

ORDINANCE NO. 2025-868

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE ZONING ORDINANCE, ORDINANCE NO. 2001-64, AS AMENDED; CHANGING THE ZONING MAP DISTRICT CLASSIFICATION OF CERTAIN PROPERTY GENERALLY LOCATED SOUTH OF EAST BELT LINE ROAD AND EAST OF SOUTH CLARK ROAD AND LEGALLY DESCRIBED 10.338-ACRES OF LAND IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 304 AND BEING ALL OF LOT 1 AND LOT 2 OF THE CASSITY JONES ADDITION AND BEING ALL OF LOT 3, BLOCK A OF THE PRIMAX ADDITION , CEDAR HILL, DALLAS COUNTY, TEXAS, FROM “LR” (LOCAL RETAIL) DISTRICT TO A “PD” (PLANNED DEVELOPMENT) DISTRICT; INCORPORATING SITE PLAN, LANDSCAPE PLAN AND BUIDING ELEVATIONS; ESTABLISHING SPECIFIC DEVELOPMENT AND DESIGN STANDARDS; ADOPTING DEVELOPMENT STANDARDS; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND PROVIDING FOR PUBLICATION.

WHEREAS, the owner of the Property, as defined in Section 1 below, duly filed a request with the City of Cedar Hill, Texas (the “City”), for a change in zoning classification from the “LR” (Local Retail) District to the “PD” (Planned Development) District, and was assigned case no. PD-710-2025; and

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

WHEREAS, on July 24, 2001, City Council adopted Ordinance No. 2001-71, amending ordinance No. 2001-64, being Chapter 23, entitled “Zoning Ordinance” of the Code of Ordinances of the City (the “City’s Zoning Ordinance”) to incorporate land use and building materials standards that are differentially applicable to residential and non-residential structures; and

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

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

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

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

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

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

WHEREAS, the zoning classification of the Property and the surrounding area are shown on **Exhibit A**, attached hereto and incorporated as if fully set forth herein; and

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

WHEREAS, the requested "PD" District is in conformance with the City's adopted Comprehensive Plan; 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 August 30, 2025, and mailed notice to property owners within 200 feet of the Property; and provided written notice to the school district; and

WHEREAS, the City's Planning and Zoning Commission held a public hearing and accepted comments regarding the zoning change of this Ordinance on September 16, 2025; and

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

WHEREAS, the City Council, after conducting a public hearing on October 14, 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 10.338-acres legally described as a part of the William Coombs Survey, Abstract No. 304 and being all of Lot 1 and Lot 2 of the Cassity Jones Addition and being all of Lot 3, Block A of the Primax Addition Cedar Hill, Dallas County Texas, as more particularly described in the Property Legal Description – **Exhibit B** and shown on the PD Site Plan – **Exhibit C**, which are attached hereto and incorporated by reference herein as if fully set forth.

SECTION 2 – CHANGE IN ZONING DISTRICT CLASSIFICATION. The zoning district classification for the property described in Section 1 hereby is changed from “LR” (Local Retail) District to “PD” (Planned Development) District. The official zoning map for the city shall be changed to reflect this change in zoning district classification.

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

SECTION 4 – PURPOSE AND INTENT. The purpose and intent of this Planned Development District is to allow for the CHISD Auxiliary Center to expand and include the district’s transportation facility. The existing Auxiliary Center currently accommodates offices and storage space for the district and the proposed transportation facility will be for the districts’ school buses and vehicles to be stored, maintained, washed and fueled with the base zoning of “LR” District in accordance with the development standards as herein provided and consistent with the PD Site Plan – **Exhibit C**; Building Elevations – **Exhibit D**; Landscape Plan – **Exhibit E**; Circulation Plan – **Exhibit F**; and the City Council hereby directs the Planning Director to cause the Consent Form attached as **Exhibit G** to be filed in the land records of the County of Dallas. Any significant change in the information provided on those exhibits and/or to the development standards as herein provided shall require an amendment to the “PD” District in the same manner that it was created.

SECTION 5 – PD SITE PLAN. Development of this property shall be consistent with the PD Site Plan – **Exhibit C** and the following accompanying documents: Building Elevation – **Exhibit D**; Landscape Plan – **Exhibit E**; Circulation Plan – **Exhibit F**; and Consent Form – **Exhibit G**. Any significant changes in the information provided on those exhibits shall require an amendment to the “PD” District in the same manner that it was created.

SECTION 6 – ADMINISTRATION

A. **Applicability and 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 Site Plan, the Zoning Ordinance, and any other City ordinance imposing zoning regulations, the Site Plan shall control. In the event of a conflict between this PD Ordinance and the Site Plan, this PD Ordinance shall control.

B. **Site Plan.** Development of the Property shall generally comply with the PD Site Plan attached as **Exhibit C** (the “PD Site Plan”), as it may be amended in accordance with Section 9. Any change to the PD Site Plan must be submitted to the Zoning Administrator to ensure it is in compliance with Section 9, and the amended PD Site Plan will become a part of the permanent file maintained by the Zoning Administrator for this PD.

1. Phasing – The Property is planned to be developed in 1 phase.
2. Substantial Conformance; Staff approval of amendments to the PD Site Plan, the Building Elevation, the Landscape Plan, and the Circulation Plan (collectively, the “PD Plans”).
 - i. The Zoning Administrator may approve amendments to the PD Site Plan and PD Plans, if they substantially comply with the PD Site Plan and the Development Standards herein.
 - ii. An amendment or change to the PD Site Plan and the PD Plans that does not “substantially comply” with the PD Site Plan, PD Plans and the Development Standards shall be required if:
 1. Significantly alter the basic relationship of the proposed use to the adjacent uses;
 2. Change the uses approved;
 3. Increase the number of lots;
 4. Increase the number of buildings;
 5. Increase the square footage of the buildings by more than 10%;
 6. Increase the number of bus and/or vehicular parking spaces;
 7. Increase the height allowed pursuant to Section 9;
 8. Increase the lot coverage allowed pursuant to Section 9;
 9. Significantly change in the traffic patterns for buses.
 10. Significantly alter the design and design standards established with this PD pursuant to Section 9.

- iii. The Zoning Administrator will only approve an amendment to the PD Site Plan and the PD Plans that substantially comply with the PD Site Plan and the Development Standards herein. The applicant may appeal the decision to deny an amendment to the PD Site Plan or the PD Plans to the City's Planning and Zoning Commission and may appeal the decision of the City's Planning and Zoning Commission to the City Council.
- iv. For any amendments that do not substantially comply with the PD Site Plan; PD Plans and/or the Development Standards herein, the applicant may apply for a revision to the PD Ordinance, PD Site Plan, and/or PD Plans in the same manner as the original approval.

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. Zoning Administrator means the Director of Planning or his/her designee.
- B. Open Space – An area accessible to all employees within the property that may include without limitation 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, trees, amenities, natural features, and/or water features.
- C. CHISD Auxiliary Center and Transportation Facility – offices and storage space for the district and a facility where district school buses and district vehicles are stored, maintained, washed and fueled (not open to the public) with employee parking areas.

SECTION 8 — AUTHORIZED LAND USES. The only land uses that shall be permitted are “CHISD Auxiliary Center and Transportation Facility” and “open space”.

SECTION 9 — DEVELOPMENT STANDARDS. The primary development and land use standards for this development will be based upon the standards outlined in this document. The Property shall be developed in accordance with the standards applicable to Section 3.12 of the Zoning Ordinance for the “LR” (Local Retail) District, as amended, except as described in this ordinance.

- A. Impervious lot coverage – 81% maximum
- B. Structure Standards
 - 1. Maximum height – 34 feet

C. Minimum off-street parking

1. Existing L. Kim Lewis Building
 - i. Office Area – 1 space per 300 sf
 - ii. Warehouse – 1 space per 1,000 sf
2. New Maintenance Building – 1 space per 500 sf
3. Wash and Fuel Station – 1 space per 200 sf
4. Bus Parking area – 1 space per 1 bus parking space

D. Construction and Design Standards — The following minimum design and construction standards shall apply to the development of the Property as volunteered by the applicant and reflected in the consent form attached as **Exhibit G**. At minimum, the development shall incorporate the following standards and in accordance with the Building Elevations – **Exhibit D**:

1. Exterior Building Materials.
 - i. The building materials shall be limited to the following types:
 1. Brick and stone as defined in the City's Zoning Ordinance.
 2. Concrete Masonry Units (split face or other textured only) as defined in the City's Zoning Ordinance.
 3. Acrylic matrix or synthetic plaster finish and stucco, as defined in the City's Zoning Ordinance; shall only be allowed on the existing L. Kim Lewis Building.
 4. Pre-cast concrete panel with decorative features.
 5. Metal wall panel with baked enamel finish or similar finish.
 - ii. Front Wall Surface Area
 1. Existing L. Kim Lewis Building – existing wall surface area shall be painted as indicated on the Building Elevations – **Exhibit D**.
 2. New Buildings
 - a. Within 100 feet of public right-of-way – 100% brick and CMU shall be required, excluding doors and windows.
 - b. More than 100 feet of public right-of-way – A minimum of two (2) masonry building materials (brick, stone or CMU) and/or two (2) distinct colors of masonry material shall be required.
- iii. Side and Rear Wall Surface Areas
 1. Existing L. Kim Lewis Building – existing wall surface area shall be painted as indicated on the Building Elevations – **Exhibit D**.
 2. New Buildings
 - a. Within 100 feet of public right-of-way – the primary building shall be metal wall panel as described in this section with approximately 3 feet of CMU block as shown

on the Building Elevation – **Exhibit D**.

- b. More than 100 feet of public right-of-way – A minimum of two (2) masonry building materials (brick, stone or CMU) and/or two (2) distinct colors of masonry material shall be required.
- iv. Transparency – for wall surface areas within 100 feet from the property line a minimum of 20% transparency is required.
- v. Section 5.7.3 (Exterior Building Materials) and 5.7.4 (Wall Articulation) of the Zoning Ordinance does not apply to the development of the Property. The remainder of Section 5.7 of the Zoning Ordinance, as amended, shall apply to the development of the Property.

E. Landscape Requirements – Landscape requirements as described in Section 5.2 of the Zoning Ordinance, as amended, shall apply except as described in this ordinance and in accordance with the Landscape Plan – **Exhibit E**.

- 1. Plant Material
 - i. All shade trees required in the section shall be planted at 4-caliper inches, single-straight trunk with a symmetrical canopy at the time of planting.
 - ii. All ornamental trees required in this section shall be planted at 2-caliper inches, single-straight trunk with a symmetrical canopy at the time of planting.
 - iii. All shrubs required in this section shall be planted at five gallons at the time of planting.
 - iv. All ornamental grasses required in this section shall be planted at one gallon at the time of planting.
- 2. Street Yard Trees
 - i. Shade Trees – a minimum of one shade trees shall be provided at each parking landscape island, exclusive of utility easements as shown on the Landscape Plan – **Exhibit E**.
 - ii. Ornamental Trees – a minimum of one ornamental tree per 25 linear feet of street frontage exclusive of driveways and utility easements.
- 3. Parking Lot Landscape
 - i. Shrubs and Ornamental Grasses – a mixture of evergreen shrubs and ornamental grasses shall be installed along the front to screen parking spaces and drive aisles, exclusive of drive entrances and sidewalks.
 - ii. Shade Trees – shade trees shall be planting in landscape areas and/or

landscape island, exclusive of utility easements.

4. In the event of a conflict between the Zoning Ordinance, the Landscape Plan – **Exhibit E** and the landscape requirements in this section shall control.
- F. Tree Preservation and Mitigation Plan – Tree preservation and Mitigation requirements as detailed in Chapter 13, Article III and Article IV of the Code of Ordinances and as amended, shall apply except as described in this section.
 1. No grading and no tree removal allowed prior to approval of the Tree Preservation and Mitigation Plan.
- G. Masonry Walls and Fences –shall be installed as described in this section and in accordance with the PD Site Plan – **Exhibit C**.
 1. A six-foot-tall masonry wall adjacent to single-family residential district, shall be constructed. The masonry wall shall contain columns no less than 40 feet on center with a continuous concrete footing/mow strip along the entire length of the masonry wall. If wall is not installed to replace existing fences, the void between shall be a minimum of four-inch concrete flatworks from the existing fence to the wall.
 2. A six-foot tall masonry wall screening the fuel tanks and fuel station shall be installed. The masonry wall shall contain columns no less than 40 feet on center with a continuous concrete footing/mow strip along the entire length of the masonry wall.
 3. A six-foot-tall metal and/or tubular fence shall be installed along the perimeter, except for the sections where the six-foot tall masonry walls will be located as shown on the PD Site Plan – **Exhibit C**.
 4. Fences shall not be installed beyond the front wall surface area, except for the fence section at L. Kim Lewis building, as shown on PD Site Plan – **Exhibit C**.
 5. In the event of a conflict between the Zoning Ordinance and the Code of Ordinance, the Site Plan and this section shall control.
- H. Open Space – A minimum 10% shall be set aside and used for employee rest area with a minimum of 2 picnic tables and two shade trees, in accordance with the PD Site Plan – **Exhibit C** and Landscape Plan – **Exhibit E**.
- I. Site Lighting – Site lighting requirements as described in Section 5.6 of the Zoning Ordinance, as amended, shall apply except as described in this ordinance.
 1. A detailed Photometric Plan shall be required with the site civil construction plans.

SECTION 10 – 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 11 – 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 12 – 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 13 – 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 14 – 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 28th day of October, 2025.

Stephen Mason, Mayor

ATTEST:

Alison Ream
City Secretary

APPROVED AS TO FORM:

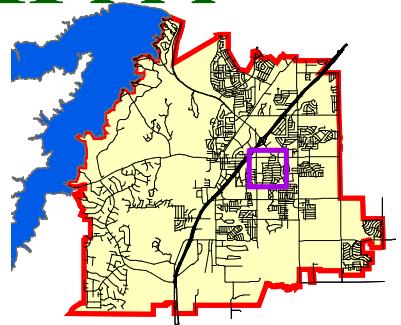
Ron G. MacFarlane, Jr.
City Attorney

City of Cedar Hill



Case PD-710-2025

EXHIBIT A



Map Printed - August 2025
Cedar Hill Planning Department

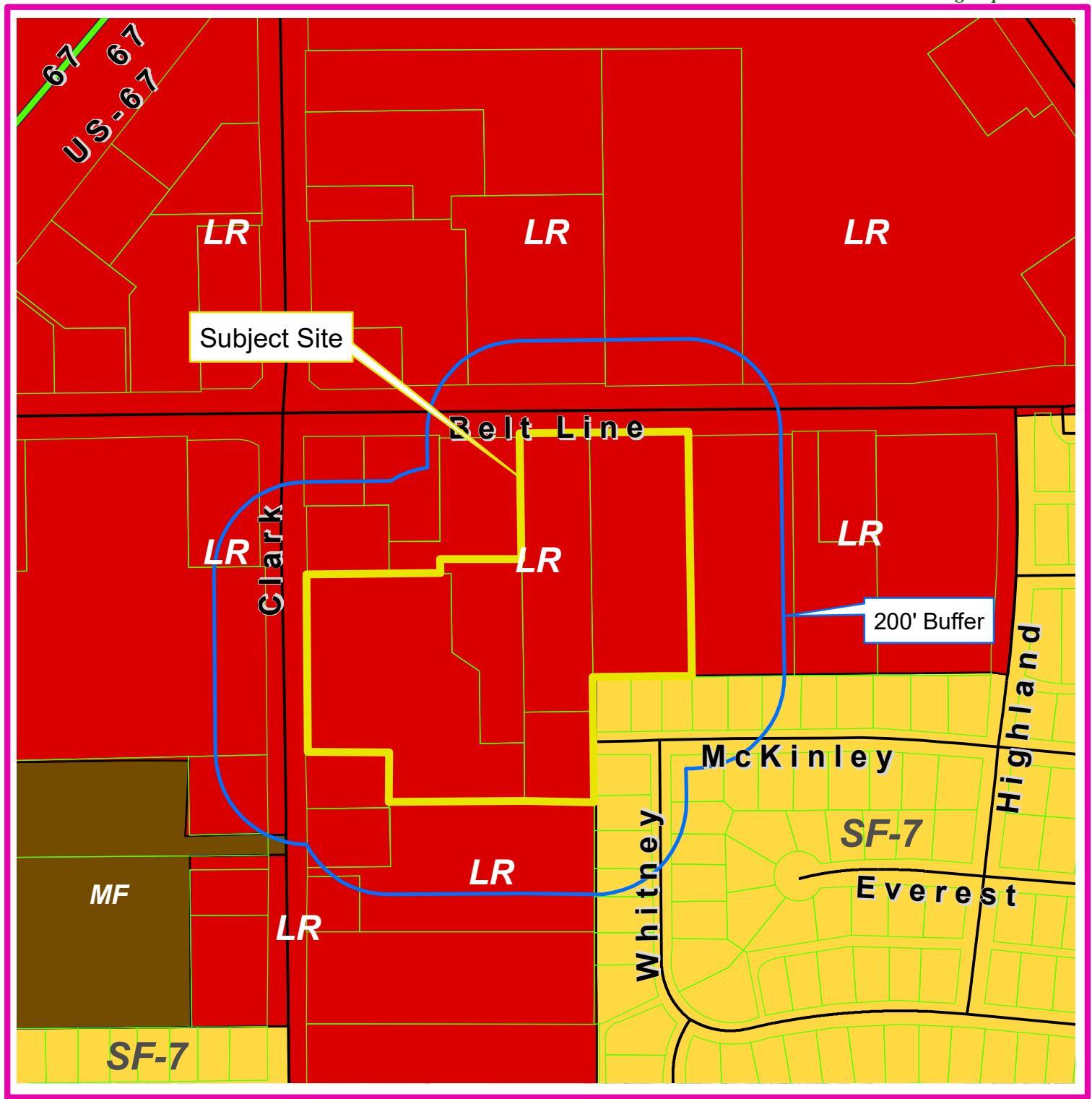


EXHIBIT B

CEDAR HILL TRANSPORATION AUXILARY CENTER

DESCRIPTION

BEING a 10.338 acre tract of land situated in the William Coombs Survey, Abstract Number 304, in the City of Cedar Hill, Dallas County, Texas and being all of Lot 1 and Lot 2 of Cassity Jones Addition, an addition to the city of Cedar Hill recorded in Volume 93242, Page 38 of the Deed Records of Dallas County, Texas, all of Lot 3, Block A of Primax Addition, an addition to the city of Cedar Hill recorded in Instrument Number 201500256299 of the Official Public Records of Dallas County, Texas, all of a called 1.175 acre tract of land described by deed Cedar Hill Independent School District recorded in Instrument Number 202500056374 of the Official Public Records of Dallas County, Texas, all of a called 3.8059 acre tract of land described by deed Cedar Hill Independent School District recorded in Instrument Number 202400187684 of the Official Public Records of Dallas County, Texas and all of a called 5.36 acre tract of land described by deed Cedar Hill Independent School District recorded in Instrument Number 201300341931 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Cassity Jones Addition, also lying on the southerly line of East Beltline Road a variable width right-of-way;

THENCE South 00 degrees 51 minutes 16 seconds East, departing the southerly line of said Beltline Road along the east line of said Cassity Jones Addition, passing at a distance of 6.31 feet a 1/2 inch iron rod found for the northwest corner of Lot 1, Block A Liberty Car Wash Addition, an addition to the city of Cedar Hill recorded in Instrument Number 2001012286018 of the Official Public Records of Dallas County, Texas, and continuing along the common line of said Cassity Jones Addition and said Liberty Car Wash Addition a total distance of 528.21 feet to a Mag Nail found in a Hackberry tree root for the southwest corner of said Liberty Car Wash Addition same being an outer ell corner of said Cassity Jones Addition and also lying on the north line of The Highlands First Section, an addition to the city of Cedar Hill recorded in Volume 78180, Page 1792 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said Cassity Jones Addition and The Highlands First Section the following courses and distances:

South 89 degrees 24 minutes 47 seconds West, a distance of 213.95 feet to a 1/2 inch iron rod found for corner;

South 00 degrees 33 minutes 01 seconds East, a distance of 271.36 feet to a 3/8 inch iron rod found for the southeast corner of said Cassity Jones Addition;

THENCE South 89 degrees 37 minutes 27 seconds West, departing The Highlands First Section, along the south line of said Cassity Jones Addition, a distance of 149.46 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of same and being the southeast corner of the aforementioned Lot 3, Block A Primax Addition;

THENCE South 89 degrees 20 minutes 38 seconds West, along the south line of said Primax Addition, a distance of 293.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for an outer ell corner of same, also lying on the east line of Lot 1, Block A Azteca Addition, an addition to the city of Cedar Hill recorded in Volume 97180, Page 7156 of the Deed Records of Dallas County, Texas, from which an X cut found for southeast corner of said Lot 1, Block A bears South 00 degrees 26 minutes 33 seconds East, a distance of 9.78 feet and from which an X cut found for the southeast corner of Lot 2, Block A of said Azteca Addition bears South 00 degrees 26 minutes 33 seconds East, a distance of 136.75 feet;

THENCE North 00 degrees 26 minutes 33 seconds West, along the common line of said Primax Addition and said Lot 1, Block A, a distance of 108.22 feet to a 1 inch iron rod found for the northeast corner of said Lot 1, Block A and an inner ell corner of said Primax Addition;

THENCE South 89 degrees 52 minutes 53 seconds West, along a southerly line of said Primax Addition and the north line of said Lot 1, Block A, a distance of 174.66 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of said Primax Addition, also lying on the west line of South Clark Road, a variable width right-of-way;

THENCE North 00 degrees 34 minutes 10 seconds West, along the west line of said South Clark Road and the west line of said Lot 3, Block A Primax Addition, a distance of 384.41 feet to a point for the southwest corner of Lot 1, Block A, of A.R. Stewart Addition, an addition to the city of Cedar Hill recorded in Instrument Number 20070015849 of the Official Public Records of Dallas County, Texas, from which a Mag Nail found for reference bears South 88 degrees 24 minutes 10 seconds West, a distance of 0.22 feet;

THENCE North 89 degrees 11 minutes 40 seconds East, departing said South Clark Road along the south line of said Stewart Addition and the north line of said Lot 3, Block A Primax Addition, passing at a distance of 178.00 feet a 5/8 inch

iron rod found for the southeast corner of said Stewart Addition and the southwest corner of Lot 2, Block A, Primax Addition, and continuing along the north line of said Lot 3, Block A and the south line of said Lot 2, Block A Primax Addition, a total distance of 289.08 feet to a 1/2 inch iron rod with cap stamped "JDJR" found for an ell corner of said Lot 3 Block and Lot 2, Block A;

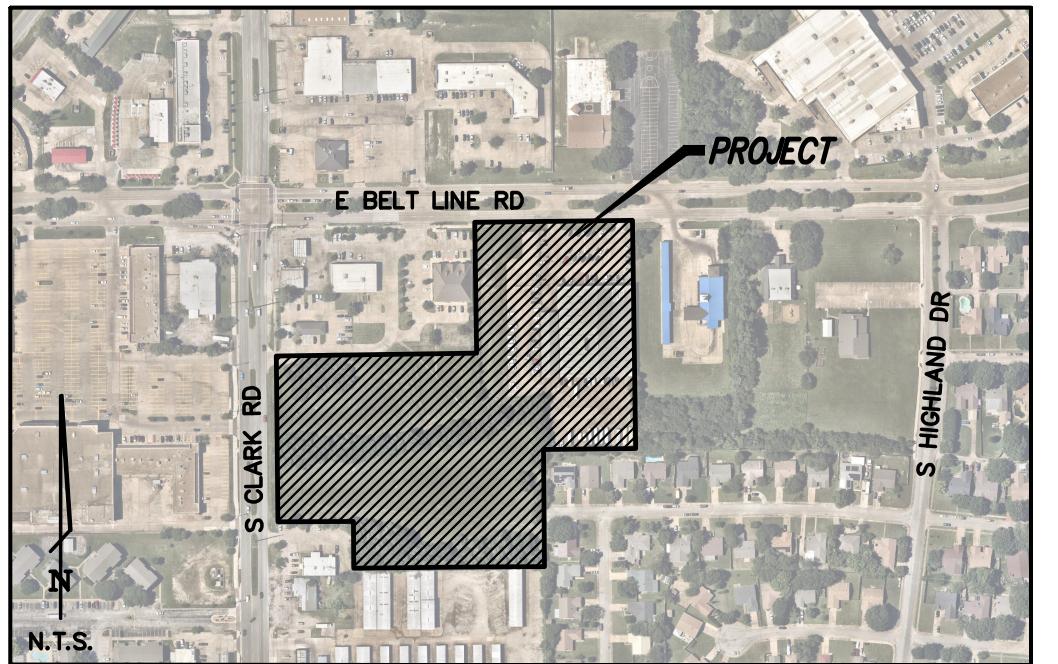
THENCE along the common line of said Lot 2, Block A and Lot 3, Block A, the following courses and distances:

North 00 degrees 40 minutes 13 seconds West, a distance of 30.00 feet to a Mag Nail found for corner;

North 89 degrees 19 minutes 47 seconds East, a distance of 175.53 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 3, Block A and the southeast corner of said Lot 2, Block A, also lying on the west line of the aforementioned Cassity Jones Addition;

THENCE North 00 degrees 53 minutes 09 seconds West, along the east line of said Lot 2, Block A Primax Addition and the west line of said Cassity Jones Addition, a distance of 273.32 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of said Cassity Jones Addition and also lying on the southerly line of said East Beltline Road;

THENCE North 89 degrees 18 minutes 49 seconds East, along the north line of said Cassity Jones Addition and the southerly line of said East Beltline Road, a distance of 365.28 feet to the POINT OF BEGINNING containing 450,336 square feet, or 10.338 acres of land.



tnp

GRAPHIC SCALE
50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

LOCATION MAP
NOT TO SCALE

ZONING	PD
FRONT YARD: 20' FRONT YARD	
REAR YARD: 0' REAR YARD	
SIDE YARD: 0' SIDE YARD	

FIRE LANE
4" CONCRETE FLATWORK
PAINTED DIRECTIONAL ARROWS
PARKING COUNT
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
PROPOSED FIRE HYDRANT

NOTE:
ALL SIGNAGE WILL BE
REVIEWED FOR APPROVAL
BY SEPARATE PERMIT
AND ONLY SHOWN ON
THE SIGNAGE PERMIT
SUBMITTED FOR
COORDINATION PURPOSES

NOTE:
ALL GROUND AND
WALL-MOUNTED
MECHANICAL EQUIPMENT
SHALL BE SCREENED PER
SECTION 5.3.7 OF THE
ZONING ORDINANCE.

NOTE: EXISTING DRAINAGE
EASEMENTS TO BE MODIFIED
AND RE-ESTABLISHED WITH
DEVELOPMENT LIMITS.

NOTE: ALL LIGHTING IS TO COMPLY WITH THE CITY OF
CEDAR HILL LIGHTING AND GLARE STANDARDS,
PER SECTION 5.6 OF THE ZONING ORDINANCE.

PARKING DATA	
REQUIRED PARKING TOTAL:	163 SPACES
EXISTING MAINTENANCE BLDG: (42,045 SF)	59 SPACES
(GROUP 10, 1 SPACE PER 300 SF OF GROSS FLOOR AREA)	24 SPACES
WAREHOUSE SPACE: (34,920 SF)	35 SPACES
(GROUP 15, 1 SPACE PER 1,000 SF OF GROSS FLOOR AREA)	
NEW MAINTENANCE BLDG: (12,255 SF)	25 SPACES
(GROUP 12, 1 SPACE PER 500 SF OF GROSS FLOOR AREA)	
NEW BUS WASH BLDG: (2,500 SF)	13 SPACES
(GROUP 8, 1 SPACE PER 200 SF OF GROSS FLOOR AREA)	
BUS DEPOT:	64 SPACES (PROPOSED)
(1 PARKING SPACE PER 1 BUS PARKING SPACE)	2 SPACES (FUTURE)
PROVIDED PARKING:	
TOTAL STANDARD PARKING:	208 SPACES
TOTAL HANDICAP PARKING:	7 SPACES
TOTAL TRAILER PARKING:	7 SPACES
TOTAL BUS PARKING:	64 SPACES
TOTAL PARKING:	286 SPACES

tnp
teague nall & perkins
5237 N Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPELS: ENGR F-230;
SURV 10011600, 10011601,
10194381
GBPE: PEF007431; TBAE: BR 2673
www.tnppc.com

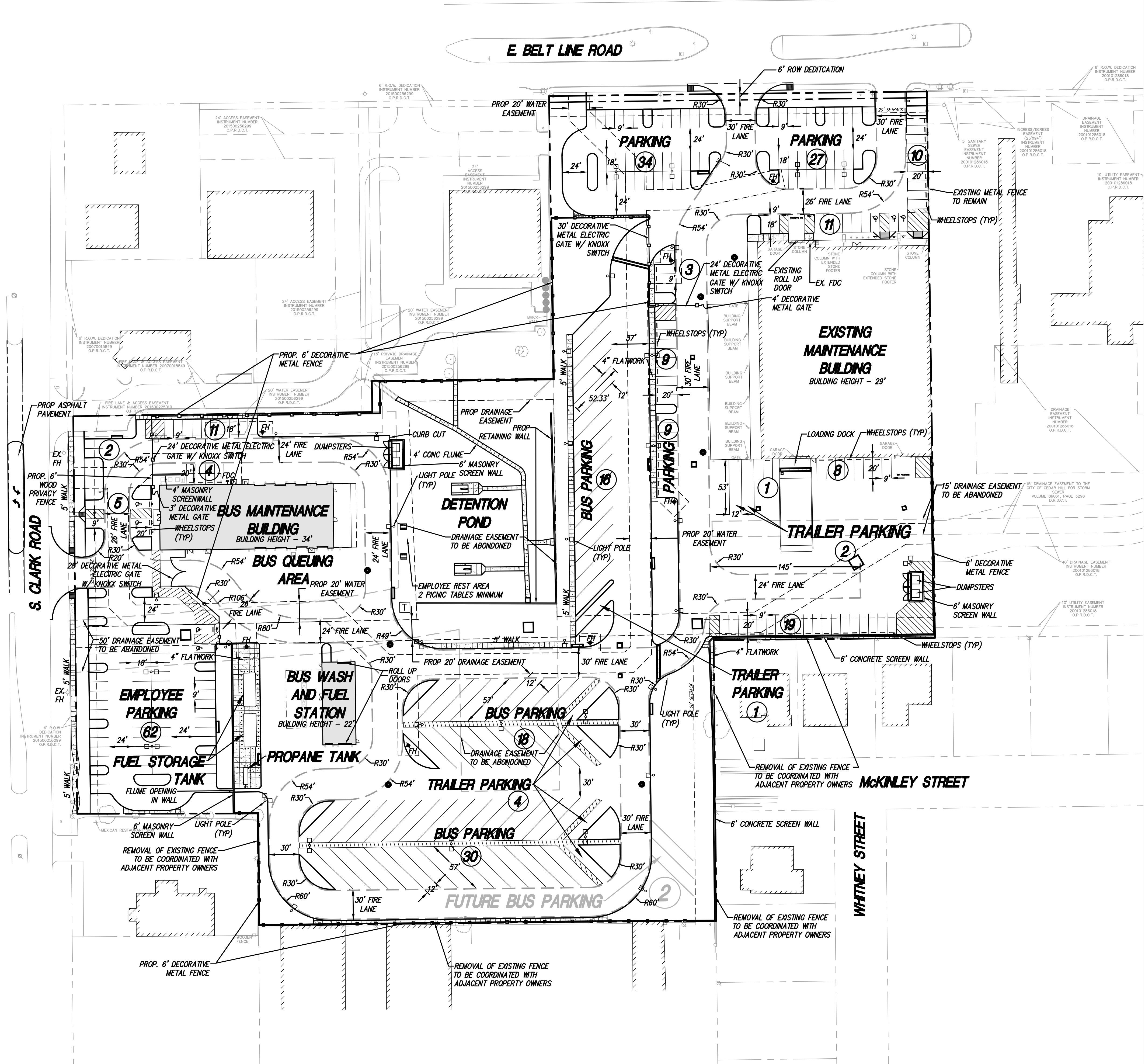
This document is for interim review and is
not intended for construction, bidding or
permit purposes.

AMANDA M. MULLEN, P.E. Date: AUG 2025

Tx. Reg. # 12322

Huckabee
www.huckabee-inc.com
800.637.1229

CONCEPT PLAN	VOLUME
Job. No. 1909-11-01 Drawn By: TNP Date: 08/29/25	Sheet No. 01

EXHIBIT C


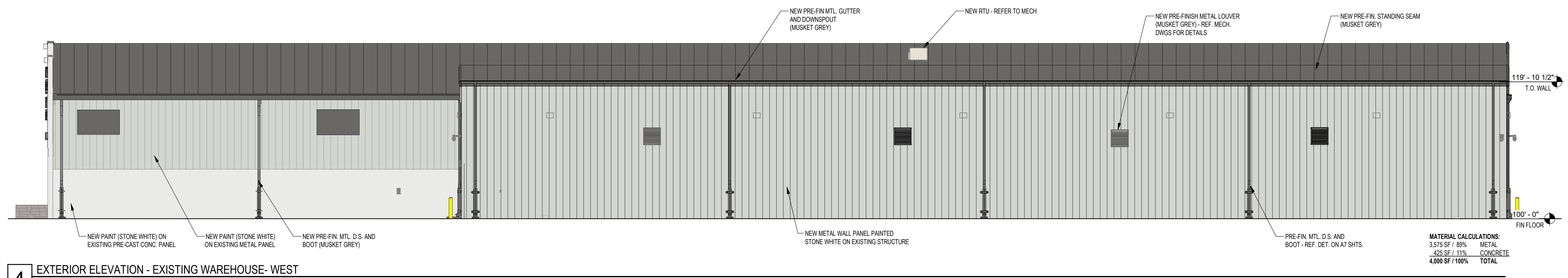
REFER TO G4.01 FOR ADDITIONAL INFORMATION REGARDING MATERIALS
PAINTED PLASTER - STONE WHITE
METAL - STONE WHITE
PAINTED CONCRETE PANEL - STONE WHITE
BRICK - STONE WHITE
SPLIT FACE CMU - TERRAZZO
PAINTED PLASTER - MUSKET GREY
METAL - MUSKET GREY
SPLIT FACE CMU - SLATE
GLASS
STONE VENEER

Date

Revision /

Project:

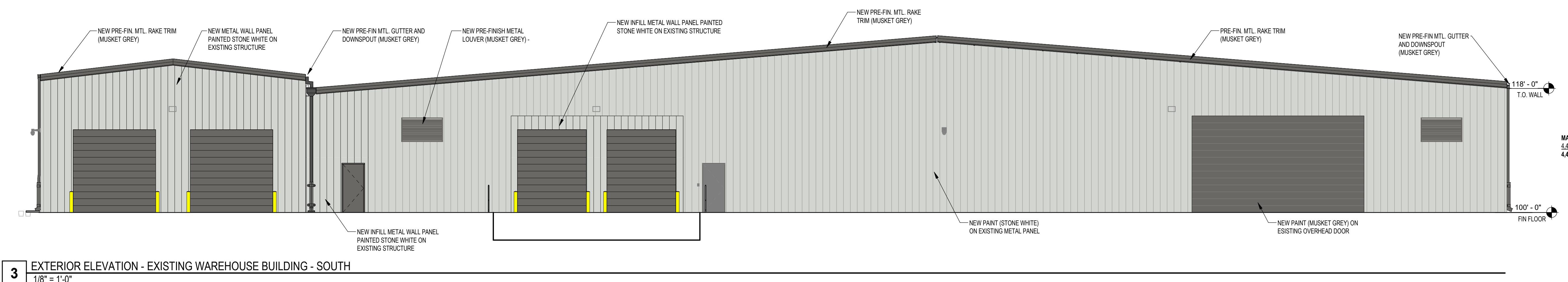
**L. KIM LEWIS AUXILIARY SERVICES
BUILDING ADDITIONS AND RENOVATIONS
CEDAR HILL INDEPENDENT
SCHOOL DISTRICT
CEDAR HILL, TEXAS**



4 EXTERIOR ELEVATION - EXISTING WAREHOUSE- WEST

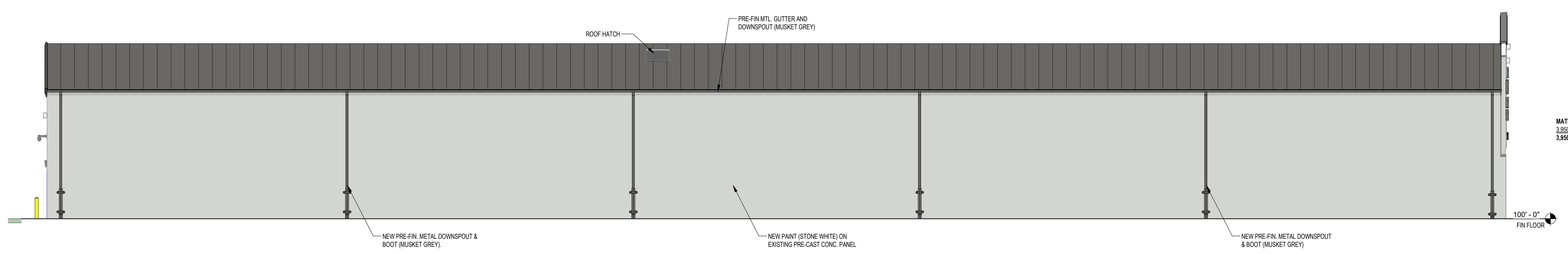
1/8" = 1'-0"

PD ELEVATIONS MATERIAL LEGEND



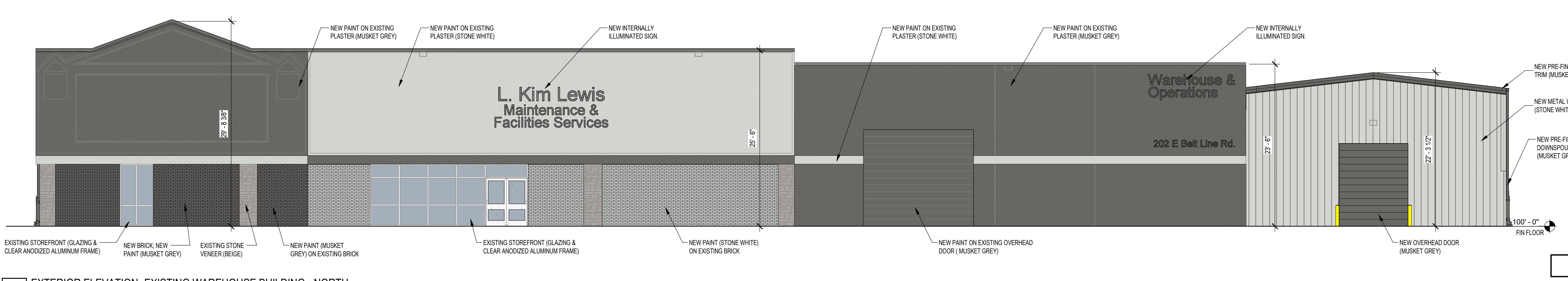
3 EXTERIOR ELEVATION - EXISTING WAREHOUSE BUILDING - SOUTH

1/8" = 1'-0"



2 EXTERIOR ELEVATION - EXISTING WAREHOUSE BUILDING - EAST

1/8" = 1'-0"



1 EXTERIOR ELEVATION- EXISTING WAREHOUSE BUILDING - NORTH

1/8" = 1'-0"

EXHIBIT DKEY PLAN
N.T.S.

PD.1

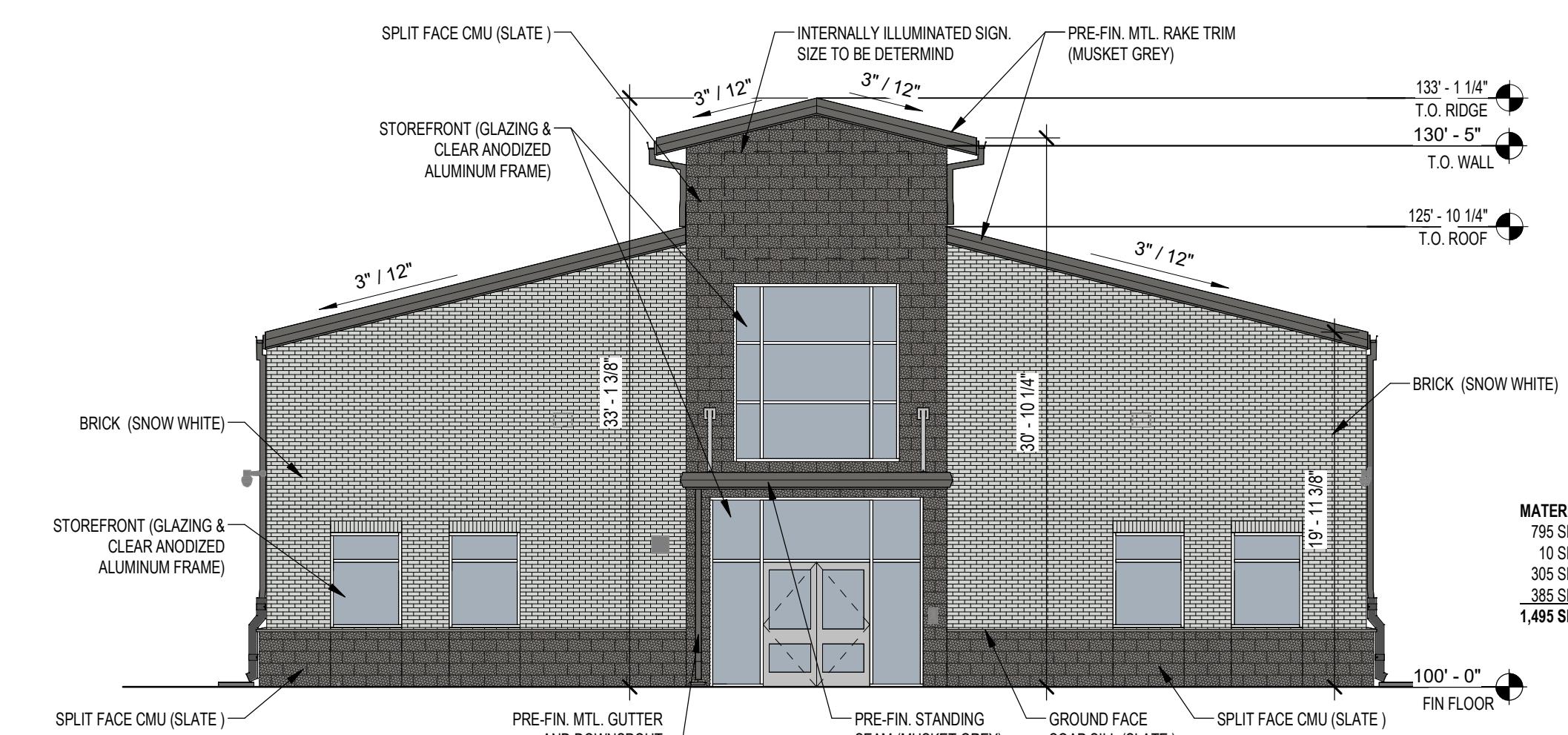
REFER TO G4.01 FOR ADDITIONAL INFORMATION REGARDING MATERIALS	
	PAINTED PLASTER - STONE WHITE
	METAL - STONE WHITE
	PAINTED CONCRETE PANEL - STONE WHITE
	BRICK - STONE WHITE
	SPLIT FACE CMU - TERAZZO
	PAINTED PLASTER - MUSKET GREY
	METAL - MUSKET GREY
	SPLIT FACE CMU - SLATE
	Glass
	STONE VENEER

Date

Revision /

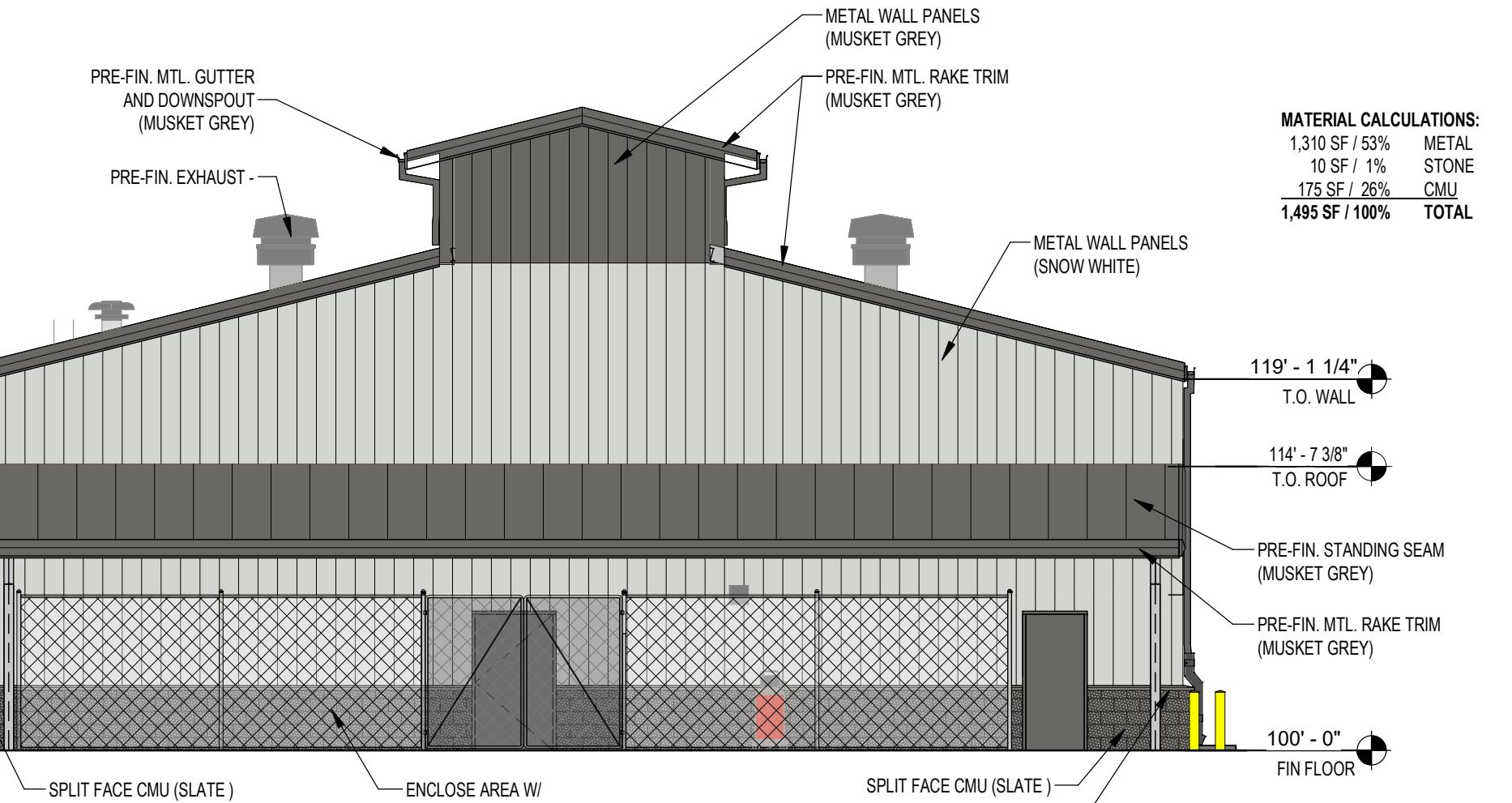
Project:

**L KIM LEWIS AUXILIARY SERVICES
BUILDING ADDITIONS AND RENOVATIONS
SCHOOL DISTRICT INDEPENDENT
CEDAR HILL, TEXAS**



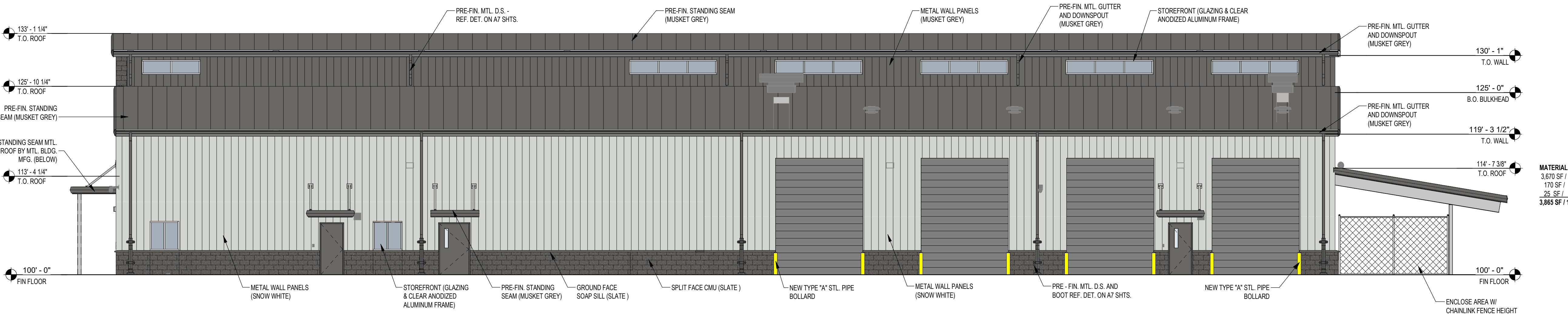
4 EXTERIOR ELEVATION - NEW BUS MAINTENANCE BUILDING - WEST

1/8" = 1'-0"



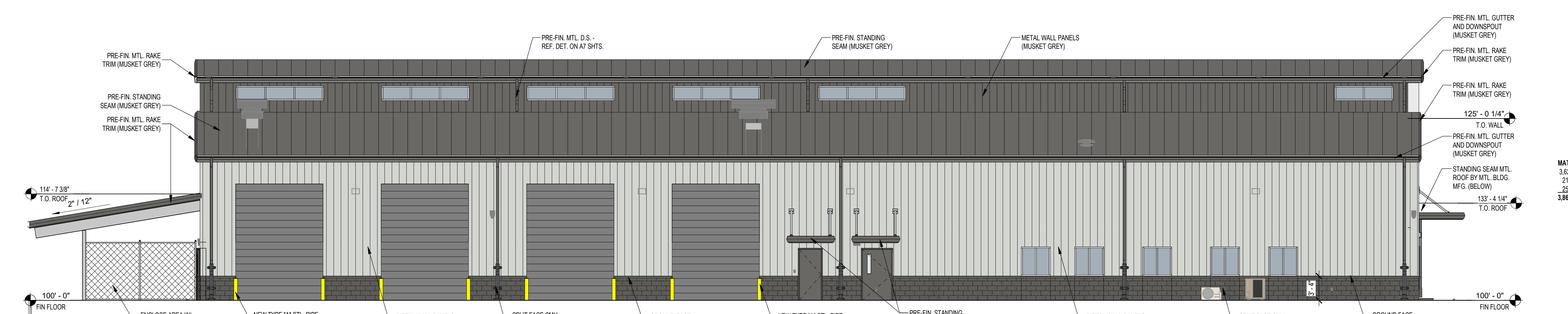
3 EXTERIOR ELEVATION - NEW BUS MAINTENANCE BUILDING - EAST

1/8" = 1'-0"



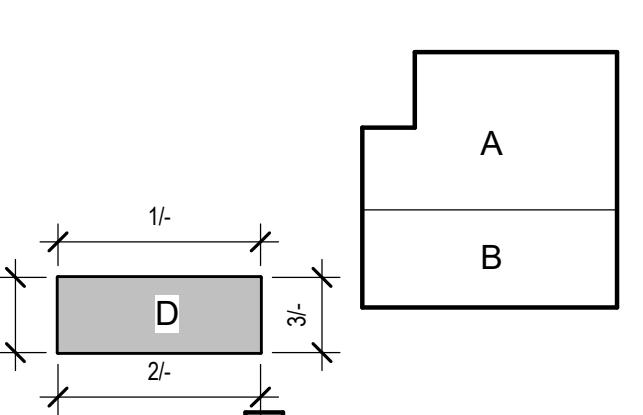
2 EXTERIOR ELEVATION - NEW BUS MAINTENANCE BUILDING - SOUTH

1/8" = 1'-0"



1 EXTERIOR ELEVATION - NEW BUS MAINTENANCE BUILDING - NORTH

1/8" = 1'-0"



EXTERIOR ELEVATIONS - PLANNED DEVELOPMENT

Job No. 1909-11-01	Sheet No.
Drawn By: JJ HD	
Date: 08/29/25	

PD.2

EXHIBIT DKEY PLAN
N.T.S.

REFER TO G4.01 FOR ADDITIONAL INFORMATION REGARDING MATERIALS	
PAINTED PLASTER - STONE WHITE	
METAL - STONE WHITE	
PAINTED CONCRETE PANEL - STONE WHITE	
BRICK - STONE WHITE	
SPLIT FACE CMU - TERRAZZO	
PAINTED PLASTER - MUSKET GREY	
METAL - MUSKET GREY	
SPLIT FACE CMU - SLATE	
GLASS	
STONE VENEER	

Revision 1

Date 1

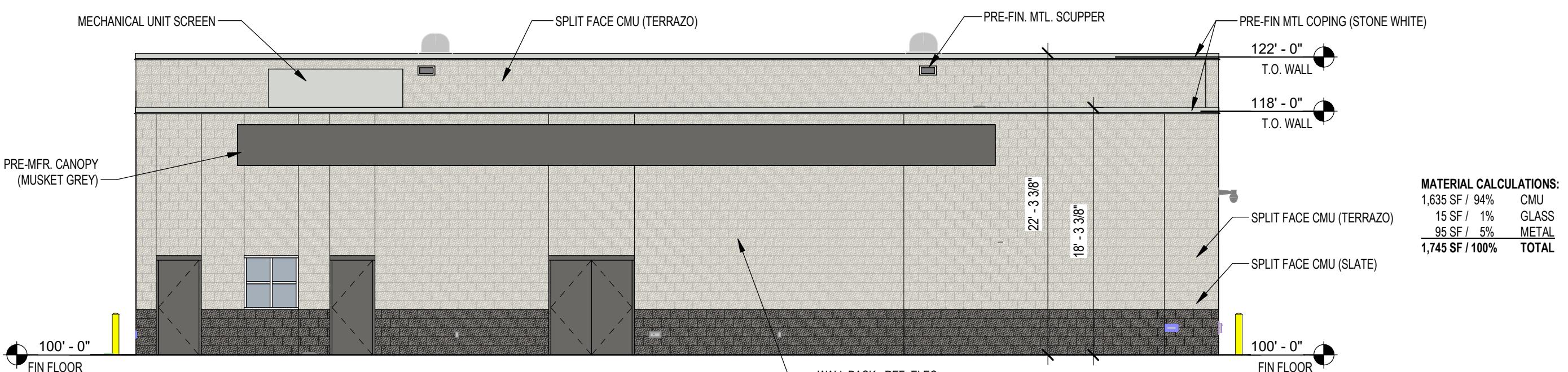
Revision /

1

Project:

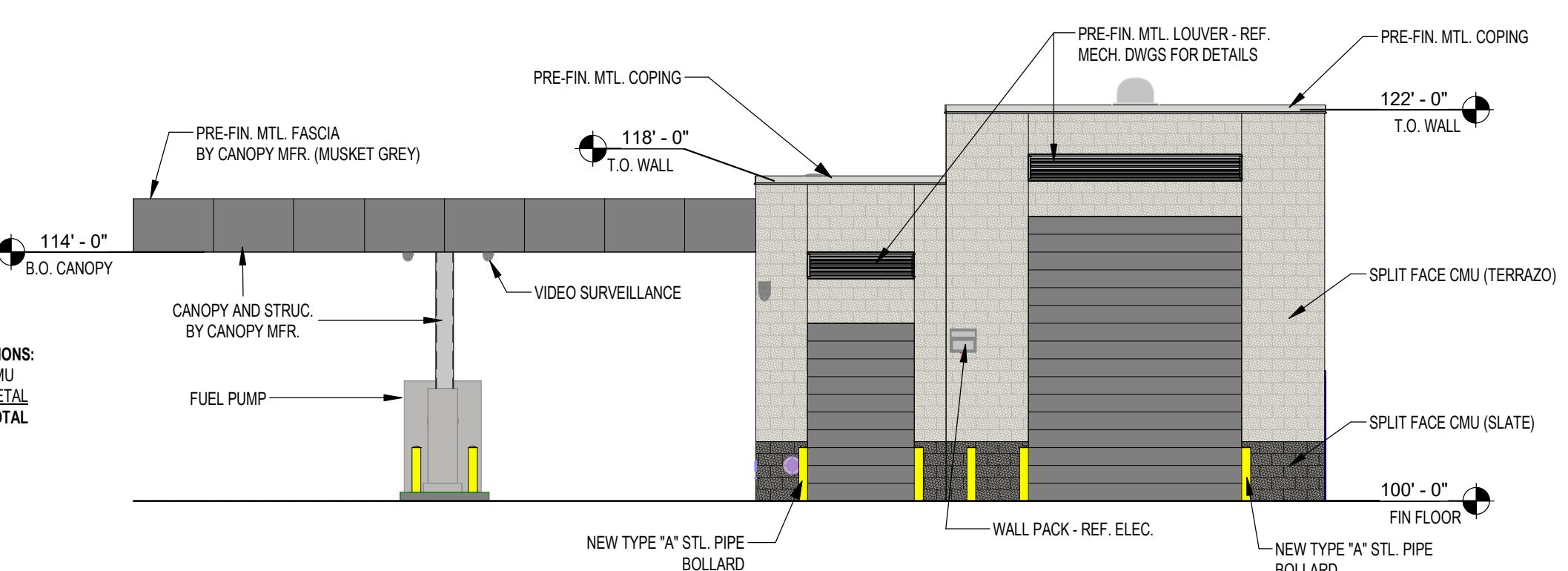
**L KIM LEWIS AUXILIARY SERVICES
BUILDING ADDITIONS AND RENOVATIONS
CEDAR HILL INDEPENDENT
SCHOOL DISTRICT
CEDAR HILL, TEXAS**

PD ELEVATIONS MATERIAL LEGEND



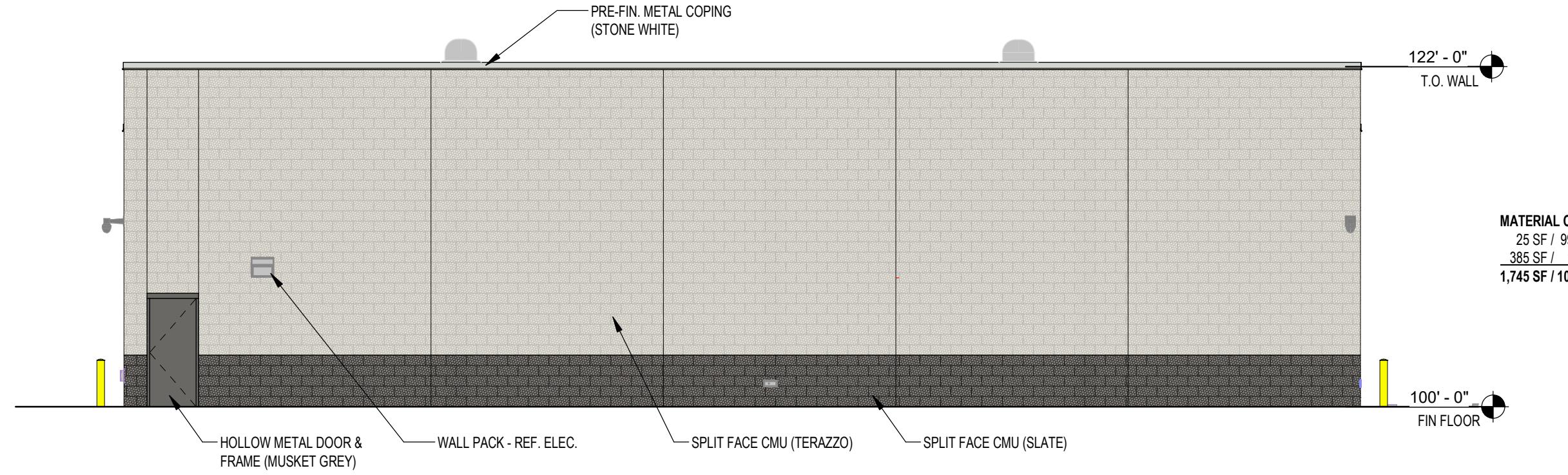
4 EXTERIOR ELEVATION - NEW BUS WASH BUILDING - WEST

1/8" = 1'-0"



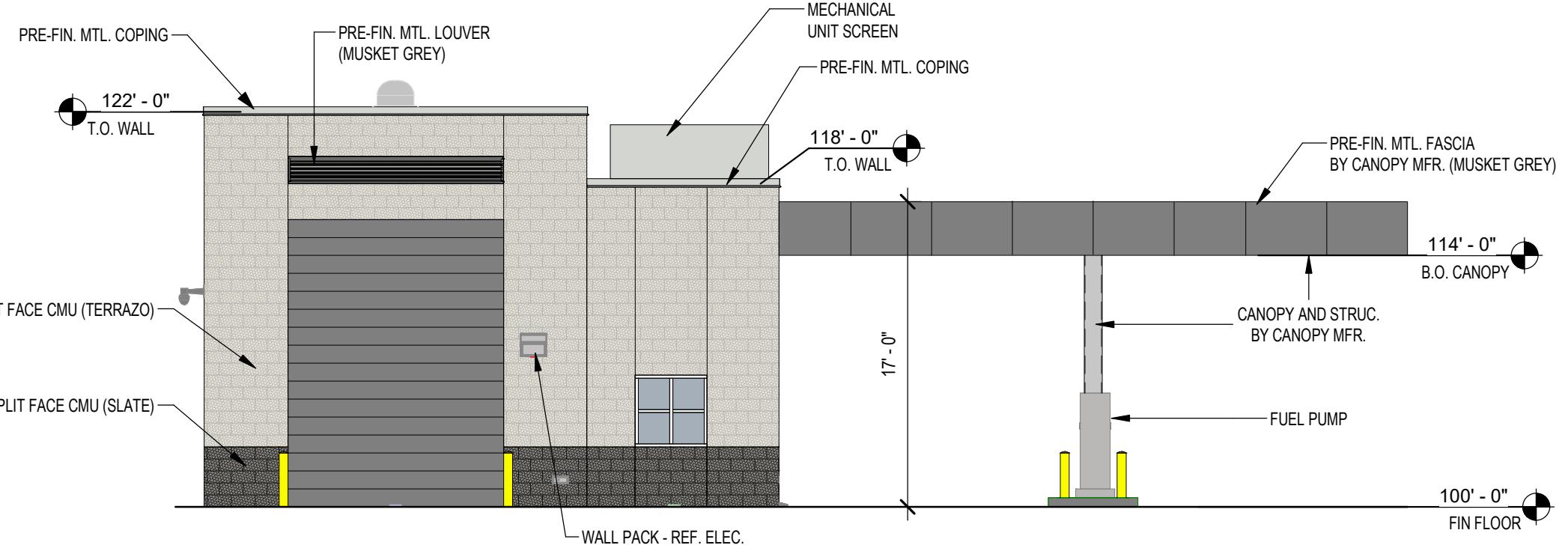
3 EXTERIOR ELEVATION - NEW BUS WASH BUILDING - SOUTH

1/8" = 1'-0"



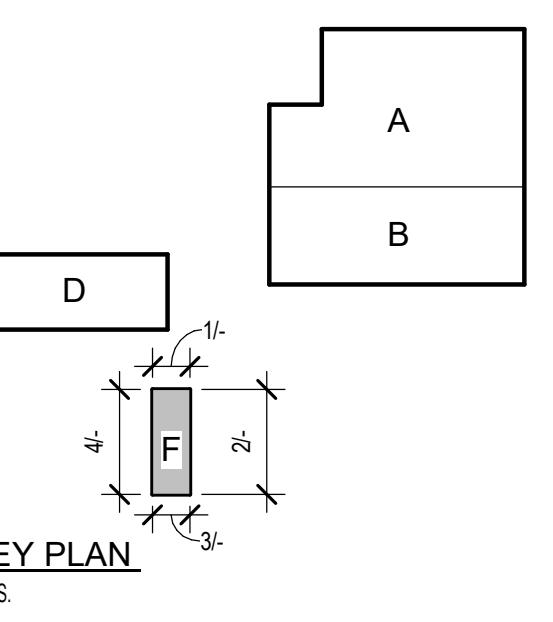
2 EXTERIOR ELEVATION - NEW BUS WASH BUILDING - EAST

1/8" = 1'-0"



1 EXTERIOR ELEVATION - NEW BUS WASH BUILDING - NORTH

1/8" = 1'-0"

**EXHIBIT D**

Huckabee
www.huckabeeinc.com
800.887.1228

EXTERIOR ELEVATIONS - PLANNED DEVELOPMENT

Job No. 1909-11-01	Sheet No.
Drawn By: JJ HD	
Date: 08/29/25	

PD.3

Date

Revision /

Project:

tnp
teague nall & perkins
5237 N Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPELS: ENGR F-230;
SURV 10011600, 10011601,
10194381
GBPE: PEF007431; TBAE: BR 2673
www.tnpinc.com

This document is for interim review and is
not intended for construction, bidding or
permit purposes.

JOE L. MADRID, L.A. Date: AUG 2025

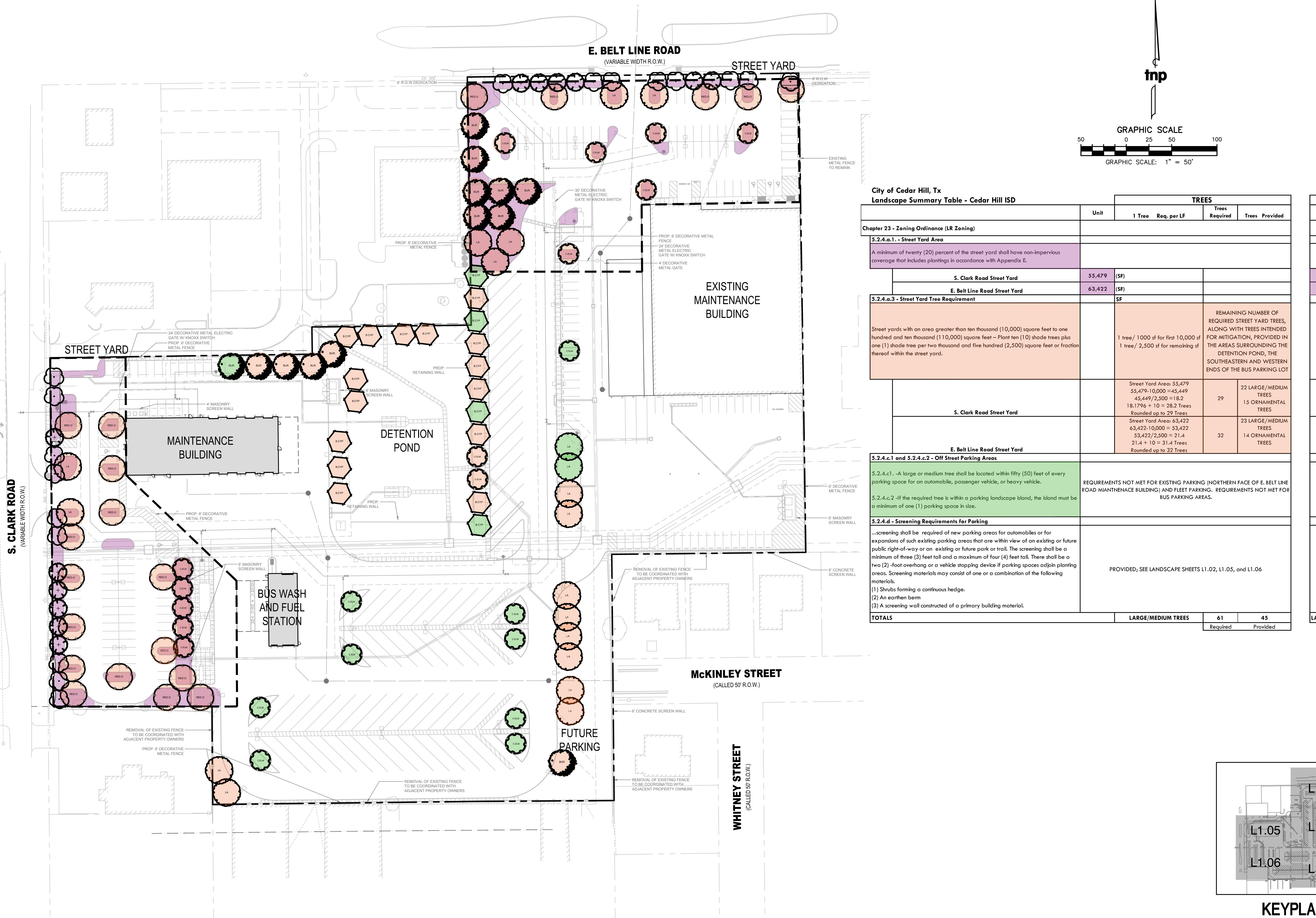
Tx. Reg. # 3207

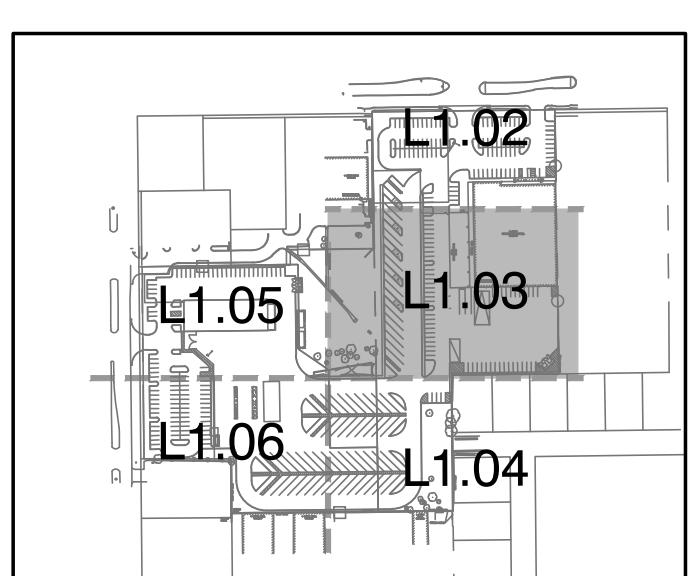
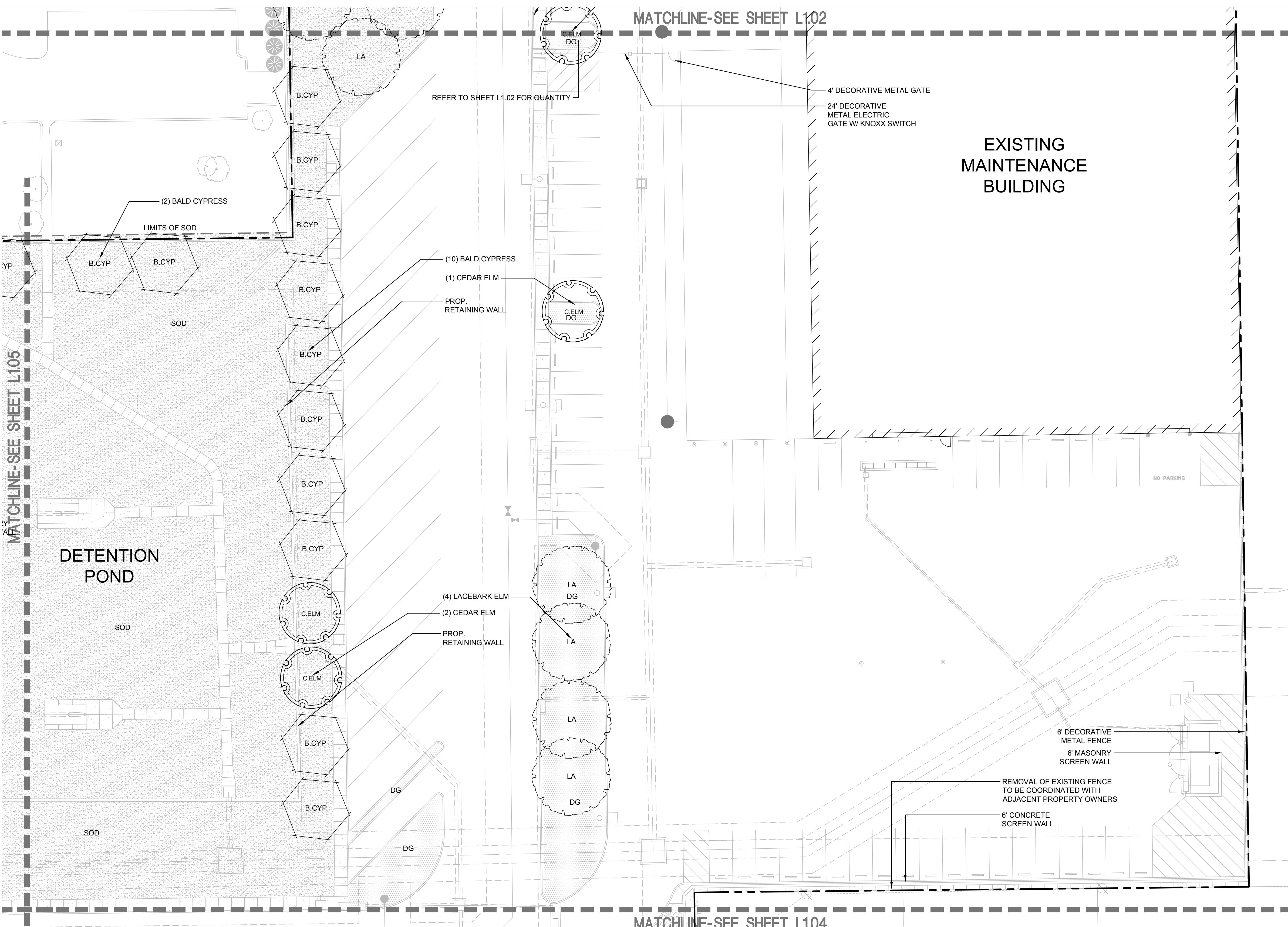
Huckabee
www.huckabee-inc.com
800.637.1229

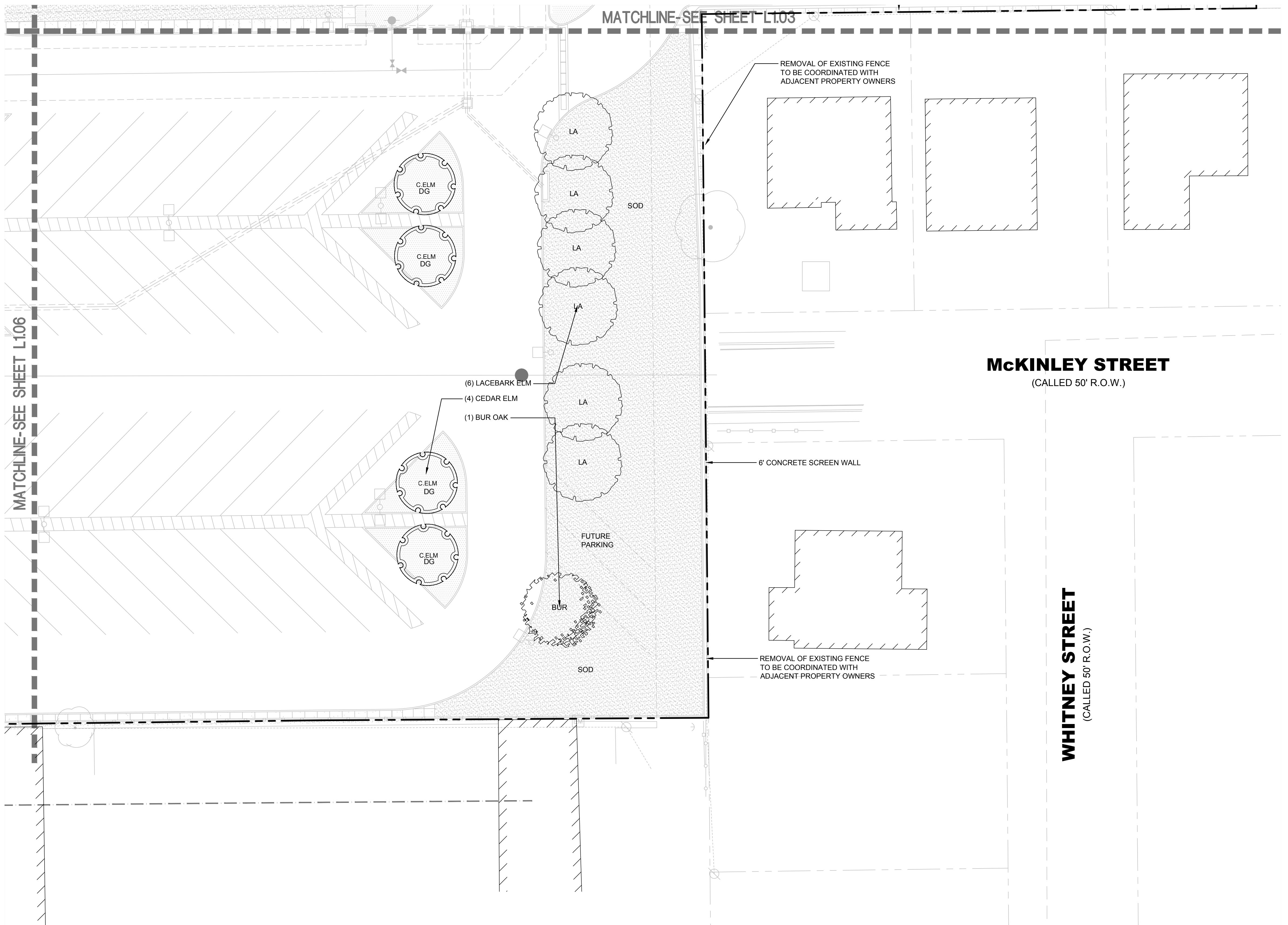
OVERALL LANDSCAPE
PLAN

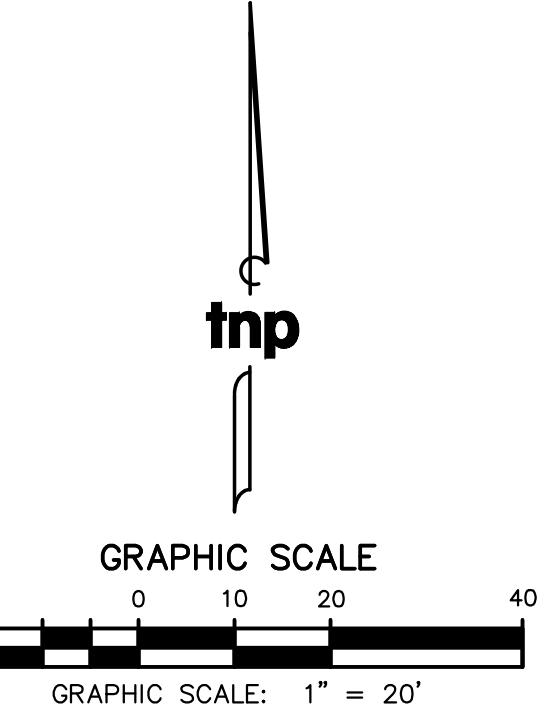
Job. No.
1909-11-01
Drawn By:
TNP
Date:
08/29/25

Sheet No.
L1.01

**EXHIBIT E**

**KEYPLAN****EXHIBIT E**

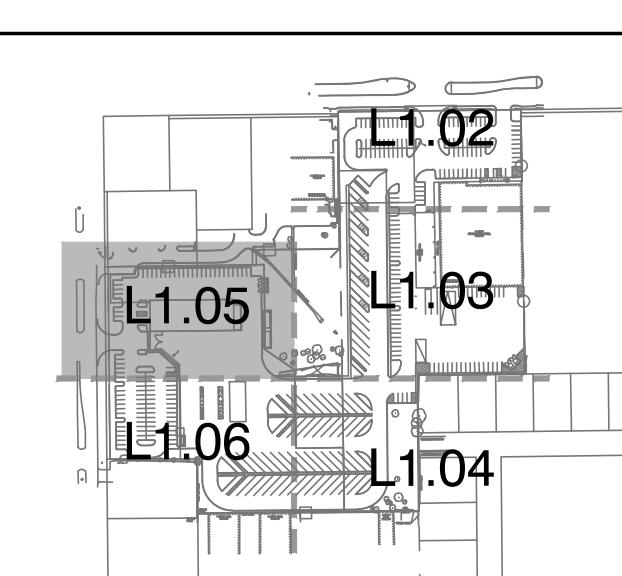
**KEYPLAN****EXHIBIT E**



Date

Revision /

Project:



KEYPLAN

EXHIBIT E

Job. No. 1909-11-01	Sheet No.
Drawn By: tnp	
Date: 08/29/25	L1.05

LANDSCAPE PLAN

VOLUME

tnp

www.huckabee-inc.com

800.637.1229

PLANTING NOTES**SECTION 1 - GENERAL**

1. These notes are intended as a field reference for the Contractor. The Contractor will thoroughly review these notes, specifications and the drawings prior to start of any work. The Contractor shall visit the site prior to submitting his bid and prior to start of work to become completely familiar with site conditions.

2. It is the responsibility of the contractor to advise the Landscape Architect (hereinafter, LA) of any condition found on the site which prohibits installation as shown on these drawings.

3. Prior to submitting a bid, the Contractor shall verify any discrepancies between the notes, specifications, or the drawings with the LA for clarification. If there is a discrepancy between the quantity of materials shown on the plans and the quantity of materials shown in the materials legends, the greater quantity will take precedence for bidding purposes. All quantities listed are for information only. It is the contractor's responsibility to provide full coverage of materials in all areas.

4. Written dimensions prevail over scaled dimensions. Notify landscape architect of any discrepancies.

5. The Contractor bears all responsibility for obtaining all licenses and permits required by federal, state, and local agencies to accomplish the work of this project.

6. Contractor shall complete soil test in all planting areas to determine soil amendment requirements and submit test results to LA for approval. Contractor shall adjust pH and fertility based upon these results. No addition to or placement of soil is to be done prior to initial soil test report approval. Testing shall be done by LA approved laboratory. No planting shall begin until results and proper adjustment have been made. It is the Contractor's responsibility to ensure proper drainage and fertility of all planting areas.

7. Coordinate all work with the project's building contractor or owner.

8. Warning! Call toll-free 811 before you dig! The contractor bears all responsibility for verifying all underground utilities, pipes, and structures in the field prior to construction. Any damage to utilities that are to remain shall be repaired immediately at no expense to the owner. The Contractor shall contact the building contractor and all utility authorities to mark location of site utilities. Install flags or stakes and maintain them in place throughout the project. Damage to utilities or other work shall be repaired at the expense of the contractor responsible for the damage. The locations of existing utilities as shown on these plans are approximate. There may be other underground utilities within the project area that are not shown. Landscape Architect and/or Engineer assumes no responsibility for any utilities not shown on plans.

9. Due to existing vegetation and other site conditions, the Contractor should anticipate field adjustments by the LA and should understand such adjustments are not a change order.

10. The Contractor shall give the LA 48 hours' notice of required inspections *upon completion* of each of the following phases:

- A. Pre-Construction Conference after award of bid (on-site)
- B. Construction debris/ weed clean-up (before any grading, fill, or irrigation)
- C. Rough Grading (within 2' of finish grade), Utility Marking, and Tree Staking
- D. Fine Grading and Tree Staking (before any tree pits are dug)
- E. Tree Planting
- F. Staking of Bedlines and/or Edging
- G. Shrub Planting
- H. Substantial Completion
- I. Final Acceptance

11. Contractor shall guarantee all plant material for one (1) full year from date of final acceptance. The cutting off of water or electricity by other trades or persons shall not void the warranty.

12. It is the contractor's responsibility to insure the availability of water to the plants at all times until final acceptance. The contractor shall reject and replace all trees with tip-dieback of more than one (1) inch over the entire canopy of the tree and replace all shrubs or plants with any dieback. All rejected plant material shall be replaced with specified plant material within 14 calendar days at the contractor's expense.

13. LA assumes no responsibility for damages, liabilities, or cost resulting from changes or alterations made to the plan without the express written consent of LA.

14. All materials, locations, and workmanship are subject to approval or refusal by the LA. All materials, locations, and workmanship rejected by the LA shall be remedied at the Contractor's expense.

SECTION 2 - MATERIALS

15. The Contractor shall check all material for specified requirements, shipping damage, pests, and diseases and shall reject all unsatisfactory materials. All plant material is to be carefully handled by the root ball, not the trunk, branches, and/or foliage of the plant. Mishandled material will be rejected. B&B material shall be 'hardened off' after digging for at least 90 days and have at least 10" of rootball for every caliper inch. All material rejected by the LA shall be removed from the site and replaced with acceptable material at the Contractor's expense.

16. Plants shall be well formed, vigorous, growing specimens with growth typical of variety specified and shall be free from injury, insects, and diseases. All plant material is to be well rooted, not root bound, such that the root ball remains intact throughout the planting process. The Contractor shall reject all cracked root balls. All plant material shall conform to the specifications and sizes shown in the plant list and shall be nursery grown in accordance with the latest edition (ANSI Z60.1) of "American Standard for Nursery Stock." Any plant substitution shall be approved by landscape architect prior to purchase. Trees with co-dominant stems shall be rejected.

17. Do not make substitutions. If specified material is not available, submit proof of non-availability to LA.

18. All planting areas shall have organic topsoil that is natural, well-drained, friable, fertile, sandy-loam. Sandy-loam is to be pH 6.5-7.5. Heavy clays, limestone, poorly drained bottomland soil, silt, or alluvial soils are

not allowed in any planting areas. Topsoil shall be free of harmful insects or nematodes, soil-borne diseases, toxins, select fill, inorganic subsoils, heavy metals, trash, petroleum by-products, rocks over 1/2" in diameter, rubble, roots, and weeds or weed seeds. Contractor shall submit a 2-cup sample in a gallon-size baggie to Landscape Architect before delivery of any soil to the site or placement of any soil in planting areas.

19. Sod shall consist of live growing plants secured from sources which have dense, thickly matted root system throughout the soil of the sod for a minimum of one inch. Sod shall be free of weeds or other varieties of grasses.

20. Sod shall not be used where the roots are dried because of sun or wind. The landscape architect has the right to reject any or all of sod due to lack of care, improper cutting, or other agronomic problems.

SECTION 3 - EXECUTION

21. The Contractor shall *thoroughly* remove from the construction site all limestone larger than 1/2" in diameter and all heavy clay to these depths: 6" minimum in turf and seed areas, and 18" minimum in planting beds. The LA shall verify that this is complete before the Contractor is authorized to proceed with fill of specified topsoil or grading. Scarify subsoil after removal of rock or heavy clay before adding topsoil so as to break up any surface tension.

22. The Contractor shall thoroughly remove from the construction site all the following particles that are larger than 3/4" in diameter: inorganic select fill, heavy clay, limestone, and construction debris, mortar, concrete, paint, chemicals, weeds, plastic, paper, steel, mortar, masonry, construction debris, and other substances that are harmful to plant growth. Remove the above items to these depths: 6" minimum in turf and seed areas, and 18" minimum in planting beds. The LA shall verify that the above items are removed before the Contractor is authorized to proceed with fill with specified topsoil or grading. DO NOT PLACE ANY FILL ON CONSTRUCTION DEBRIS.

23. Mow curbs shall be used at all planting bed edges when they are adjacent to lawn (see detail). Unless otherwise shown on plans, mow curbs shall intersect curbs, sidewalks, and buildings at 90 degrees (square). Mow curbs shall have expansion joints every 50' and at all abutments to other hardscape elements. Construction joints shall be saw cut at 10° on center. Mow curbs shall have curves that are smooth, flowing, and consistent in nature. Mow curbs with straight lines shall be straight. All formwork shall be within a 1/4" tolerance of drawings. No mow curb shall have a radius smaller than 72" unless specifically called out on drawings.

24. Contractor shall fine grade all areas for approval by LA. Contractor shall be responsible for providing 2% positive drainage in all planting areas. No planting or mulching will take place until all construction, clean-up, fine grading, and irrigation is complete in the immediate area. Final finish grading shall be reviewed by the LA before any planting takes place. Contractor shall be responsible for any additional topsoil required to create a smooth condition prior to planting.

25. All planting beds shall be amended as per plans details and specs. Submit trip tickets to L.A. for approval of quantity and type of materials.

26. All sod and seed areas shall be amended as per plans and specifications.

27. Scarify all rootballs (#1 and larger) to prevent plants from remaining pot-bound. This is to be done by hand or with a 3-prong cultivator but never with a shovel or machete.

28. Place shrubs and groundcovers so that the top of the rootball is 1/4" to 3/4" above finish grade. Trees shall be set 1" above finish grade for each caliper inch of trunk. Example: A 3" tree shall be set 3" above finish grade.

29. Water in and compact planting backfill to prevent formation of air pockets.

30. Plants shall be set plumb, unless otherwise directed by LA.

31. Back row of shrubs shall be planted 36" from face of building wall, groundcovers shall be 12" from building or as required by conditions. Front row of shrubs shall be planted a minimum of 24" behind (12" for ground cover) bed lines at lawns or walks and minimum 36" back from curbs, driveways, and parking areas.

32. After planting, remove strapping, wire "ears" and string, cords, burlap, etc. from top of B&B rootballs.

33. All planting beds and trees shall be mulched with 3" of mulch (2.5" after settlement).

34. All trees are to be stabilized per detail and specs immediately after planting.

35. All sod areas shall be thoroughly graded and smoothed with at least 8 passes in different directions using a drag-behind system such as a bunker rake or other device until very smooth and within 1/4" of specified grade (see civil sheets for grading plans).

36. Prior to sod installation, a fertilizer shall be applied and tilled into the prepared soil. Application must be done no longer than 24 hours prior to installation of sod. Do not apply fertilizer when a possibility of rain might occur before sod is installed. Reference specifications for specific type of fertilizer to be used.

37. Lay sod in parallel rows with tight joints. All sod must be placed perpendicular to slopes and staggered no less than 12" on each row. Slopes greater than 4:1 must be held in place with galvanized sod pins, wood pegs, or other method approved by LA. All sod shall be rolled with a 5-ton mechanical roller in at least two directions within 24 hours of laying. All sod areas shall be barricaded with wood stakes and ribbon for no less than 7 days.

38. Plant material shall be pruned as necessary to control size but not to disrupt the natural growth pattern or characteristic form of the plant except as necessary to achieve height clearance for visibility and pedestrian passage or to achieve a continuous opaque hedge if required.

39. All plant material shall be fully-maintained in a healthy and growing condition until final acceptance, and must be replaced with plant material of same variety and size if damaged, destroyed, or removed. This includes mowing, pruning, watering, and weeding.

40. Landscaped areas shall be kept free of trash, weeds, debris, and dead plant material until final acceptance. Any damage to landscape areas shall be repaired at no cost to owner.

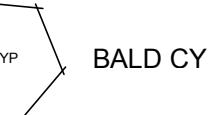
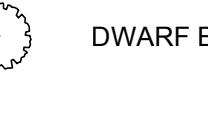
CITY NOTES
SECTION 1 - GENERAL

1. Underground irrigation system shall conform to the City of Cedar Hill Standards.

2. Irrigation Plan shall be provided at the time of Building Permit.

3. Any signage shown on the Site Plan submittals are for coordination purposes and shall be reviewed by separate permit through the Building Inspections Department.

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
TREES								
	BALD CYPRESS	Taxodium distichum	19	4" Cal.	14'-16"	8'-10"	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	BUR OAK	Quercus macrocarpa	13	4" Cal.	14'-16"	8'-10"	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	CEDAR ELM	Ulmus crassifolia	22	4" Cal.	14'-16"	8'-10"	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	LACEBARK ELM	Ulmus parvifolia	19	4" Cal.	14'-16"	8'-10"	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	TEXAS RED OAK	Quercus buckleyi	20	4" Cal.	14'-16"	8'-10"	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
CANOPY TREE TOTAL								
			93	372 Caliper Inches (93 x 4" Cal.)				
ORNAMENTAL TREES								
	NATCHEZ CRAPE MYRTLE	Lagerstroemia indica 'Natchez'	17	3" Cal	10'-12"	6'-8"	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, MULTI TRUNK, 3 TO 5 CANE MIN.
	YAUPON HOLLY	Ilex vomitoria	12	3" Cal.	10'-12"	6'-8"	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
SHRUBS								
	DWARF BURFORD HOLLY	Ilex cornuta 'Dwarf Burford'	316	5 gal	36" Min.	12"-16"	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL, BROAD TOP.
SHRUB AREAS								
	MEXICAN FEATHER GRASS	Nassella tenuissima	1,159	3 Gal.	8"-10"	4"-6"	18" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP.
GROUND COVERS								
	DECOMPOSED GRANITE	Decomposed Granite	14,628 sf	n/a	n/a	n/a	n/a	4" THICK WITH WEED BARRIER FABRIC, REF DETAIL AND SPECIFICATIONS.
SOD/SEED								
	TIF 419 BERMUDA SOD	Cynodon dactylon 'Tif 419'	82,514 sf	Rolled sod	n/a	n/a	n/a	REF PLANTING NOTES AND SPECIFICATIONS

LANDSCAPE SCHEDULE AND NOTES

VOLUME	
Job No. 1909-11-01	Sheet No.
Drawn By: TNP	
Date: 08/29/25	L1.07

Project: L KIM LEWIS AUXILIARY SERVICES BUILDING ADDITIONS & RENOVATIONS FOR 202 BELT LINE ROAD, CEDAR HILL, TEXAS 75104
Date: _____
Revision / _____
Huckabee www.huckabee-inc.com 800.637.1229

EXHIBIT E

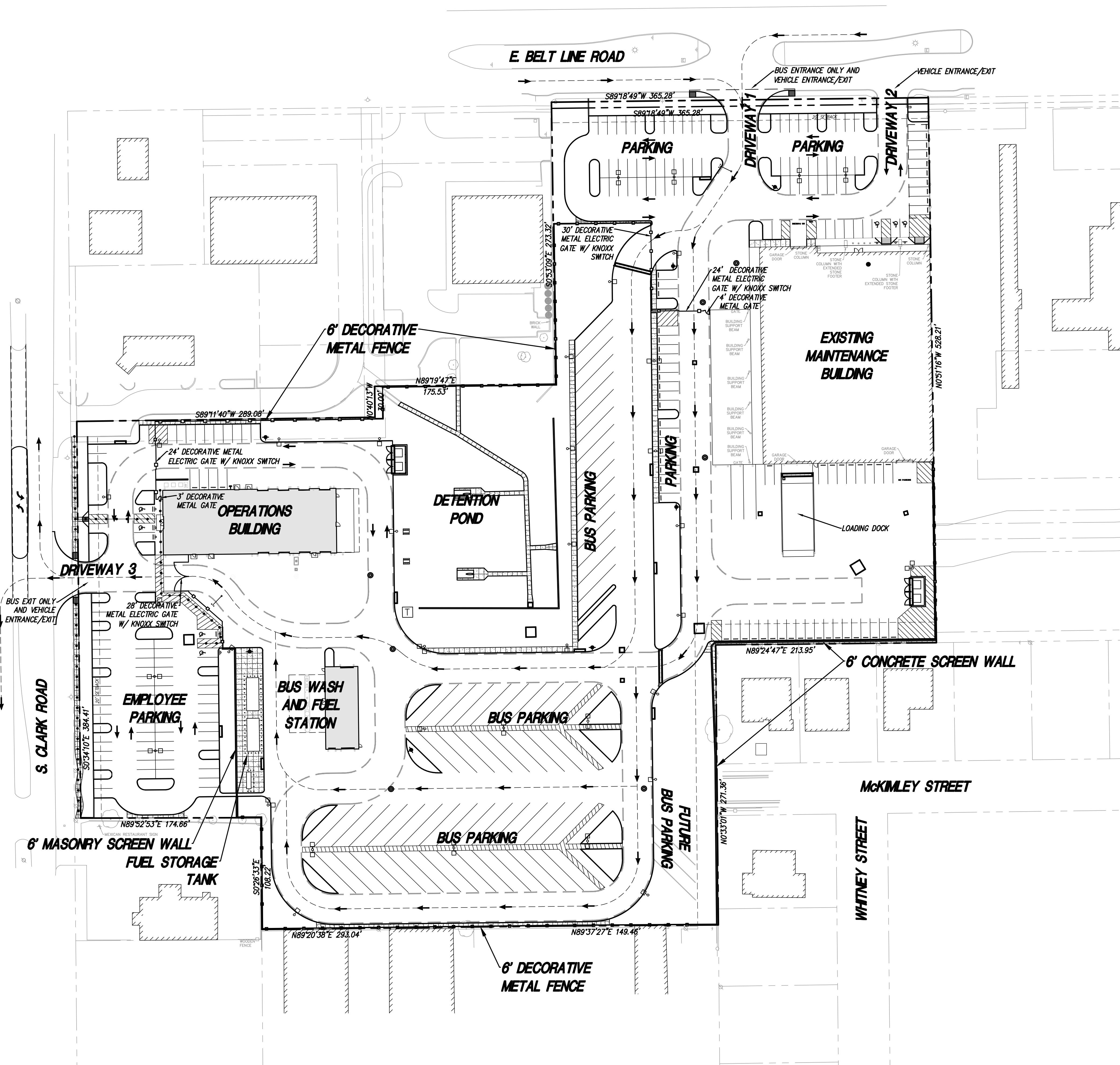
Date

Revision /

Project:

L KIM LEWIS AUXILIARY SERVICES BUILDING
ADDITIONS & RENOVATIONS
FOR
CEDAR HILL I.S.D.
202 BELT LINE ROAD, CEDAR HILL, TEXAS 75104

tnp

GRAPHIC SCALE
50 0 25 50 100
GRAPHIC SCALE: 1" = 50'LEGEND
- - - - - BUS CIRCULATION
• • • • PEDESTRIAN CIRCULATION

ENGINEER:



teague nall & perkins
CONTACT: AMANDA MULLEN, P.E.
5237 N Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx

TRAFFIC CIRCULATION PLAN
FOR
L KIM LEWIS AUXILIARY
SERVICES BUILDING ADDITIONS
AND RENOVATIONS
CEDAR HILL INDEPENDENT
SCHOOL DISTRICT

AUGUST 2025

EXHIBIT F

Job No.	Sheet No.
1909-11-01	
Drawn By:	
tnp	
Date:	
08/29/25	02

TRAFFIC CIRCULATION PLAN

VOLUME

EXHIBIT G

CONSENT FORM PLANNED DEVELOPMENT DISTRICT

WHEREAS, Cedar Hill Independent School District is the owner ("Owner") of multiple tracts of land, located in the CITY OF CEDAR HILL, TEXAS ("City"), consisting of 10.338 acres more or less, generally located south of East Belt Line Road and east of South Clark Road and legally described as 10.338 acres of land in the William Coombs Survey, Abstract No. 304 and being all of Lot 1 and Lot 2 of the Cassity Jones Addition and being all of Lot 3, Block A of the Primax Addition, Cedar Hill, Dallas County, Texas (collectively the "Property"); and

WHEREAS, Owner has applied for a zoning amendment from the "LR" district(s) to a Planned Development District ("PDD") for the CHISD Transportation and Auxiliary Center of the Property; and

WHEREAS, it is the policy of the City to utilize the Planned Development District to encourage flexible and creative planning, ensure compatibility of land uses, and implement the City's Comprehensive Plan, while providing for superior design, preservation of amenities, and an appropriate balance between development intensity and public facilities; and

WHEREAS, such policy is to be implemented through compliance with the design features of the PD Ordinance for the Property when approved and adopted by the City Council; and

WHEREAS, the City Council has determined that such design features are essential to achieve the policies related to places of architectural, cultural or historic significance; and

WHEREAS, the Owner has proposed elevations for the CHISD Transportation and Auxiliary Center of the PDD that are intended to meet the requirements of the City's design standards, which elevations are attached hereto and incorporated herein by reference as **Exhibits A and B**; and

WHEREAS, the proposed elevations include specification of the masonry content of the CHISD Transportation and Auxiliary Center structures within the proposed PDD; and

WHEREAS, the City's Planning and Zoning Commission is scheduled to conduct its hearing on the proposed PDD on September 16, 2025, and, if it recommends approval, such recommendation shall be subject to the proposed elevations; and

WHEREAS, the City Council is scheduled to conduct its hearing on the proposed PDD and PD Ordinance, and, if approved, the PDD will be subject to the proposed elevations and requirements of the PD Ordinance.

NOW THEREFORE, Owner, on behalf of itself, its successors and assigns, and any other person presently holding an interest in the Property, hereby covenant and consent to develop and

EXHIBIT G

construct the CHISD Transportation and Auxiliary Center within the Property in compliance with the requirements of the PD Ordinance for the Property if and when approved and adopted by the City Council, and as depicted and prescribed in the elevations shown in **Exhibits A and B**. Owner(s) further expressly waive(s) any rights or privileges otherwise acquired through operation of Tex. Gov't Code Chapter 3000. Owner further consents to the recordation of this document in the deed records of Dallas County, Texas, as a condition to development approvals

Owner further covenants that, in the event any changes to the elevations depicted in **Exhibits A and B** are approved by the City during review and approval of the Building Permit, a revised consent form including such changes shall be filed of record in Dallas County, Texas, prior to acceptance of any building permit application filed with the City.

EXECUTED this 5th day of September, 2025

CEDAR HILL INDEPENDENT SCHOOL DISTRICT:

By: Dr. Maria Yamell

Dr. Maria Gamell

Printed Name

Superintendent

Title

ACKNOWLEDGEMENT

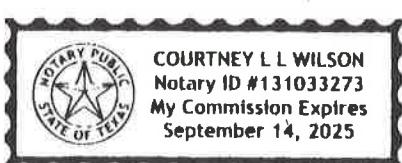
STATE OF TEXAS §

8

20
COUNTY OF DALLAS

8

The foregoing instrument was acknowledged before me, the undersigned notary public, by
Courtney L. L. Wilson for and on behalf of the Cedar Hill Independent School
District on the 5th day of September, 2025.



Notary Public in and
for the State of Texas

EXHIBIT G

AFTER RECORDING
PLEASE RETURN TO:
City of Cedar Hill
Planning Department
285 Uptown Blvd., Ste. 100
Cedar Hill, TX 75104

EXHIBIT G

EXHIBIT A

Refer to the Development Standards in PD Ordinance No. 2025-868,
as adopted by the City Council.

EXHIBIT G

EXHIBIT B

Refer to the Building Elevations in PD Ordinance No. 2025-868,
as adopted by the City Council.