth herein, which do not exceed 10% greater or lesser, may be approved by the Director of Planning or an appropriate designee.

## Section 13: Interior Finishes

Interior finishes shall include, at a minimum the following amenities:

- a. Stone countertops in kitchen and bathrooms
- b. Stainless steel appliances
- c. Tile backsplash in kitchen
- d. Kitchen pendants where possible and bathroom vanity lighting;
- e. First floor private dooryard stoops and unit balconies where possible;
- f. Elevator/conveyance in buildings 4 stories or higher,
- g. Resident gym and exercise facility,
- h. Resident club and lounge,
- i. Co-working space and offices,
- j. Automated package locker system.
- k. the minimum ceiling height of the dwelling units shall be 9 feet, except for 4th floor units where exterior architectural elements may allow vaulted ceilings up to 12' in height, in addition to the luxury finishes and amenities proposed in the PD, this adds an element of elevated quality.

# EXHIBIT "D"

Page 8 of 12

HILLSIDE VILLAGE RESIDENTIAL

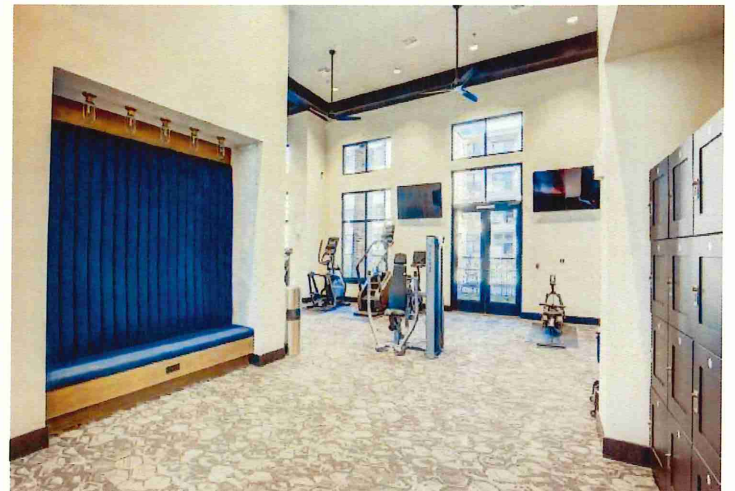
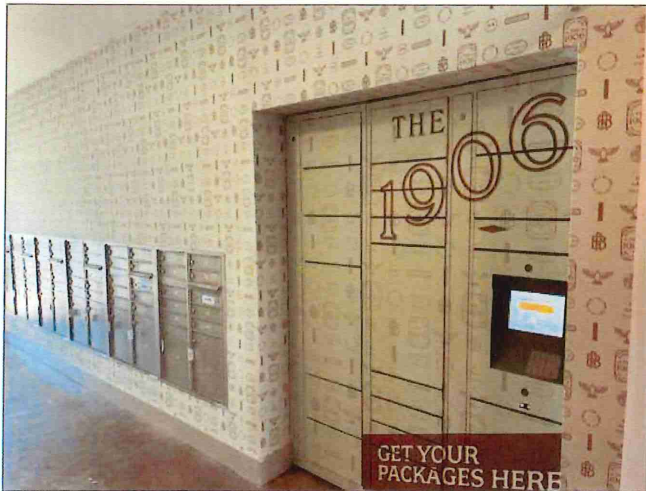
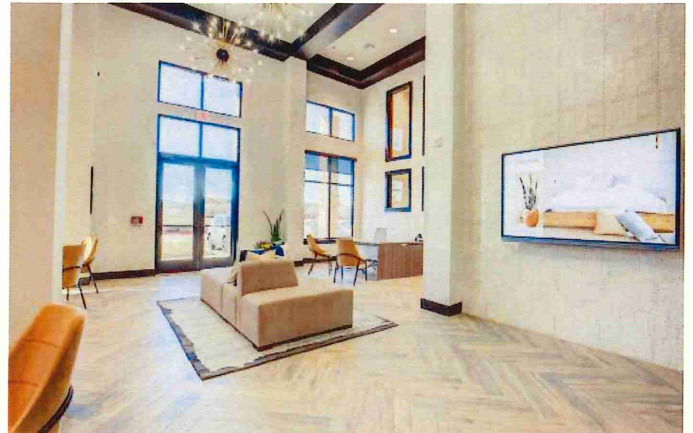
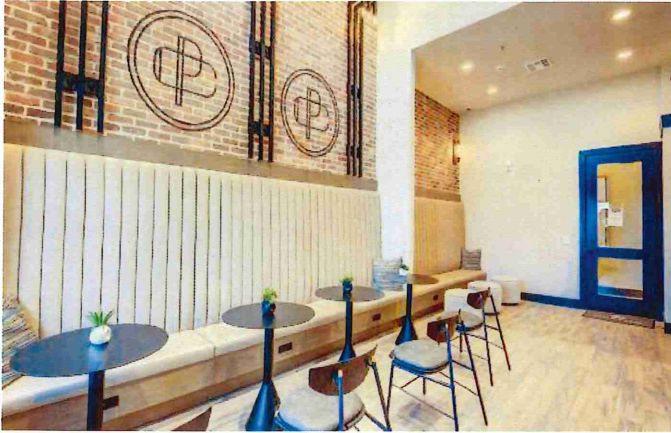


Figure 4: Streetscape and on-street parking options

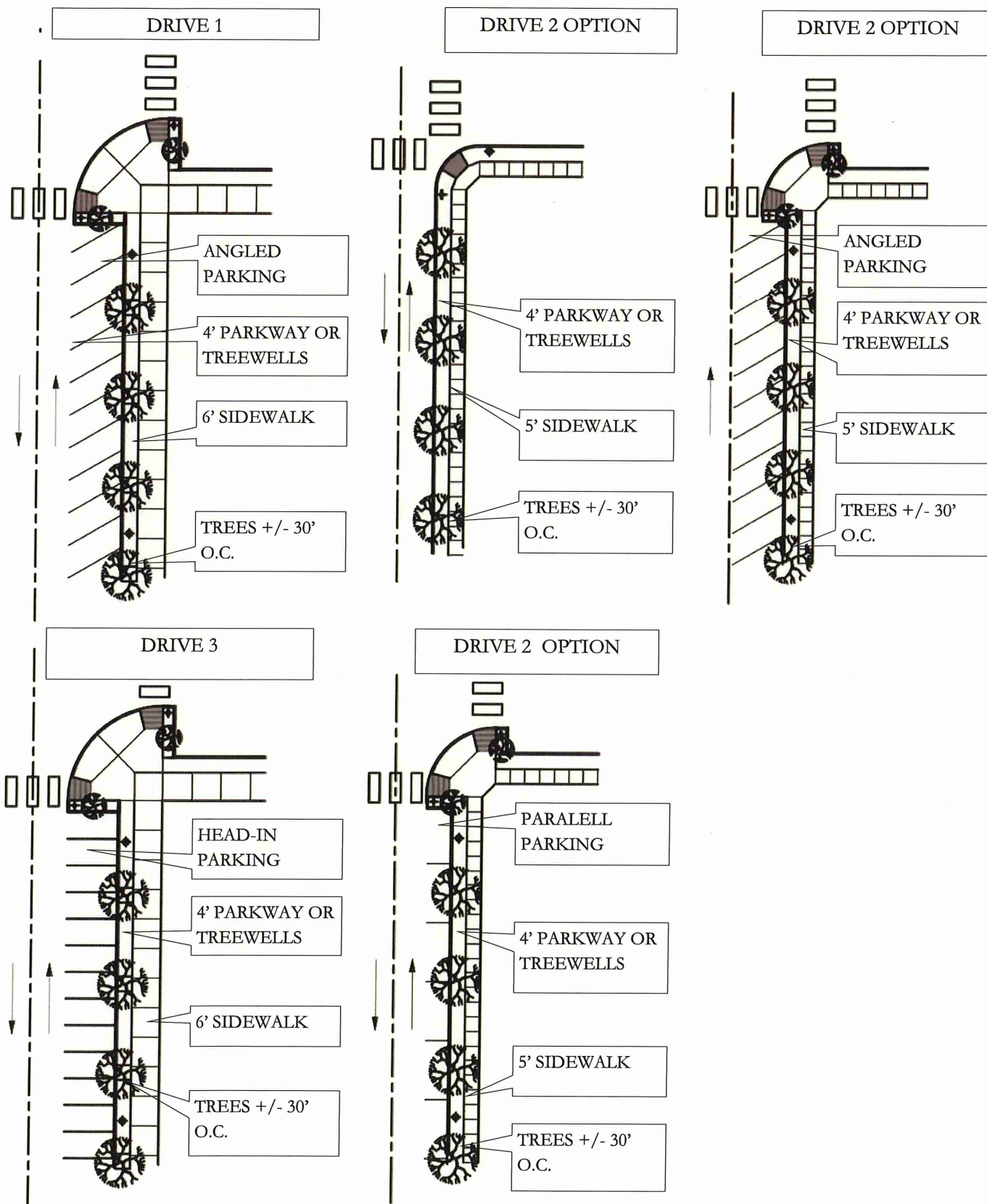


Figure 5: Front Facades and Courtyard Facades



ARCHITECT:  
GARY S. WOOD  
#12202  
PRELIMINARY - NOT TO BE USED FOR  
REGULATORY APPROVAL PERMITTING  
OR CONSTRUCTION  
DATE: 14 MAY 24

SITE PLAN  
CEDAR HILL, TEXAS

0 10 25 50 100

HILLSIDE VILLAGE  
TOWN COMPANIES



ARCHON CORPORATION  
ARCHITECTS / PLANNERS  
210 NORTH PARK BLVD  
SUITE 100 - GRAPEVINE, TX  
76051 214-526-0731

## II. PHASE 2

### Section 1: Uses

Permitted uses: In addition to uses permitted in Ordinance 2005-226, Ordinance 2018-659, and Ordinance 2019-673, the following uses shall be permitted by right:

- Restaurants, including on-premise consumption, no Conditional Use Permit (CUP) shall be required, subject to Section 4.1.4 Alcoholic Beverage Requirements a-e; g;
- Hotel, including on-premise consumption, no Conditional Use Permit (CUP) shall be required;
- Commercial amusement (indoor), definition per zoning ordinance, no (CUP) shall be required;
- Commercial amusement (outdoor), definition per zoning ordinance, no (CUP) shall be required;
- Farmers market.

### Section 2: Density

- A PD Site Plan shall be required pursuant to the zoning ordinance.

### Section 3: Lot Standards:

- Front Setback: the Front Setback shall be a minimum of

10' as measured from the back of curb. The curb may be adjacent to the publicly accessible drive lane or the on-street parking, adjacent to Drive 1, Drive 2, or Drive 3.

- Lot Dimensional Standards shall comply with the Local Retail zoning standards.

### Section 4: Open Space Standards

- No minimum public open space shall be required. The private open space shall provide amenities for customers and visitors to the site and may be used as outdoor seating for restaurants.
- The private open space shall include a minimum of 5,000 square feet and the location, configuration, amenities, and landscaping shall be subject to Site Plan approval. Amenities shall include outdoor seating for restaurants and commercial amusement uses.

### Section 5: Landscaping Standards

- The Front Setback shall be continuous around the project. The Front Setback shall consist of a 6' minimum public sidewalk and 4' minimum parkway adjacent to Drive 1 and Drive 3, a 5' minimum public sidewalk and

- a 4' minimum parkway adjacent to Drive 2.
- b. The parkway, adjacent to the curb of Drive 1, 2, and 3, shall include trees planted approximately 30 feet on center. Trees may be planted in a continuous parkway or in tree wells, or clustered where the parkway width permits or planted in landscaped islands. Tree wells shall be a minimum of 20 square feet of uncompacted soil.
- c. Trees shall be a minimum of 3-caliper inches of a medium or large shade tree, single-trunk.
- d. A minimum of 50 caliper inches per acre shall be planted and maintained in the project. All trees planted in the project shall count toward the minimum caliper inch requirement. Of the 50 caliper inches required, only 25% may count towards ornamental trees, at 2-caliper inches minimum, single-trunk. Fences shall be permitted between the Setback and the internal parking lots and private door yards. Fences shall be a maximum of 48" in height and shall be black tubular metal with vertical pickets. Vehicular and pedestrian gates shall be permitted and shall match adjacent fences. Pedestrian gates may vary in size to provide practical and sufficient access.
- e. Retaining walls shall be finished with 100% Unrestricted Materials, masonry or textured concrete. The retaining walls shall match the materials used in the Hillside Village development.
- f. Enhanced landscaping shall be included at prominent corners and at the terminus of view corridors.

#### Section 6: Building Standards

- a. Buildings shall comply with Structure Standards identified in Paragraph E of Ordinance 2005-226.
- b. Buildings shall reflect existing commercial building design to the extent feasible in color, materials, and detailing.
- c. Facades facing Drives 1 & 3 shall be designed as front facades in terms of materials, design features and articulation.
- d. Dumpster and loading areas shall be screened in accordance with the zoning code, and shall not be located adjacent to Drive 1 or Drive 3.

#### Section 7: Roadway and Parking Standards

- a. Drive 1 & Drive 2 are existing Fire Lanes. Improvements for parking between fire lanes and building setback shall be permitted.
- b. Drive 3 shall be a public access easement and Fire Lane and shall conform with fire code. Parking between fire lane and building setback shall be permitted.

- c. Minimum parking ratios shall comply with Section 23.4.1.2 of the Code of Ordinances unless noted otherwise below:

- 1. Minimum Hotel parking requirements shall comply with PD 2018-659;
  - 2. Commercial Amusement, Outdoor: 1/100 sf of restaurant plus 1/200 sf of outdoor amusement excluding ball courts, or divide the total occupancy by 3.
- d. Shared parking agreement: A shared parking agreement may be executed between Hillside Village and Phase 2 landowners regarding parking located on Drive 3, provided that parking on Drive 3 adjacent to Phase 1 shall be exclusive for multifamily occupancy.
  - e. Minimum total parking spaces may be modified by submitting a parking study performed by a registered engineer evaluating the impact of shared parking.
  - f. Multi-story structured parking shall be permitted.
  - g. All parking spaces within the proposed project area shall count toward the required parking, except Drive 3 parking spaces abutting the curb adjacent to the Residential Buildings. These spaces shall be exclusively for residential use.
  - h. The Parking Lots shall include all the surface parking on the site, excluding the on-street parking adjacent to Drive 1, Drive 2, and Drive 3. Parking lots shall also include all land area within the setback line excluding building areas and any area between the setback line and the front façade of buildings.
  - i. Shrubs, seasonal flowers, and other forms of landscaping may be planted in parking islands. At least 1 tree shall be required for each 15 parking spaces within the parking lots.
  - j. Parking on Drive 1 shall be angled-in and/or parallel parking.
  - k. Parking on Drive 2 shall be parallel, angled in, and/or head-in parking.
  - l. Parking on Drive 3 shall be head-in parking.
  - m. Compact spaces, if provided, can only be the spaces that are interior to the site. The on-street/drive parking spaces cannot be compact

#### Section 8: Lighting

- a. Parking lot lighting shall not exceed 40 feet in height, and light sources shall have full cut-off shielding.
- b. Street lighting may be used, located in the parkway Setback or parking islands. The maximum height of street lights shall be 12 feet.

#### Section 9: Signage Standards

- a. Signage shall comply with Paragraph H of Ordinance 2005-226, except as provided in Section 9.b.
- b. The freestanding signs on Hwy 67 and Pleasant Run to be modified to include the multi-family and entertainment uses only, which should accomplish the goal of increased visibility. The sign area for each lot, added to the freestanding sign on Highway 67, shall not exceed the square footage of the existing reader board or increase the height of the existing sign.
- c. Signage shall match existing signage standards to the maximum extent feasible.