

**ORDINANCE NO. 2025-865**

**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 NORTH OF WEST BELT LINE ROAD AND WEST OF UPTOWN BOULEVARD AND LEGALLY DESCRIBED AS A 109.409 ACRE TRACT OF LAND IN THE ZUR COMBS SURVEY ABSTRACT NO. 306 AND THE ELLIS C. THOMAS SURVEY ABSTRACT NO. 1472, CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, FROM "LR" (LOCAL RETAIL) DISTRICT, "OT-CORR" (OLD TOWN DISTRICT – CORRIDOR), "OT-SQ" (OLD TOWN DISTRICT – SQUARE), AND "OT-RES" (OLD TOWN DISTRICT – RESIDENTIAL) WITH UPTOWN OVERLAY TO "PD" (PLANNED DEVELOPMENT) DISTRICT WITH UPTOWN OVERLAY; ADOPTING SPECIFIC DEVELOPMENT AND DESIGN STANDARDS; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR PENALTIES OF UP TO \$2000 PER DAY PER VIOLATION; AND PROVIDING FOR PUBLICATION.**

**WHEREAS**, Section 2.3.2 of the Zoning Ordinance authorizes consideration for a change in any district boundary line or special zoning regulation to be initiated only with written consent of the property owner, or by the Planning and Zoning Commission or City Council on its own motion when it finds that public benefit will be derived from consideration of such matter; and

**WHEREAS**, the City of Cedar Hill, Texas (the "City") duly authorized a city-initiated rezoning for a change in zoning classification from "LR" (Local Retail) District, "OT-Corr" (Old Town District – Corridor), "OT-Sq" (Old Town District – Square), and "OT-Res" (Old Town District – Residential) with Uptown Overlay to "PD" (Planned Development) District with Uptown Overlay; 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**, the City Council finds that the adoption of this Planned Development District is necessary to implement the West Midtown Master Plan, establishing a cohesive mixed-use environment with a distinct sense of place and an architecturally memorable character; and

**WHEREAS**, the Property governed by this Ordinance was designated as part of the City Center Area in the 2008 Comprehensive Plan for its important historical, cultural and architectural

features and is subject to the preservation principals in the 2008 Comprehensive Plan, as subsequently updated and amended; and

**WHEREAS**, the City Council further finds and determines that adoption of this ordinance is consistent with the City's current comprehensive plan and long-range goals for preserving culturally and historically significant areas, preserving urban form, residential diversity, economic development, public engagement, and landscape character; and

**WHEREAS**, the City Council of the City of Cedar Hill, Texas has determined that the area subject to this ordinance, known as the West Midtown Planned Development District, possesses unique architectural significance to the City and contributes to the fabric and legacy of Cedar Hill through its context-sensitive planning, design standards, natural features, and prominent location; and

**WHEREAS**, on November 7, 2017, the voters of the City approved a \$45 million general obligation bond program that included over \$20 million of investment into the West Midtown area, acknowledging the historical and cultural significance of the view corridors, natural features and the need to preserve them with tools such as building placement and architecture; and

**WHEREAS**, in 2023 and 2024, the groundbreaking and construction of the Traphene Hickman Library and the Signature Park were achieved in the area, funded by the 2017 bond program, furthering the primary character supported by community planning efforts; and

**WHEREAS**, on August 26, 2025, the City Council adopted this Ordinance No. 2025-865, amending Ordinance No. 2001-64, to incorporate land use and building material standards that are differentially applicable to residential and non-residential structures; and

**WHEREAS**, such standards also preserve the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration creating a harmonious environment; and

**WHEREAS**, such standards substantially further the preservation of property values and the promotion of economic development within the City, yet provide flexibility for owners of property within the PD District; 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 owners and/or developers worked collaboratively throughout the drafting of the planned development to advance the vision for a mixed-use, pedestrian-friendly district incorporating architectural and building material standards contained in this Ordinance; and

**WHEREAS**, active engagement with area property owners, community engagement through public meetings and open house events, sometimes attended by approximately 100 citizens, ongoing staff review, and guidance from the Planning & Zoning Commission and City Council, have directed implementation of the West Midtown Master Plan culminating in the development of the Planned Development District and in furtherance of the historical, cultural and architectural importance and significance of West Midtown as designated by the 2017 bond program; and

**WHEREAS**, the legal description of the Property governed by this Ordinance is shown in **Exhibit “A”**, attached hereto and incorporated as if fully set forth herein; and

**WHEREAS**, this West Midtown Planned Development District (herein “PD District”) includes a Concept Plan, shown in **Exhibit “B”**, that depicts the boundaries of the PD District, subareas, and a residential mix by subarea; and

**WHEREAS**, the PD District includes a Height Map, shown in **Exhibit “C”**, that depicts the proposed maximum height and height setback; and

**WHEREAS**, the PD District includes Building Standards, shown in **Exhibit “D”**, that depicts the proposed lot, height, and fenestration requirements for development; and

**WHEREAS**, the PD District includes Streetscape Standards, shown in **Exhibit “E”**, that depicts the proposed street sections for new and existing streets; and

**WHEREAS**, the PD District includes Character Images, shown in **Exhibit “F”**, that depicts the proposed character images for streetscape, landscape, outdoor dining, open space, amenity, and architecture; and

**WHEREAS**, the PD District includes a Plant List, shown in **Exhibit “G”**, that provides the proposed plant material and acceptable areas for plant species; and

**WHEREAS**, the City caused notice of the required public hearings regarding the zoning change to this Ordinance to be published in the Rambler Texas Media on July 19, 2025, and mailed notice to owners of the Property and 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 August 5, 2025; and

**WHEREAS**, the City Council after conducting a public hearing on August 26, 2025, 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 109.409 acre tract of land in the Zur Combs Survey Abstract No. 306 and the Ellis C. Thomas Survey Abstract No. 1472, City of Cedar Hill, Dallas County, Texas, as more particularly described in **Exhibit “A”**, which is attached hereto and incorporated by reference herein as if fully set forth (referred to through this Ordinance as the “Property”).

**SECTION 2-CHANGE IN ZONING DISTRICT CLASSIFICATION.** The zoning district classification for the Property described in Section 1 is hereby changed from "LR" (Local Retail) District, "OT-Corr" (Old Town District - Corridor), "OT-Sq" (Old Town District - Square), and "OT-Res" (Old Town District- Residential) with Uptown Overlay to "PD" (Planned Development) District with Uptown Overlay. 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 they may subsequently be amended.

**SECTION 4-PURPOSE AND INTENT.** The purpose and intent of this PD District is implementing the West Midtown Master Plan, adopted March 28, 2023 (Resolution No. 2023-678), in order to create a cohesive district with a distinct sense of place that builds upon the Property's natural assets, cultural, historical and architectural significance, and significant government investment, creating a new walkable mixed-use district. The vision is for this PD District to further the gathering place and cultural hub, while providing a range of housing options and economic opportunities.

**SECTION 5 - EXHIBITS.** Development of the Property shall be subject to and in compliance with the Concept Plan - **Exhibit "B"** (the "Concept Plan"), Height Map - **Exhibit "C"** (Height Map"), Building Standards - **Exhibit "D"** ("Building Standards"), and Streetscape Standards - **Exhibit "E"** ("Streetscape Standards"), Character Images - **Exhibit "F"** and Plant List - **Exhibit "G."** All Exhibits to this Ordinance are incorporated in their entirety as if fully set forth herein.

**SECTION 6 -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 Plan, the Zoning Ordinance, and any other City ordinance imposing zoning regulations, the Concept Plan shall control. In the event of a conflict between this PD Ordinance and the Concept Plan, this PD Ordinance

shall control.

- B. PD Concept Plan. Development of the Property shall generally comply with the Concept Plan attached as **Exhibit "B"** (the "Concept Plan"), as it may be amended in accordance with Zoning Ordinance. The amended Concept Plan will become a part of the permanent file maintained by the Planning Director for this PD District.
- C. PD Development Plan. No Development Plan is required.
- D. PD Site Plan. A PD Site Plan is required to develop any portion of the Property to ensure the PD District development standards are met per Section 3.19.8 of the Zoning Ordinance and as amended.
- E. Substantial Conformance. Staff approval of amendments to the Concept Plan; Height Map, Building Standards, and Streetscape Standards (collectively, the "PD Plans"); and PD Site Plan and shall be permitted as follows:
  - i. The Planning Director may approve amendments to the Concept Plan, PD Plans, and PD Site Plan subsequent to approval of the Concept Plan if they substantially comply with the Concept Plan and the Development Standards herein.
  - ii. The following types of amendments or changes to the approved Concept Plan, PD Plans, and/or PD Site Plan that does not "substantially comply" with the Concept Plan, PD Plans and these Development Standards shall not be considered to substantially comply:
    - 1. Significantly alters the basic relationship of the proposed use to the adjacent uses;
    - 2. Changes the uses approved;
    - 3. Increases the number of lots;
    - 4. Increases the number of buildings;
    - 5. Except as provided for in Section 9(B), increases the height allowed pursuant to Section 9;
    - 6. Increases the lot coverage allowed pursuant to Section 9;
    - 7. Increases the on-site parking spaces pursuant to Section 9;
    - 8. Significantly changes traffic patterns for perimeter streets along the boundaries of the Property.
    - 9. Significantly alters the design and design standards established with this PD pursuant to Section 9.
  - iii. For any amendments that do not substantially comply with the Concept Plan, PD Plans, and/or these Development Standards, the applicant may apply for a revision to the PD Ordinance, Concept Plan, and/or PD Plans as they apply to the applicant's property only in the manner required by the Zoning Ordinance.
  - iv. Crime Prevention Through Environmental Design Review Required. The Planning Director shall forward all PD Site Plans to the Police Department for

CPTED certified officer review. The Planning Director shall take into consideration recommendations from the CPTED review when providing comments on the proposed PD Site Plan.

**SECTION 7 - DEFINITIONS.** The definitions in Section 5.8 of the City's Zoning Ordinance shall be applicable to the Property in this Planned Development District with the exception of those terms defined in this Section.

- A. Amenity Area (private) - An indoor or outdoor space that is accessory to a private development and designed for the exclusive use of tenants that may include without limitation the following amenities: landscaping, sidewalks, trails, recreational facilities (e.g., playground equipment or other recreational facilities), seating areas, a pavilion or other shade structure(s), community gathering places, benches, and/or water features.
- B. Bakery - A retail establishment primarily engaged in the preparation, baking, and sale of fresh baked goods, such as bread, pastries, cakes, cookies, and similar items, directly to consumers for off-premise consumption. It may also include limited on-site consumption areas.
- C. Block Perimeter - The total linear distance around a block, measured along the public right-of-way (streets), or where the edge of the block is defined by a creek or trail, along the property line abutting the creek or trail.
- D. Bulb-Out - A street design feature where the sidewalk or curb line extends into the roadway, typically at intersections or mid-block, to shorten pedestrian crossing distances, improve visibility, and calm traffic.
- E. Commercial Amusement, other than listed (indoor) - An amusement enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line and including, but not limited to, bowling alley, billiard parlor, skating rink, live music, recorded music, escape rooms and/or puzzle solving games and amusement devices. For the purpose of this definition, amusement devices shall not include games of chance; gambling-like device versions of bingo, keno, blackjack, lottery, roulette, video poker, eight-liners or similar electronic, electromechanical, or mechanical games, or facsimiles thereof; children's rides; or jukeboxes, hookahs or similar smoking devices; or similar electronic or mechanical music machines that do not involve games of skill for interactive amusement.
- F. Commercial Amusement, other than listed (outdoor)-Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes in the open, but not limited to miniature golf course, live music, obstacle courses, ziplining and ropes courses in a natural forest setting, axe throwing, escape rooms and/or puzzle solving games.

- G. Cottage Court - A residential use consisting of a group of small, detached (or sometimes attached) homes arranged around a shared central courtyard or common open space. Each dwelling is typically limited in size and oriented to face the communal green area rather than the street, with unit entrances accessible from the courtyard. The shared courtyard replaces the function of private rear yards, fostering a sense of community and providing consolidated open space for residents.
- H. Dance, Music, or Performing Arts Studio - A personal service use primarily offering instruction and rehearsal space for dance, music, theater, or other performing arts. It typically includes specialized practice rooms, sound-attenuated areas, and associated reception/waiting facilities.
- I. Dripline - The area beneath the outer perimeter of the tree limbs also referred to the tree's CRZ (critical root zone). This area must be protected from ground disturbance in order to preserve the tree.
- J. Food Hall-A commercial, multi-level use up to 10,000 square feet, consisting of an indoor space where multiple independent tenant food vendors, often featuring local or artisanal concepts, operate from individual stalls or counters within a shared building, typically with shared seating areas and amenities such as bars or retail kiosks. Unlike traditional mall food courts, food halls emphasize unique, high-quality, and locally sourced offerings rather than national chains. This use often serves as an amenity to mixed-use or boutique hotel developments.
- K. Front Building Elevation - The elevation that has frontage on an existing or future right- of-way, park, public open space, or existing or future trail. Exterior walls that are perpendicular and between walls with frontage on a right-of-way, park, public open space, or trail shall be considered part of the front building elevation.
- L. General Merchandise Store (small) -A store, 3,500 square feet or less, for the sale of new general merchandise including clothing and other apparel and accessories, equipment for hobbies, biking and sports, gifts, flowers/plants, dry goods, toys, furniture, books, stationary, pharmaceutical items, personal care items, household goods and accessories. This use does not include other uses in this chapter that are specifically listed.
- M. Handicraft shop - A retail establishment primarily engaged in the creation and/or sale of goods made by hand, often emphasizing traditional techniques, artistic design, and unique, non-mass-produced items such as pottery, jewelry, textiles, or decorative arts. It may also offer workshops or classes related to handicraft creation.
- N. Hotel, Boutique -A specialized hotel typically characterized by its smaller size,

110 rooms or less, unique design and personalized services, often reflecting a distinct theme, local character, or artistic focus. It provides temporary accommodation and may include ancillary uses such as a restaurant, bar, or small retail, primarily serving guests and contributing to the hotel's distinctive atmosphere.

- O. Impervious Coverage Area- The area covered by all buildings and pavement areas such parking lots, vehicular maneuvering areas and sidewalks.
- P. Independent Living Facility -A residential self-contained, attached development 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.
- Q. Landscape area - An area with permeable and non- permeable areas, alternate planting areas, and pedestrian pavement.
- R. Liner development - A building or portion of a building designed to conceal parking structures or service areas from the street.
- S. Live/work unit - A single dwelling unit with a non-residential use, as permitted, designed to integrate both residential and non-residential uses within a single, self- contained space exclusive of an alcoholic beverage establishment, smoke shop or a restaurant use, typically structured for occupant residence and business.
- T. Martial Arts Studio - A personal service use primarily providing organized instruction and practice in martial arts and self-defense disciplines, typically featuring dedicated training areas and associated changing rooms and reception. Ancillary retail of related equipment and apparel is permitted.
- U. Mews -A public or private right-of-way for pedestrians and/or vehicles within a block that provides access to the building, serves as a small street, and may provide access to vehicle parking, designed with amenities to slow the movement of vehicles and encourage walking.
- V. Microbrewery-An establishment, 5,000 square feet or less, primarily characterized by production, blending, fermentation, processing, and package of alcoholic beverages, specifically beer, that takes place wholly inside a building. Accessory uses may include on-site consumption in a "taproom" or designated area for sampling or purchase for consumption; food, retail sales of brewery-related merchandise and the brewery's own products for off-site consumption; facility tours, and temporary events related to the brewery; and outdoor seating areas that may contain a variety of play activities for different age groups. A facility that only provides tasting or retail sale of alcoholic beverages is not a microbrewery.

- W. Micro-distillery - An establishment, 5,000 square feet or less primarily characterized by mashing, cooking, fermenting, and package of alcoholic beverages that takes place wholly inside a building. This use is only permitted in conjunction with a restaurant. Accessory uses may include on-site consumption in a "taproom" or designated area for sampling or purchase for consumption; retail sales of distillery-related merchandise and the distillery own products for off-site consumption; facility tours, and temporary events related to the distillery; and outdoor seating areas that may contain a variety of play activities for different age groups.
- X. Multiplex (attached) -A residential building designed to resemble a large single-family home but containing three to five independent dwelling units, each intended for occupancy by a separate household. Units may be side-by-side, stacked vertically, or a combination. Each unit typically has a separate entrance which may be accessed directly from the exterior or by a shared hallway.
- Y. Office, Co-working-An office use providing shared, flexible workspace and amenities to individuals and businesses, typically on a membership or short-term rental basis. It fosters a collaborative environment and may include private offices, shared desks, meeting rooms, common areas, and business support services.
- Z. Office, Professional - An office use primarily engaged in providing specialized, non- retail, fee-based services that require a high degree of knowledge, skill, and expertise. This category typically includes offices for professions such as law, accounting, architecture, engineering, consulting, real estate, brokerage, insurance, and/or similar services upon assessment made by the Planning Director, where the primary activity is administrative, analytical, or advisory, rather than the sale of goods or direct provision of health or personal care services.

- AA. Office, Medical - An office use primarily used by licensed healthcare professionals for the provision of medical, dental, psychiatric, or similar health-related diagnostic and outpatient treatment services. This use does not include overnight patient care facilities or emergency services.
- BB. Open Space - Land reserved for parks, recreation, natural resource protection, or public gathering.
- CC. Outdoor-oriented retail - Uses that have large outdoor footprints and a blurred separation between indoor and outdoor spaces, including outdoor dining, outdoor markets, and outdoor entertainment and recreation venues.
- DD. Parking structure -A building or structure composed of two or more levels used

exclusively for parking automobiles. It may be entirely below grade (underground), partially or fully above grade (above-ground), and can be either a stand-alone facility or integrated into a building with other uses. Parking structures may include parking lifts and can function as a principal use of the property or as accessory parking for other developments.

- EE. Pet Daycare - A retail service establishment providing supervised, temporary daytime care for dogs, cats or other small non-exotic pets, typically involving indoor and/or outdoor play areas, feeding, grooming, and social interaction. This use does not include overnight boarding or veterinary services.
- FF. Photography Studio -A personal service use primarily engaged in the taking, developing, and/or retouching of photographs, typically for portraits, commercial purposes, or special events. It usually includes dedicated indoor space for photography sessions and may offer related services like frame sales or digital imaging.
- GG. Retail/Residential Mixed Use - Multifamily residential units with integrated commercial spaces, typically retail uses within the same building or development area. Development can be achieved either vertically, with retail on the ground floor and residential above, or horizontally, with residential and retail located adjacent to the other with the goal of creating walkable, pedestrian-friendly environments with convenient access to both living and shopping options.
- HH. Streetscape - The area between the curb and sidewalk, planted with trees or landscaping and including pedestrian amenities.
- II. Theater (outdoor) - An outdoor establishment that is open to the public and used for dramatic, operatic, musical, motion picture, or other related entertainment performances. This excludes drive-in theaters.
- JJ. Townhouse -A multi-story residential use in which each unit shares at least one common wall with an adjacent unit but has its own private entrance. Townhouses are typically arranged in a row of similar or identical homes, each situated on its own individually owned lot. These units generally range from two to four stories in height and are designed for single-family occupancy and may include amenities like garages or rooftop decks.
- KK. Tree Canopy - The total area of ground surface directly covered by the dripline (outermost edge of the tree's branches) of all trees on a site, as viewed from directly above. This measurement is typically expressed as a percentage of the total site area.
- LL. Urban Style Multifamily - A residential use characterized as a single multi-story building with multiple dwelling units designed to promote a walkable, pedestrian-oriented environment. Developments often feature minimal setbacks direct street

frontage, and active ground floor facades that engage the public realm. These residential uses are 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.

MM. Winery - An establishment, 5,000 square feet or less, primarily characterized by the manufacturing, blending, fermentation, processing, and package of wine that takes place primarily wholly inside a building. Accessory uses may include on-site consumption in a "tasting room" or designated area for sampling or purchase for consumption; food, retail sales of winery-related merchandise and the winery's own products for off-site consumption; facility tours, and temporary events related to the brewery; and outdoor seating areas that may contain a variety of play activities for different age groups. A facility that only provides tasting or retail sale of alcoholic beverages is not a winery.

## **SECTION 8-AUTHORIZED LAND USES.**

A. Only the land uses listed in this section are expressly permitted by right.

**1. Residential Uses:**

i. Cottage

Court

1. Independent Living Facility
2. Multiplex
3. Townhouse
4. Urban Style Multi-Family (Apartments)

ii. Mixed-Uses:

1. Live/Work units
2. Retail/Residential Mixed Use

iii. Office Uses:

1. Co-working Office
2. Professional Office
3. Medical Office

iv. Personal and Business Services

1. Artist Studio
2. Dance/Music/Performing Arts
3. Hotel, Boutique
4. Martial Arts Studio
5. Personal Services Shop
6. Pet Daycare

7. Photography Studio
- v. Retail
  1. Bakery
  2. Bank - no drive thru
  3. Farmers Market
  4. Florist Shop
  5. Food Hall
  6. Handicraft shop
  7. General Merchandise Store (small)
  8. Grocery Store - less than 10,000 square feet
  9. Restaurant - no drive thru
  10. Restaurant (carry-out or delivery)
  11. Specialty Food Store
- vi. Amusement and Recreation
  1. Art Gallery or Museum
  2. Commercial Amusement, other than listed (indoor)
  3. Commercial Amusement, other than listed (outdoor)
  4. Microbrewery
  5. Micro-distillery
  6. Nature Center (Private)
  7. Theater (indoors)
  8. Theater (outdoors)
  9. Winery
- vii. Institutional/Government
  1. Municipally owned facilities and uses, including but not limited to:
    - (a) Municipal Government Building
    - (b) Municipal Library
    - (c) Municipal Recreation Center
    - (d) Municipal Recreation Facilities
    - (e) Municipal Public Parking Lot
  2. Church, Rectory, or Temple
  3. Franchised Private Utility (not listed)
- viii. Transportation
  1. Parking Garage

B. Outside Sales or Display:

- i. No outside sales or display is permitted in pedestrian walkways less than 10 feet wide and free of any car overhangs.
- ii. No outside sales or display is permitted beyond five feet of store front area of retail and/or restaurant establishment.

- C. No outside storage is permitted.
- D. No accessory buildings are permitted.
- E. Notwithstanding any contrary provision in the Zoning Ordinance, the City Manager, or designee, is hereby authorized to make administrative determinations regarding the permissibility of land uses not expressly listed in this PD ordinance. If the City Manager (or designee) determines that a proposed unlisted use is substantially similar in character, intensity, and impact to a permitted use, such use may be approved administratively, subject to any applicable conditions. All such determinations shall be documented in writing and may be appealed to the City Council within ten days of the City Manager's determination.
- F. Standards for specific uses.
  - i. Commercial Amusement (indoor) and (outdoor) uses.
    - 1. When the use is adjacent to parks, public open space, or public trails:
      - (a) Buildings must be acoustically treated to ensure noise is not perceptible at the property line, protecting the tranquility of adjacent park and residential areas.
      - (b) Front-facing facades, plazas, or gathering spaces should create visual connections between indoor and outdoor spaces.
      - (c) Entrances, lobbies, or cafe spaces, or the like, should be oriented toward the park, public open space, public trail or public realm to encourage interaction.
    - 2. Outdoor, amplified live music may only operate between the hours of 11:00 a.m. and 9:00 p.m.
  - ii. Cottage Court.
    - 1. Each unit shall have a minimum of 1,000 square feet of living area.
    - 2. Unit access:
      - (a) All units shall have a primary entrance facing a shared courtyard/green. Covered porches are encouraged but are required to face the central green.
      - (b) Walkways that connect all units to the central green and to shared amenities are required.
      - (c) Amenities. Cottage Court developments shall provide a central shared green/courtyard and a minimum of two of the following amenities:
        - Dog parks or pet-friendly areas
        - Car-charging station(s)
        - Guest Parking
        - Fire Pit and Seating Area
  - iii. Live/work unit.

1. Live/work units must have a ground floor entry directly accessible from the sidewalk. Separate residential access is encouraged. Live/work units must maintain a residential or compatible mixed-use appearance with no exterior indication of the commercial use except for permitted signage.
2. The number of Live/work units may not exceed 10 percent of the total number of residential units included in a PD Site Plan.
3. Separate sale or rental of residential and work portions of the live/work units is prohibited.
4. Each unit must have a minimum of 500 square feet of living area.
5. Minimum ground floor clear height must be 10 feet.
6. Nonresidential uses, as permitted, may be up to 50 percent of the total area.
7. The occupant of a Live/work unit may:
  - (a) Employ no more than four persons on the premises, in addition to the occupant(s) residing in the unit.
  - (b) Allow customers, material deliveries, and pick-ups on the premises only between 8:00 a.m. and 6:00 p.m.
  - (c) Conduct work-related activities entirely within the live/work unit. No business activities shall occur outside the enclosed space of the unit.

iv. Microbrewery, Micro-distillery, and Winery

1. Buildings must be acoustically treated to ensure noise is not perceptible at the property line, protecting the tranquility of adjacent park and residential areas.
2. All operations, including manufacturing, blending, fermentation, processing, and package of wine must take place primarily wholly inside a building.
3. Facades, plazas, or gathering spaces should create visual connections between indoor and outdoor spaces.
4. Entrances, lobbies, or outdoor seating spaces, or the like, shall be oriented toward the public park or public realm to encourage interaction.
5. Outdoor, amplified live music may only operate between the hours of 11:00 a.m. and 9:00 p.m.

v. Multiplex

1. Each unit shall have a minimum of 900 square feet of living area.
2. Unit access. A multiplex must have a single primary entrance facing the street, maintaining the appearance of a large single-family home. Street-level units should provide direct, individual entries from the street or a shared front porch for walkability and neighborhood character.
3. Porches designed to complement the overall architectural style, with a minimum depth of six feet. Porches are not allowed to encroach into the front setbacks and must be directly connected to sidewalks or front paths.

4. Interior Features. Interior finishes shall include a minimum of five of the following amenities:
  - (a) Stone countertops in kitchen and bathrooms
  - (b) Stainless steel appliances
  - (c) Tile backsplash in kitchen
  - (d) Kitchen pendant lights where possible and bathroom vanity lighting
  - (e) Elevator/ conveyance in buildings 4 stories or higher
  - (f) Resident club and lounge
  - (g) Co-working space and offices
  - (h) The minimum ceiling height of the dwelling units shall be nine feet.
5. Multiplex developments shall provide required amenities. The number of amenities required from the following list is determined by proposed density. For projects up to 35 du, four of the following amenities are required. For projects 35 du or greater, six of the following amenities are required:
  - (a) A resort-style outdoor/indoor swimming pool of at least 1,800 square feet of pool surface area
  - (b) Automated package locker system
  - (c) Roof top deck or terrace
  - (d) Resident gym and exercise facility,
  - (e) Fire Pit and Seating Area
  - (f) Resident club and lounge,
  - (g) Dog parks or pet-friendly areas
  - (h) Co-working space or business center
  - (i) Car-charging station(s) - level 2 or higher
  - (j) The Planning Director may consider additional comparable amenities other than those listed in order to satisfy this requirement.

vi. Other Non-Residential Uses.

1. Entrances, lobbies, or cafe spaces, or the like, shall be oriented toward the public park, public trail, or creek to encourage interaction and maximize enjoyment of the open space.
2. Examples of permitted uses directly adjacent to the creek, public park and trial include parks, open-air pavilions, recreation facilities, outdoor dining, and similar activities that enhance public engagement with the creek environment.

vii. Townhouse.

1. Townhouse Each unit shall have a minimum of 1,250 square feet of living area.
2. Unit Access. Each townhouse unit must have direct access to a public sidewalk.

viii. Urban Style Multifamily (apartments), Independent Living Facility, and Retail/Residential Mixed Use Uses.

1. Ground floor uses. The ground floor along the West Belt Line Road frontage must be occupied by retail, restaurant, office, or personal service uses.
2. Minimum living area requirements.

- (a) Minimum unit size
  - 1. Studio - 500 square foot minimum
  - 2. One bedroom - 650 square foot minimum
  - 3. Two bedrooms or more 950 square foot minimum
- 3. Unit Mix and Administrative Deviation
  - (a) Maximum Allowable Percentage by Unit Type:
    - 1. Studio: Up to 20 percent
    - 2. One Bedroom: Up to 60 percent
    - 3. Two Bedroom: Up to 40 percent
    - 4. Three Bedroom: Up to 10 percent
  - (b) Administrative Deviation: Deviations from these unit mix percentages are permitted, as allowed by the Cedar Hill Zoning Ordinance. Such deviations may be approved administratively, provided they do not exceed 10 percent.
- 4. Interior Features. Interior finishes shall include a minimum of six of the following amenities:
  - (a) Stone countertops in kitchen and bathrooms
  - (b) Stainless steel appliances
  - (c) Tile backsplash in kitchen
  - (d) Kitchen pendant lights 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) The minimum ceiling height of the dwelling units shall be 9 feet.
- 5. Multifamily developments shall provide required amenities. The number of amenities required from the following list is determined by proposed density. For projects up to 35 duu, four of the following amenities are required. For projects 35 duu or greater, six of the following amenities are required:
  - (a) A resort-style outdoor/indoor swimming pool of at least 1,800 square feet of pool surface area.
  - (b) Automated package locker system
  - (c) Outdoor grilling stations under a pavilion
  - (d) Roof top deck or terrace
  - (e) Fire Pit and Seating Area
  - (f) Dog parks or pet-friendly areas
  - (g) Car-charging station(s) - level 2 or higher
  - (h) At least two of the following: racquet courts, putting greens, or sand volleyball courts.
  - (i) The Planning Director may consider additional comparable amenities other than those listed in order to satisfy this requirement.

#### **SECTION 8.1 - ALCOHOL BEVERAGES:**

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- A. The storage, possession, sale, serving or consumption of any alcoholic

beverages shall be subject to the standards of Section 4.1.4 of the Zoning Ordinance, as amended, except or otherwise set forth in this section.

- B. Land uses that allow on-premise consumption as an accessory use, per Section 4.1.4, shall follow regulations per Section 4.1.4, as amended and shall not be subject to a Conditional Use Permit (CUP).
- C. A hotel, boutique may have alcoholic beverages sales for on-premise consumption as allowed for hotel per Section 4.1.4 of the Zoning Ordinance.

## **SECTION 9 -DEVELOPMENT STANDARDS.**

- A. The primary development standards and land use standards for this PD District will be developed in accordance with the development standards applicable to the Local Retail District and Uptown Overlay District, except as amended or otherwise set forth in this section.
- B. Line of sight study required.
  - i. A Line-of-Sight Study (LOS) must be prepared by a qualified professional for all development.
  - ii. Studies must use current technology to assess and illustrate the potential visual impacts of proposed development on protected views. Protected views are significant public viewpoints, including, but not limited to the following:
    - 1. Traphene Hickman Library
    - 2. Public Parks, Open Space, or Trails
    - 3. The Creek
    - 4. Roadways
  - iii. Viewpoint Identification
    - 1. The LOS Study must identify all significant public viewpoints from which a protected view is visible and valued, as defined by the City Manager and/or designee.
  - iv. Analysis Criteria
    - 1. The LOS Study must include the following:
      - (a) A map of existing and proposed sight lines from each viewpoint to and from protected views.
      - (b) Identification of potential obstructions by the proposed development, including structures, landscaping, signage, and fencing.
      - (c) Demonstration of how the project preserves or enhances key view corridors and open sight lines.
  - v. Design and Siting Adjustments
    - 1. Height setbacks may be reduced or increased, and overall maximum heights may be reduced based upon the findings of the LOS.
    - 2. Maximum heights may increased based upon the findings of the line

of site study through the PD Site Plan review and approval process; however, maximum heights may not exceed 6 stories.

3. If the LOS study reveals significant view obstruction, the developer must adjust building placement, height, massing, setbacks, and landscaping to minimize impacts and maintain open sight line.

- vi. Additional requirements may apply, as defined within this ordinance.
- vii. The City Manager, or designee, shall review the LOS Study and may require modifications to the development plan to ensure compliance with view protection objectives before issuing permits.

ii. Lot Dimension Requirements.

- i. Minimum Lot Area. None
- ii. Minimum Lot Width.
  1. For Townhouse uses: 25 feet
  2. For all other uses: None
- iii. Minimum Lot Depth.
  1. For Townhouse uses: 100 feet
  2. For all other uses: None

**D. Maximum Impervious Coverage.**

- i. For park and open space uses, maximum impervious coverage is 35 percent
- ii. For all other uses, maximum impervious coverage is 65 percent

**E. Maximum Lot Coverage**

- i. For park and open space uses, maximum lot coverage is 20 percent
- ii. For all other uses, maximum lot coverage is 50 percent

**F. Yard Requirements.**

- i. In General.
  - (a) Yard requirements must be read in conjunction with Exhibit D - Building Standards.
- ii. Minimum setback from Parks and Trails. For new construction on private property:
  - (a) 100 feet.
  - (b) The Planning Director may approve administrative reductions to the minimum setback from Parks and Trails, provided that the reduction is not greater than ten percent.
  - (c) Outdoor cafes, recreational areas, open space amenities, and other similar features may encroach into the setback in order to activate the park and/or trail.
- iii. Maximum Front Setbacks. For new construction:

1. Along Pioneer Trail
  - (a) North side - 30 feet with no less than 15 feet
  - (b) South side - 30 feet with no less than 15 feet
2. Along North Cedar **Hill** Road
  - (a) North of Pioneer Trail - 60 feet with no less than 30 feet
  - (b) South of Pioneer Trail - 40 feet with no less than 20 feet
3. Along Uptown Boulevard - 20 feet.
4. Along West Belt Line Road- 30 feet
5. Along Internal Local Streets - 20 feet

iv. Minimum Side Yard - 10 feet.

1. Side yards visible from public rights-of-way or adjacent to residential districts must be improved as usable open space, landscaped areas, or pedestrian passages.
2. All alley and side yard improvements must be maintained in good condition by the property owner or designated association.
3. Alley and side yard improvement plans must be submitted with site plan applications and are subject to review and approval to ensure compliance with these standards.

v. Minimum Rear Yard. 10 feet.

#### G. Density

- i. No maximum density is required.
- ii. No maximum number of residential units is required.
- iii. Residential mix required. Prior to the issuance of a certificate of occupancy for the 201<sup>st</sup> residential unit in each subarea shown on the Concept Plan, development of residential uses other than Urban Style Multi-family is required at the minimums outlined below:
  1. Subareas 1 and 2. A minimum 15 percent of the total residential units in the Subarea must be non-Urban Style Multi-family.
  2. Subareas 3 and 4. No minimum required.

#### H. City Park and Trail Proximity Standards

- i. For properties adjacent to a public trail or park a direct access connection to trail and/or park is required.
- ii. Access must be free of obstructions, connect in a logical, convenient location, and include a minimum of eight feet in clear path and constructed to meet all applicable standards.

#### I. Structure Standards

- i. Height Regulations
  1. Maximum Height. See Height Map - Exhibit C.
  2. Height Setback Standards. A 1:1 height setback slope above the number of

stories noted on in Building Standards - Exhibit D

- 3. Building Separation - Must meet the current building code adopted by the city.
  - ii. Building Separation - Development must meet the current building code adopted by the city.
  - iii. Building Elevations. Transparency requirements must comply with standards outlined in Building Standards-Exhibit D.
  - iv. Drive thru facilities are prohibited.
- v. Exterior Building Materials.
  - 1. In general.
    - (a) The building materials shall be limited to the following types to achieve the modern and contemporary building character shown in Character Images - Exhibit F with respect to materials, color and textures.
      - (i) Masonry Construction materials as defined in the City's Zoning Ordinance.
      - (ii) Commercial Grade Composite Architectural Panels - architectural style panels and/or cladding systems simulate and blend with the natural environment that aligns with Cedar Hill. May include exterior commercial grade aluminum composite panels and/or wood or stone simulated materials, etc. These building materials shall be approved by the Planning Director and the Building Official.
      - (iii) Accent Material- such as cedar wood, ornamental metal cladding or other materials subject to approval by the Planning Director and Building Official.
      - (iv) Fiber cementitious materials.
    - (b) Front Building Elevation shall contain the following:
      - (i) Masonry Construction - a minimum of 60 percent when fronting a public right-of-way, trail, park or open space, with a minimum two distinctive masonry materials, such as brick and stone.
      - (ii) Commercial Grade Composite Architectural Panels and/or cladding systems - a maximum of 30 percent when fronting a public right-of-way, trail/park.
      - (iii) Accent Material - a maximum 10 percent when fronting a public right-of-way, trail, park, or open space.
      - (iv) Fiber cementitious material - above 8-ft from ground floor, maximum of 25 percent.
    - (c) Other Building Elevations.
      - (i) Masonry Construction - a minimum of 40 percent

- (ii) Commercial Grade Composite Architectural Panels - a maximum of 40 percent.
- (iii) Accent Material - a maximum of 20 percent.
- (iv) Fiber cementitious material - above 8-ft from ground floor, maximum of 25 percent.

(d) Highly reflective glass. Highly reflective glass may not be used as an exterior building material for more than 25 percent of a facade on any building or structure. For purposes of this subsection, highly reflective glass means glass with exterior visible reflectance percentages more than 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

vi. Design standards for specific uses.

1. Multi-family Uses. Grand entrances required.
  - (a) Grand entrances must be located on the most prominent street-facing facade and be directly visible and accessible from the public sidewalk or primary pedestrian route.
  - (b) Corner buildings are encouraged to provide a corner entrance to reinforce intersection activity and visibility.
  - (c) Entrances must be proportionate to the building's overall height and massing.
  - (d) Entrances must be framed by landscaping, planters, or integrated seating elements.
  - (e) Entrances should facilitate intuitive pedestrian flow and connect directly to interior public spaces, lobbies or the like.
  - (f) Interactive or artistic features, such as public art, or water features, are encouraged to create a memorable sense of arrival
  - (g) Entrances must be emphasized through at least two of the following architectural features:
    - a. Canopies, porticos, or projecting awnings
    - b. Monumental arches or columns
    - c. Distinctive door materials or finishes that complement the building's design
  - (h) All grand entrance designs must be submitted as part of the site plan and are subject to design review to ensure compliance with these standards and compatibility with the district character.
  - (i) Developers may propose alternative entrance designs that achieve an equivalent level of prominence, accessibility, and architectural quality, subject to approval.
2. Parking Garages.

(a) Above-grade off-street parking in general. Parking is permitted on any level of a building. Except for the portions of an above-grade parking structure facing an alley, parking structures must comply with the following:

- a. parking levels must be screened through use of vegetation, metal panels, or other architectural elements to obscure sloping ramps from view; or
- b. parking levels must be concealed in a structure with facade building materials similar in appearance to the main structure's facade; and
- c. liner development must be provided along the ground level of the garage for portions of the garage facing a street or public park.

J. Parking Requirements

- i. Minimum parking required. For uses not listed below, minimum parking must follow requirements in the Zoning Ordinance unless the Planning Director approves an alternate parking requirement based upon a Parking Study that meets the requirements outlined in paragraph ii. I (b) below.
  1. Parking requirements for specific uses.
    - (a) Amusement and Recreation Uses. One per 200 square feet of gross floor area.
    - (b) Institutional and Government Uses. Parking study required to determine minimum number of parking spaces.
    - (c) Live/work unit. One space per Live/work unit. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use.
    - (d) Multiplex, Cottage Court, Independent Living, and/or Urban Multifamily units. 1.2 spaces per unit onsite. Parking spaces is permitted to include tandem spaces and parallel spaces on private drives. At least 30 percent of the required parking must be enclosed, attached or detached.
    - (e) Office. One space per 300 square feet of gross floor area.
    - (f) Outdoor-oriented restaurants and/or commercial amusements uses. One space per 100 square feet of building floor area and one space per 200 square feet of outdoor space that does not include a sports court and/or stage area.
    - (g) Personal and Business Service Uses. One per 200 square feet of gross floor area
    - (h) Residential uses (other than listed). 2 per unit
    - (i) Retail Uses. One per 200 square feet of gross floor area
  2. If the required off-street parking for a development, after accounting for all allowed reductions (including shared parking and on-street credits), cannot be accommodated within surface parking areas due to site constraints, lot

coverage, or impervious coverage limits, structured parking (parking garage) shall be required to meet the remaining parking demand.

3. Additional parking requirements

- (a) Minimum bicycle parking required. For every 10 provided vehicular spaces, one bicycle parking space is required. Bicycle parking must be on the same lot as the primary use and located within a pedestrian pathway connecting to the building's public entrance. Racks must be spaced at least 4 feet apart when parallel and 7 feet apart when linear.
- (b) Minimum EV charging spaces required. For every 25 required parking spaces, one space is required to be provide EV charging. However, the number of EV charging spots shall not exceed 10 percent of the number of required parking spaces. EV parking must be on the same lot as the primary use.
- (c) Ride share pick-up and drop-off.
  - a. Ride share pick-up and drop-off spots may be designated on a PD Site Plan.
  - b. Pick-up and drop-off spots may be located in an on-street parallel spot or an off-street spot that is not necessary to meet minimum parking requirements.
  - c. Signage must clearly mark the spot as a designated rideshare pick-up and drop-off spot.

ii. Parking reductions and credits.

1. Shared Parking

- (a) Total required off-street parking for all uses may be reduced by 20 percent if at least 10 percent of the total floor area within a PD Site Plan is residential use and at least 10 percent of the total floor area within a PD Site Plan is retail and personal service use or office use. This parking reduction may be calculated at the time of PD Site Plan approval.
- (b) Additional shared parking reductions may be approved by the Planning Director at the time of PD Site Plan approval if the proposed parking is demonstrated to adequately provide for parking needs through a professional parking study prepared by a qualified engineer licensed in the State of Texas. The Parking Study shall include:
  - (i) An inventory of the parking demand for each individual land use based on the City's adopted parking standards or accepted industry methodologies (e.g., ITE Parking Generation Manual).
  - (ii) An analysis of the peak parking demand for each use, identifying the time of day and day of week when each use requires its maximum number of spaces.
  - (iii) A calculation of the total shared parking demand, considering the overlapping and non-overlapping peak demand periods of all participating uses. A written narrative explaining the assumptions, data sources, and methodologies used.

- (c) Legal Instrument. A recorded shared parking agreement, cross-access easement, or other legal instrument, approved by the City Attorney, shall be executed by all property owners and/or tenants involved in the shared parking arrangement. This agreement shall:
  - (i) Be recorded in the official public records of Dallas County, Texas.
  - (ii) Guarantee perpetual access to and use of the shared parking facilities for all participating uses.
  - (iii) Define responsibilities for maintenance, repair, and liability for the shared parking facilities.
  - (iv) Stipulate that the shared parking arrangement cannot be altered or terminated without the written consent of the City.
- (d) Proximity and Accessibility. Shared parking spaces shall be located within 1,320 feet from the primary entrance of the uses they serve, unless otherwise approved by the Planning Director based on a finding that alternative access (e.g., shuttle service) is provided and adequate.
- (e) Signage and Wayfinding. Clear and conspicuous signage shall be installed to direct users to shared parking facilities and identify available parking spaces.

### iii. Parking Design Requirements

1. Unless otherwise stated in this PD District, parking must be located to the side or behind the primary structure.
2. No permeable pavement in parking.
3. Head-in parking- 9 feet x 18 feet with a 2-foot overhang minimum; 9 feet x 20 feet when located along a public right-of-way and/or adjacent to a sidewalk/landscape area with a wheel stop.
4. Parallel parking- 10 feet x 22 feet
5. At least 25 percent of the paved area of surface parking lot must be constructed using variations in texture, color and/or materials (such as brick pavers, stamped color-integrated concrete). No permeable pavement.
6. Pedestrian paths within parking lots must be indicated by a change of material, texture or color. Color to be approved by the Planning Director.
7. Parking lot lighting shall not exceed 20 feet in height, and light sources shall have full cut-off shielding. Refer to Section 5.6 of the Zoning Ordinance, as amended for other site lighting requirements.

## K. Block Standards.

- i. Block layouts must generally conform as shown on the Concept Plan. Street alignments may be adjusted, provided that the adjustment is in compliance with Section 6 of the ordinance. Additional streets not shown on the concept plan are allowed if they are needed to meet minimum block standards or create blocks with a block perimeter of less than 1,600 feet. Additional streets must be developed in accordance with one of the street sections identified in the

streetscape standards.

- ii. Block standards apply during the platting process if the existing parcel of land or block is greater than the block length described in this section.
- iii. Except as provided in this paragraph, block perimeter may not exceed 1,600 linear feet as measured along the inner edges of each street right-of-way in a block. The block may be broken by a civic building or open space lot provided the lot containing the civic building or open space is at least 50 feet wide and provides perpetual pedestrian access through the block. Block perimeter may exceed 1,600 feet up to a maximum perimeter of 2,400 feet, if one or more of the following conditions apply:
  1. The block has at least one block face on a street not considered a minor street.
  2. The block has a mid-block mews constructed in accordance with this ordinance that connects to another street.
  3. The block has a pedestrian passage available at all times to the public.

The pedestrian passage must comply with the following conditions:

  - (a) The pedestrian passage has a continuous delineated path that is a minimum of 10 feet wide;
  - (b) The pedestrian passage contains lighting at an interval to ensure a minimum illumination on the surface of the path of no less than one-half footcandle; and
  - (c) The passage may be partially covered by a structure only if the following conditions are met:
    - (i) the total covered portion of each pedestrian passage is no longer than 70 feet;
    - (ii) the portions of the facade of the structure are treated architecturally the same as the adjoining building through the use of materials, colors and architectural style;
    - (iii) the portion of the structure covering the pedestrian passage has a minimum setback of 25 feet (the portion of the passage within the setback must comply with the mews cross section as shown in the streetscape standards);
    - (iv) the portion of the pedestrian passage under the structure has a minimum clearance of 14 feet and contains a clearly demarcated continuous pedestrian passageway; and
    - (v) the area between the covered portion of the pedestrian path and the street is treated architecturally like a courtyard through changes in ground surface materials, colors, or textures.

L. Street Standards. Streets and mews must comply with Streetscape Standards.

- i. Bulb-outs. Bulb-outs are required at all intersections, except where parking is used as a lane of traffic during peak hours.

- ii. Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, or color.
- iii. Curb cuts. Maximum width of curb cut is 24 feet for two-way driveways or fire lanes, and 12 feet for one-way driveways. Sidewalk material and level must be maintained across the curb cut in order to create a continuous pedestrian passage.
- iv. Street Sections. New streets shall be a minimum of 27 feet for a 2-way travel way, excluding on-street parking spaces, subject to Fire Department approval.
- v. Building access. Building access must be provided as shown in the Building Standards - Exhibit "D". Maximum entrance spacing is 150 feet.

M. Sidewalk Standards. For new construction.

- i. In general.
  - 1. Sidewalks complying with the standards of this subsection must be provided for all new construction and the transformation of existing residential to non-residential uses
- ii. Location.
  - 1. For all new construction, sidewalks must be located along the entire length of the street frontage(s).
  - 2. Sidewalks must be located as shown in Streetscape Standards - Exhibit "E". Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.
- iii. Width.
  - 1. Sidewalk width must comply with Streetscape Standards - Exhibit "E."
  - 2. For any required sidewalks not illustrated in Exhibit E - Streetscape Standards, sidewalks must have a minimum width of five feet, unobstructed by any structures or landscaping except tree grates, utility poles, and service boxes.

N. Open Space requirements.

- i. In general.
  - 1. Open space requirements are intended to create active and passive open spaces within developed areas and provide natural relief to the built environment and maintain significant natural features of the Property.
  - 2. Open space must be completed at the same time as private development

included in the PD Site Plan.

3. The Property owner is responsible for development and maintenance of open space.

- ii. Required open space.

1. Except as provided below, all provisions of Section 3.10.3.I of the Zoning Ordinance apply to all proposed new construction on the Property for residential uses.
    2. For all uses, slopes above 25 percent of at least 5,000 square feet contiguous area must be preserved. This area may count toward minimum open space requirements.

O. Landscape Standards.

- i. Landscape standards are intended to achieve the landscape character shown in Exhibit

F. A full detailed Landscape Plan is required with the PD Site Plan application submittal. All developments shall be landscaped in accordance with Section 5.2 of the Zoning Ordinance, as amended, otherwise noted in this section. Section 5.2.3 to Section 5.2.5 shall not apply to this PD District.

- ii. Street Yards. In lieu of the landscape area for the street yard in Section 5.2 of the Zoning Ordinance, as amended, the following shall apply:

1. Landscape Area - Except as provided below, 60 percent minimum of the street yard area shall be non-impervious coverage with one of the following planting combinations:

- (a) A mixture of evergreen shrubs, deciduous shrubs, ornamental grasses and perennials; no greater than four feet tall at maturity.
    - (b) Real turf and/or evergreen ground covers;
    - (c) A mix of canopy and ornamental trees;
    - (d) And/or the combination of the above.

2. Landscape Area (non-residential uses) - 20% minimum of the street yard areas shall be non-impervious coverage with at least two of the following planting combinations:

- (a) Five feet wide landscape planting strip comprised of a mixture of evergreen shrubs, deciduous shrubs, ornamental grasses and perennials that are maintained no greater than four feet tall at maturity;
    - (b) Trees in tree grates; or
    - (c) A mix of planters 24-inches or greater in width and height with a mixture of ornamental grasses, shrubs, and/or perennials.

3. Street Trees. In lieu of the street tree requirements for the street yard in Section 5.2 of the Zoning Ordinance, as amended the following shall apply:

- (a) Along Pioneer Trail - one large street tree for every 50 linear feet of street frontage shall be planted within the street yard area with a 4-caliper inch at the time of planting.
- (b) Uptown Boulevard - one large street tree for every 40 linear feet of street frontage shall be planted within the street yard area with a 4-caliper inch at the time of planting.
- (c) West Belt Line Road - one medium street tree for every 30 linear feet of street frontage with a 3-caliper inch minimum at the time of planting.
- (d) North Cedar Hill Road - one large street tree for every 30 linear feet of street frontage shall be planted within the street yard area with a 4-caliper inch at the time of planting.
- (e) Haswell Street - one medium street tree for every 30 linear feet of street frontage and one medium street tree for every 30 linear feet within the parkway, if applicable, directly across each other with a 4-caliper inch minimum at the time of planting.
- (f) Other Street (new) - one medium street tree for every 30 linear feet of street frontage and one medium street tree for every 30 linear feet within the parkway, if applicable, directly across each other with a 4-caliper inch minimum at the time of planting.
- (g) Except otherwise noted in this ordinance, tree spacing shall not exceed 50 linear feet unless approved by the city tree administrator and or designee.
- (h) All required street trees must be selected from the list of Recommended Plant List - Exhibit "G".
- (i) Street trees shall be planted within the street yard, except as noted in this subsection.
- (j) Where tree grates are utilized within the street yard area, there must be a minimum of 200 square feet of structural soils. Specifications of product shall be provided city tree administrator approval and or designee.
- (k) If tree placement within the street yard and/or parkway are in conflict with underground utilities, the Planning Director and/or designee may approve an alternate tree plan.
- (l) One of the following must be utilized.
  - (i) Tree Landscape strips - an area that is a minimum of 5 feet wide and a minimum of 10 feet in length, or that otherwise provides a minimum horizontal root expansion area of 60 square feet. Ornamental rocks and decomposed granite may be utilized in these spaces.
  - (ii) Tree grates - Suspended brick, pave stones, or similar materials may be used instead of a grate to protect tree roots and provide a pedestrian walkable surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons.

- (iii) The grates or containment areas must be large enough to permit healthy tree growth.
- (iv) Tree wells shall be a minimum of 20 square feet of uncompacted soil.
- (v) Root barrier must be provided when trees are located less than 8 feet from adjacent pavement.

4. Street Amenities.

- (a) Street amenities must be provided along all street frontages. Minimum street amenities must be provided for each block face as follows:
  - (i) One bicycle rack containing spaces for no fewer than six bicycles;
  - (ii) Two trash and recycling receptacles;
  - (iii) Two pedestrian benches;
  - (iv) A minimum of one of the following: planters, public art, bike repair station, water fountain, or dog relief station.
- (b) Street amenities including but not limited to bicycle racks, planters, public art features, trash and recycling receptacles, way finding signage and streetlights are allowed in street yard area and/or in the parkway area, subject to approval by the Planning Director, Building Official and the City Engineer.

iii. Minimum Site Landscape Area.

1. Site landscape area - A minimum of 10 percent of the lot, including the minimum 60 percent of the required street yard area, must be designated as landscape area.
2. Site trees. At minimum of one medium or large canopy tree per 2,500 square feet of lot area outside of street yard area shall be provided with 3-caliper inch minimum at time of planting. Existing trees count toward this requirement at a rate of 1tree:1tree.
3. Minimum clearance along adjacent pavement areas. The property owner shall maintain street trees that are five years of age or older, at least 14 feet above street pavement and at least eight feet above a public sidewalk located on public or private property.

iv. Landscape Design Features - shall be incorporated to the overall landscape design of the site to create masterpieces that harmonize the Cedar Hill's natural landscapes with lush green spaces that meet modern timeless designs consistent with the Landscape Character - Exhibit "G" as determined by the City of Cedar Hill Planning

Department The landscape design shall incorporate a minimum of two per 3,000 square feet of street yard area and/or four per 6,000 square feet of other onsite landscape area and/or private and public open space area:

1. Limestone / lawn transitions

2. Irregular limestone edge transitions
3. Limestone / decomposed granite transitions
4. Cut stone stairs
5. Stone block stairs at sloped paving
6. Pedestrian bridges or ornamental culverts (with guard rails and stone around the culvert)
7. Terraced ledgestone walls
8. Low stone block wall
9. Stone quarry block wall
10. Sandblast concrete areas
11. Additional landscape design features may be approved by the Planning Director and/or designee.

v. Off-Street Parking Area Landscape.

1. Where off-street parking faces a public street and/or city trail, the parking edge cannot extend past the projected front building line. The landscape area between the parking edge and/or city trail shall be heavily landscaped with a combination of the following:
  - (a) a mixture of evergreen shrubs, deciduous shrubs, ornamental grasses and perennials; no greater than four feet tall at maturity;
  - (b) where no more than 50 percent of the total width of the landscape area fronting the off-street parking areas shall be synthetic turf and/or real grass; and
  - (c) One ornamental tree per 500 square foot landscape area fronting the public street.
2. In surface parking areas, all parking bays shall have a landscape island that is 10 feet by 20 feet for single row or 10 feet by 36 feet minimum for a double row with 1 medium/large tree for a single row or 2 medium/large trees for a double row and landscaping material that is consistent with Exhibit G as determined by the City of Cedar Hill Planning Department. Existing trees located in parking islands count toward this requirement. Each landscape island shall contain CU-Structural Soil™ that is a minimum of 36 inches deep and extend a minimum of 8-ft from edge of curb.
3. No parking space on a surface parking lot may be located more than 50 feet from the trunk of an existing or proposed medium or large tree. Each tree must have a caliper of at least 3 inches and may not be planted closer than then the following:
  - (a) A minimum of 5 feet from any pavement;
  - (b) A minimum of 8 feet from any existing or proposed utility;
  - (c) A minimum of 3 feet from an existing or proposed fire hydrant.

vi. Enhanced Gateways. Gateways areas as shown on the Concept Plan must be enhanced with a mixture of plant materials (shade and ornamental trees;

shrubs, ornamental grasses and seasonal color) that conforms to the Landscape Character as shown in Exhibit F and determined by the City of Cedar Hill Planning Department. To further to create a defined place of arrival, three of the following must also be installed at the gateway area:

1. Public art;
2. A prominent architectural feature that marks the corner through increased height;
3. A visual enhancement such as water feature;
4. Fixed or movable seating;
5. Site configuration that allows direct pedestrian access thought the gateway are directly into the interior of the site through the use of pedestrian passages and paseos; or
6. Special pavers.

vii. Required Plant List. All required landscaping must be from the list in Exhibit G of Texas native or adapted species:

viii. Completion. All landscaping must be completed in accordance with the approved landscape plan before the final certificate of occupancy. Under special circumstances, the installation of required plantings may be delayed up to 6 months with issuance of a temporary certificate of occupancy subject to approval by the Building Official.

ix. Irrigation and Maintenance.

1. The Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner and may use any available legal remedy to recover the cost of removal from the property owner.

#### P. Tree Canopy Preservation.

1. Detailed tree survey, tree preservation and mitigation plan shall be submitted with the PD Site Plan application.
2. In addition to the requirements of Chapter 13, Article III and Article IV (Cedar Hill Tree Preservation Ordinance), as amended, a minimum of 25 percent of the pre-development tree canopy located on a site shall be preserved. If preservation of 25 percent of the pre-development tree canopy is not feasible, or if any protected trees are removed during development, the applicant shall provide mitigation as required by the City of Cedar Hill Tree Preservation Ordinance.
3. Calculating Preserved Tree Canopy.
  - (a) The applicant shall submit a Tree Survey and Preservation Plan, prepared

by a qualified arborist or landscape architect, depicting all existing protected tree species on the site (species, caliper/DBH, and dripline/canopy area), that are 4 caliper inches and greater with a PD Site Plan. The tree survey shall be overlayed onto the proposed Site Plan and the proposed Grading Plan.

- (b) The plan shall clearly delineate the total existing tree canopy area and the proposed preserved tree canopy area, along with the percentage of canopy to be preserved.

#### Q. Screening and Retaining Walls

- 1. Off-street loading and garbage storage area screening.
  - (a) Off-street loading spaces and garbage storage areas for all uses must be screened by an eight-foot-high solid masonry wall, vegetative materials consisting of evergreen plant materials, or other alternative deemed appropriate by the building official from public street, park, trail or open space that is adjacent to the lot.
  - (b) Off-street loading and garbage storage areas shall be designed integral to the building as much as feasible.
  - (c) Off-street loading and storage areas may not be located fronting along a public trail or park.
- 2. Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.
- 3. Retaining walls. All retaining walls must be constructed or clad in natural stone.
- 4. All mechanical, HVAC, stacks, elevator housing, electrical panels, and utility meters, shall be screened with landscaping, screen walls, or parapet walls as applicable so as not to be visible from a public street, public trail, or park.

### **SECTION 10-TRAFFIC IMPACT ANALYSIS.** A TIA, if required, shall be submitted at the time of PD Site Plan submittal.

### **SECTION 11 - SIGNAGE.**

- A. In General.
  - i. All provisions of Article XII, Signs Ordinance of the City of Cedar Hill, shall apply to development within the district. In general, to establish and enhance the unique character of the West Midtown Overlay District, signs shall be limited to monument and building signs that blend with the design, color and material used on the primary building.
  - ii. Pole-mounted signs are not permitted within the district.
  - iii. All other signs for new development or expansion of existing buildings within the district shall be ground mounted monument signs or wall mounted signs.
  - iv. Maximum area of any sign within the district shall be as permitted by the Cedar

Hill Sign Ordinance.

- B. Monument signs.
  - i. Ground mounted monument signs shall have a distinctive base, middle and top.
  - ii. Perimeter properties along the following: N. Cedar Hill Rd, Pioneer Trail, Uptown Boulevard, W. Belt Line Road, N. Main Street: Monument signs shall meet the following requirements.
    - 1. Maximum height is eight (8) feet.
    - 2. Minimum setback is eight (8) feet.
    - 3. Except as provided below, maximum area is 64 square feet.
      - (a) The maximum area may be increased to 100 square feet if the minimum setback is increased to 15 feet
  - iii. Interior streets.
    - 1. Maximum height is five (5') feet.
    - 2. Maximum sign area of thirty (30) square feet.
  - iv. Monument signs must be spaced a minimum of eighty feet (80') apart.
  - v. The structure of monument signs shall be constructed of materials and colors utilized on the building's primary facade.
  - vi. Landscaping around the base of monument signs is encouraged to blend the sign with other landscaped areas around the sign.
- C. Retail signs. The retail use signage package consists of the following elements:
  - i. Main Storefront Sign. Tenant is to provide one (1) sign per building front elevation. The sign is limited to the trading name of the Tenant or descriptive phrase or word such as "Law Office" or "Dry Cleaners." No advertising copy, slogans or tag lines are permitted (i.e., "Shoes for the Whole Family"). Tenant may also incorporate logos or names on awnings. These logos or names will not be considered as part of the maximum signage area allowed.
  - ii. Sign Specifications
    - 1. All signs must be new.
    - 2. All Tenant main storefront signs shall be illuminated.
    - 3. No illuminated box signs of any type will be allowed.
    - 4. Individual dimensional metal back-lit (halo effect) reverse channel letters or lighted by decorative external light fixtures such as gooseneck style fixtures are allowed.
    - 5. Internally illuminated channel letters with opaque metal sides and translucent plastic faces.
    - 6. The sign transformer shall be hidden from view.
    - 7. Exposed neon tubes in open channels forming letters or logos are prohibited however, neon may be used in a decorative as well as informative fashion.
  - iii. Size allowed for main storefront sign:
    - 1. Maximum height of single line of copy:
      - (a) Except as provided below, internally lit: 36"
      - (b) An unusually shaped letter or ampersand may extend beyond the maximum height requirements.
    - 2. Maximum total height of sign for two or more lines of copy: 54"
    - 3. Maximum length of sign: 75% of length of leased storefront or thirty-six feet, whichever is less.

4. Maximum Area of Sign: 1-1/2 square feet/linear foot of leased storefront, the area shall be calculated as a box enclosing all letters, numbers, and symbols of sign design, including all spaces separating letters, numbers and symbols.

iv. Blade Signs.

1. Each Tenant is required to provide a minimum of one per elevation with a maximum of two per Tenant. Blade signage is to provide simple straightforward Tenant identification to pedestrians. The sign must have the Tenant's name and may include a logo or appropriate symbol emphasizing the Tenant's function or business. No blade sign may be internally illuminated but illumination from appropriate adjacent luminaries will be considered and encouraged.
2. Must be mounted within the Tenant storefront area. Must extend perpendicular to storefront plane but no more than 4'-0" in front of the Tenant lease line. Attachment to building facade.
3. May not extend below 7'-0" above finished floor at the lowest point.
4. Face area may not exceed 12 square feet not including area of bracket.
5. More than one blade sign is permissible, but the total face area may not exceed 24 square feet for two signs.
6. The shape should be characteristic of the merchandise sold. Generally, a simple rectangle or square is discouraged unless the shape is part of a generally recognized logo or design for the store in other locations.
7. The blade must be attached with a bracket.
8. The thickness of the blade sign shall be a minimum of 1-1 /2" around the entire perimeter in the case of a metal sign this can be in the form of an appropriately proportional frame.
9. The blade sign may be fabricated from metal (no bare metal), wood, or exterior grade foam with a weather-resistant coating(s).
10. Molded, vacuum formed fiberglass or plastic blade signs are not permitted.

v. Projecting Signs.

1. Projecting signs shall be permitted however must meet the area requirements listed in the Sign Ordinance of the City of Cedar Hill for allowable area of attached signs.
2. One projecting sign shall be allowed per building frontage.

vi. Miscellaneous Sign Requirements

1. All storefront signage shall be illuminated. All signs must be connected to Tenant's electrical service. All electrical penetrations through the storefront fascia for sign installation shall include PK housings. All electrical signage shall bear the UL label and must comply with all governing codes. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connections shall be concealed.
2. Unlighted letters may be illuminated using "gooseneck" type light fixtures.
3. Sign design is encouraged to be different from adjacent and nearby stores, i.e., type, color, size, format.
4. Light leaks in sign letters will not be allowed and must be repaired promptly by Tenant.
5. The following types of signs and sign components are strictly prohibited:
  - (a) Box or cabinet-type construction in which the background as well as the letters are illuminated.

- (b) Non-illuminated main signage.
- (c) Signs employing audible equipment or moving or flashing lights.
- (d) Signs employing exposed raceways, ballast boxes, or transformers.
- (e) Sign manufacturers' names, stamps, or decals
- (f) Signs employing luminous vacuum formed-type plastic letters.
- (g) Signs employing a raw edge or uncapped plastic letters with no returns and exposed fasteners.
- (h) Exposed screws, rivets, or other fastening devices. All fastening devices are to be flush with the surrounding surface and finished so as to be unnoticeable.
- (i) Paper or cardboard signs, sticks, or decals hung around, on, or behind storefront.
- (j) Exposed switches.
- (k) Roof top signs.
- (l) Banners or flags
- (m) Inflatable signs or advertising features
- (n) Painted signage

6. All letters are to be of full-welded construction. Channeled letters, bolts, fastenings, and clips shall be of enameling iron with porcelain enamel finish, stainless steel, polished brass or copper, or carbon bearing steel with painted finish.

D. Exception and Appeals:

- i. The Building Official may grant exceptions to these regulations for minor deviations to these requirements if deemed non-significant all other appeals and exceptions to these regulations shall be heard by five (5) or more members of the Building Appeals and Advisory Board. The building official shall be ex officio member and shall act as staff to the Board.

E. Emerging and Unaddressed Signs:

- i. Sign types not addressed in the Sign Ordinance or this PD Ordinance are prohibited. The Building Official and Planning Director will review applications for emerging and unaddressed signs. If in harmony with the district's sign regulations, the application can be administratively approved. If the application is denied, the applicant has fifteen (15) days to file a written appeal to the Building Appeals and Advisory Board describing in detail how the sign is harmonious with this PD Ordinance. Appeals from that Board can be made to the City Council by filing a written appeal within fifteen (15) days of the Board's decision. This section applies only to emerging and unaddressed signs. Only applications for a sign type that is outside of defined signs or signs regulated in the Sign Ordinance and this PD Ordinance will be accepted.

**SECTION 12 - 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.

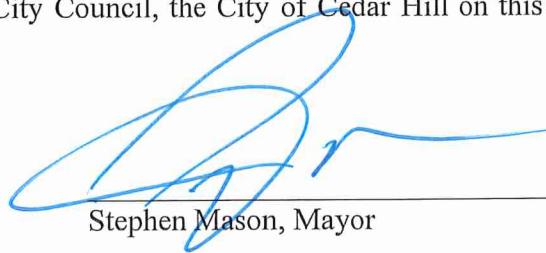
**SECTION 13 - SEVERABILITY.** The terms and provisions of this ordinance shall be deemed to be severable and if the validity of any section, subsection, sentence, clause or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Ordinance.

**SECTION 14 - 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 15 - 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 16 - 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 9th day of September 2025.



Stephen Mason, Mayor

ATTEST:



Alison Ream  
City Secretary

APPROVED AS TO FORM:

  
Ron G. MacFarlane, Jr.

**PROPERTY DESCRIPTION – EXHIBIT A**

Being a 109.409 acre tract of land in the Zur Combs Survey Abstract No. 306 and the Ellis C. Thomas Survey Abstract No. 1472, City of Cedar Hill, Dallas County, Texas, said tract being more particularly described as follows;

**BEGINNING** at a point in the intersecting centerlines of Pioneer Trail (called 70 foot right-of-way) and Uptown Boulevard (right-of-way varies), said point being in a curve to the right;

**THENCE** in a southwesterly direction with the centerline of said Uptown Boulevard with a said curve to the right having a radius of 1500.00 feet, an arc length of 497.40 feet, and a chord which bears S.  $62^{\circ}55'57''$  W., 495.12 feet to a point for the beginning of a reverse curve to the left;

**THENCE** in a southwesterly direction continuing with said centerline of said Uptown Boulevard with a said curve to the left having a radius of 1025.00 feet, an arc length of 940.89 feet, and a chord which bears S.  $46^{\circ}08'04''$  W., 908.21 feet to a point for the end of said curve;

**THENCE** S.  $19^{\circ}50'14''$  W., continuing with said centerline of Uptown Boulevard, a distance of 87.80 feet to the beginning of a curve to the left;

**THENCE** in a southwesterly direction continuing with said centerline of Uptown Boulevard with a said curve to the left having a radius of 1024.99 feet, an arc length of 369.44 feet, and a chord which bears S.  $09^{\circ}30'42''$  W., 367.44 feet to a point for the end of said curve;

**THENCE** S.  $00^{\circ}48'51''$  E., continuing with said centerline of Uptown Boulevard, a distance of 89.15 feet to an intersection point in the centerline of said Uptown Boulevard and W. Belt Line Road (right-of-way varies);

**THENCE** S.  $89^{\circ}13'34''$  W., with said centerline of W. Belt Line Road, a distance of 81.03 feet a point for the beginning of a curve to the left;

**THENCE** in a southwesterly direction with said centerline of W. Belt Line Road with a said curve to the left having a radius of 2183.11 feet, an arc length of 265.50 feet, and a chord which bears S.  $85^{\circ}44'32''$  W., 265.34 feet to a point for the beginning of a compound curve to the left;

**THENCE** in a southwesterly direction continuing with said centerline of W. Belt Line Road with a said curve to the left having a radius of 1188.20 feet, an arc length of 62.98 feet, and a chord which bears S.  $80^{\circ}44'23''$  W., 62.97 feet to a point for the end of said curve;

**THENCE** S.  $89^{\circ}20'53''$  W., continuing with said centerline of W. Belt Line Road, a distance of 1282.65 feet to a point for corner in the southeasterly line of B.N. & S.F. Railroad (100 foot right-of-way);

**THENCE** N.  $34^{\circ}41'14''$  E., with said southeasterly line of B.N. & S.F. Railroad, a distance of 995.48 feet to a point for corner in the centerline of said N. Main Street (formerly N. Cedar Hill Road ~ right-of-way varies);

**THENCE** S.  $32^{\circ}05'09''$  E., with said centerline of N. Main Street, a distance of 32.65 feet to a point for corner in the centerline of N. Cedar Hill Road (called 60 foot right-of-way);

**THENCE** N.  $34^{\circ}41'14''$  E., continuing with said centerline of N. Cedar Hill Road, a distance of 2009.35 feet to an angle point;

**THENCE** N.  $34^{\circ}42'25''$  E., continuing with said centerline of N. Cedar Hill Road, a distance of 170.42 feet to an angle point;

**THENCE** N.  $34^{\circ}30'51''$  E., continuing with said centerline of N. Cedar Hill Road a distance of 1158.51 feet to an angle point;

**THENCE** N.  $34^{\circ}41'51''$  E., continuing with said centerline of N. Cedar Hill Road, a distance of 1246.36 feet to a point in the intersection line of said centerline of N. Cedar Hill Road and S. Belt Line Road (formerly F.M. Road No. 1382 ~ right-of-way varies);

**THENCE** S.  $51^{\circ}27'40''$  E., with said centerline of S. Belt Line Road, a distance of 408.21 feet to a point for corner;

**THENCE** S.  $20^{\circ}40'52''$  W., over and across said S. Belt Line Road passing the common north corner of Lot 1R-A, Wal-Mart Addition, an addition to the City of Cedar Hill, according to the plat thereof recorded in Instrument No. 20070349423, of the Official Public Records of Dallas County, Texas, and a called 18.944 acre tract of land described in Special Warranty Deed to City of Cedar Hill in Instrument No. 20070012580, of the Official Public Records of Dallas County, Texas, and continuing with the common line of said Lot 1R-A and said 18.944 acre tract, a total distance of 1077.79 feet to an angle point;

**THENCE** S.  $38^{\circ}32'20''$  W., continuing with the common line of said Lot 1R-A and said 18.944 acre tract, a distance of 689.06 feet to the most west southwest corner of said Lot 1R-A;

**THENCE** S.  $51^{\circ}27'40''$  E., with continuing with the common line of said Lot 1R-A and said 18.944 acre tract, a distance of 52.85 feet to the most north northeast corner of Lot 1, Block A, Uptown Cedar Hill Addition, an addition to the City of Cedar Hill, according to the plat thereof recorded in Instrument No. 201200014816, of the Official Public Records of Dallas County, Texas;

**THENCE** S.  $89^{\circ}23'28''$  W., with the common line of said 18.944 acre tract and said Lot 1, Block A, a distance of 163.99 feet to the most north northwest corner of said Lot 1, Block A, and being an east corner of a tract of land described in Special Warranty Deed to Crawford Fain Driggs, LLC, recorded in Instrument No. 201500254787, of the Official Public Records of Dallas County, Texas;

**THENCE** S.  $01^{\circ}30'52''$  E., with the common line of said Driggs tract and said Lot 1, Block A, passing the common south corner of said Driggs tract and said Lot 1 and continuing with a

projection of said common line of Driggs tract and said Lot 1, over and across said Pioneer Trail, a distance of 906.52 feet to a point in said centerline of Pioneer Trail;

**THENCE S. 35°25'02" E.**, with said centerline of Pioneer Trail, a distance of 473.31 feet to the POINT OF BEGINNING and CONTAINING 4,765,847 square feet, or 109.409 acres of land, more or less.

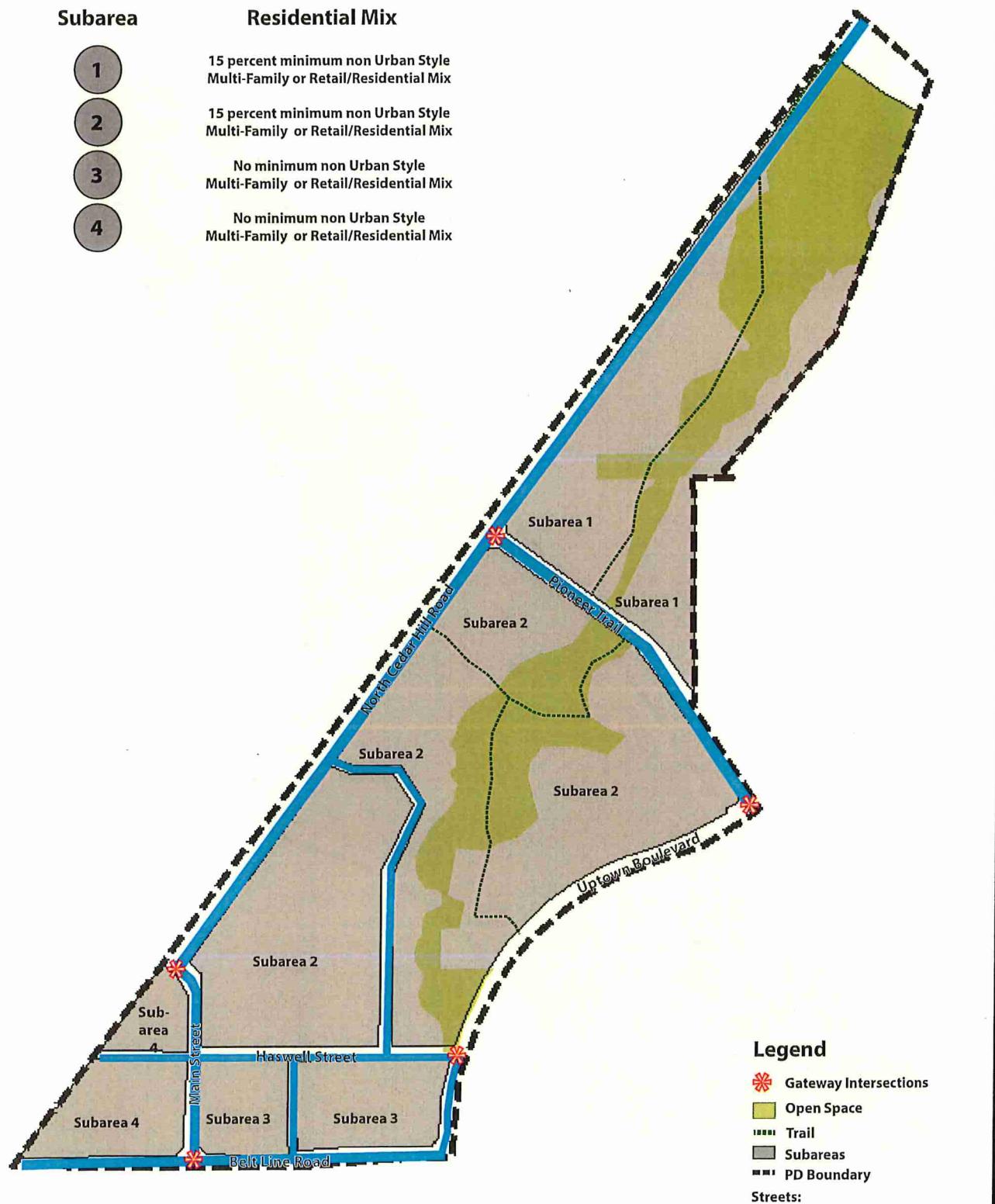
(Notes: 1. Basis of bearings is west line Lot 1, Block A, Uptown Cedar Hill Addition, Instrument No. 201200014816, O.P.R.D.C.T. 2. Metes and bounds description was compiled from deeds, plats, and surveys prepared by others and not field verified.)

## Subarea

- 1
- 2
- 3
- 4

## Residential Mix

- 15 percent minimum non Urban Style Multi-Family or Retail/Residential Mix
- 15 percent minimum non Urban Style Multi-Family or Retail/Residential Mix
- No minimum non Urban Style Multi-Family or Retail/Residential Mix
- No minimum non Urban Style Multi-Family or Retail/Residential Mix



## Legend

- ★ Gateway Intersections
- Open Space
- Trail
- Subareas
- PD Boundary
- Streets:**
  - Consult Streetscape Standards - Exhibit E for cross sections and dimensional requirements

**Concept Plan - Exhibit B Cedar Hill West Midtown**

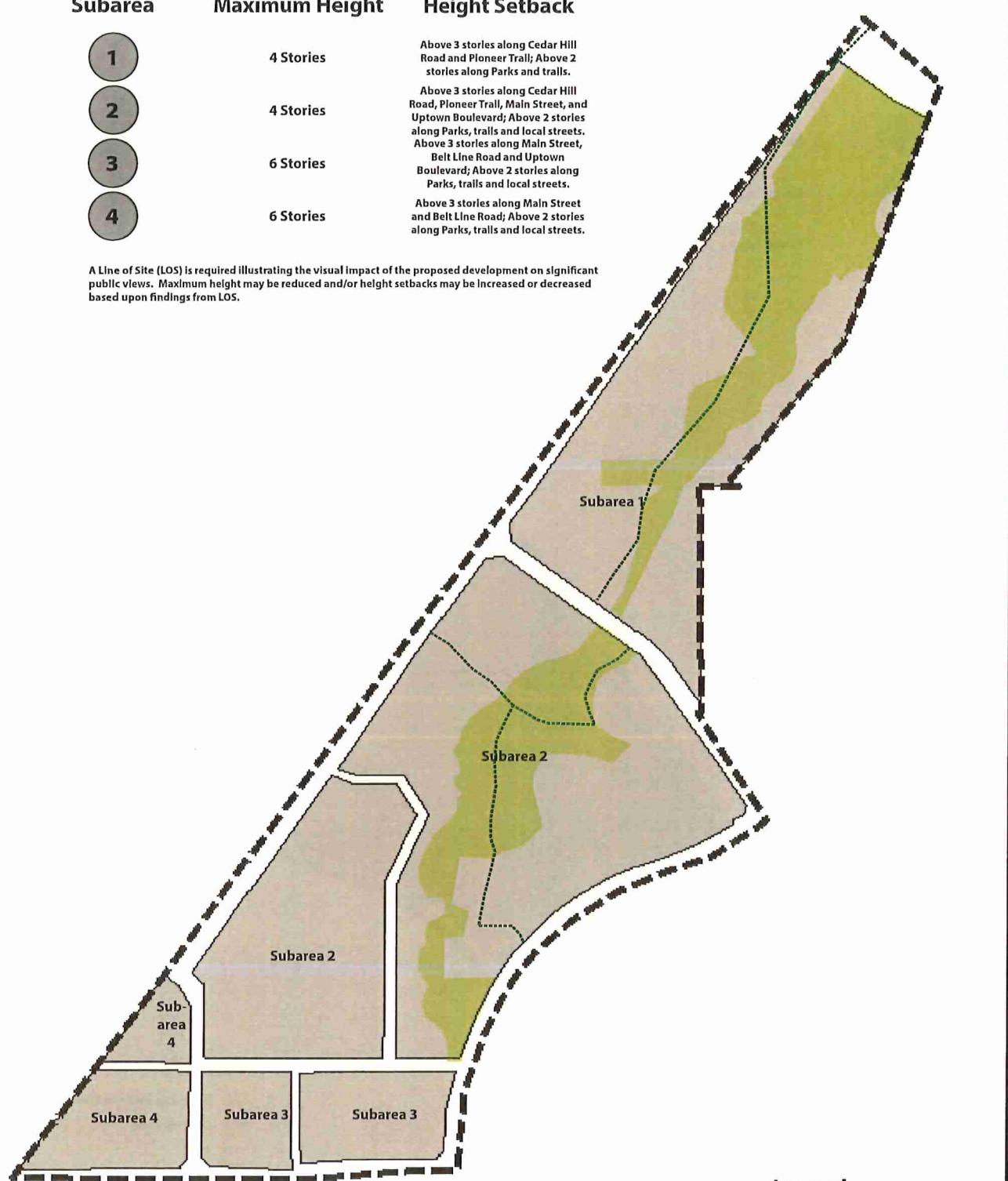


## Subarea      Maximum Height      Height Setback

- 1
- 2
- 3
- 4

4 Stories	Above 3 stories along Cedar Hill Road and Pioneer Trail; Above 2 stories along Parks and trails.
4 Stories	Above 3 stories along Cedar Hill Road, Pioneer Trail, Main Street, and Uptown Boulevard; Above 2 stories along Parks, trails and local streets.
6 Stories	Above 3 stories along Main Street and Belt Line Road; Above 2 stories along Parks, trails and local streets.
6 Stories	Above 3 stories along Main Street and Belt Line Road; Above 2 stories along Parks, trails and local streets.

A Line of Site (LOS) is required illustrating the visual impact of the proposed development on significant public views. Maximum height may be reduced and/or height setbacks may be increased or decreased based upon findings from LOS.



### Legend

- Open Space
- Trail
- Subareas
- PD Boundary
- Additional Setback

## Height Map - Exhibit C Cedar Hill West Midtown

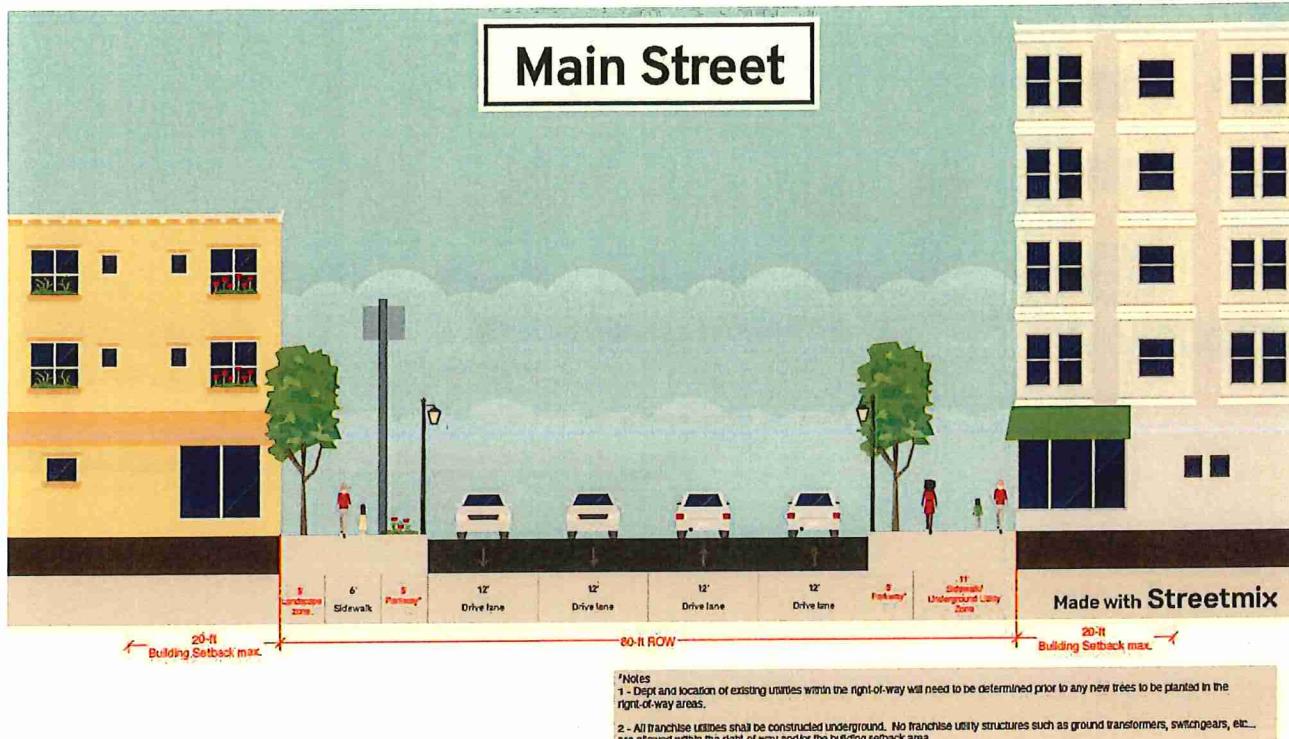


## BUILDING STANDARDS – EXHIBIT D

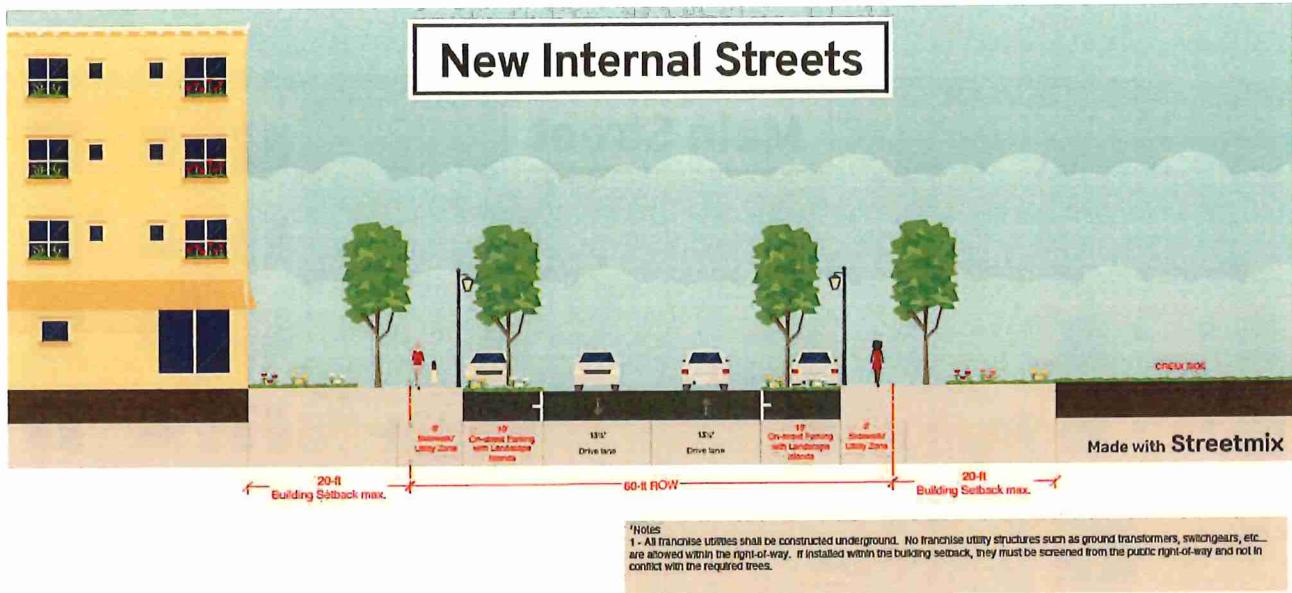
	Belt Line Road	Main Street	Cedar Hill Road	Uptown Boulevard	Pioneer Trail	Haswell Street and other Local Streets	Mews	Park and Trail
<b>Lot</b>								
Minimum/ Maximum Front Setback	0 ft/30 ft	0 ft/ 20 ft	N. of Pioneer Trail: 30 ft/60 ft; S. of Pioneer Trail: 20 ft/40 ft;	0 ft/20 ft	15 ft/ 30 ft	0 ft/20 ft	0 ft/NA	100 ft/ NA
<b>Height</b>								
Maximum Height	See Height Map	See Height Map	See Height Map	See Height Map	See Height Map	See Height Map	See Height Map	See Height Map
Height Setback Required	NA	Above 3 stories	Above 3 stories	Above 3 stories	Above 3 stories	Above 2 stories	NA	Above 2 stories
<b>Fenestration Requirements – for non-residential developments</b>								
1-story buildings <sup>2</sup>	30%							
Minimum Ground Floor Transparency <sup>1,3</sup>	60%	50%	30%	30%	50%	30%	20%	20%
Minimum Upper Floor Transparency	20%	20%	20%	10%	20%	10%	NA	10%
Primary Street Entrance	Required	Required	Required	Required	Required	Allowed	Allowed	Allowed

1. For attached mixed-use developments where the ground floor is non-residential and the upper floors are residential, the minimum ground floor transparency shall apply as listed above or as amended by the current adopted IECC codes.
2. Requirements for 1-story developments.
3. Requirement for when it is a multi-story building.

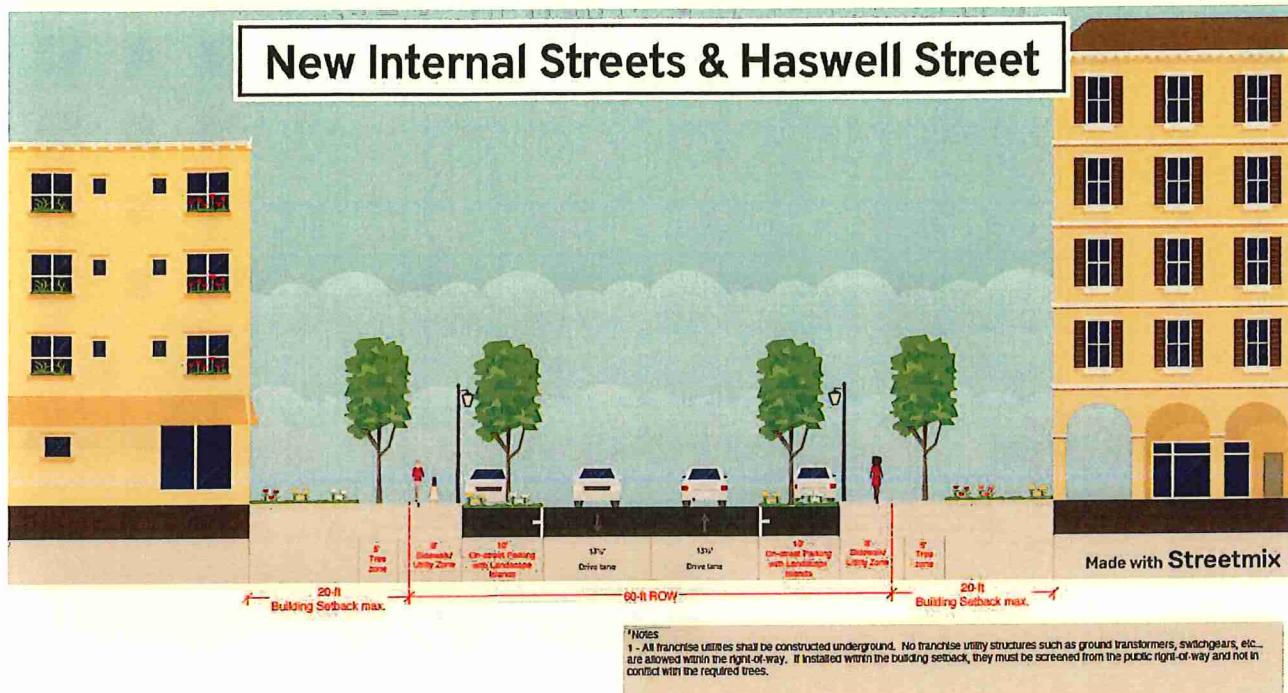
**STREETSCAPE STANDARDS – EXHIBIT E**



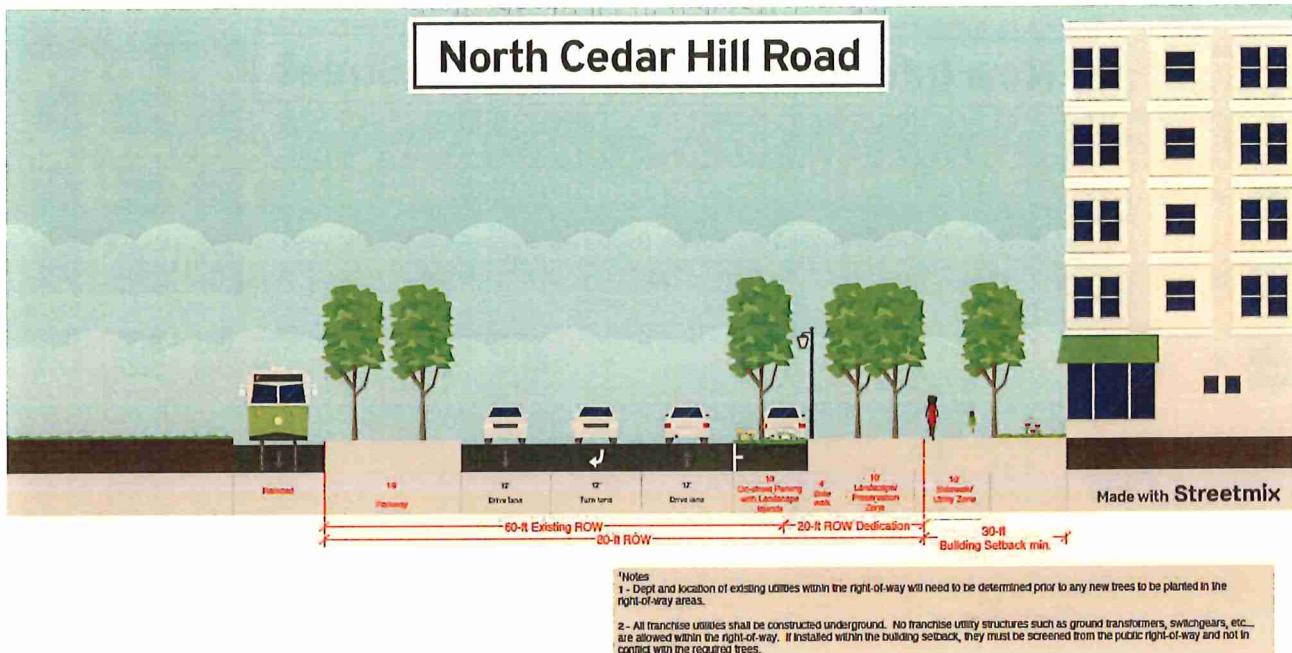
## New Internal Streets

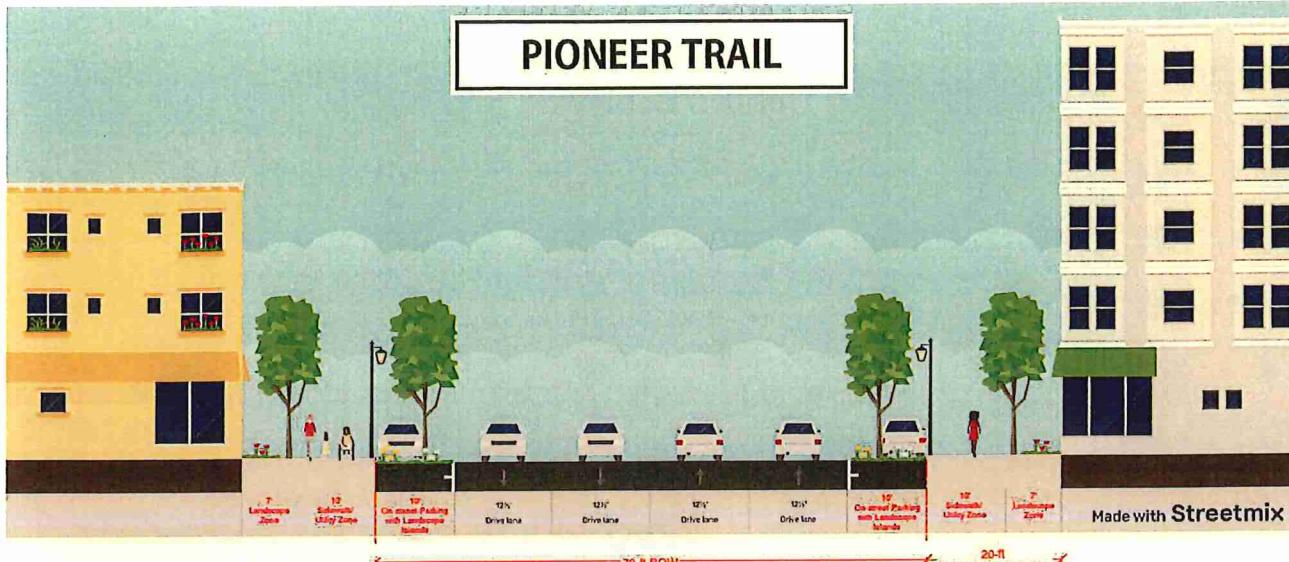


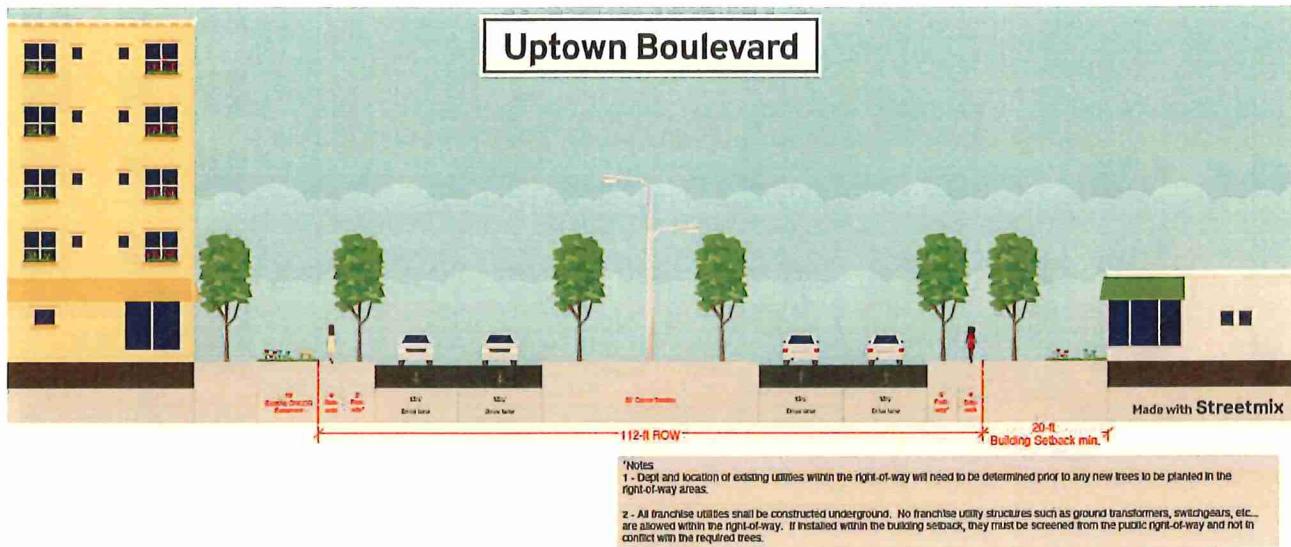
## New Internal Streets & Haswell Street



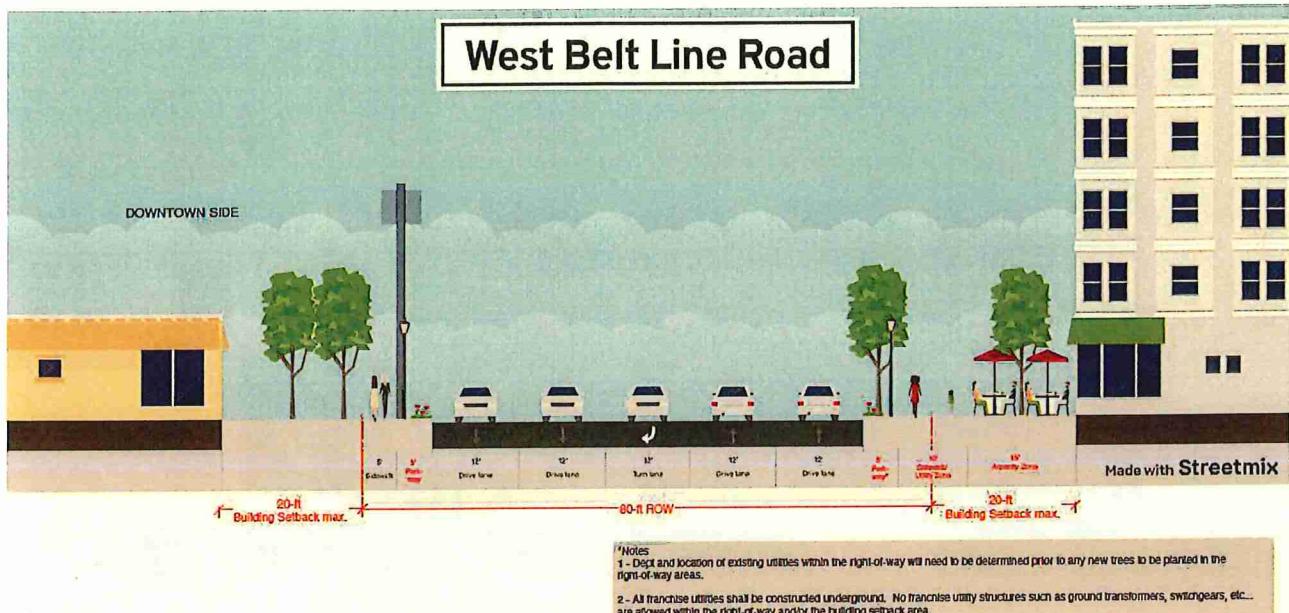
## North Cedar Hill Road







## West Belt Line Road

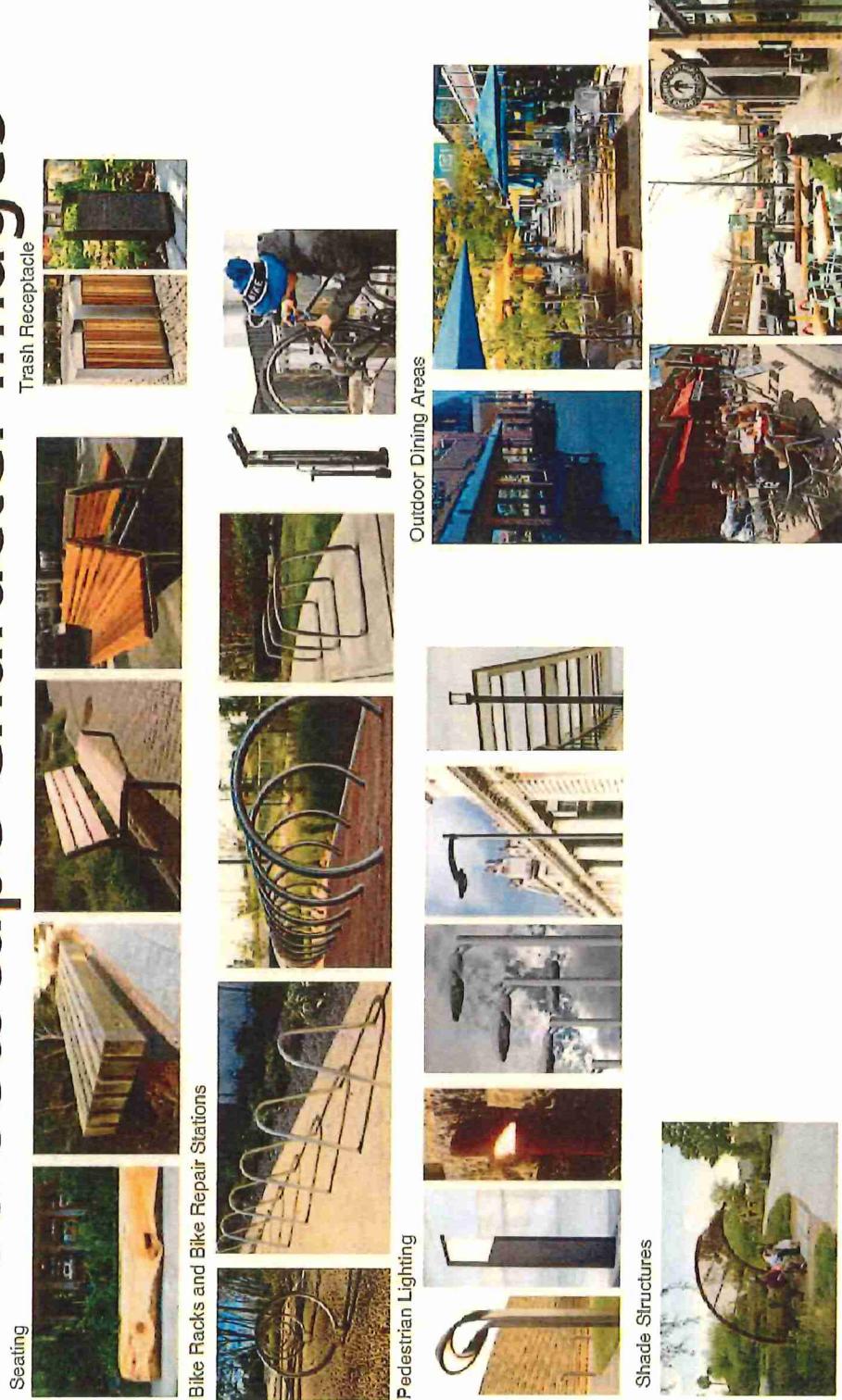


# Mews



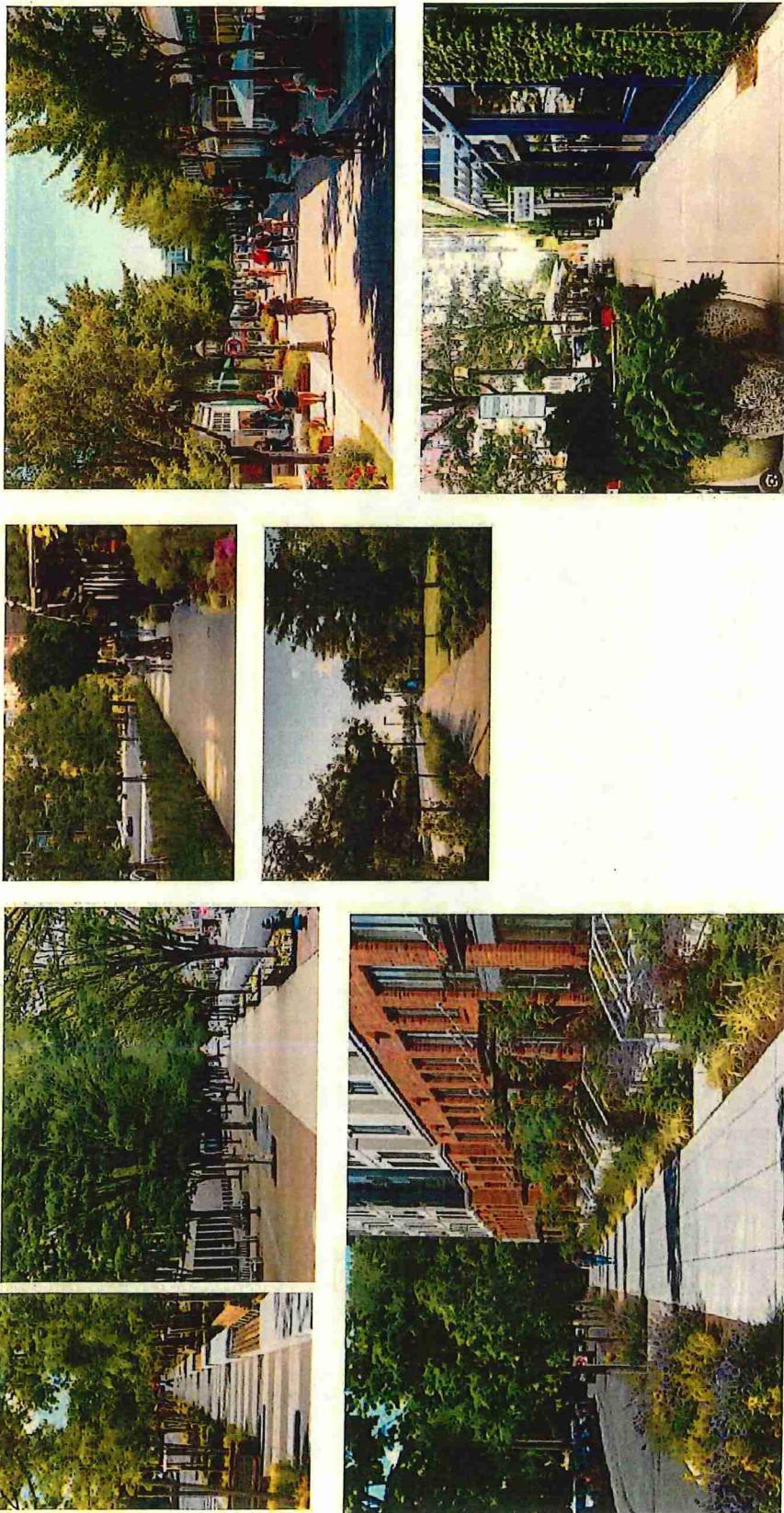
**CHARACTER IMAGES – EXHIBIT F**

# Streetscape Character Images

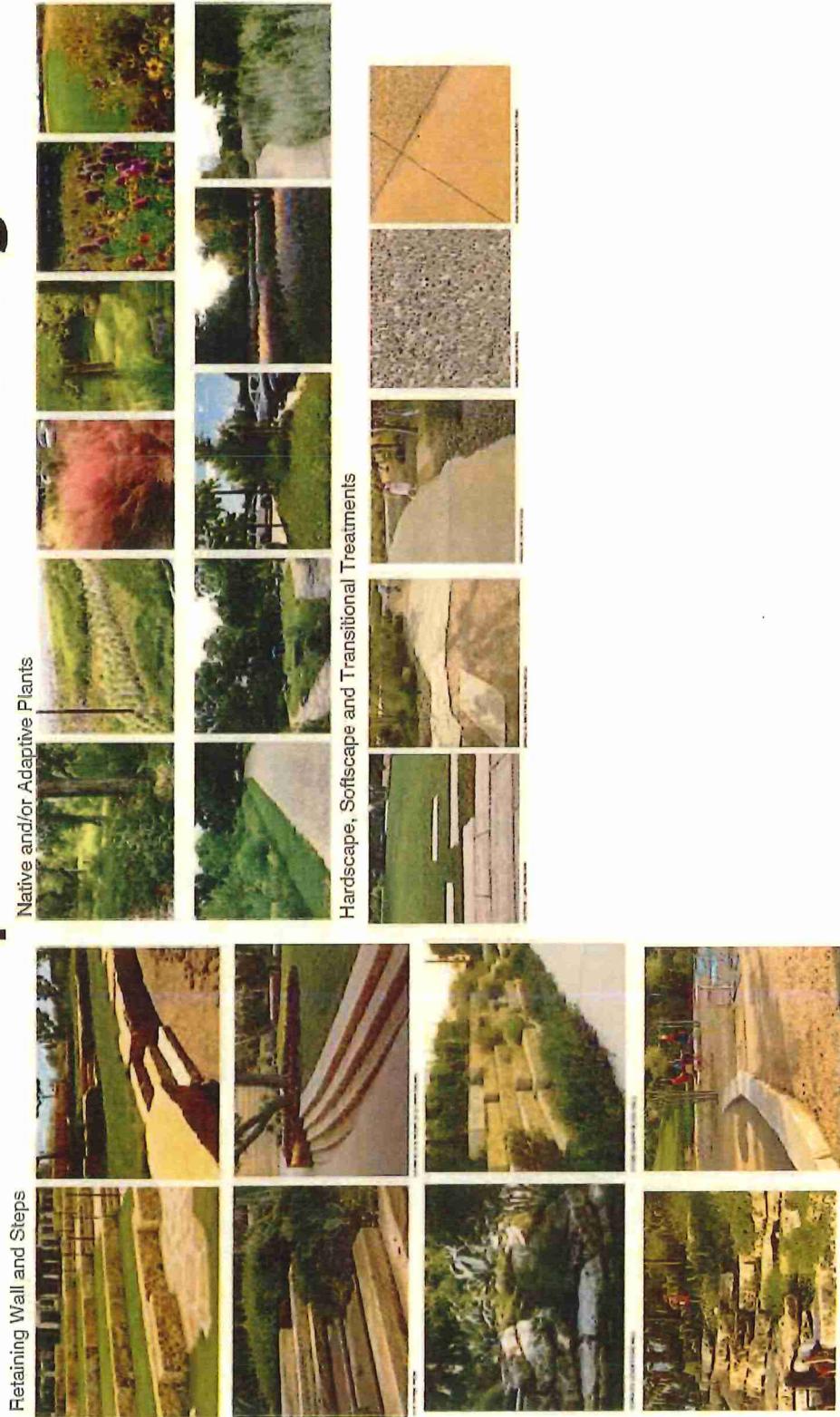


# Streetscape Character Images

Landscaping

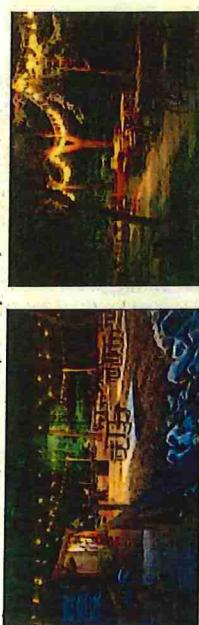


# Landscape Character Images

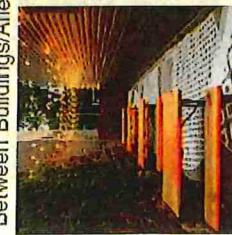


# Outdoor Dining Character Images

Near and/or Adjacent to Open Space, Trails and Creek



Between Buildings/Alleys



Patio Areas



Family-friendly

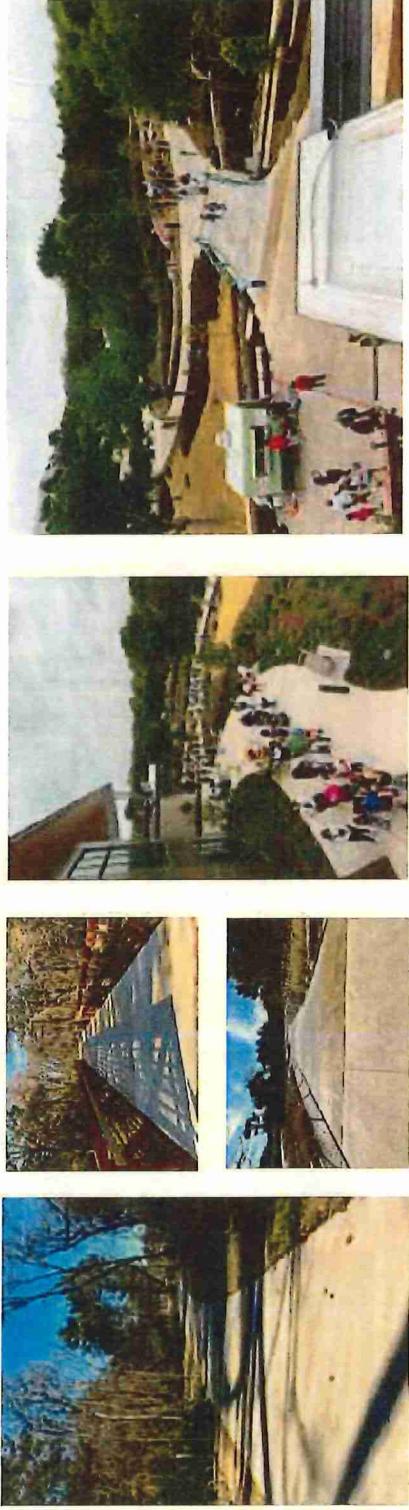


# Open Space Character Images

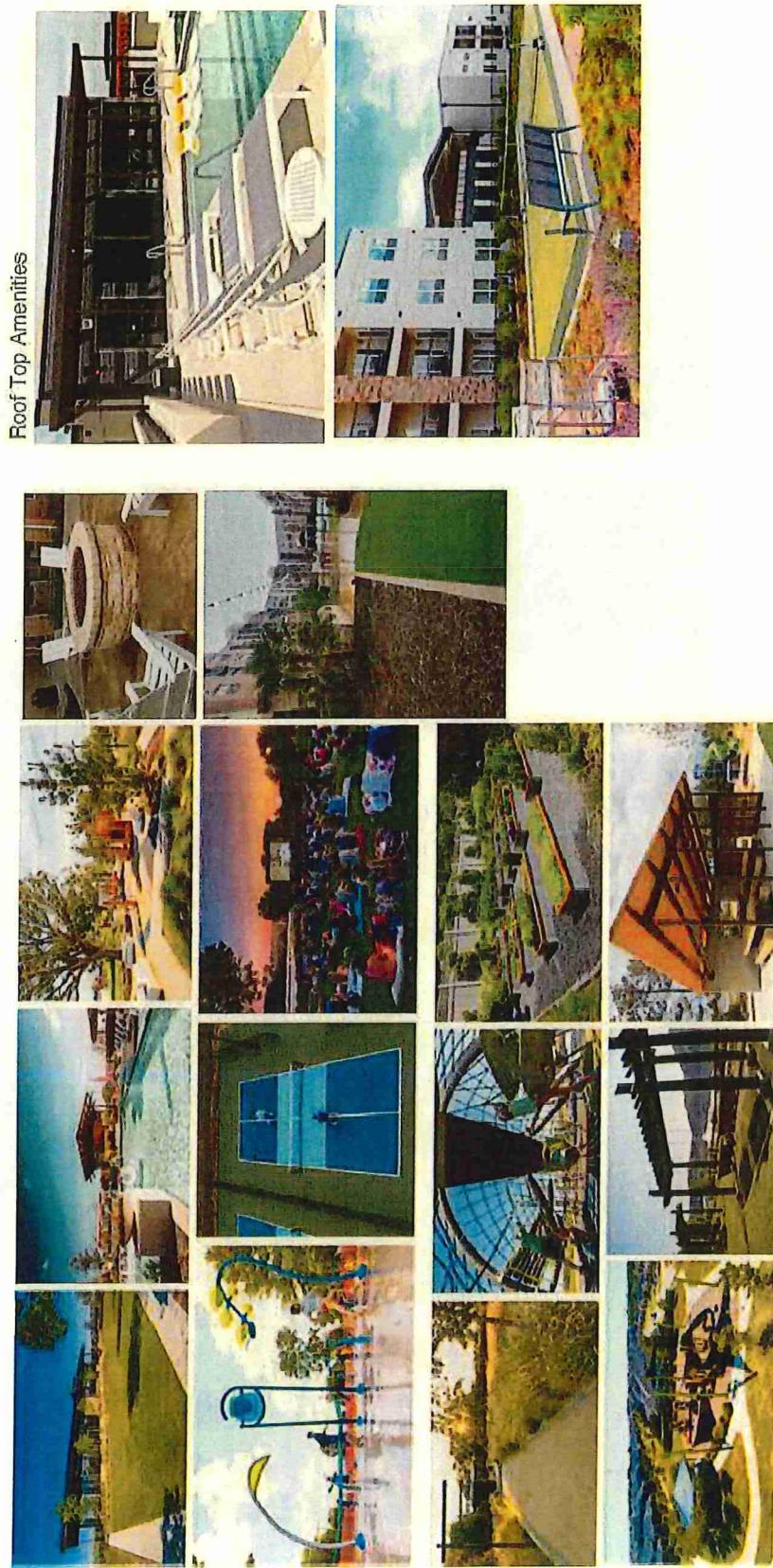
Activities / Amenities



Trails and Connections

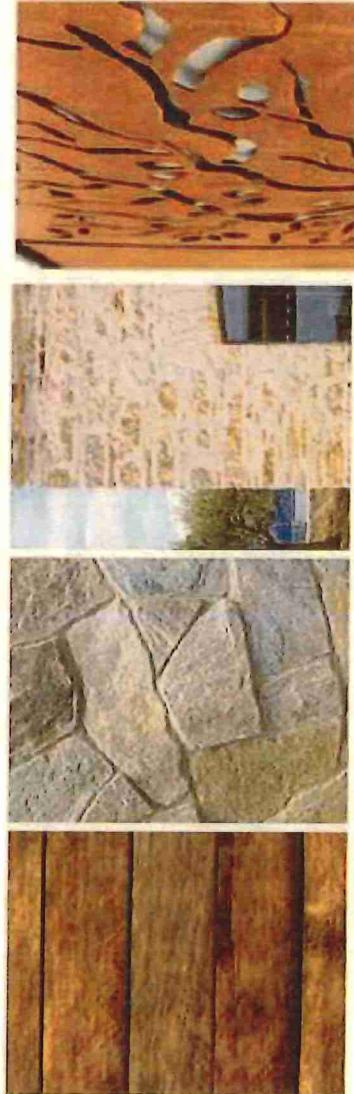
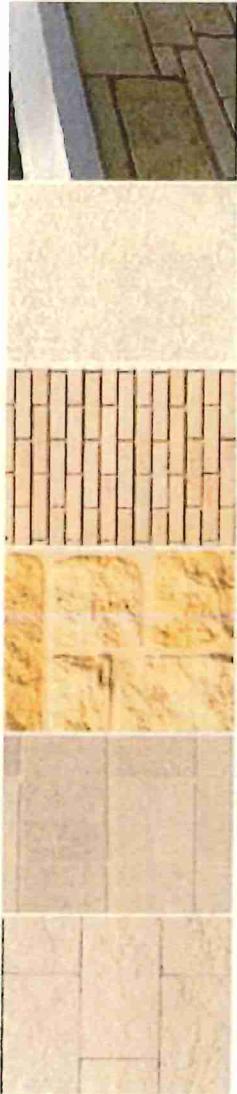


# Amenity Character Images



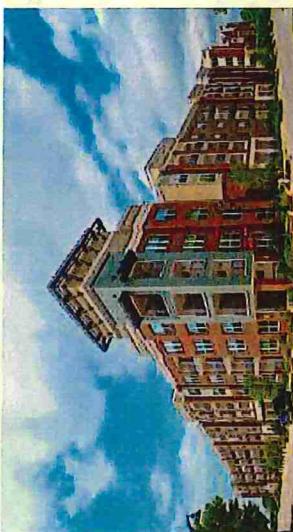
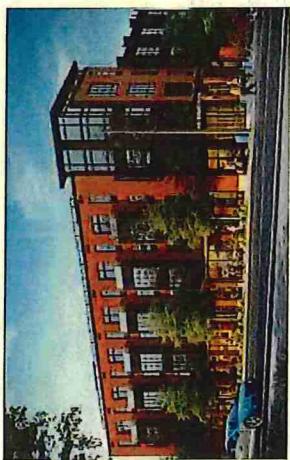
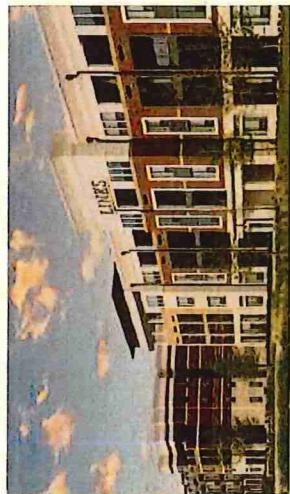
# Architecture Character Images

Building Materials

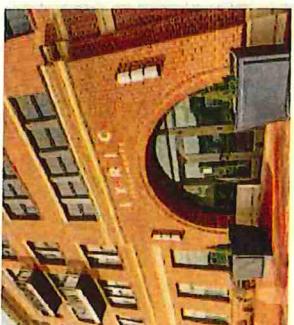


# Architecture Character Images

Urban Style Multi-Family



Grand Entrances

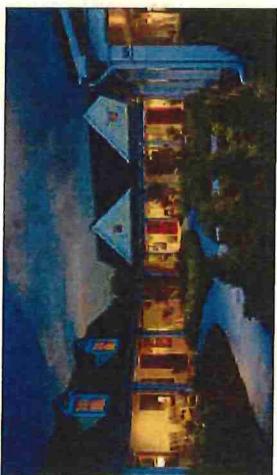


# Architecture Character Images

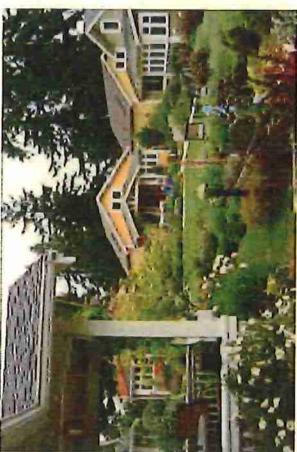
Multi-plex



Cottage Court



Townhouse



**PLANT LIST – EXHIBIT G**

Plant Name		Acceptable Areas for Plant Specie		
Common Name	Scientific Name	Street Yard / Street Tree	Parking Lot	Open Space / Landscape Areas
<b>LARGE TREES**</b>				
Texas Red Oak	<i>Quercus buckleyi</i>		•	•
Shumard Oak	<i>Quercus shumardii</i>	•	•	•
Bald Cypress	<i>Taxodium distichum</i>			•
Live Oak	<i>Quercus virginiana</i>			•
<b>MEDIUM TREES**</b>				
Maple ( Shantung, Summer Red)*	<i>Acer sp.</i>			•
Maple (Bigtooth, October Glory)	<i>Acer sp.</i>		•	•
Lacebark Elm*	<i>Ulmus parvifolia</i> ("Allee" or "Bosque")	•	•	
Cedar Elm	<i>Ulmus crassifolia</i>		•	•
Mexican White Oak*	<i>Quercus polymorpha</i>	•	•	•
<b>SMALL TREES**</b>				
Redbud (Mexican, Texas, Oklahoma, Eastern)*	<i>Cercis sp.</i>	•	•	•
Roughleaf Dogwood	<i>Cornus drummondii</i>	•	•	•
Carolina Buckthorne	<i>Frangula caroliniana</i>		•	•
Possumhaw Holly	<i>Ilex decidua</i>		•	•
Mexican Plum	<i>Prunus Mexicana</i>	•	•	•
Rusty Blackhaw Viburnum	<i>Viburnum rufidulum</i>	•	•	•
Savannah Holly Tree*	<i>Ilex x attenuate</i> 'Savannah'	•	•	

Plant Name		Acceptable Areas for Plant Specie			
Common Name	Scientific Name /Description	Street Yard	Parking Lot	Landscape Areas	Natural Open Space Areas
<b>SHRUBS **</b>					
Lateflowering boneset	<i>Eupatorium serotinum</i>		•	•	•
Turks cap	<i>Malvaviscus arboreus</i> var.		•	•	•
Buttonbush	<i>Cephalanthys occidentalis</i>		•	•	•
Texas Sage	<i>Leucophyllum frutescens</i> var.	•	•	•	•
Yaupon Holly	<i>Ilex vomitoria</i> 'nana'	•	•	•	
Flame Acanthus	<i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	•	•	•	
Esperanza	<i>Tecoma stans</i>	•	•	•	
Coralberry	<i>Symporicarpos orbiculatus</i>			•	
Black Dalea	<i>Dalea frutescens</i>	•	•	•	
Gregg's Mistflower	<i>Conoclinium greggi</i>	•	•	•	
Texas Sage Hummingbird	<i>Salvia coccinea</i> 'Forest Fire'	•	•	•	
<b>ACCENTS **</b>					
American Beautyberry	<i>Callicarpa americana</i>	•	•	•	•
Red Yucca	<i>Hesperaloe Parviflora</i> 'Sandi Glow'		•	•	
Lindheimers Mulhy	<i>Muhlenbergia lindheimeri</i>	•	•	•	•
Pale-leaf Yucca	<i>Yucca pallida</i>		•	•	
Dwarf Palmetto	<i>Sabal minor</i>		•	•	
<b>GRASSES / GROUNDCOVERS / PERENNIALS **</b>					
Mexican Feathergrass	<i>Nassella tenuissima</i>	•	•	•	•
Big Bluestem	<i>Andropogon gerardii</i>	•	•	•	•
Butterfly Milkweed	<i>Asclepias tuberora</i>	•	•	•	
Dallas Red Lantana	<i>Lantana urticoides</i> 'Dallas Red'	•	•	•	
Gulf Muhly	<i>Muhlenbergia capillaris</i>	•	•	•	
Mealy Blue Sage	<i>Salvia farinacea</i>	•	•	•	

Plant Name		Acceptable Areas for Plant Specie			
Common Name	Scientific Name /Description	Street Yard	Parking Lot	Landscape Areas	Natural Open Space Areas
<b>PLANTING AREAS**</b>					
Native Restoration Areas (full sun)	Blackland prairie seed mix by Native American Seed Co., installed with wood fiber erosion control blanket by Native American Seed Co., per MFR standards.			•	•
Native Restoration Areas (shaded)	Shade friendly seed mix by Native American Seed Co, installed with wood fiber erosion control blanket by Native American Co., per MFR standards.			•	•
Solid Sod Tifgrand™ Bermuda Sod	Full, solid sod, no dry edges or weeds, well rooted.	•	•	•	
Native Turf Grass Mix	Thunderturf Mix, a native turf grass seed mix (Buffalograss, Blue Grama, Curly Mesquite) by Native American Seed Co.,	•	•	•	
Synthetic Turf	Install per MFR specifications, an underground drainage system is required.	•	•	•	

\* Trees used for Street Trees shall have a canopy that is full, mature and matching character in form and a single-trunk true central leader. Only the trees with the “\*\*” can be utilized for Street Trees. Trees allowed under the “Street Yard/Street Tree” column may be used in other landscape areas within the Street Yard with the intent that the Street Tree is more dominate in form, character and location.

\*\* Other species may be approved by the Planning Director and/or Designee at the time of Site Plan submittal. Proposed species shall be similar in general form and size, character and water needs as the plants listed above.

