

ORDINANCE NO. 2025-864

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 LOCATIONED AT THE TERMINUS OF BIRKSHIRE LANE AND EAST OF NORTH HIGHWAY 67 AND LEGALLY DESCRIBED 30.2841-ACRES OF LAND IN THE WILLIAM W. MERRELL SURVEY, ABSTRACT NO. 876 AND 7.431-ACRES OF LAND IN THE AMOS M. JAMES SURVEY, ABSTRACT NO. 690, CEDAR HILL, DALLAS COUNTY, TEXAS, FROM "SF-10" (SINGLE-FAMILY RESIDENTIAL – 10,000 SQUARE-FOOT LOT MINIMUM) DISTRICT TO THE "PD" (PLANNED DEVELOPMENT) DISTRICT; INCORPORATING A CONCEPT PLAN AND CONCEPT BUILDING 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 identified and described 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 "SF-10" (Single Family Residential – 10,000 square foot lot size minimum) District to the "PD" (Planned Development) District, and was assigned case no. PD-682-2024; and

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

WHEREAS, on 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 Concept 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 June 14, 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 July 1, 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 applicant requested the public hearing at City Council to be postponed to August 12, 2025; and

WHEREAS, the City caused notice of the required public hearing at the City Council meeting to be re-noticed regarding the zoning change to this Ordinance to be published in the Rambler Texas Media on July 26, 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 Council, after conducting a public hearing on August 12, 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 30.2841-acres legally described as a part of the William W. Merrell Survey, Abstract No. 876 and approximately 7.431 acres of land in the Amos M James Survey, Abstract No. 690, Cedar Hill, Dallas County Texas, as more particularly described in the Property Legal Description – **Exhibit B** and shown on the Concept 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 “SF-10” (Single-Family – 10,000 square-foot lot minimum) 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 amended.

SECTION 4 – PURPOSE AND INTENT. The purpose and intent of this Planned Development District is to allow for single family residential – detached with a base zoning of “SF-10” District in accordance with the development standards as herein provided and consistent with the Concept Plan – **Exhibit C**; Building Elevation Concepts – **Exhibit D**; Building Elevation Variety – **Exhibit E**; Landscape Concept Plan – **Exhibit F**; Fence and Masonry Wall Concept Plan – **Exhibit G**; Trail and Sidewalk Concept Plan – **Exhibit H**; and the City Council hereby directs the Planning Director to cause the Consent Form attached as **Exhibit I** 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 – CONCEPT PLAN. Development of this property shall be consistent with the Concept Plan – **Exhibit C** and the following accompanying documents: Building Elevation Concepts – **Exhibit D**; Landscape Concept Plan – **Exhibit F**; Fence and Masonry Wall Concept Plan – **Exhibit G**; Trail and Sidewalk Concept Plan – **Exhibit H**; and Consent Form – **Exhibit I**.

SECTION 6 – SITE PLAN. A site plan shall be required to be submitted and approved prior to any construction or development within the PD District in accordance with the standards in Section 3.19.3.C and Section 3.19.8 of the City’s Zoning Ordinance, as amended.

SECTION 7 – 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 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. Concept Plan. Development of the Property shall generally comply with the Concept Plan attached as **Exhibit C** (the “Concept Plan”), as it may be amended in accordance with Section 10. Any change to the Concept Plan must be submitted to the Zoning Administrator to ensure it is in compliance with Section 10, and the amended Concept 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 one (1) phase.
 2. Substantial Conformance; Staff approval of amendments to the Concept Plan; the Building Elevation Concepts; the Landscape Concept Plan; the Fence and Masonry Wall Concept Plan; and the Trail and Sidewalk Concept Plan (collectively, the “PD Plans”); and PD Site Plan.
 - i. The Zoning Administrator may approve amendments to the Concept Plan, PD Plans and PD Site Plan, if they substantially comply with the Concept Plan and the Development Standards herein.
 - ii. An amendment or change to the Concept Plan, PD Plans, PD Site Plan would not “substantially comply” with the Concept Plan, PD Plans and the Development Standards shall be required if it would:
 1. Significantly alter the basic relationship of the proposed use to the adjacent uses;

2. Change the uses approved;
3. Change the building elevation concepts;
4. Increase the number of lots;
5. Increase the number of buildings;
6. Increase the height allowed pursuant to Section 10;
7. Increase the lot coverage allowed pursuant to Section 10;
8. Significantly change in the traffic patterns for perimeter streets along the boundaries of the Property.
9. Significantly alter the design and design standards established with this PD pursuant to Section 10.

iii. The Zoning Administrator will only approve an amendment to the Concept Plan, PD Plans, or PD Site Plan that substantially complies with the Concept Plan and the Development Standards herein. The applicant may appeal the decision to deny an amendment to the Concept Plan or the PD Site Plan to the City's Planning and Zoning Commission and may appeal the decision of the City's Planning and Zoning Commission to the City Council.

iv. For any amendments that do not substantially comply with the Concept Plan; PD Plans and/or the Development Standards here in, the applicant may apply for a revision to the PD Ordinance, Concept Plan, and/or PD Plans in the same manner as the original approval.

SECTION 8 — DEFINITIONS. The definitions in Section 5.8 of the City's Zoning Ordinance shall be applicable to the Property in this Planned Development District 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 residents and the public 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. HOA Lot – Lot areas that are owned and maintained by the Homeowner's Association (HOA) that includes, all open space areas and all lot areas that are not designated as a lot and are not part of the public right-of-way or private property.

- D. Front Building Elevations – a building elevation that has frontage on an existing or future right-of-way. Exterior walls that are perpendicular and between walls with frontage on a right-way shall be considered part of the front building elevation.
- E. Building Mass and Form – the physical bulk, shape, size and orientation of a building structure.

SECTION 9 — AUTHORIZED LAND USES. The only land use that shall be permitted are “single-family detached”, “amenities” and “open space”.

SECTION 10 — 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 3.6 of the Zoning Ordinance for the “SF-10” (Single-Family Residential District – minimum 10,000 square-foot lots) District, as amended, except as described in this ordinance.

- A. Maximum Density
 - 1. The maximum number of dwelling units shall be 84.
 - 2. There shall be no more than one dwelling unit per lot.
- B. Minimum Lot Width
 - 1. 70 feet – The minimum lot width for lots as shown on **Exhibit C**.
- C. Garage and Driveway Requirements
 - 1. Each dwelling unit shall have no less than two-car garage, attached and integrated into the design of the dwelling unit.
 - 2. Garage placement shall be rear entry or j-swing to a side.
 - 3. The driveways shall be spaced no less than 30 feet; except for the lots along a cul-de-sac with no less than 20 feet. Alternative spacing may be approved by the Zoning Administrator at the time of the building permit issuance.
- 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 I**. At minimum, the development shall incorporate the following standards:
 - 1. Building Elevation Submittal.
 - i. The building elevations for all sides of the buildings shall be submitted with the PD Site Plan application for review by the City Manager or his/her designee.
 - ii. All required elevations shall include sufficient detail to allow the Zoning Administrator to evaluate whether the general style and development standards meet the requirements of this ordinance and shall include, but

not be limited to, identification of all exterior building materials, proposed color palette, general dimensions and the percentages of all exterior materials used for each elevation side.

2. Exterior Building Materials.

- i. The building materials shall be limited to the following types:
 1. Brick and stone materials as defined in the City's Zoning Ordinance.
 2. Acrylic matrix or synthetic plaster finish and stucco, as defined in the City's Zoning Ordinance; above the bottom 8 feet of the structure.
 3. Fiber cementitious materials.
- ii. Front Wall Surface Area – 100 percent masonry; a minimum of two building materials, brick and stone, excluding windows and doors, is required.
- iii. Side and Rear Wall Surface Areas – A minimum of 80 percent of each of the side and rear wall surface areas shall be finished with brick or stone material. A maximum of 20 percent may be finished with acrylic matrix, synthetic plaster finish, stucco and/or fiber cementitious materials. The primary material on the front façade of the house shall be wrapped on both sides of the house for a minimum distance of five feet.
- iv. Block Variety – In order to avoid monotonous block patterns, the same elevation shall not be repeated within three lots on the same side of the street nor within three lots on the opposite sides of a street, as illustrated in **Exhibit E**. Homes are considered to have a differing appearance/elevation if at least two of the following items deviate:
 1. number of stories;
 2. material color;
 3. roof type and layout;
 4. articulation of the front façade;
 5. brick pattern; or
 6. porch protruding the front wall surface area.
- v. Building Mass and Form
 1. The front elevation shall incorporate a vertical and/or horizontal change to the wall plane to create massing.
 2. The human entry wall surface area shall be ornamentally detailed.
 3. A minimum of two roof line variations must be incorporated.
 4. The front elevations shall incorporate at least four of the following design features to provide visual relief:
 - a. Dormers
 - b. Shutters
 - c. Gable roof
 - d. Enhanced roof line

- e. Recessed entries – three feet deep
- f. Covered porches – four feet deep by seven feet long
- g. Three building materials that consist of different stone pattern and/or a second distinctive brick pattern are utilized, excluding windows and doors, along all the building elevations that front a street.
- h. Cupolas
- i. Bay Windows – 24-inch projection minimum
- j. Balcony – includes faux balconies
- k. Arches in windows and/or doorways
- l. Articulated gable peak areas
- m. Window brick/stone articulations
- n. Coach lighting
- o. Cast stone address plat facing street
- p. Additional design features approved by the Zoning Administrator and/or Building Official.

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 Concept Plan – **Exhibit F**.

1. A full detailed Landscape Plan is required with the PD Site Plan application submittal.
2. All shade trees required in this section shall be planted at 4 caliper inches at the time of installation.
3. Residential Lots
 - i. Shade Tree – two shade trees shall be provided for each residential lot within the street yard area.
 - ii. A mixture of evergreen shrubs, deciduous shrubs and ornamental grasses shall be installed around the building's foundation area that fronts a public street and that contains the primary entrance. The planting bed shall be the length of the building except for the pedestrian and vehicular access areas, such as sidewalks and/or driveways. Shrubs shall be a minimum of five gallons and ornamental grasses shall be a minimum of one gallon at the time of planting.
4. Open Space / HOA Lots
 - i. Shade Trees – one shade tree per 40 linear feet of street frontage shall be installed on Open space/HOA lots that contain street frontage.
 - ii. Open Space/ HOA lots with a minimum depth of 20 feet shall provide the following:
 1. Shade tree – one shade tree per 700 square feet of non- impervious area that does not contain existing trees, excludes utility

easements.

2. Trees may be planted in clusters to create a natural appearance.
5. In the event of a conflict between the Zoning Ordinance, the Concept Plan and the landscape requirements in this section shall control.
6. The Homeowners' Association shall own and maintain the open space and any other HOA lots within this development.

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. Detailed tree survey, tree preservation and mitigation plan shall be submitted with the PD Site Plan application that meets the city's tree preservation and mitigation requirements.
2. No grading and no tree removal allowed prior to approval of the Tree Preservation and Mitigation Plan.

G. Screening and Retaining Walls; and Fences – Screening and retaining walls; and fence requirements as described in Chapter 4, Article XIV of the Code of Ordinance and in Chapter 20, Section 20-22 of the Subdivision Ordinance and as amended, shall apply except as described in this section and in accordance with the Fence and Masonry Wall Concept Plan – **Exhibit G**. The Homeowners' Association shall own and maintain all screening walls and fences located within an Open Space and/or HOA lot.

1. Detailed plans for the walls and fences shall be submitted with the PD Site Plan application.
2. Six-foot-tall masonry walls, if constructed around the perimeter of the proposed development shall be installed by the developer. 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. This masonry wall shall be owned and maintained by the Homeowners' Association. A five-foot maintenance easement shall be required on private property.
3. Six-foot tall metal and/or tubular fence shall be installed by the developer on the adjoining property line when a residential lot is adjacent to a HOA lot. This fence shall be owned and maintained by the Homeowners' Association.
4. Six-foot tall board-on-board cedar wood fence with six-foot steel post, shall be installed by the homebuilder along the property line when a residential side yard fronts a street.
5. All residential lot fences, if installed, shall be six feet tall board-on-board cedar wood fence with six-foot steel post along the property line. This fence shall be installed by homebuilder.

6. Retaining walls shall not straddle adjoining property lines and must be contained within one platted lot with a minimum five-foot maintenance easement on the adjoining property.
7. Fences and/or screening walls shall not be installed beyond the front yard; an adjacent lots' front yard and/or intersecting side yard.
8. All walls and fences that are installed by developer shall have a five-foot maintenance easement on the proposed adjoining residential lot.
9. All walls and fences that are installed by developer shall be owned and maintained by the Homeowners' Association.
10. In the event of a conflict between the Zoning Ordinance, the Concept Plan and this section, this section shall control.

H. Open Space – A minimum of 7.1 acres shall be set aside and used for the conservation of land and for active and passive recreational activities, in accordance with the Concept Plan – **Exhibit C**.

1. All open space areas shall be owned and maintained by the Homeowners' Association.
2. Developer shall provide at least two park benches along the trail on a concrete pad and next to a shade tree. The park bench and pad area shall be owned and maintained by the Homeowners' Association.

I. Master Parks Trail – The trail shall be constructed in accordance with the Trail and Sidewalk Concept Plan – **Exhibit H**.

1. The trail shall be a minimum of 12 feet wide, with the option for the Parks Director to reduce it to 10 feet wide; with a two-foot shoulder on both sides of trail pavement. In areas that the existing conditions restrict the trail from being 12 feet wide with the two-foot shoulder, the trail may be a minimum of 10 feet wide with a two-foot shoulder.
2. A pedestrian easement is required for the trail section not located in the public right-of-way. The pedestrian easement shall be a minimum of 5 feet from the edge of pavement on both sides of the trail; for a 12-foot trail, a 22-foot easement is required and for a 10-foot trail, a 20-foot trail easement is required.
3. Detailed construction plans for the trail shall be submitted with the PD Site Plan submittal.
4. The trail pavement thickness design standard shall be in accordance with the recommendation by a geotechnical engineer with the assumption that the said trail requires city vehicle access, such as emergency vehicles, with the pavement

thickness being six inches minimum, whichever is greater.

5. The trail design and installation shall include the mid-block crossing, per TMUTCD standards.
6. The City and the developer may enter into an agreement for the construction of the trail. The trails limits will be determined during the PD Site Plan phase.
 - a. If the developer constructs the trail, the proportional construction cost may be deducted from the required parks fees as required by Chapter 20, Article II of the Subdivision Ordinance.
 - b. Any reimbursement that is owed to the developer after the trail is constructed and accepted by the City's Parks Department, shall be requested within 6 months of the city accepting the trail.

J. Sidewalks – Sidewalks as described in Chapter 20, Article I, Section 20-20 of the Subdivision Ordinance and/or in the Public Works Design Manual, shall apply except as listed in this section. Sidewalks shall be installed in accordance with the Trail and Sidewalk Concept – **Exhibit H**.

1. Sidewalks in the right-of-way fronting a single-family lot, shall be installed by the home builder at the time of building permit.
2. Sidewalks in the right-of-way that front an Open Space / HOA lot, shall be installed by the developer at the time of the street infrastructure.
3. Detailed plans for the sidewalks shall be submitted with the infrastructure construction plans.

SECTION 11 – ROAD DESIGN. All residential streets within this development shall have a minimum width of 31 feet.

SECTION 12 – HOMEOWNER ASSOCIATION. The individual lots are to be sold to individual property owners whose intent is to occupy them or to have them occupied by someone with a familial relationship with the property owner. All dwellings shall be required to be incorporated into a Homeowners Association (HOA). Documents establishing the Homeowners Association and the Homeowners Association By-Laws shall be submitted to the city for approval prior to the recordation of the final plat and be filed concurrently with the final plat.

SECTION 13 – 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.

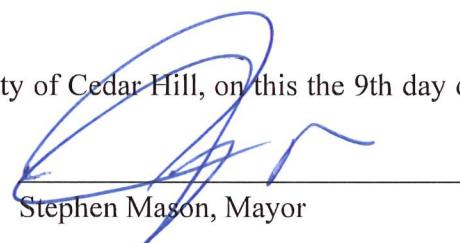
SECTION 14 – SEVERABILITY. The terms and provisions of this ordinance shall be deemed to be severable and if the validity of any section, subsection, sentence, clause or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Ordinance.

SECTION 15 – 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 16 – 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 17 – PUBLICATION. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

PASSED AND APPROVED by the City Council, the City of Cedar Hill, on this the 9th day of September 2025.



Stephen Mason, Mayor

ATTEST:



Alison Ream

Belinda Berg Alison Ream
City Secretary

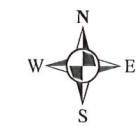
APPROVED AS TO FORM:



Ron G. MacFarlane, Jr.

City Attorney

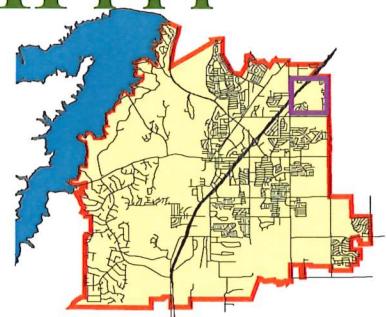
City of Cedar Hill



1 inch = 700 feet

0 250 Feet

Case PD-682-2024 EXHIBIT A



Map Printed - May 2025
Cedar Hill Planning Department

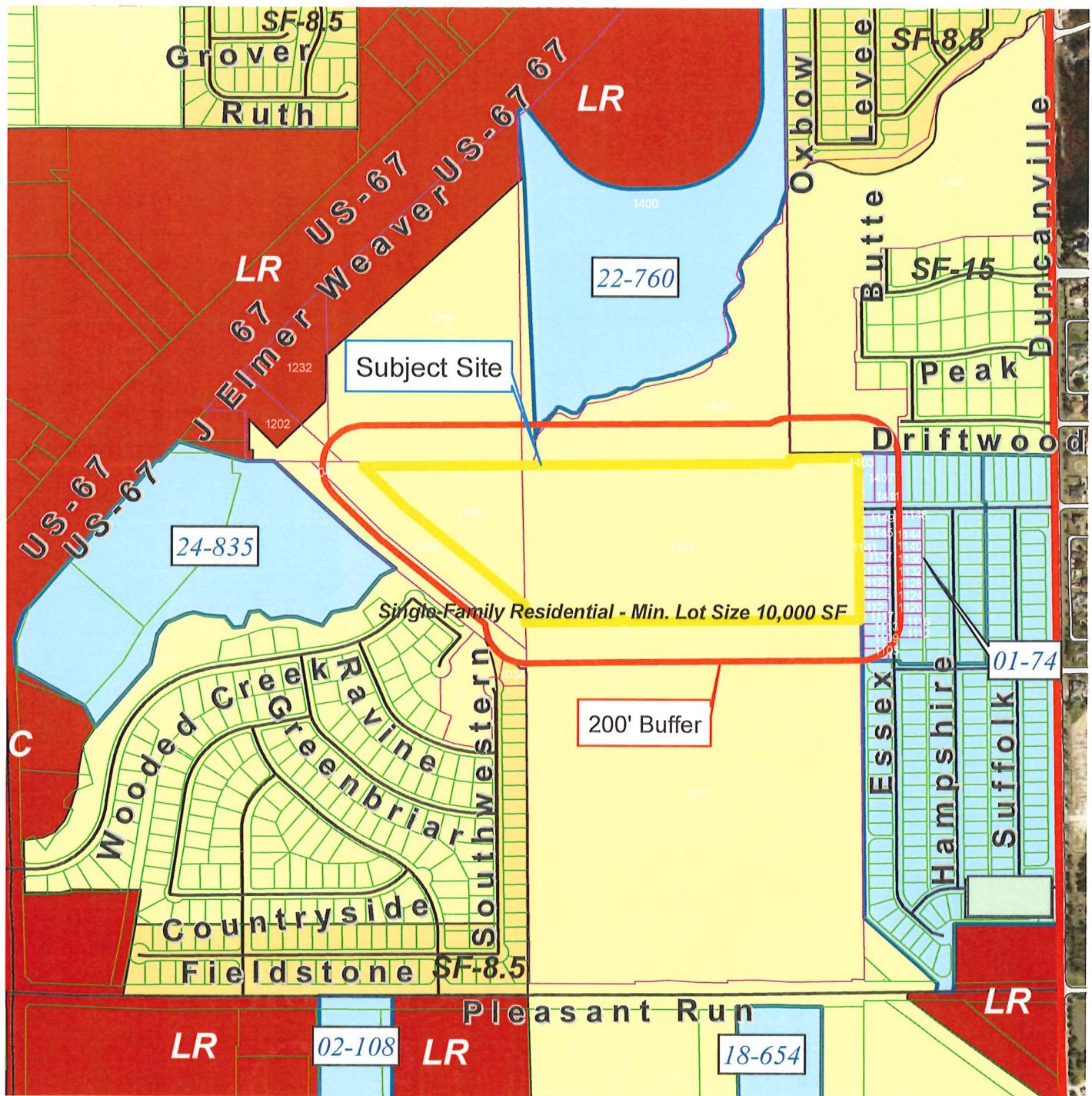


EXHIBIT B

METES AND BOUNDS DESCRIPTION:

BEING a 37.727 acre tract of land situated in the William W. Merrill Survey, Abstract No. 876, and in the Amos M. James Survey, Abstract No. 608, City of Cedar Hill, Dallas County, Texas, said 37.727 acre tract of land consisting of the following: (1) Tract 4 described in deed to Tommy Joe Winn, according to the deed thereof recorded in Instrument No. 201700131564, of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) (2) a called 7.448 acre tract described in deed to Tommy Joe Winn, according to the deed thereof recorded in Instrument No. 202100093798, of the O.P.R.D.C.T, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for the southeast corner of said Tract 4, the northeast corner of Lot 1, Block A, Trinity Church Addition, an addition the City of Cedar Hill, according to the Plat thereof recorded in Instrument No. 200600228285, O.P.R.D.C.T, said point also being in the west line of a called 23.5' public alley;

THENCE with the common line of said Tract 4 and said Trinity Church addition the following four calls;

-S 89°17'30" W., a distance of 1147.39 feet to a 1/2 inch iron rod with cap marked KSC-2617 set for corner, from which a found 5/8inch iron rod bears S 30°41'26" E a distance of 1.48 feet;

-N 64°27'33" W., a distance of 27.68 feet to a 5/8 inch iron rod found for corner;

-S 25°26'16" W., a distance of 13.71 feet to a 5/8 inch iron rod found for corner;

-S 89°17'57" W., a distance of 472.12 feet to a 5/8 inch iron rod with cap illegible found for the southwest corner of said Tract 4 and the northwest corner of said Trinity Church Addition same being in the east line of a tract to Dallas Power and Light Company, according to the deed recorded in Volume 206, Page 619, Deed Records of Dallas County (D.R.D.C.T.);

THENCE N 01°06'08" W., with the common line of said Dallas Power and light Tract and said Tract 4, a distance of 71.76' to a 1/2 inch iron rod with cap marked KSC-2617 set for the most south corner of said 7.448 acre tract from which a 1/2 inch iron rod bears S 55°34'07" E., a distance of 5.30 feet;

THENCE N 51°46'31" W., with the common line of said 7.448 acre tract and said Dallas Power and light Tract a distance of 855.20' to a 1/2 inch iron rod found for an angle point;

THENCE N 47°40'41" W., with the common line of said 7.448 acre tract and said Dallas Power and light Tract a distance of 279.92' to a 3/8 inch iron rod found in the south line of a Tract described in deed to Rhonda Montee Huges, recorded in Volume 97044, Page 2235, D.R.D.C.T.;

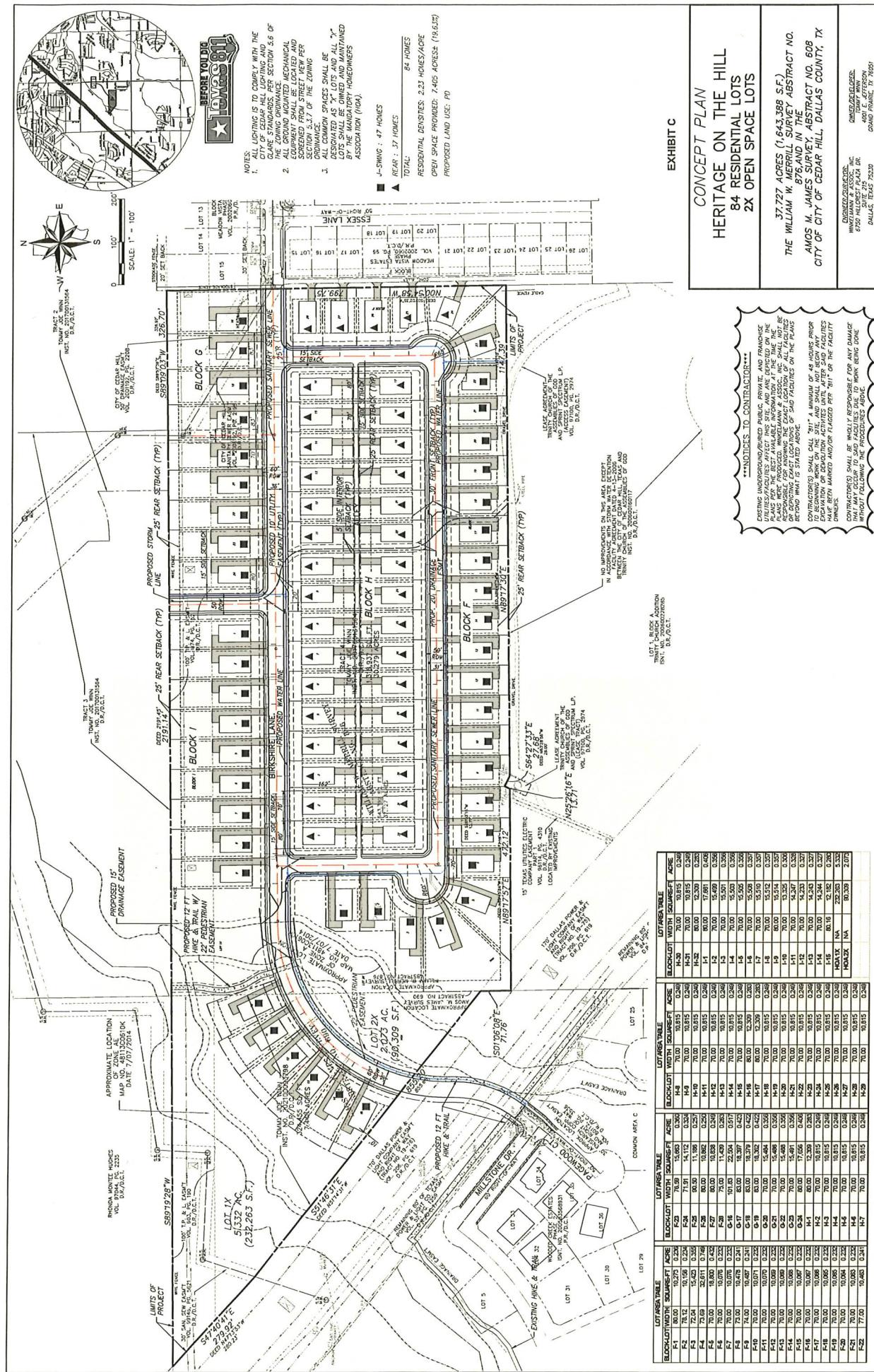
THENCE N 89°19'28" E., with the common line of said Hughes Tract, said 7.448 acre Tract, said Tract 4, and Tract 3, described in deed to Tommy Joe Winn, recorded in Instrument No. 201700131564 D.R.D.C.T., a distance of 2191.14' to a 3/8 inch iron rod found at the southeast corner of said Tract 3,

said point also being the southwest corner of Tract 2, described in deed to Tommy Joe Winn, recorded in Instrument No. 201700131564 D.R.D.C.T.;

THENCE N 89°09'03" E., with the common line of said Tract 4 and Tract 2, a distance of 326.70 feet to a 5/8 inch iron rod found in the west line of Meadow Vista Estates Phase 3, an addition to the City of Cedar Hill, recorded in Volume 2002060, Page 96, D.R.D.C.T.;

THENCE S 00°54'58" E., with the common line of said Tract 4 and said Meadow Vista Estates Phase 3, a distance of 799.75 feet to the POINT OF BEGINNING and CONTAINING 1,643,392 square feet or 37.727 acres of land, more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY NOT TO BE USED TO CONVEY TITLE)



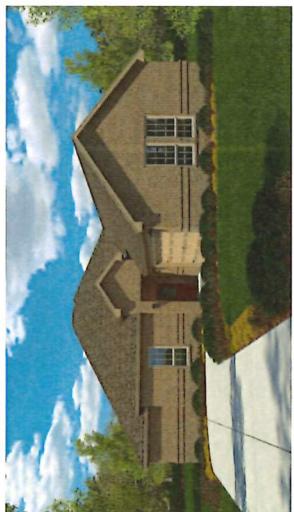
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REV/SN					
APP/SN					

BUILDING ELEVATION CONCEPTS

6-24-2025

HERITAGE ON THE HILL
CEDAR HILL, TX

EXHIBIT
D



Elevation A



Elevation B



Elevation C

BUILDING ELEVATION CONCEPTS		6-16-2025	HERITAGE ON THE HILL	CEDAR HILL, TX	EXHIBIT D-2
Winkelman & Associates, Inc.	6.	OPTION 6 - 2025 Submittal 6 Approved Ver. 11.	N.	DATE	REVS ON APPROV
Winkelman & Associates, Inc.	5.	OPTION 6 - 2025 Submittal 6 Approved Ver. 11.	N.	DATE	REVS ON APPROV
Winkelman & Associates, Inc.	4.	OPTION 6 - 2025 Submittal 6 Approved Ver. 11.	N.	DATE	REVS ON APPROV
Winkelman & Associates, Inc.	3.	OPTION 6 - 2025 Submittal 6 Approved Ver. 11.	N.	DATE	REVS ON APPROV
Winkelman & Associates, Inc.	2.	OPTION 6 - 2025 Submittal 6 Approved Ver. 11.	N.	DATE	REVS ON APPROV
Winkelman & Associates, Inc.	1.	OPTION 6 - 2025 Submittal 6 Approved Ver. 11.	N.	DATE	REVS ON APPROV
Winkelman & Associates, Inc.	0.	OPTION 6 - 2025 Submittal 6 Approved Ver. 11.	N.	DATE	REVS ON APPROV

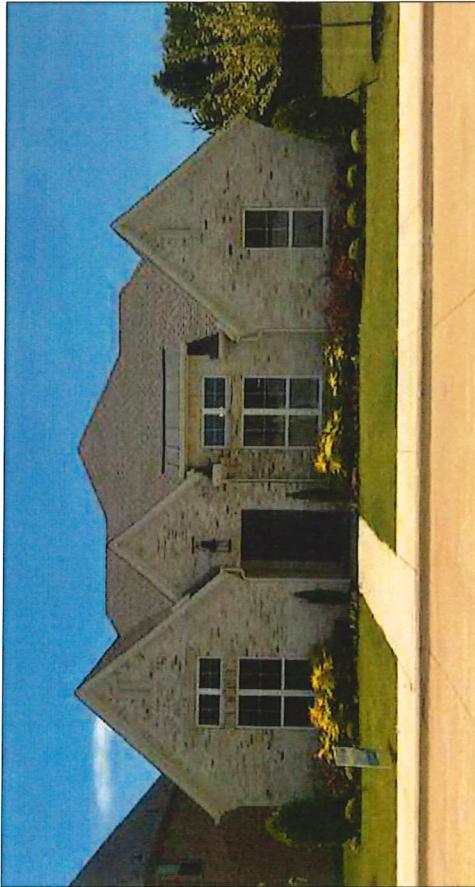
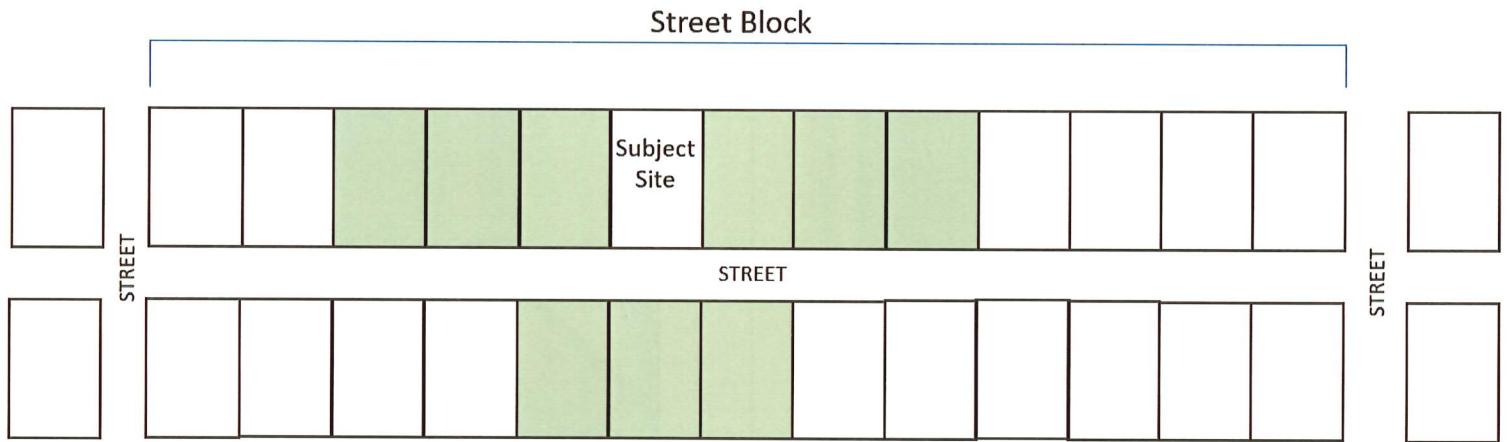


EXHIBIT E

Building Elevation Variety



1. Same elevation may not be repeated within 3 lots directly adjacent to the subject property as shown above.

CONCEPT PLAN

HERITAGE ON THE HILL, TX

FENCE & MASONRY WALL

CEDEAR HILL, TX

Wmkeleman & Associates, Inc.

6-13-2023

LAST REVIEWED 08/28/2023 BY SHAWN JAHN IN 2023

DATE

REVISION

APPROVAL

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EXHIBIT I

CONSENT FORM PLANNED DEVELOPMENT DISTRICT

WHEREAS, TOMMY JOE WINN and KAREN DIANE WINN are the owners and/or developer ("Owners") of a tract of land, located in the CITY OF CEDAR HILL, TEXAS ("City"), consisting of 7.431 acres more or less, and Tommy Joe Winn is the owner and/or developer ("Owner") of a tract of land, located in the City, consisting of 30.2841 acres more or less, both of which are hereinafter described in **Exhibit A**, which is attached hereto incorporated herein by reference herein (collectively the "Property"); and

WHEREAS, Owner(s) has/have applied for a zoning amendment from the "SF-10" district(s) to a Planned Development District ("PDD") for residential development of the Property; and

WHEREAS, it is the policy of the City to reserve the Planned Development District classification for properties that are of architectural, cultural or historic significance, in order to promote economic development and the preservation of property values within such properties and adjacent areas; 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(s) has/have proposed an array of elevations for single-family residential 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 B and C**; and

WHEREAS, the proposed elevations include specification of the masonry content of the residential 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 July 1, 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(s), in behalf of itself/themselves, their successors and assigns, and any other person presently holding an interest in the Property, hereby covenant and

consent to develop and construct the residential structures 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 B and C**. Owner(s) further expressly waive(s) any rights or privileges otherwise acquired through operation of Tex. Gov't Code chapter 3000. Owner(s) further consent(s) to the recordation of this document in the deed records of Dallas County, Texas.

Owner(s) further covenant(s) that, in the event any changes to the elevations depicted in **Exhibits B and C** are approved by the City during review and approval of the PD Site Plan, 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.

For Joe Winn
Tommy Joe Winn

6-20-25

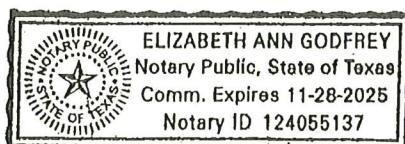
Karen Diane Winn
Karen Diane Winn

6-20-25

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me, the undersigned notary public, by
Tommy Joe Winn on the 20th day of June, 2025

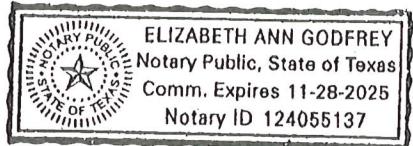


Elesch
Notary Public in and
for the State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me, the undersigned notary public, by Karen Diane Winn on the 20th day of June, 2025.



Elizabeth Ann Goff
Notary Public in and
for the State of Texas

AFTER RECORDING

PLEASE RETURN TO:

**City of Cedar Hill
Planning Department
285 Uptown Blvd., Ste. 100
Cedar Hill, TX 75104**

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

EXHIBIT A

METES AND BOUNDS DESCRIPTION:

BEING a 37.727 acre tract of land situated in the William W. Merrill Survey, Abstract No. 876, and in the Amos M. James Survey, Abstract No. 608, City of Cedar Hill, Dallas County, Texas, said 37.727 acre tract of land consisting of the following: (1) Tract 4 described in deed to Tommy Joe Winn, according to the deed thereof recorded in Instrument No. 201700131564, of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) (2) a called 7.448 acre tract described in deed to Tommy Joe Winn, according to the deed thereof recorded in Instrument No. 202100093798, of the O.P.R.D.C.T, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for the southeast corner of said Tract 4, the northeast corner of Lot 1, Block A, Trinity Church Addition, an addition the City of Cedar Hill, according to the Plat thereof recorded in Instrument No. 200600228285, O.P.R.D.C.T, said point also being in the west line of a called 23.5' public alley;

THENCE with the common line of said Tract 4 and said Trinity Church addition the following four calls;

- S 89°17'30" W., a distance of 1147.39 feet to a 1/2 inch iron rod with cap marked KSC-2617 set for corner, from which a found 5/8inch iron rod bears S 30°41'26" E a distance of 1.48 feet;
- N 64°27'33" W., a distance of 27.68 feet to a 5/8 inch iron rod found for corner;
- S 25°26'16" W., a distance of 13.71 feet to a 5/8 inch iron rod found for corner;
- S 89°17'57" W., a distance of 472.12 feet to a 5/8 inch iron rod with cap illegible found for the southwest corner of said Tract 4 and the northwest corner of said Trinity Church Addition same being in the east line of a tract to Dallas Power and Light Company, according to the deed recorded in Volume 206, Page 619, Deed Records of Dallas County (D.R.D.C.T.);

THENCE N 01°06'08" W., with the common line of said Dallas Power and light Tract and said Tract 4, a distance of 71.76' to a 1/2 inch iron rod with cap marked KSC-2617 set for the most south corner of said 7.448 acre tract from which a 1/2 inch iron rod bears S 55°34'07" E., a distance of 5.30 feet;

THENCE N 51°46'31" W., with the common line of said 7.448 acre tract and said Dallas Power and light Tract a distance of 855.20' to a 1/2 inch iron rod found for an angle point;

THENCE N 47°40'41" W., with the common line of said 7.448 acre tract and said Dallas Power and light Tract a distance of 279.92' to a 3/8 inch iron rod found in the south line of a Tract described in deed to Rhonda Montee Huges, recorded in Volume 97044, Page 2235, D.R.D.C.T.;

THENCE N 89°19'28" E., with the common line of said Hughes Tract, said 7.448 acre Tract, said Tract 4, and Tract 3, described in deed to Tommy Joe Winn, recorded in Instrument No. 201700131564 D.R.D.C.T., a distance of 2191.14' to a 3/8 inch iron rod found at the southeast corner of said Tract 3,

said point also being the southwest corner of Tract 2, described in deed to Tommy Joe Winn, recorded in Instrument No. 201700131564 D.R.D.C.T.;

THENCE N 89°09'03" E., with the common line of said Tract 4 and Tract 2, a distance of 326.70 feet to a 5/8 inch iron rod found in the west line of Meadow Vista Estates Phase 3, an addition to the City of Cedar Hill, recorded in Volume 2002060, Page 96, D.R.D.C.T.;

THENCE S 00°54'58" E., with the common line of said Tract 4 and said Meadow Vista Estates Phase 3, a distance of 799.75 feet to the POINT OF BEGINNING and CONTAINING 1,643,392 square feet or 37.727 acres of land, more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY NOT TO BE USED TO CONVEY TITLE)

EXHIBIT B

Refer to the Development Standards in PD Ordinance No. 2025-864,
as adopted by the City Council.

EXHIBIT C

Refer to the Building Elevations in PD Ordinance No.2025-864,
as adopted by the City Council.

