



PRESERVING THE PAST. CULTIVATING THE FUTURE.

2022

# CEDAR HILL COMPREHENSIVE PLAN

Amended July 2024

## About the Cover Photo

**"The towers mark Cedar Hill as the highest elevation south of the Red River. And, whenever a citizen of Cedar Hill goes away for a trip and travels back, seeing the towers tells them they are almost home."**

**–Marilyn Little, Think Tank Plan Committee**



Amended on July 23, 2024  
Ordinance No. 2024-811

Adopted on March 22, 2022  
Ordinance No. 2022-753

# Acknowledgments

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## Vision

"WE ENVISION CEDAR HILL AS A PREMIER CITY THAT RETAINS ITS DISTINCTIVE CHARACTER; WHERE FAMILIES AND BUSINESSES FLOURISH IN A SAFE AND CLEAN ENVIRONMENT."

## Mission

"THE MISSION OF THE CITY OF CEDAR HILL IS TO DELIVER THE HIGHEST QUALITY MUNICIPAL SERVICES TO OUR CITIZENS AND CUSTOMERS CONSISTENT WITH OUR COMMUNITY VALUES."

## Values



**PEOPLE &  
RELATIONSHIPS**



**STEWARDSHIP**



**HIGHEST ETHICAL  
STANDARDS,  
BEHAVIOR & INTEGRITY**



**SERVANT  
LEADERSHIP**



# *Pursuing Premier...*

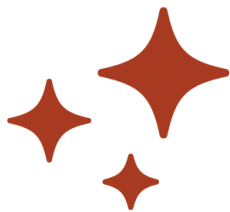
**DISTINCTIVE  
CHARACTER**



**ENGAGED  
COMMUNITY**



**CLEAN**



**SAFE**



**VIBRANT PARKS,  
TRAILS & NATURAL  
BEAUTY**



**EXCELLENT, SAFE  
& EFFICIENT  
INFRASTRUCTURE**



**STRONG &  
DIVERSE  
ECONOMY**



**TEXAS  
SCHOOLS  
OF CHOICE**

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CEDAR HILL HISTORY & TIMELINE

In 2019, the City of Cedar Hill began a community-wide initiative (also referred to in this document as the “Process”) to update the City’s Comprehensive Plan (also referred to in this document as the “Comprehensive Plan”, or the “Plan”). It is commonplace for a community to designate a name for a comprehensive plan process. The city chose “Cedar Hill Next: Preserving the Past, Cultivating the Future” to reflect this Plan’s intent to build upon the 2008 Comprehensive Plan and past planning efforts. The Plan is the result of thoughtful public conversations that started prior to and occurred during the midst of the COVID-19 pandemic. It represents the community’s passion and showcases its resiliency to chart a path forward to achieve its vision.

Cedar Hill’s land use planning starts with protecting our rich and distinctive environmental assets such as our waterways and watersheds, the Escarpment, and heavily wooded sites. Then, utilizing areas with proximity to these settings for premier neighborhoods and commercial developments; and as opportunities for community gathering spaces, eco-tourism, and economic development. The recurring sentiment from the community during the process was its vision to be “A City in a Park”, which was coined during the development of the 2012 Parks, Recreation, Trails & Open Space Master Plan. A goal was established to maintain 20 percent of the city as open space. To distinguish itself from the rest of the DFW Metroplex, this Plan double downs on what it means to be “A City in a Park” by increasing that open space goal with publicly accessible land.

This process was supported by extensive and robust public participation that included residents, business owners, local interest groups, a dedicated Think Tank, City Staff, as well as elected and appointed officials.

The Comprehensive Plan is a visionary document, one of the few times a community gets to dream big and challenge itself to think about its long-term future. In the planning process, the community was asked to envision the ideal next chapter for Cedar Hill in the future – one that might emphasize the community over the individual, and principles over personal gain and instant satisfaction. It is the deliberate focus on Cedar Hill’s lasting legacy for this version of the Comprehensive Plan that is important for instilling a long and promising future for decades to come.

Cedar Hill’s Comprehensive Plan is designed to be a guide for directing the future of the City of Cedar Hill by providing a vision and policy framework for: zoning and land use; neighborhood resiliency; parks, trails and open spaces; the subdivision of land and the development and timing of infrastructure; modes and methods of transportation; economic development; the annual operating budget; and financial forecasts.

The Plan should be used by the City Council, boards and commissions and city staff to evaluate development applications, to create policies and ordinances, and to plan future expenditures. Together, the Comprehensive Plan and its implementation tools ensure future decision-making that is consistent with the community’s vision and residents’ expectations for a high quality of life.





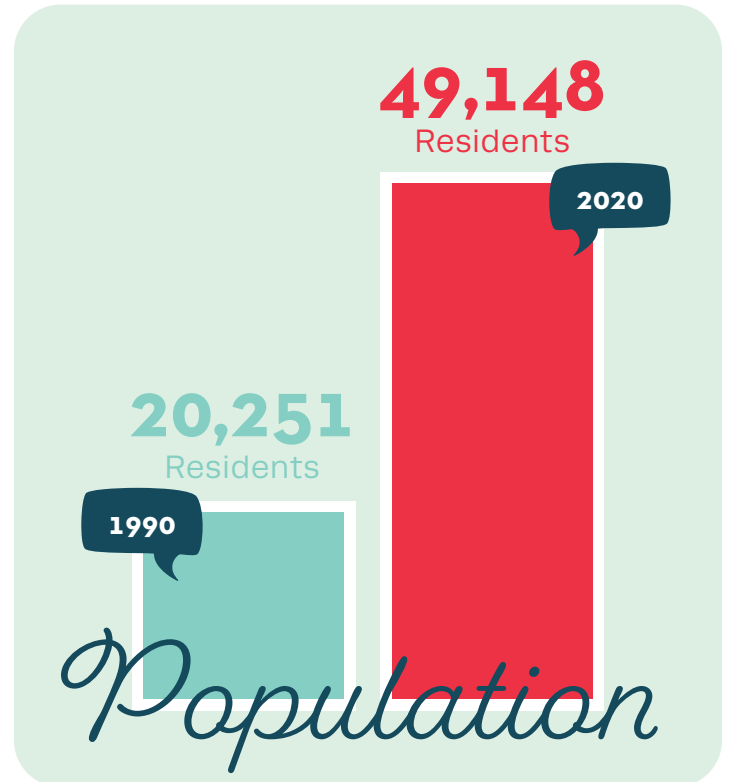
Lake Ridge Neighborhood

## Who We Are?

The City of Cedar Hill has a rich history and reputation as a desirable place to live in “A City in a Park.” Its location, climate, charm, retail, schools, and access to the Dallas–Fort Worth region provides residents with a high quality of life. Originally a settler’s community, Cedar Hill is the oldest organized community in Dallas County. It grew from a rural town of 6,850 in 1980 to a diverse, suburban community with a population just under 50,000 today. The community experienced most of its residential growth in the 1990s. Cedar Hill is a retail hub for adjoining communities with commercial uses along major corridors. The community also boasts parks and recreation offerings and a mixture of residential neighborhoods. With these attributes and its location within the region, growth is inevitable.

Located on the edge of the Balcones Fault Zone and being the highest elevation at 880 feet above sea level between the Red River border with Oklahoma and the Gulf of Mexico, Cedar Hill is only 16 miles from downtown Dallas and 31 miles from downtown Fort Worth. With easy access to Dallas–Fort Worth International Airport, Dallas Love Field Airport, and cultural arts venues, location is one of the city’s greatest assets. It spans approximately 36 square miles and two counties – Dallas and Ellis. Joe Pool Lake and Cedar Hill State Park straddle its eastern border.

In nearly thirty years, the population of Cedar Hill has increased from 20,251 residents (1990) to nearly 50,000 residents (2020 Census). On an annual basis, this equates to an increase of over 1,000 residents per year, or roughly a 2 percent average annual growth rate.



Residents in these neighboring communities visit Cedar Hill to meet some of their daily needs such as work, shopping, and recreation. Others drive through Cedar Hill to reach similar destinations in Dallas. As a result, Cedar Hill is significantly impacted by growth in neighboring communities within the region.



Old Settlers Reunion



<i>Dwelling Type</i>	<b>Current No. of Units</b>	<b>Build-Out No. of Units</b>
Single-Family Detached	15,065	24,996
Single-Family Attached (Townhouses)	118	2,234
Vertical Mixed Use, Senior Living & Existing Apartments	2,578	4,728
<b>Population Estimate (December 2021)</b>	<b>50,705</b>	
<b>Build-Out Population Projection</b>	<b>95,184</b>	



Juneteenth Celebration



## Why Plan?

As Cedar Hill has evolved, the community has expressed various opinions about the consequences of its growth. Conversations regarding planning items such as new developments, future revitalizations, and transportation expansions can create intense dialogues in the community about growth, character, authenticity, and the intended or unintended consequences. Balancing the desires to retain the small-town character of the community in a park-like setting while diversifying the tax base, housing stock, dining options, arts and culture, and entertainment opportunities is the challenge facing the City of Cedar Hill.

Managing the inevitable pressure of growth, while retaining Cedar Hill's character is the reason planning for the future of the City is so critical.

The City of Cedar Hill believes an effective Comprehensive Plan must:

- 01 Address the long-term needs of the City.
- 02 Include extensive public participation.
- 03 Be prepared and implemented in collaboration with other agencies and entities.
- 04 Be a balance between a realistic and aspirational vision.
- 05 Be easy to read, understand and use.
- 06 Be a living document that is regularly updated.
- 07 Address the issues that residents feel are important.
- 08 Serve as the main source of City goals and policies for future development and other plans.

Officials are proactively planning for the City's future by creating the ideal balance between: 1) protecting the fabric that makes up the character of Cedar Hill that attracted current residents and businesses; and 2) showcasing and evolving those characteristics to grow strategically.

Today, approximately 61 percent of the land area inside the City's limits is developed or preserved as open space, with approximately 1,500 unbuilt lots remaining in existing neighborhoods scattered throughout the City. The City is not expected to reach full build out for decades, which gives the City a unique opportunity to think big about how they would like to see the rest of Cedar Hill's land develop over the planning horizon.

The previous Comprehensive Plan is more than ten years old and the City has realized some of its goals by implementing a number of the stated objectives. Changing markets, demographics, and economic conditions over the last decade make today an important time to revisit the previous Comprehensive Plan and update the strategies appropriate for moving forward over the next 10-15 years.

In order to continue to provide the high quality of life, amenities and services that make Cedar Hill a wonderful place to live, the City needs a clear vision that supports and builds upon its municipal advantages, preparing the community for a long and sustainable future. Of critical importance is protecting the natural areas and resources that attract residents and visitors alike, continuing to grow businesses and strengthen the economy, providing a variety of housing types for residents of all ages and incomes, and maintaining a strong tax base so that the school system and municipal services can remain well-funded and strong.

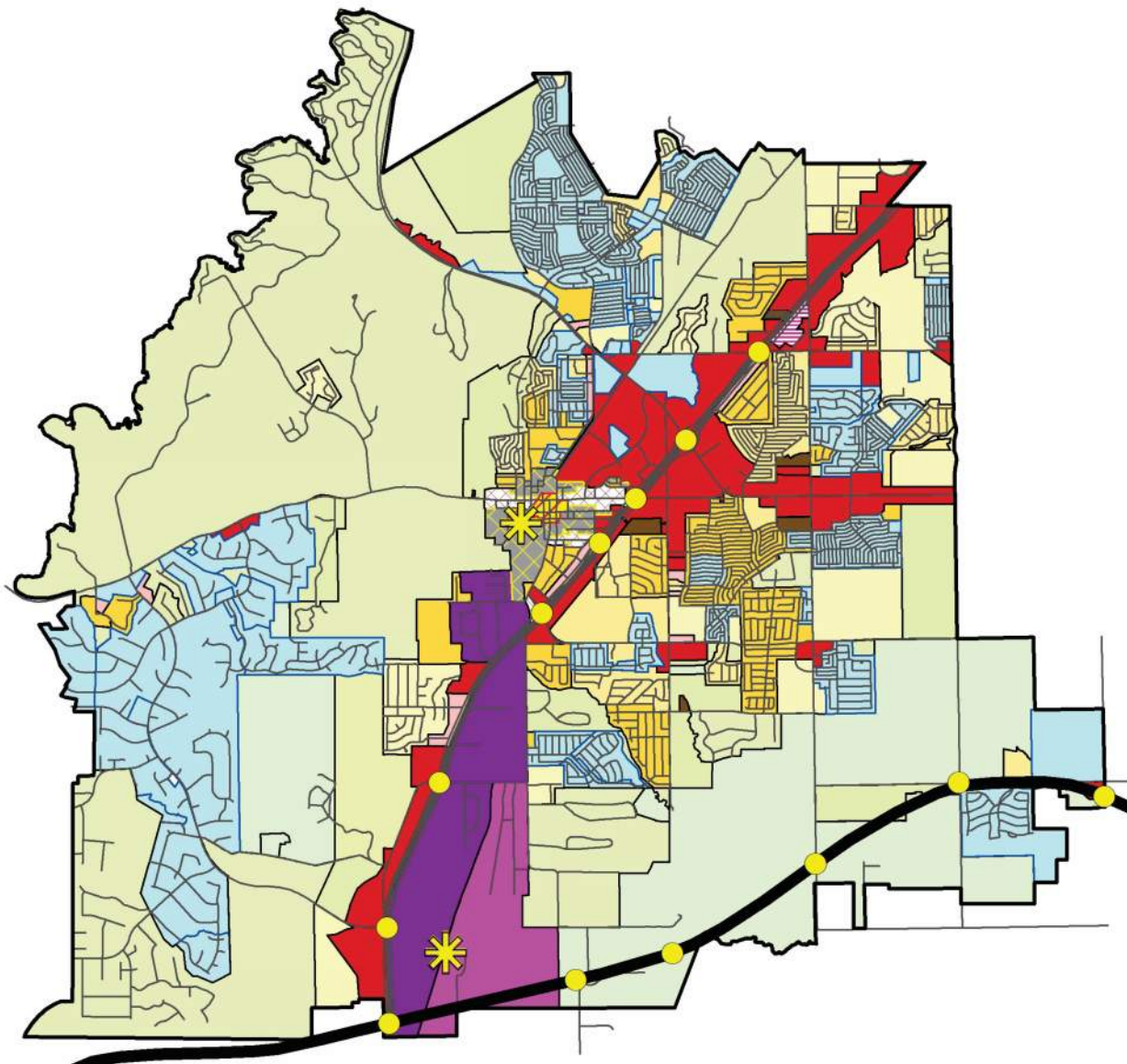
# TOP 10 STRATEGIC *Opportunities*

Protecting the character and authenticity of Cedar Hill in a way that ensures a continued high quality of life and retains the small-town charm of the City was a reoccurring sentiment that will be seen in Cedar Hill Next.

As themes emerged, several Implementation Strategies were formulated to address these strategic opportunities. These Implementation Strategies are clearly identified and can be found throughout the Plan document. While there are many other opportunities identified in the Plan that could positively influence the future of Cedar Hill, these Top 10 Strategic Opportunities have the potential to be “game changers” that could help move the community forward while also preserving its character.

The Top 10 Strategic Opportunities of Cedar Hill Next, in no specific order, include:

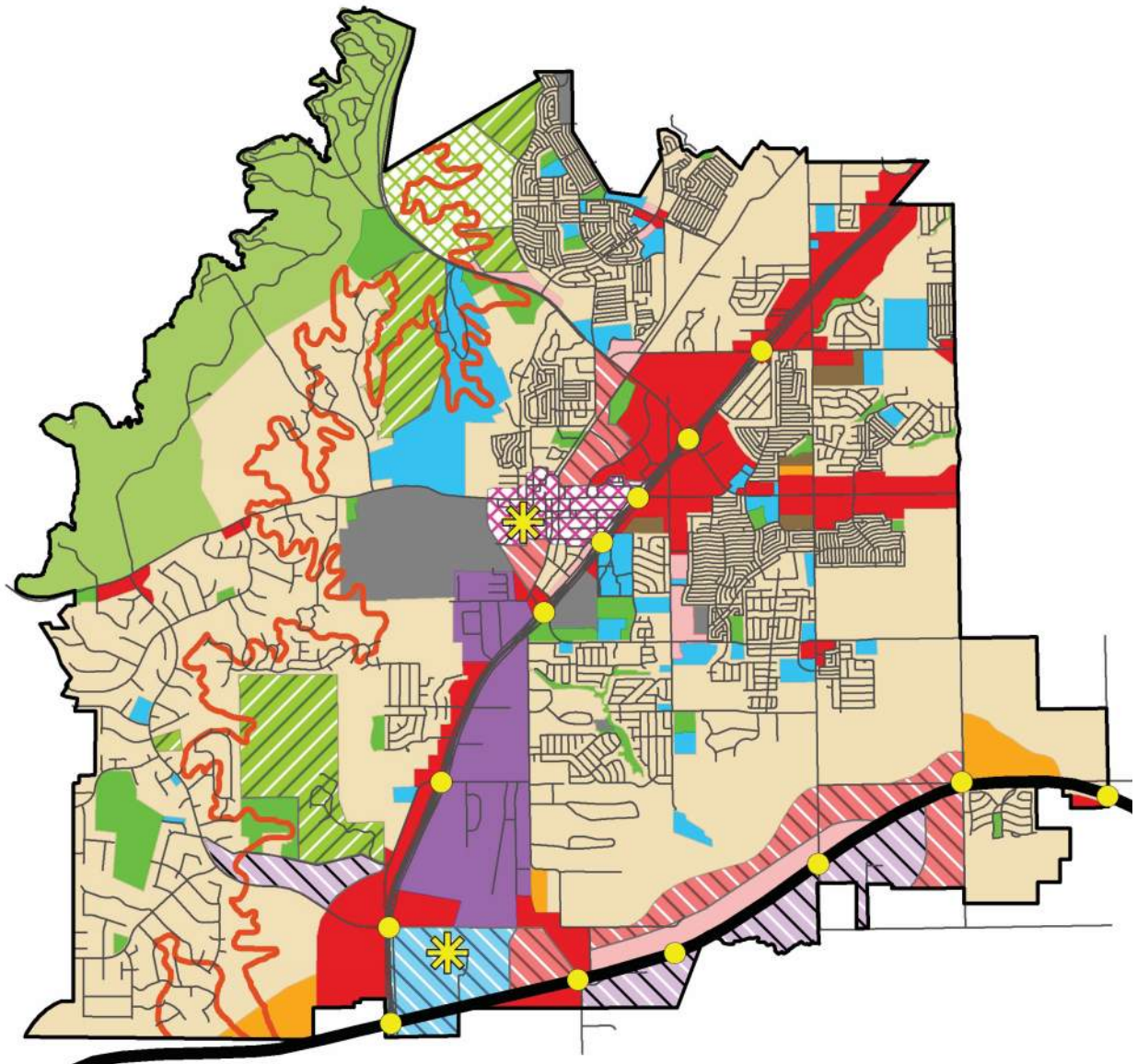
- 01 Retain small-town sense of community and rural history.
- 02 Creatively prepare for the Loop 9 expansion.
- 03 Raise Green Space resources as being key to the Cedar Hill fabric.
- 04 Create unique, multifunctional neighborhoods.
- 05 Foster and attract diversity in economic drivers, housing choices, and transportation options.
- 06 Become the leading municipality in preserving and incorporating nature throughout the City.
- 07 Encourage innovation through dedicated spaces.
- 08 Support wellness with a multipronged campus space.
- 09 Allow for smart, intentional growth to occur.
- 10 Support the revitalization of the downtown area.



### Current Zoning Map

- |  |                             |
|--|-----------------------------|
| ● Parks & Open Space (18%)             | ■ Corporate Campus (<1%)    |
| ● Rural Residential (12%)              | ■ Industrial (3%)           |
| ● Single-Family Estate (18%)           | ■ Industrial Park (2%)      |
| ● Single,-Family, 22,000 s.f. Lot (5%) | ■ Planned Development (18%) |
| ● Single,-Family, 15,000 s.f. Lot (1%) | ■ Old Town Residential (1%) |
| ● Single,-Family, 10,000 s.f. Lot (6%) | ■ Old Town Corridor (<1%)   |
| ● Single,-Family, 8,500 s.f. Lot (3%)  | ■ Old Town Square (<1%)     |
| ● Single,-Family, 7,000 s.f. Lot (5%)  |                             |
| ● Townhome (<1%)                       |                             |
| ● Multi-Family (<1%)                   |                             |
| ● Neighborhood Services (<1%)          |                             |
| ● Local Retail (7%)                    |                             |
| ● Commercial (<1%)                     |                             |





## 2008 Comprehensive Plan Map

- |                                      |  |
|--------------------------------------|--|
| ● Cedar Hill State Park (18%)        | ● Retail (8%)                              |
| ● Parks & Open Space (3%)            | ● Industrial (4%)                          |
| ● Open Space, Private Ownership (5%) | ● Broadcast Towers & Utilities (2%)        |
| ▨ Overlook Utilization Area (2%)     | ▨ Office Campus (3%)                       |
| ● Low-Density Residential (52%)      | ▨ Mixed-Use Primarily Non-Residential (3%) |
| ● Medium-Density Residential (1%)    | ▨ Old Town Mixed Use (1%)                  |
| ● High-Density Residential (<1%)     | ▨ Transit Oriented Development (1%)        |
| ● Public & Semi-Public (4%)          |  |
| ● Office (2%)                        |  |

# What Influences Growth & Development in Cedar Hill?

The Comprehensive Plan guides growth that is primarily driven by five general growth factors that influence whether and when development takes place and what form it takes: (1) market demand, available capital, and developer interests; (2) the local economy and growth outlook; (3) willingness of property owners; (4) government policy

and regulation; and (5) available infrastructure capacity. The influence of each factor in relation to the others changes over time and often varies by location or land use category. Nonetheless, each factor is present to some degree when development occurs, or does not occur, in a community.



01

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## Market Demand, available Capital, and Developer Interests

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The demand for different development types, patterns, and intensities is established by future buyers or renters and their purchasing power. Developers and private parties decide when and where to pursue a project based on their own interests, market demand, financing considerations, and the likelihood of its success. Banks and other institutions, who establish minimum lending criteria, finance most forms of private land development. In order to achieve project financing, lenders are often conservative and cautious and must be reasonably confident that a project will succeed in a community.



02

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## The Local Economy and Growth Outlook

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The strength and resilience of the local and regional economies also help influence where and how intensely development occurs in an area. The private sector considers projected employment and population forecasts and the general demographics of an area before investing in new development projects.



03

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## Willingness of Property Owners

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Property owners in Cedar Hill decide if and when land becomes available to develop or redevelop, or if land becomes available to acquire for permanent open space. Their willingness to sell property to developers, conservation groups, the city or to develop the land themselves, is critical to the timing and location of new growth and development in the community.

The Cedar Hill Comprehensive Plan is sensitive to the five general growth and development factors and tries to adopt a playbook approach to guiding future growth and conservation initiatives that take advantage of opportunities when they present themselves.

Patience may be needed for some aspects of the Comprehensive Plan to become reality, as it sets a long-term vision to guide growth and conservation efforts over an extended period of time. Reasons to revise the Comprehensive Plan should be supported by sound technical analysis and community input.



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### **Government Regulation and Infrastructure**

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Government policies and regulations are used to both promote and restrict development in line with a community vision, including through zoning and land use controls, environmental protections, and oversight by the designated boards and commissions. Government regulation and zoning impact permitted uses on a site, maximum development densities and intensities, and design considerations.



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### **Available Infrastructure Capacity**

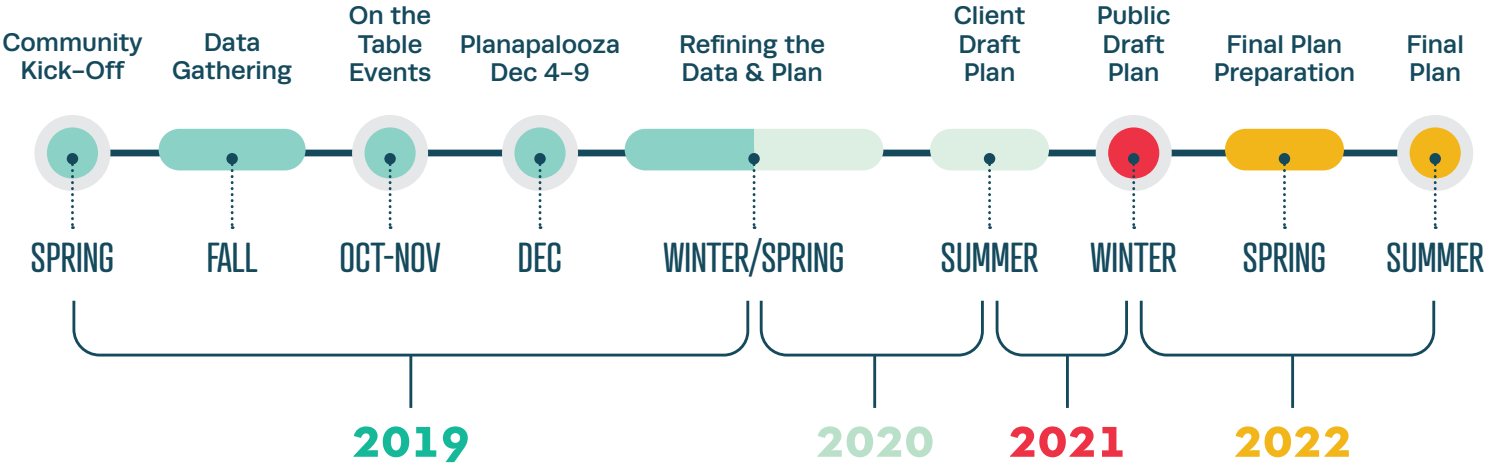
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The timing and location of available infrastructure capacity is an important consideration for development projects. Some projects must wait until available capacity exists from government or third-party service provider investments, while others may elect to fund certain on- or off-site infrastructure investments themselves to unlock available capacity and begin their development projects sooner. In some cases, developers may be reimbursed by the government agency or third-party service providers for expediting infrastructure projects through a joint-funding agreement.

# Our Shared Cedar Hill Next Experience

The City of Cedar Hill and its consultant team led by Town Planning and Urban Design Collaborative (TPUDC) and City Explained (CEI) conducted an open public engagement process unlike any other planning effort in the City. The process was branded “Cedar Hill Next,” with a tag-line that expressed the community’s desire of “Preserving the Past. Cultivating the Future.”

Even before the pandemic, when this process began, the City decided to offer a wide variety of engagement opportunities to reach a broad cross-section of Cedar Hill residents and stakeholders. The City utilized in-person and online ways to engage the public and to solicit input on the Plan.



LETSTALKCEDARHILL.COM

9,022  
Site Visits

20  
*Think Tank*  
M E M B E R S

5,200

*People  
Participated*

DEEP DIVE  
*meetings*

150

R E S I D E N T S

CEDAR HILL NEXT MET WITH  
STAKEHOLDERS  
17



## Word of Mouth

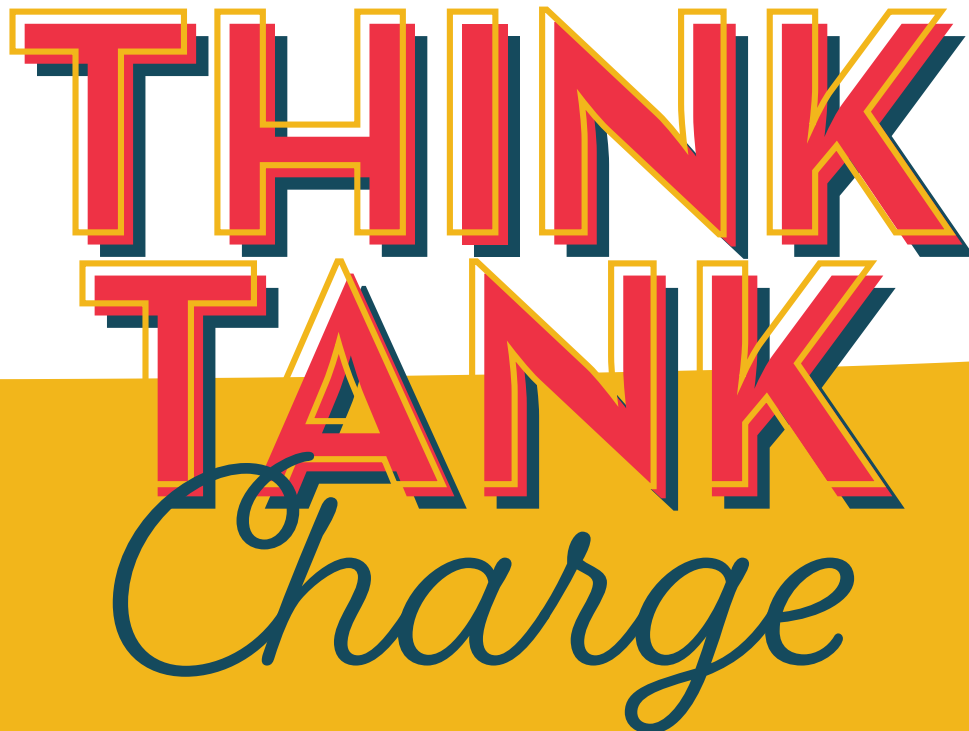
Mayor and City Council, City staff, and a committee of over 20 members representative of a cross section of the community (called the “Think Tank”) communicated in person, at board meetings, at civic meetings, and other community rallying points to build public interest in the project.

## Think Tank

A focus group called the Think Tank made up of over 20 members representative of a cross section of the community helped spread the work on the planning process and provided feedback on development of the Plan. As a result, residents, business owners, community leaders, and City officials of all ages and backgrounds, generously offered their time to express their opinions and concerns regarding the future of Cedar Hill.

## Stakeholder Interviews

The project team for Cedar Hill Next met with 17 stakeholders including long-time residents, business owners, developers, transportation experts, economic development experts, elected officials, and City staff to listen, learn, and get to know Cedar Hill. During this time, project team members were also able to tour the community to get a sense of existing conditions and possible issues and opportunities to consider moving forward.



## Community Kick-Off

In September 2019, the Cedar Hill Next team held a Community Kick-Off event at Hillside Village. Approximately 200 residents attended a presentation to learn about the project and the long-range planning process. After the presentation, participants asked questions and provided initial feedback on what is most important to them when it comes to the future of the City.

At the conclusion of the presentation, attendees were invited to participate in hands on activities that asked the community to:

1. **Share a Place:** Think big and share some of the things that they love about other places around the country and the world in order to identify new and imaginative ideas to consider for the comprehensive planning process. Participants marked these places on a map including sticky notes with reasons as to why they loved that place.
2. **Next Big Thing:** Identify the "Next Big Thing" that may impact the community in the future, either negatively or positively.
3. **Writing Wall:** Describe the Cedar Hill of the future using key words. Guests were asked to clarify what they want Cedar Hill to be known for in 20 years.
4. **Existing Comprehensive Plan:** Using pieces of candy, participants were encouraged to vote for the three sections of the existing Comprehensive Plan that were most important to them.
5. **If I Were a City:** The team acknowledged that creating a Comprehensive Plan today directly affects the City of tomorrow that

the youth of today will inherit. Through a simple worksheet, the team asked the children in attendance to pretend they were a city. They were then asked to describe things such as what their buildings would look like, why their residents would love them, and what would make them most proud.



# COMMUNITY KICK-OFF *Event*







## On the Table Events

On the Table events provided an opportunity to gather with family, friends, neighbors, and colleagues to have conversations over a meal or coffee, build personal connections, and explore ways to make Cedar Hill stronger in the future. The informality of this engagement option made the process more accessible for some community members and expanded the range of input received.

Five hosts gathered groups and met in restaurants, coffee shops, private homes, local businesses, and other locations around the city. Staff also visited with the Mayor's Teen Council, asking questions similar to those at the On the Table discussions, to hear opinions from the future leaders of Cedar Hill.

## Social Media & Project Website

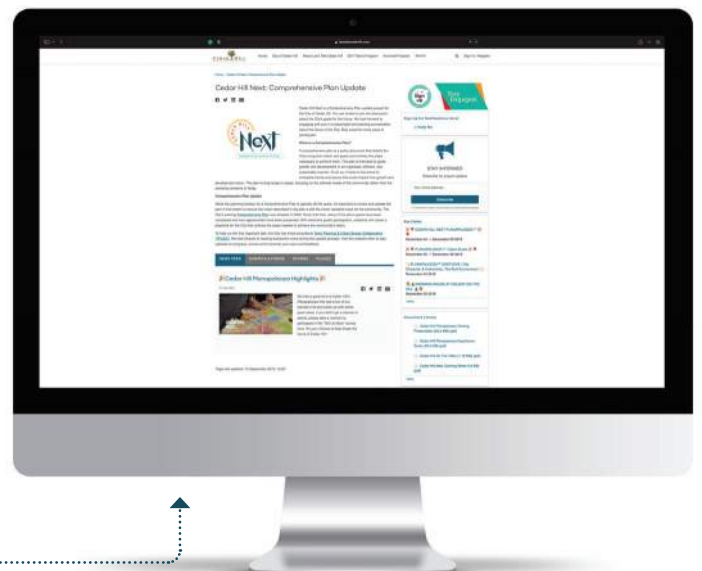
The Cedar Hill Next team created an interactive public engagement project website at [LetsTalkCedarHill.com/CedarHillNext](http://LetsTalkCedarHill.com/CedarHillNext) and the City's Facebook and Instagram page were used to help disseminate information about the project and upcoming events. The project website was used to share project updates and gather public input through the use of discussion boards, map-based exercises, and more. The website remained active throughout the entire process with more than 9,022 site visits.



## Surveying

Utilizing the project website as well as hard copies, multiple surveys were available to the community in an effort to collect more input for the planning process. Understanding the importance of engaging as many as possible, communication was provided in Spanish as well.

1. The Community Kick-Off Survey invited those that were unable to attend the kick-off event, to participate in the same hands-on activities as those conducted in person.
2. The Cultivating the Future Survey started to ask more specific questions regarding the future of Cedar Hill. Inquires asked about items such as specific projects that were considered important, forms of transportation that were most desired, as well as what type of innovation would the community like to see.





## Direct Communication

Project updates and email invitations were sent directly to stakeholders who signed on to the Let's Talk Cedar Hill website. Notifications were also sent to those that elected to receive them from the Notify Me® via the CedarHillTX.com website. Notifications were made advance of key public input meetings including the Community Kick-Off, Visioning Workshops, Planapalooza™, and the Community Open House.

City staff responded directly to questions from residents via phone calls, emails, and face-to-face encounters. They also distributed press releases to local media outlets.

## Community Events

Throughout the planning process, there were additional community events that Staff and Think Tank members were able to participate in to engage the community on the Cedar Hill Next project. Events including National Night Out, Country Day on the Hill, Neighborhood Summit and Scare on the Square provided opportunities for communicating with the public about upcoming events, online activities and to receive feedback from the community.

## Print Media / Collateral Material

The Cedar Hill Next team designed and produced posters and event schedules that were displayed in prominent locations throughout the City and provided during events leading up to the public events. Signage was posted announcing public input meetings, and printed post cards were distributed at special events, meetings, and at City Hall. In addition, special project business cards and magnets were produced for Think Tank members to distribute to members of the community.



## Planapalooza™

From December 4 to December 9, 2019, the citizens and stakeholders of the City were invited to participate in a multi-day planning and design charrette called Planapalooza™ to continue homing in on the vision of the community for the future.

Planapalooza™, an intensive and fun community planning and design event, brought together residents of Cedar Hill to think about the future of the City. This interactive engagement process provided an open forum for the public to work closely with Staff and a multidisciplinary team of consultants – representing the fields of community planning, transportation, economic development, market analysis, and urban design – to identify big ideas and generate a vision that would drive policy decisions for the City in the future. The consultant team, along with City planning staff, set up a full working office and studio at Hillside Village, with members of the public stopping by to attend meetings, provide input, or talk with the planners.

## Warming House at Holiday on the Hill

In partnership with the Staff and the Chamber of Commerce, the team jumped into the annual holiday festivities at the Holiday on the Hill event.

While guests enjoyed s'mores and "Chamber Cocktails," they also had the opportunity to receive an introduction to the Planapalooza™. The participants had a chance to rotate through three different events including:

1. An introduction presentation as well as one-on-one questions/answers opportunity.

2. In the hands-on LEGO activity, guests were asked to consider the types of development that may be appropriate in specific areas of the City, and the challenges associated with accommodating future growth. Identify the amount of growth that the community would like to see in the future and discuss the impact on infrastructure and community services and facilities. As participants got to place various Legos representing various developments across the map of Cedar Hill discussions of how and why occurred as well as identifying how one player's blocks affected the others.
3. In another engaging activity, participants were asked to identify different areas in Cedar Hill that they (a) love; (b) were areas for improvement; and (c) places they love the least.



Warming House at Holiday on the Hill

## Deep Dive Meetings

Across the six-day Planapalooza™ event, eight Deep Dive meetings were attended by more than 150 residents as well as regional and local experts in their fields. Meeting participants shared their concerns, volunteered big ideas to consider, and interacted with technical experts working in the studio. While these meetings were occurring, members of the team began developing Focus Area plans while gathering information from these public discussions in real time.

The topics of the Deep Dive meetings included:

- 1. City Character & Authenticity: The Built Environment** – discussions included, but were not limited to: design, scale, historic districts, public spaces, architecture, streetscape, landscape, etc.
- 2. Dollars & Sense: Business, Tourism & The Economy** – discussions included, but were not limited to: economic vibrancy and sustainability; the role of tourism in the community; commercial development; etc.
- 3. Moving Around The City: Transportation, Mobility & Parking** – discussions included, but were not limited to: streets, sidewalks, trails, paths, golf carts, cycling, connectivity, mobility, multi-modal transportation, destinations, parking, etc.
- 4. Just Big Enough: Utilities & Supporting Infrastructure** – discussions included, but were not limited to: growth and growth limitations, water, sewer, schools, police/fire, etc.
- 5. Places to Live: Neighborhoods & Housing Choices** – discussions included, but were not limited to: neighborhoods, different

types of housing (single-family vs. multi-family), design standards, neighborhood amenities, etc.

- 6. All Things Green: Parks, Open Spaces & Natural Resources** – discussions included, but were not limited to parks and open space amenities, green infrastructure, natural resources, conservation, environmental sustainability, etc.
- 7. What Makes A Place: Community Amenities & Quality of Life** – discussions included, but were not limited to: civic amenities and facilities, and the needs and desires of different demographic groups.
- 8. How the Lorax Teaches Planning (Sensory Friendly, Family Event)** – with additional effort made to engage the entire family, the team used the classic Dr. Seuss' The Lorax to illustrate land planning and to make the concept of planning more accessible to children. This effort was meant to engage the entire family, particularly Cedar Hill's children, who will be adults by the time most of the Comprehensive Plan's strategies are implemented.

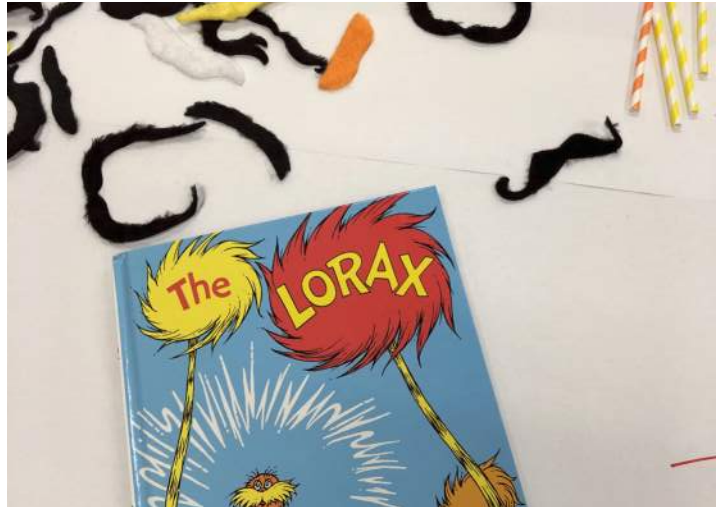
**DEEP  
DIVE**  
*Meetings*



# PLANAPALOOZA™ EVENT Dec. 4-9





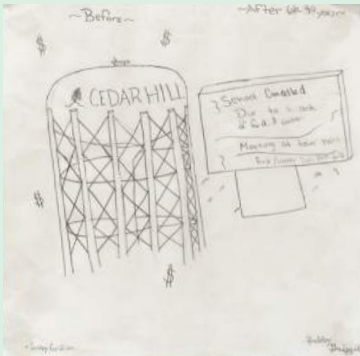




Art Contest

As part of Planapalooza™, the City held an Art Contest. Middle/High School students had an opportunity to participate by submitting entries in four categories: Photography, Drawing/Painting, Video or Written Work Piece (essay, poem, etc.). Seven submissions were received, and the public voted for their favorite in each category during the six days of Planapalooza™.

ART  
CONTEST  
*Participants*







## Hands-on Workshop Activities

The Cedar Hill Next team appreciated and recognized that sometimes to understand concepts, a participant may need to see them and feel them to fully comprehend. In order to provide a full range of opportunities for engagement, a range of hands-on activities were offered during Planapalooza™. Even after the conclusion of the event, these similar activities were available online via the project website for citizens to participate in and share their thoughts.

The activities encouraged guests to identify and express different desires for specific items in the community including:

### 1. Shopping & Dining Destinations:

Participants were asked to imagine they had a designated amount of money to spend on shopping and dining at local businesses in Cedar Hill (either existing businesses or new types of businesses they would like to see in the City). They were then instructed to place their money in containers that corresponded to the types of local shopping and dining experiences they would enjoy most.

- 2. Community Facilities & Neighborhood Spaces:** Using a selection of images, guests placed dot stickers near the types of community facilities and neighborhood spaces they would like to see in Cedar Hill. For neighborhood spaces, they were asked to think about what they'd like to have near where they live. If they had other ideas for community facilities or neighborhood spaces, they were encouraged to write them in along the photos. Participants were also able to place their dot on someone else's new suggestion.

- 3. Transportation Connections:** Participants were asked to use strings to represent the way they would like to travel from home to locations like school, work, or the lake regardless of their current means of transportation. Would they like to be able to ride their bike, walk, drive their car, or use public transportation?



## TRANSPORTATION CONNECTIONS

- BIKE
- WALK
- DRIVE AUTOMOBILE
- ON-DEMAND OR PUBLIC TRANSPORTATION





## SHOPPING & DINING DESTINATIONS



**1. Shopping Plazas & Centers**  
(I prefer shopping, dining & services in one place)



**2. Drive Throughs**  
(I prefer quick, convenient options for food & services)

\$



**3. Walkable Mixed Use Centers**  
(I prefer shopping, dining & residential options all in one place)

\$\$\$



**4. Outdoor Malls**  
(I prefer shopping, dining & entertainment options in one place)

\$



**5. Big Box Retail & Restaurants**  
(I prefer large, recognizable retailers & restaurants)



**6. Delivery & Takeout**  
(I prefer not to go out to eat or shop)



## COMMUNITY FACILITY DESTINATIONS



**Outdoor Sports Facility**



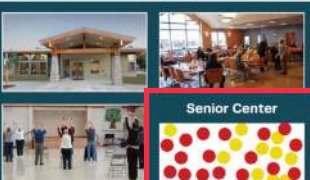
**Community Pool**



**Outdoor Amphitheater**



**Public Library**



**Senior Center**



**Theater & Performing Arts Center**



## NEIGHBORHOOD SPACE DESTINATIONS



**Community Garden**



**Dog Park**



**Neighborhood Park**



**Picnic Shelter or Gazebo**



**Neighborhood Play Field**



**Neighborhood Playground**



## Open Studio

As part of Planapalooza™, the studio was open to the public from 9:00 a.m. to 8:00 p.m. each day. Open studio time was where anyone was welcomed to view what the team was working on and offer any additional insight directly to the team. Feeding off this, the team entered production mode, synthesizing ideas, collaborating over design challenges, preparing renderings, and compiling precedent images.

Based on the input gathered in the hands-on workshop activities, stakeholder meetings and from drop-ins, the Planapalooza™ team developed examples of how several specific areas in the City could be developed or redeveloped. The plans depicted possible redevelopment and infill scenarios, building configurations, parks and plazas, street connections, and public facilities for a few key areas of the City.

## Until Next Time Presentation

Often called a final presentation, this closing presentation of the Planapalooza™ event was intended to be in the “until next time” vein – giving the community a snapshot of what the team heard over the week, explaining the work done to date and allowing for the public to provide input as well as ask questions.

## Publicizing the Draft Plan

In December 2021, the Draft Plan was made available for public review on LetsTalkCedarHill.com. The public was informed via: water bills; NotifyMe subscribers; presentations and emails to city boards and the Chamber of Commerce; neighborhood groups; and 75 signs at neighborhood entries. In addition to online comments, the public was invited to attend any of the 5 open houses from January 8 – February 1, 2022 to ask questions and provide feedback. Finally, exhibits highlighting elements of the plan were displayed in the Government Center Lobby and the Zula B. Wylie Library.







# A User's Guide For Cedar Hill Next Comprehensive Plan

The "Cedar Hill Next" Comprehensive Plan captures a collective vision forward for strategic growth and intentional conservation in the planning areas, that is implemented over a long period of time. This Plan includes analysis, maps, goals, and emerging strategies for some of the City's most important decision-making processes and establishes the vision and starting position for other City policies, ordinances, master plans, and documents to follow. It provides implementation strategies needed to achieve the community's vision for the future, consistent with a set of guiding principles. Preferred development types, locations, patterns, and intensities for anticipated future development are identified. These strategies and preferred development scenarios are based upon extensive public input and thoughtful conversations during the "Cedar Hill Next" planning process.

The community is highly encouraged to read the entire document to fully understand the City's philosophy and position on future growth and conservation in the planning area. It includes a call-to-action for stakeholders in the City's future.

Elected officials and City staff will use the Comprehensive Plan to inform the City's annual strategic planning process that culminates in the adoption of the City's strategic operating budget each year.

## *This is a Playbook*

When opportunities present themselves to Cedar Hill, the community should be able to evaluate and take advantage of them in an efficient, timely fashion. "Cedar Hill Next" is the playbook on guiding future growth and development in the community.

Some parts of the document – like the planning context, guiding experiences, community character statement, and important targets – should remain constant and keep Cedar Hill on a focused path for success.

Other parts of the document – like the emerging strategies, Conservation and Growth Map, and any other supporting maps – may need to evolve over time as conditions change that were not contemplated at the time the document was adopted. When those changes arise, Cedar Hill can evaluate the next move under the playbook mindset and evaluate against the planning context, guiding experiences, and important targets to determine if they are in the best long-term interests of the city and its residents, businesses, and property owners.



# 1 WE HEARD You

"Cedar Hill Next" is the culmination of an extensive and transparent community planning process that reflects many differing points of view. Hundreds of Cedar Hill residents, businesses, visitors and stakeholders participated in the process and contributed to the creation of this Plan.

# 2 BE A CHAMPION of the plan

Cedar Hill is a place of collective love for the City and differing opinions, and not everyone is going to agree with everything in the Plan. It is important to consider the big picture, and whether the Plan as a whole takes the City of Cedar Hill in the right direction. The Cedar Hill Next team is confident that everyone will find something in this plan to get excited about and become a champion for bringing the community's vision to life.

# 3 Understand THE ELEMENT OF TIME

At first glance, the Plan may seem ambitious and daunting. It is important to understand that not everything in the Plan will happen all at once, and some things may not happen at all. Included are some big ideas that, if implemented, would bring about transformative change, taking years or even decades to come to fruition. Other ideas are smaller and can happen right away. Ultimately, the success of this Plan will be measured by its implementation.

# 4 Help MAKE IT HAPPEN

Although we all wish our tax dollars bought us unlimited City services, the reality is that there is often more work to do than staff and resources to see it happen. All of these great ideas take time, money, and capacity. For the Plan to become a reality, a large number of people must decide they care enough to stay involved and help implement the Plan. Serve on a City Board, join a citizens task force, or turn out to support new projects are all important ways to participate and help move Cedar Hill forward. The City will need everyone to actively engage and support the Plan over the years to come. Communities, like Cedar Hill, that have a proven track record of working together, and working smartly, often succeed in achieving their goals.

## Support, Incentivize AND PRIORITIZE PUBLIC AND PRIVATE INVESTMENT

"Cedar Hill Next" is the culmination of an extensive and transparent community planning process that reflects many differing points of view. Hundreds of Cedar Hill residents, businesses, visitors and stakeholders participated in the process and contributed to the creation of this Plan.

## DOCUMENT Layout

Throughout the Cedar Hill Next process, the community reaffirmed their belief in the current Vision Statement. "We envision Cedar Hill as a Premier City that retains its distinctive character; where families and businesses flourish in a safe and clean environment." The Cedar Hill Next Comprehensive Plan recognizes that the challenges and opportunities facing the City today do not fit neatly into individual silos (departments). Constant communication, cross collaboration and multi-pronged approaches are the standard when running a highly efficient and effective City such as Cedar Hill.

Understanding that, the City saw that the more traditional approaches (chapters) found in a more conventional comprehensive plan (e.g., natural resources, parks and recreation, heritage resources, community design, land use, housing, economic development, transportation, and community facilities and services) was not the appropriate approach for creating this document.

The Staff and team members adopted a different approach for presenting information in the document, one that aligns issues and solutions, staff, elected officials, and other partners to be

better positioned to implement the strategies needed to meet Cedar Hill's biggest challenges and achieve a lasting legacy for the City.

To expand upon the Vision Statement and further clarify goals of the community, a set of themes emerged from public discussions around specific topics critical to preserving and enhancing the high quality of life in Cedar Hill. These themes embody the core philosophy of embracing and celebrating Cedar Hill's small-town feel, while pro-actively planning for its future.

**“WE ENVISION CEDAR HILL AS A PREMIER CITY THAT RETAINS ITS DISTINCTIVE CHARACTER; WHERE FAMILIES AND BUSINESSES FLOURISH IN A SAFE AND CLEAN ENVIRONMENT.”**



Hillwood Business Park – 1.7 Million Square Feet



Mayor & City Council  
Hillwood Groundbreaking Ceremony



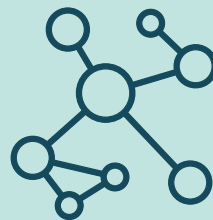
## Guiding Experience Chapters

Often coined “Guiding Principles”, the team elected to call these themes something more Cedar Hill fitting – “Guiding Experiences” – acknowledging that Cedar Hill is a Premier City by creating exceptional experiences for residents and visitors alike. One Guiding Experience is no more important than the others, rather they are all interrelated and interdependent. Four key themes emerged for building Cedar Hill’s legacy experiences through the Comprehensive Plan based on extensive public engagement, background research, and policy-maker discussions. Each Guiding Experience is represented by a chapter within this document.

Each “Guiding Experience” chapter describes the community’s goals and details strategies for the community to achieve them under the core disciplines of “Economics”, “Transportation”, “Housing”, and “Conservation & Sustainability”.

The means by which the City achieves the community’s goals may evolve over time, but the vision and Guiding Experiences themselves should endure for generations. Any changes to policies or direction should be evaluated against both the Vision Statement and the Guiding Experiences to determine if they are in the best long-term interests of the City and its residents, businesses, and property owners.

Because strategies in a particular area can be applied to multiple experiences and goals, there may be instances where they are noted in multiple sections. This is a reinforcement that several factors impact others.





Cedar Hill's location on the Escarpment, its creeks, and mature trees curate a green network, advance environmental stewardship, spur economic growth, and promote active living.



Cedar Hill fosters connections among their diverse population with unique public places, linkages between neighborhoods and destinations, and state-of-the-art technology.



Cedar Hill nurtures a business climate conducive to entrepreneurs, experiential retail, fine dining, and innovation that retains and attracts an educated and talented population.



Cedar Hill offers recreational and cultural experiences with its natural resources as the nucleus that serves its citizens first while attracting visitors from across the region and country.

## Conservation and Growth Chapter

The future land use designations and where they appear on the map are by-products of the “Guiding Experiences”. The descriptions of these land use designations are provided in a separate chapter – “Conservation and Growth Map”.

## Supporting Infrastructure Chapter

This chapter describes the infrastructure necessary to implement the build-out of the “Conservation and Growth Map”. It lays out future provisions for fire protection, police protection, parks, trails, water service, wastewater service, and thoroughfares.



Dot Thomas Park





# Implementation Tools

The Comprehensive Plan is a tool to guide the City's future growth, development, and conservation efforts. This plan details strategies to facilitate implementation of the city's vision and goals. Congruently, these city ordinances, plans and policies will need to be adjusted.

**1. Zoning Ordinance and Map** – Establishes minimum standards for land use, densities, and site design consistent with the Comprehensive Plan. In light of state pre-emptions, the city should engage with property owners and developers before formal land development applications are submitted to secure mutual agreements for building products, materials, and aesthetic methods in construction design. While it may not be feasible to do a city-wide zone re-districting as was achieved in 2001, the city should determine parcels of land critical to achieving its vision. Then, develop strategies that enable such.

**2. Subdivision Ordinance** – Establishes minimum standards for the subdivision of land, park land dedication, and provisions of streets, sidewalks, water lines, sewer lines, and drainage. "Cedar Hill Next" has been developed in a manner that minimizes the need for infrastructure in rural areas and maximizes the efficiency of infrastructure where more density is desired. The Subdivision Ordinance will need to be updated to reflect this vision. Additionally, the level of information needed in a document to help secure new parks, plazas, recreation facilities, greenways, etc. as part of the development review and entitlement process will be specified.

**3. Tree Preservation Ordinance** – Provides regulations to protect and expand the City's tree canopy. The process provided further support of the community's commitment to protecting its natural landscape. Amendments to the Tree Preservation Ordinance, the Zoning Ordinance and Subdivision Ordinance shall be considered concurrently to prioritize the preservation of land with the most intrinsic value.

**4. Parks, Recreation, Trails & Open Space Master Plan** – Provides a general framework plan, list of action items, and implementation strategies to meet the needs of a growing community. The 2017 bond election approved \$15 million for parks improvements including \$5 million for investments in neighborhood and community parks; \$3.5 million for replacement of the community outdoor pool; \$1.5 million to develop trails; and \$5 million for the first phase of a signature community park. It includes goals and guidance for increasing the number of parks, open space, trails, greenways, recreation centers, athletic fields, and water protection areas throughout the City. In accordance with state mandates for funding, this plan will be due for an update in 2022. The 2022 plan should:

- a. Re-assess how open space should be managed not only by the city, but also by the private and not-for-profit sectors.
- b. Consider the role of parks, recreation, open space, trails, and greenways in reinforcing the preferred community character and future land uses described in the Comprehensive Plan.



## **5. Neighborhood Plans and Small Area Plans**

– These plans provide more detailed information for specific activity centers, neighborhoods, corridors, blocks, interchanges, etc. The Downtown Complete Streets Plan and the City Center Plan are examples of such plans. Future plans could include: a Corridor Development Plan for Loop 9 after the Texas Department of Transportation finalizes the alignment; and revitalization plans targeted for specific neighborhood areas and portions of Highway 67. Future plans should utilize the conservation and growth principles in Cedar Hill Next as its framework.

**6. Sustainability Action Plan** – Outlines the way the City plans to achieve responsible growth within municipal operations and within the surrounding community. An updated plan should take into consideration which applicable strategies described in Cedar Hill Next should be incorporated and acted upon.

## **7. Water, Sewer, and Drainage Master Plans**

– Utilizing the Conservation and Growth Map, these plans establish where public infrastructure facilities will be needed. (The Thoroughfare Plan is included in Cedar Hill Next.) Upon adoption of the Comprehensive Plan, an update to these plans should immediately commence.

## **8. Capital Improvements Program (CIP)**

– Establishes a guide for future financial decision-making in the coordination of major public investments to city infrastructure and establishes impact fees for installation and maintenance of these services. The CIP is expressly intended

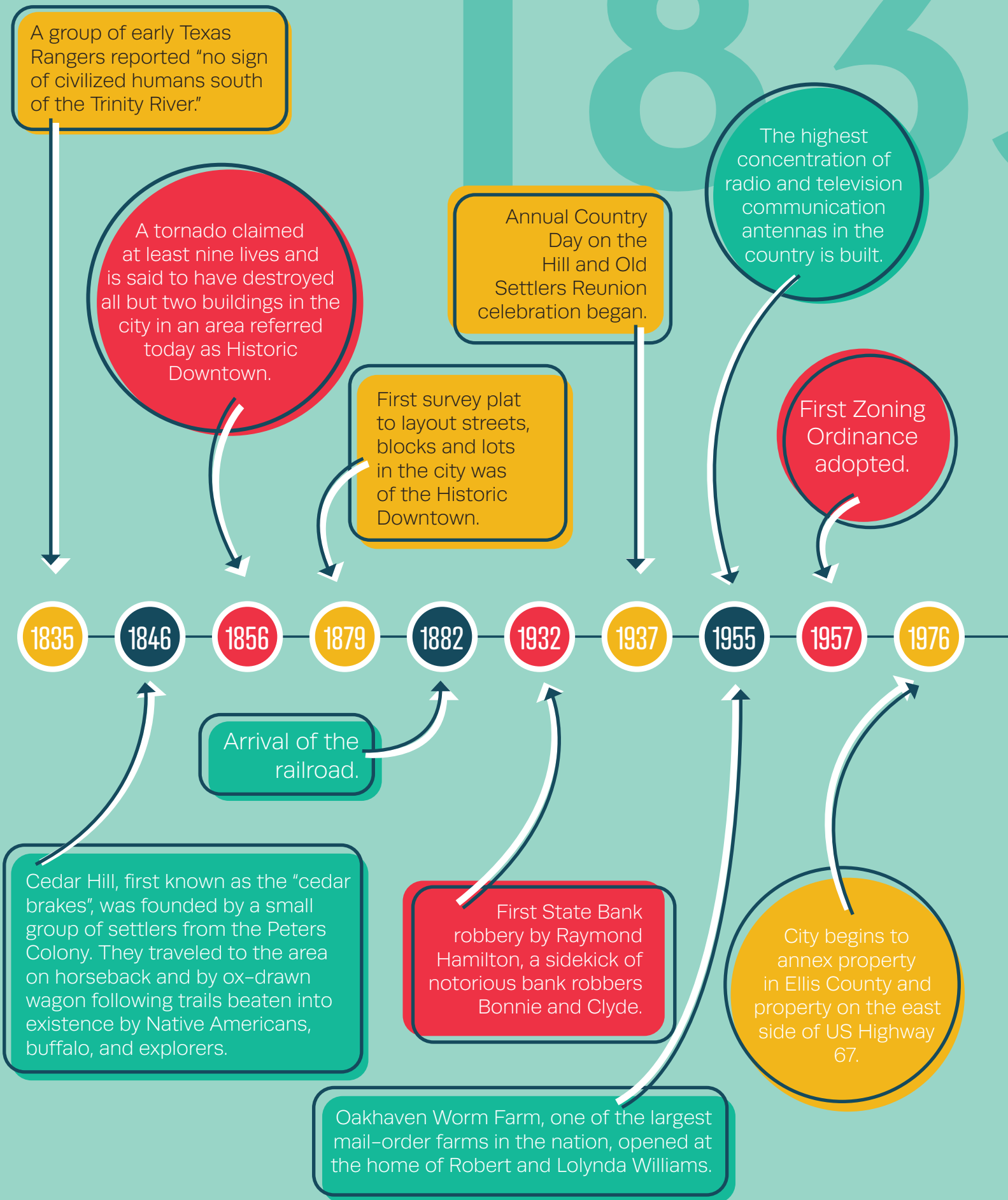
to be consistent with and to implement strategies from the Comprehensive Plan. Updates to the CIP should take into consideration the Comprehensive Plan, the Water Master Plan, the Sewer Master Plan, the Drainage Master Plan, and the Thoroughfare Master Plan. The types, locations, patterns, and intensities of development envisioned on the Conservation and Growth Map should be utilized to support the funding and timing of capital projects. In 2017, the city passed a resolution as allowed by state law to not update the CIP and impact fees as a result of less than anticipated growth and this pending update to the Comprehensive Plan. Therefore, immediately upon adoption of this plan, an update to the CIP and impact fees should immediately commence.

## **9. Cedar Hill Economic Development Corporation**

– Administers the 3/8-cent Economic Development Sales Tax, recommends changes to Economic Development policies, and administers certain incentive programs to better promote business recruitment and retention. Any new strategies should relate directly to Cedar Hill Next and the Economic Development Strategic Plan.

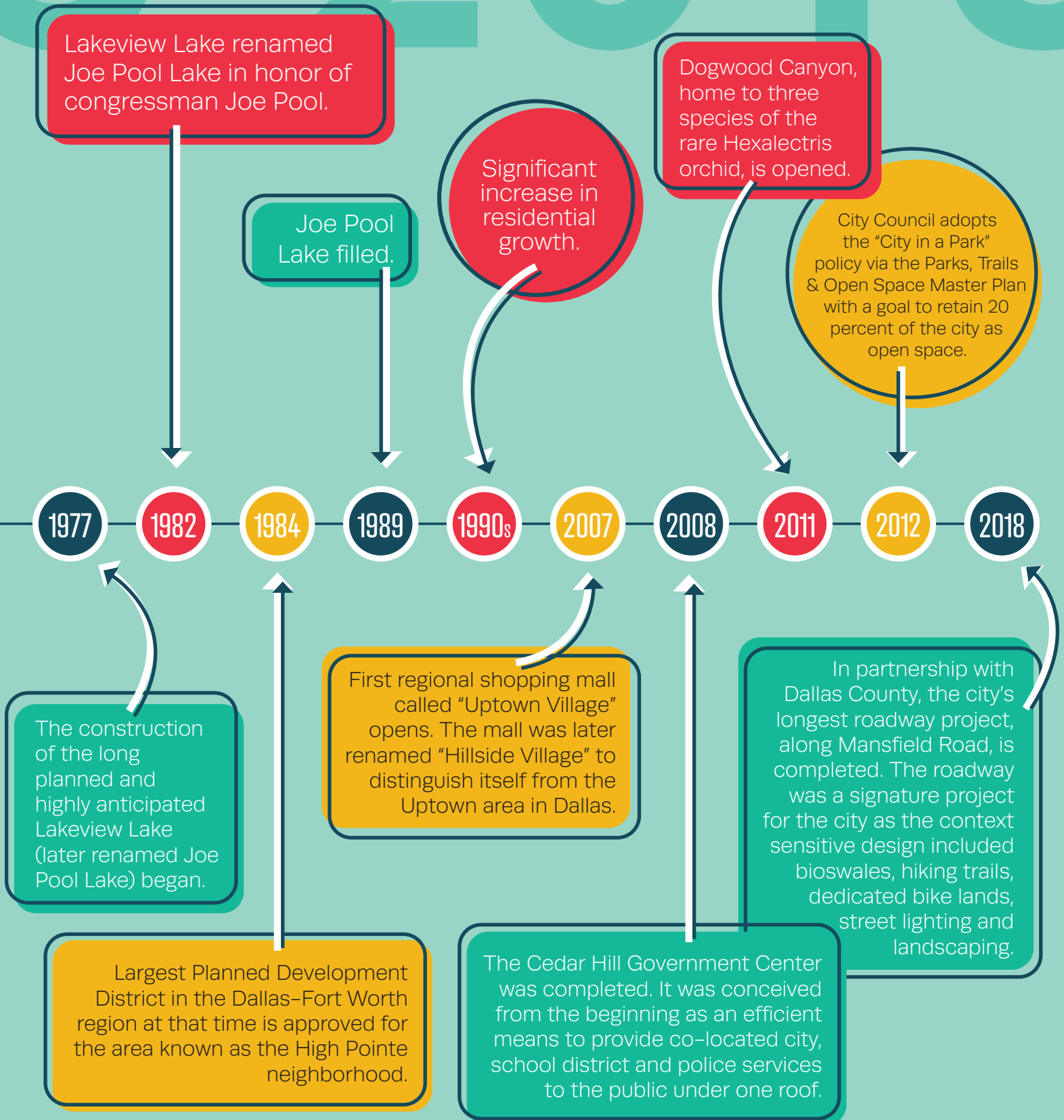


# 1833



# CEDAR HILL

## History & Timeline





CREATING A PLACE TO EXPERIENCE...

# MULTIPLE LEVELS OF GREEN





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CONSERVATION AND SUSTAINABILITY AND EMERGING STRATEGIES



# Introduction

Cedar Hill is located in a stunning setting that can be elevated by curating a green network and advancing environmental stewardship and economic growth while promoting active living. Contributing to the Multiple Levels of Green for Cedar Hill can and will range from the already successful sustainability efforts to further expansion of economic variety in the community.

Cedar Hill recognizes parks and open space as one of their unique differences from other cities in the area. With gems such as the nearby Cedar Hill State Park, the prized Joe Pool Lake and the complimentary City parks, there is an ongoing opportunity to encourage community gatherings and more active lifestyles in Cedar Hill. Cedar Hill seeks to preserve and conserve sensitive, ecological areas such as creeks, the Escarpment, and heavily wooded sites. "Preservation" is the setting aside of natural resources and land from development and resource extraction.

"Conservation" is the careful and sustainable management of natural resources to maintain the viability of the resource for the future and protection from exploitation. These areas should be linked with neighborhoods and community gathering spaces. Future development in proximity to these areas should be constructed utilizing context sensitive design to protect open space, water quality and these natural areas throughout the community. Exceptions to this would be for park-related activities and cross-city trails and greenways that provide attractive, viable travel corridors for walking and biking.

Reinforcing the goal to "grow and flourish as a City within a park," Cedar Hill's commitment should be exhibited through the comprehensive and connected network of green spaces and trails throughout the City. This Plan increases the open space retention goal from 20 percent to 25 percent.



Windmill Hill Greenbelt

32

NEIGHBORHOOD AND  
COMMUNITY PARKS

A SYSTEM OF GREENBELTS  
WITHIN APPROXIMATELY

2,713.60

Acres

*Parks of significance include*

VALLEY RIDGE PARK  
CEDAR HILL STATE PARK  
DOGWOOD CANYON

OVER

36

MILES OF TRAILS

AUDUBON  
*Center*



AWARD-WINNING  
PARKS AND

*Amenities*



# Economic Goals and Emerging Strategies

Applying an economic value to natural areas can often feel contradictory as it seems like a priceless resource. In a lot of ways it is; but in many ways, features such as a regular nature walk, a favorite fishing spot at the lake, or a beautiful viewshed have a direct impact on the world of dollars and cents. More recently, economists and researchers are taking a more sophisticated look at the economic value of natural areas, open space, and local water resources. Some forward-thinking communities and utilities are following suit –taking action to not only preserve, but to also capitalize on the economic value these natural areas provide. Known as “amenity destinations,” these communities often have strong, diverse economies.

Studies indicate that trails have large, long-term economic benefits in both rural and urban areas. In addition to their intrinsic value, trails increase property values, factor in corporate relocation decisions, provide business opportunities for commercial activities and generate expenditures on lodging, food, trail management and recreation-oriented services. Both new developments and re-developed areas in Cedar Hill will benefit from having frontage on this amenity. Studies show that real estate adjacent to high-quality open space is more successful, and frequent exposure to such open spaces has a positive impact on quality of life and public health.

The “Trails and Streams” map in this plan takes its cue from the Parks, Recreation, Trails & Open Space Master Plan. The map identifies trails and creeks for which buffers shall be established to preserve these waterways. Well-placed, planned, and convenient access to the trails should be provided for each development without disturbing the natural beauty that has been established along much of the system. Where feasible in

existing developments, identifying opportunities to connect to the trails with the same approach can be equally beneficial.

With the addition of a hotel and convention center in combination with other hotels in the area, the City will be well positioned to host events such as Adventure Races or nature-based education groups such as Wild + Free for their conferences.

## Goals

- 
- 01 Capitalize on nature as a contributor to economic development.
- 
- 02 Utilize the Escarpment, creeks and trails as assets to attract businesses who value nature, conservation and sustainability.
- 

## Strategies

- 
- 01 Develop incentives to attract and retain businesses who value nature, conservation and sustainability.
- 
- 02 Partner with the Economic Development Corporation and the Cedar Hill Chamber of Commerce to help businesses get on board with a green campaign to simultaneously maximize their financial returns and the environment returns to the community.
- 
- 03 Create a marketing strategy to attract nature-focused events to Cedar Hill and Cedar Hill State Park.
-

# CASE STUDY

## ATLANTA BELTLINE

**What:** The Atlanta Beltline project is an initiative to utilize a total of 22 miles of multi-use trails throughout the City to positively influence the economy, housing choices, transportation accessibility and the impact on the surrounding green spaces.

**Where:** City of Atlanta

**Why:** The comprehensive project was created to provide more connections between neighborhoods, job and housing options as well as offer a greater variety of transportation choices to encourage economic and sustainable growth.

**How:** Through formal legislative channels in conjunction with the Atlanta Beltline Partnership



Source: Beltline.org

Based on the 2019 Parks, Recreation, Trails, and Open Space Master Plan, full buildout of the bikeway facilities includes the following:

- Planned Facilities
- Shared-Use Paths/Side path: 74 miles (5.45 miles already funded)
- Bike Lane/Buffered Bike Lane/Shared Lane: 72 miles (5.4 miles already funded)



Figure 4: Bikeway Network



# Transportation Goals and Emerging Strategies

Bikeways and trails are an important aspect in multimodal transportation that serve both a recreational and mobility function. Not only are recreational cyclists using Cedar Hill’s existing trail and bikeway network, cyclists are also commuting to work and school. Cedar Hill funded facilities include multi-use trails along Lake Ridge Pkwy between US 67 and Mansfield Road and along E. Pleasant Run Road between Joe Wilson Road and Duncanville Road. Full buildout of the planned bicycle and trail facilities will help improve mobility and accessibility throughout Cedar Hill. Network connectivity will promote an active lifestyle and help support local retail, neighborhoods and commercial areas.



## Goals

- 01 Implement and increase non-automobile centric resources.
- 02 The construction of Loop 9 takes into consideration environmentally sensitive areas and future parks and trails.



## Strategies

- 01 Leverage fees and incentives to entice new development to enhance and construct trails in its vicinity.
- 02 Establish greenway corridors throughout the City that incorporate landscaping and trails/multipurpose pathways within available rights-of-way.
- 03 Identify and redevelop existing roadways with context sensitive design solutions.
- 04 Coordinate with the Texas Department of Transportation to ensure that the design and construction of Loop 9 provides minimal disturbance as possible to environmentally sensitive areas, is considerate to future parks and trails.
- 05 Expand Cedar Hill’s bike share system for the convenience of residents and visitors.





# Housing Goals and Emerging Strategies

## Conservation Neighborhoods

The City does not have the resources to purchase all property that the community would like to protect. There are privately held parcels in the City that have large stands of mature trees, scenic views as a result of the Escarpment, and other attributes that warrant consideration for preservation or conservation such as watersheds and endangered species. These parcels have mostly been designated as “Conservation Opportunity” in the Growth Framework chapter. They represent opportunities to preserve their sensitive areas while allowing context-sensitive development on the more readily developable portions. As future contributors to the city’s 25 percent open space goal, they could provide passive and active recreation and opportunities for urban agriculture not only for the neighborhoods they immediately serve, but also for the community at-large. These neighborhoods, often referred to as conservation neighborhoods, allow infrastructure to be more efficiently concentrated, which is advantageous for the city’s long-term fiscal sustainability.

## Rural Living

During the community engagement process, residents expressed the desire for rural living to help Cedar Hill retain its open space character. Relegating all of the remaining undeveloped property to rural living is not feasible. However, there are areas within the city that could be retained as rural living while still allowing managed growth on the remaining, undeveloped areas of the city.



### Goals

01

Recognize the importance of existing and future rural living in designated areas as an important place type within the city’s land use fabric.

02

As a viable tradeoff for rural living and open space dedication, support higher residential densities providing home ownership opportunities and quality housing for young adults.



### Strategies

01

Amend Zoning Ordinance, Subdivision Ordinance, and Building Code to allow private infrastructure systems in designated areas for rural living without variance requests.

02

Adopt conservation subdivision design (CSD) principles, which emphasize clustered development patterns intended to preserve desired open space.

03

Determine which development code requirements need to be amended to support rural living on individual lots.

04

Leverage park impact fees to entice residential developers to construct publicly accessible park and trail amenities that act as gathering places for young families, retirees, and professionals.

05

Approve zoning changes that are consistent with these goals in furtherance of the Growth Map.

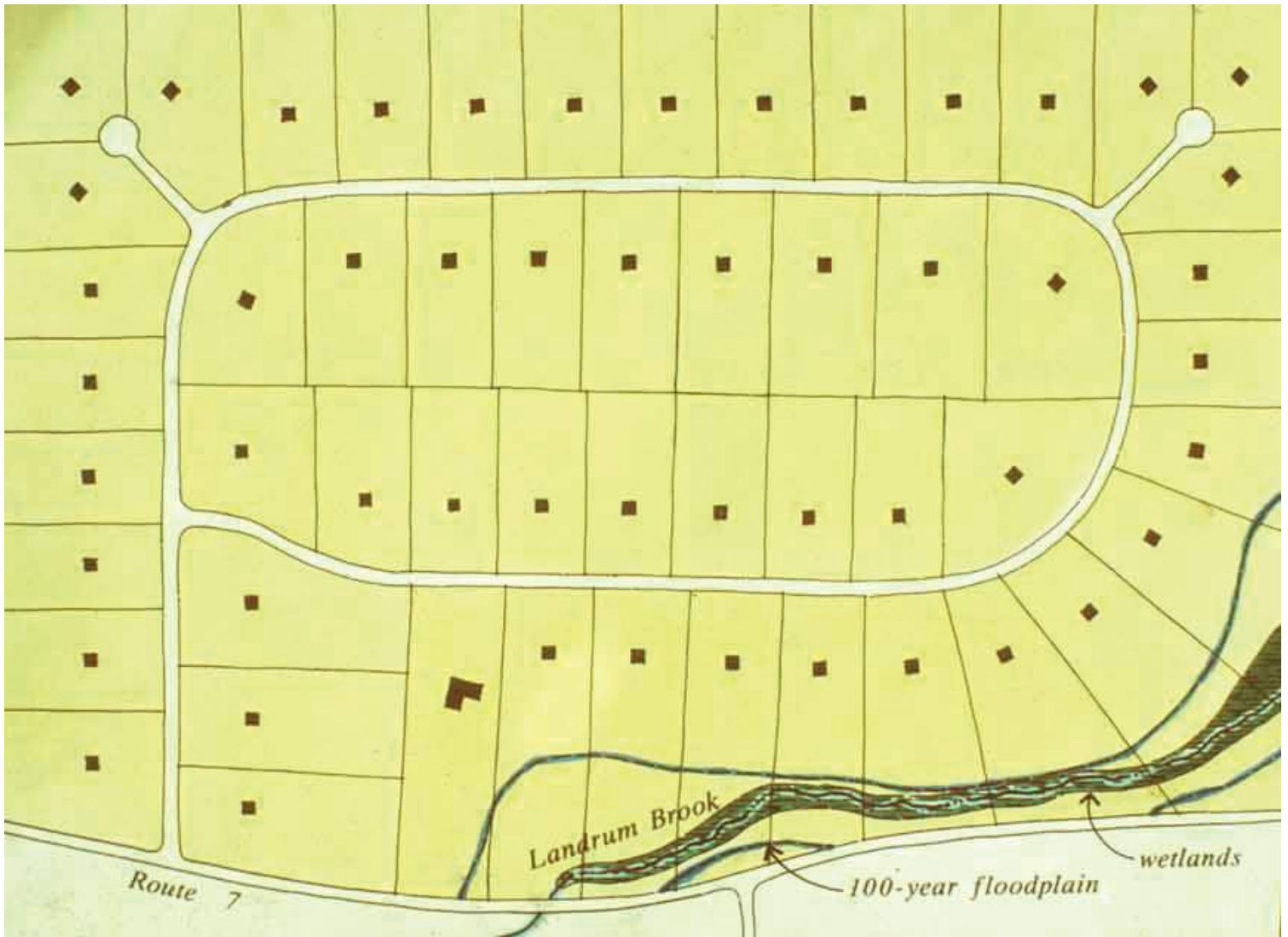
## A VISION OF THE EXPERIENCE

# Conservation Neighborhood

Conservation Neighborhoods are envisioned in the following areas of the city: "Conservation Opportunity" areas designated on the "Conservation and Growth Map" in the Growth Framework chapter; along the Escarpment Buffer; and along Stream Buffers. In these illustrations, both developments have the same area and the same number of dwelling units. However, the Conservation Neighborhood has common area that is accessible to the public and available for the maintenance of the watershed, the preservation of mature trees, recreational activities, and community gardens.



Conservation Neighborhood



Typical Subdivision Design



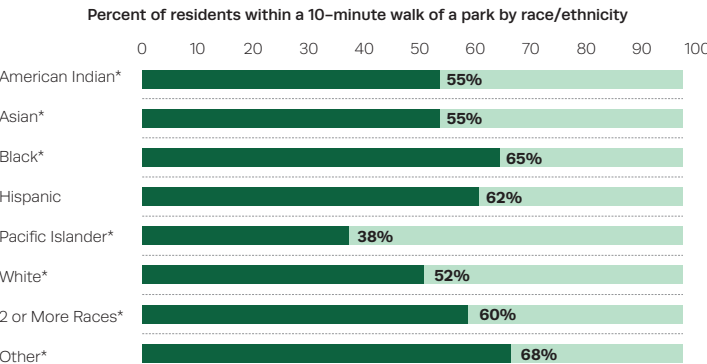
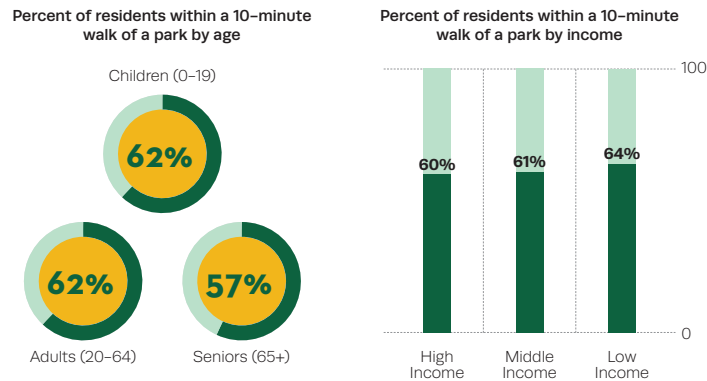
# Conservation and Sustainability and Emerging Strategies

## Open Space & Tree Preservation

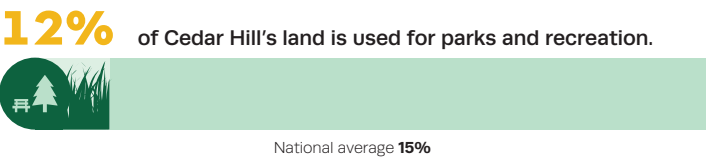
“A City in a Park” was the recurring theme throughout the community engagement process. The City’s aspiration is to preserve open space in those areas with distinctive environmental assets such as our waterways and watersheds, the Escarpment, and heavily wooded sites. There were concerns about development changing the character of Cedar Hill.

Part of Cedar Hill’s distinctive character comes from the preserving of trees as part of the urban forest. The city is a designated “Tree City” by the Arbor Day Foundation. These environmental assets are important for the aesthetics of the City, the vitality of the economy, the health of the environment, the quality of life for those that call Cedar Hill home and for the authentic experience of guests to the City. Trees are unequal in their ability to clean the air, afford visual and auditory buffers, reduce erosion and enhance streetscapes and public spaces.

As the area grows in development and projects such as Loop 9 become a reality, preservation of irreplaceable land will be vitally important. The City is currently in a position to make a legacy move and initiate some recommendations that could preserve land and wildlife for generations to come. This plan provides a strategy to increase the 20 percent open space goal established in 2012.



\*Excludes those that report Hispanic origin (which is captured separately from race by the U.S. Census).



# CASE STUDY

## BOULDER OPEN SPACE CONSERVANCY

**What:** The Boulder Open Space Conservancy (BOSC) is a non-profit birthed from public-private partnerships designed to continue preserving Boulder's open space for citizens and tourists for generations.

**Where:** Boulder, Colorado

**Why:** With focus on preserving the natural setting and resources of Boulder, those in the area have continued to advocate for the preservation of land in the traditional sense as well as in new manners. These moves have created Boulder to be coined as being "open forever" and having preserved the largest per capita in the country.

**How:** Starting back in the 1800s, agreements and bond elections allowed for the allocation of thousands of acres to be marked as Open Space. In 1967, Boulder's taxpayers passed the nation's first approved sales tax for open space. Additional height limits, preservation codes and growth management ordinances have passed in subsequent years to further underpin the preservation of land for the Greenbelt.

# CASE STUDY

## DUCKS UNLIMITED TEXAS CONSERVATION PROJECTS/CENTRAL FLYWAY

**What:** Ducks Unlimited and statewide public entities have worked to conserve more than 265,000 acres of waterfowl habitat throughout Texas through the Central Flyway project and the Texas Prairie Wetlands Project.

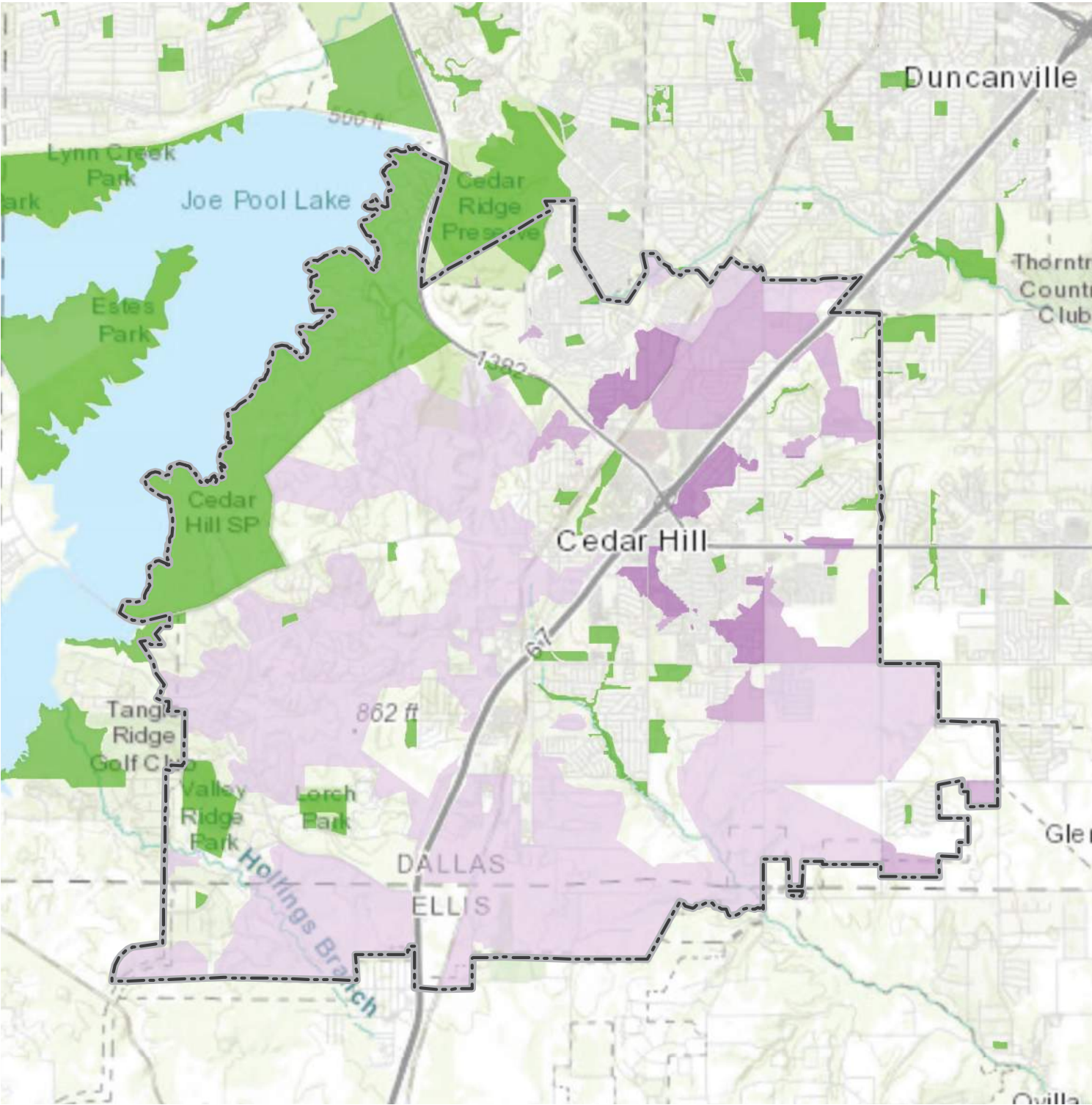
**Where:** Throughout Texas, primarily concentrated along the Eastern side of the state

**Why:** The preservation of these habitats is important to the sustainment of the waterfowl populations particularly during the winter months. Additionally, these efforts increase the public's access to lands for recreating activities.

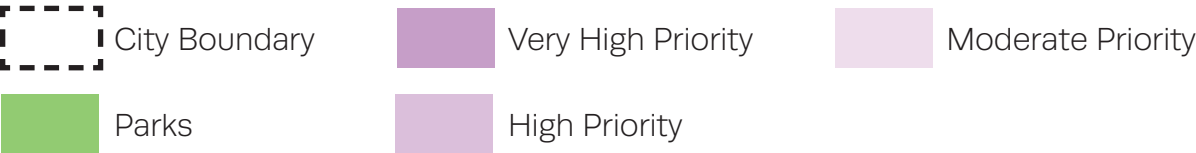
**How:** In partnership with other public and private entities such as Ducks Unlimited, Texas Parks and Wildlife Department has been able to acquire and preserve the designated areas in the Central Flyway as well as other wetland areas.



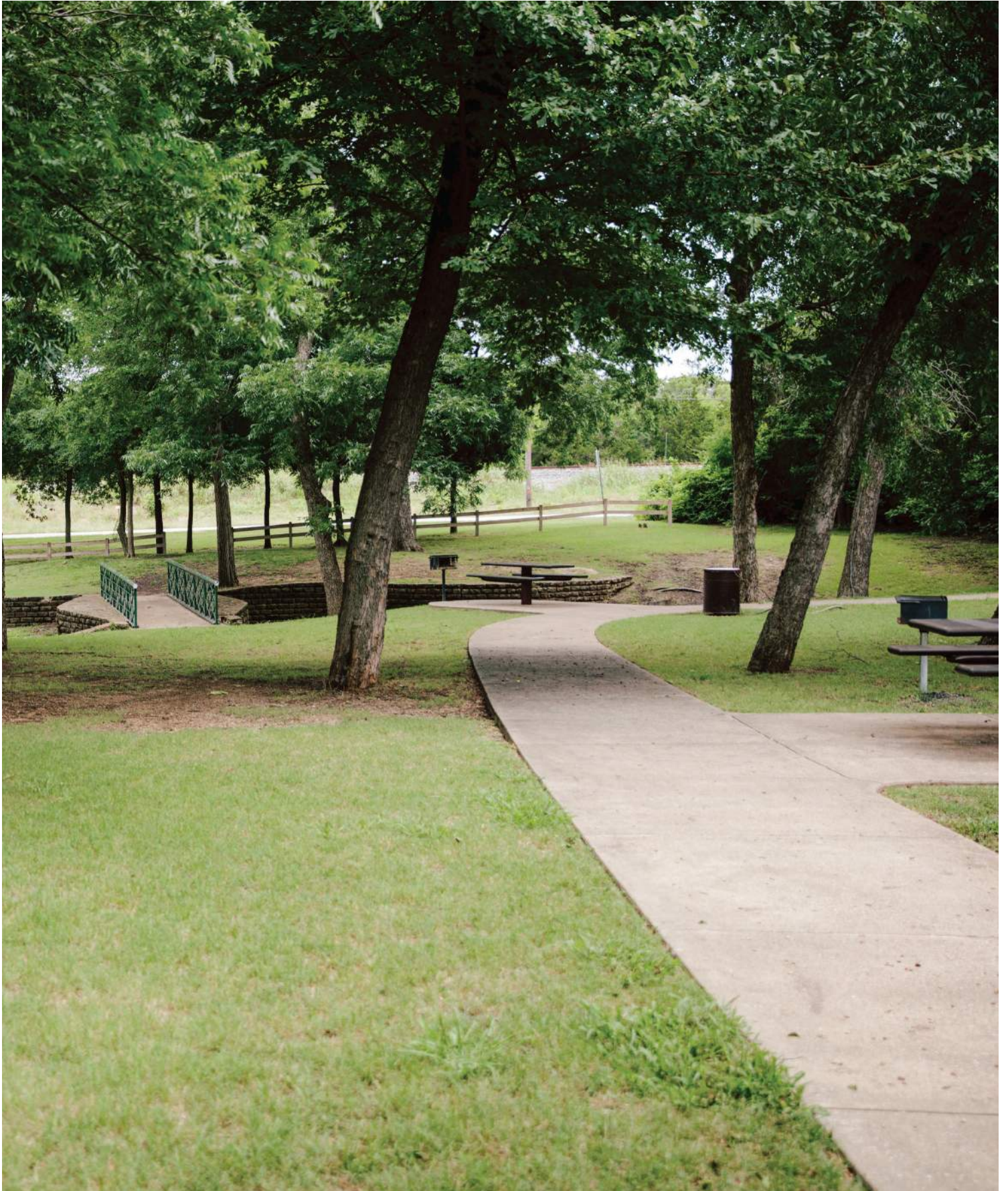
Source: [ducks.org/texas/texas-conservation-projects](https://ducks.org/texas/texas-conservation-projects)



Parks Access Map







Crawford Park



## **Water Quality & Water Quantity**

The City of Cedar Hill has enacted the Water Conservation Ordinance in an effort to address the potential effects of drought on the City. In cases of drought, the City has outlined voluntary and mandatory conservation efforts.

Regardless of population growth rates, there is still a proportional increase in demand on water resources of quality, quantity and recreation. Because Cedar Hill's drinking water is obtained from both surface and ground sources via Dallas Water Utilities (DWU), controlling stormwater to minimize pollutants is crucial. As storm water runoff flows over land masses and other impervious surfaces, such as paved streets, parking lots, and building rooftops, it accumulates pollutants such as chemicals, debris and sediment that can cause negative impacts to the environment and natural resources.

It is important to understand the demands that new development may place on the community's water supply. Therefore, the City should strive to continue working closely with Dallas Water Utilities (DWU) to quantify the potential impact on water needs as development proposals are being considered.

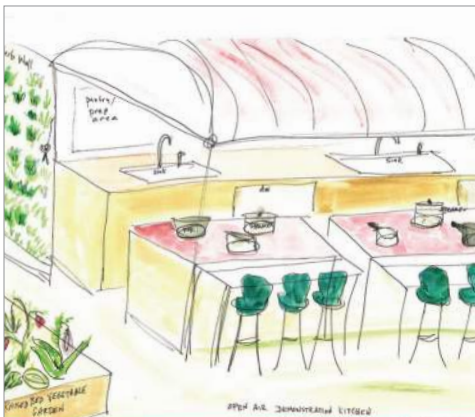
Cedar Hill is home to Joe Pool Lake which is the product of more than 25 years of planning. This effort was the collaboration between the U.S. Army Corps of Engineers, the Trinity River Authority, the Texas Parks and Wildlife Department, and the Joe Pool Lake Planning Council resulting in what has become a beloved destination for those in the Metroplex area. During the community engagement process of Cedar Hill Next, numerous residents expressed desire to have better, no-cost access to the Lake.

Cedar Hill's charge of being a City in a Park is not one that is taken lightly. Appreciating that the rural areas, wooded areas and preserved green spaces in the City are finite, making every effort to preserve/conservate them will take a commitment beyond the Staff. Each individual resident will play an important part in keeping the vision of open spaces and embraced nature.

## **A Community of Wellness**

Wellness generally includes six dimensions – physical, mental, emotional, spiritual, social, and environmental. Exercise and food are mostly responsible for the physical, mental, and emotional dimensions. The city has outdoor and indoor recreational opportunities with plans for enhancements and extensions of those facilities. With one community garden and one health food grocery store, citizens have expressed the need for more healthy food options, physical spaces that cater to all levels of capabilities, and programmed activities that demonstrate healthy lifestyle choices.

The practice of urban agriculture promotes self-sufficiency, a sense of security, a way to get outdoors and connection with family and neighbors, and a way to put long-held values into practical actions. As the cost of food and fuel increases, there is mounting concern about food security and the availability of consistent and reliable access to food. Public spaces could be programmed with wellness activities such as yoga, tai chi, dog training, community gardens, gardening classes, and cooking demonstrations. Finally, homes and buildings could be designed and retrofitted to be energy efficient and sustainable during periods of drought and power outages.



65



## Goals

- 01** Preserve and conserve 25 percent of the city as permanent open space that is readily accessible to the public by leveraging partnerships with private entities and non-profit organizations.
- 02** Make a legacy move to conserve land and protect wildlife.
- 03** In addition to the pursuit of open space acquisition along the FM 1382 Nature Corridor, seek comparable opportunities for open space acquisition on the east side of Highway 67.
- 04** Protect and increase Cedar Hill's urban forest and tree canopy.
- 05** Guard Cedar Hill's water quality and quantity.
- 06** Leverage Joe Pool Lake as a water source and recreational asset.
- 07** Empower all citizens to become conservationists.
- 08** Support opportunities for urban agriculture and other healthy food options.
- 09** Cedar Hill will invest in infrastructure, promote uses of land, and attract businesses that facilitate a community of wellness.





## Strategies

- 01** Amend the Zoning Ordinance, Subdivision Ordinance, and the Design Criteria Manual to include design and setback requirements for development along creeks, the Escarpment and existing and future trails.
- 02** Consider how park fee requirements in lieu of tree preservation on individual commercial parcels could be of a greater benefit to the city's tree preservation goals. Fees could be utilized for the purchase of more desirable, heavily treed land for public open space.
- 03** Upon completion of the next update to the Parks, Recreation, Trails & Open Space Master Plan, increase the open space goal from 20 percent to 25 percent.
- 04** Pursue all funding mechanisms that would allow the City to acquire property identified as "Permanent Open Space" on the Growth Map.
- 05** Review and amend ordinances in a manner that encourages the preservation and conservation of land in Cedar Hill with enforcement and penalty mechanisms for tree clearing without permits and incentives for additional preservation and conservation beyond the minimum requirement.
- 06** Utilize a comprehensive approach with zoning to update the city's tree preservation requirements in recognition of changes to state law and areas identified for open space preservation on the Growth Map.
- 07** Expand the NeighborWoods program to encourage individual residents to help grow the city's tree canopy utilizing grants such as TD Green Space Grant. Each year a limited number of one-gallon trees are available for residents to plant in their front yard with the agreement to water it regularly for a minimum of two years. The City could expand this program to provide more trees with an educational component on how to maintain the trees for the long-term.
- 08** Continue affiliation with Tree City USA standing as third-party affirmation of the community's dedication to the importance of trees. Additionally, the City should aspire to be a leader in this initiative becoming a resource for other cities on how to execute from a resident-led perspective.
- 09** Implement a routine evaluation of trees in public spaces to ensure regeneration of mature trees through natural regeneration or new plantings.
- 10** Identify and register any "champion" trees with the National Register of Champion Trees and educate residents on "champion" trees. Also, annually (i.e. on Arbor Day) plant the "Next Champion Tree" commemorating the day and creating focus on trees for the community to note specifically.
- 11** Assess and amend development regulations and policies to ensure they continue to protect water features, including lakes, ponds, streams, wetlands and floodplains.
- 12** Reduce or eliminate the use of harmful pesticides and fertilizers on City-owned property and encourage the same on private properties.
- 13** Encourage proper disposal of harmful chemicals and hazardous wastes and consider expanding household hazardous waste events.



## Strategies

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- 14** Incorporate innovative stormwater techniques.

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- 15** Develop additional water conserving measures for households and businesses in the City including the use of water-saving fixtures and appliances; maintaining pipes and water infrastructure; drip irrigation; rain collection; and drought-friendly xeriscaping.

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- 16** Utilize the Community Viz tools to quantify the impact of development on impervious surface limits and community water needs.

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- 17** Identify more cost-effective ways for Cedar Hill residents to access Joe Pool Lake. For example, coordinate with the State Park to be able to add access as a benefit for those that hold memberships to the Alan E. Sims Cedar Hill Recreation Center.

---
- 18** Identify additional events and educational opportunities that could be conducted at Joe Pool Lake in a similar fashion to the Environmental Stewardship Summer Camp held in partnership between the Dogwood Canyon Audubon Center and the City. Continuing these types of programs throughout the school year and for various age groups (students, adults, families, etc.) will allow for more access as well as increased environmental education.

---
- 19** In partnership with local schools, create a Pathway that educates and raises up the next leaders in conservation. This Pathway would include focuses such as land management, forestry, and renewable resource management. Resources such as the Student Conservation Association can be helpful in implementing this initiative.

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- 20** Determine which existing board [or a new board] could help with a focus on helping Cedar Hill become a place characterized by land and tree conservation, and the protection of wildlife and natural resources. These efforts would include the bird sanctuary in the Central Flyway.

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- 21** Create a Cedar Hill Resident Naturalist program to educate the community about the City's current natural resources and its goals for the future. The program can teach residents how to help maintain habitats and critical resources. Partnerships with organizations such as the Texas Master Naturalists can help create this educational tool.

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- 22** Continue programs such as the Cedar Hill Discovery Garden to create community garden plots and resources.

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- 23** Incorporate other community gardens and foodscaping near and around municipal facilities.

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- 24** Encourage and educate residents on how to incorporate edible landscaping into their yards and neighborhoods.

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- 25** Sponsor raised garden beds for classrooms to use as learning opportunities.

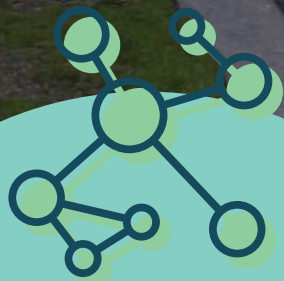
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## Strategies

- 26** Develop a community-wide composting program to divert waste and create a shared resource to be used in gardens across the City.
- 27** Challenge the development community to incorporate more foodscaping, container gardens, and rooftop gardens.
- 28** Identify city codes that may be barriers to urban agriculture and amend them as necessary.
- 29** Upgrade and design for parks and public spaces to include group activity areas, water features, wi-fi access, athletic courts and fields, exercise areas, outdoor learning spaces, outdoor workspaces and pet-friendly areas.
- 30** Identify areas of the city that could help Cedar Hill obtain Texas Wildscapes and National Wildlife Federation Certification over the next five years. By providing wildlife food sources, shelter and water, residents will be helping their City conserve the natural resources they love.
- 31** Foster strategic public-private relationships to create a non-profit able to maximize funds fertilized with private philanthropy.
- 32** Continue to collaborate with other vested entities to create additional recreational, destination features that can generate income.
- 33** Identify and cultivate strategic partnerships; and utilize the resources provided by the Texas Parks & Wildlife Department to inform conservation efforts and identify private sector conservation groups that could be potential allies.
- 34** Continue to implement Cedar Hill's park score from The Trust for Public Land so that 75% of all residents are within a 10-minute walk to a park.
- 35** An update to the Sustainability Action Plan should include consideration for electrical charging vehicle stations and the necessary infrastructure to support them, how renewable energy sources can be utilized throughout the city, and telecommunications band width.





CREATING A PLACE TO EXPERIENCE...

# AUTHENTIC CONNECTIONS





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CONSERVATION AND SUSTAINABILITY AND EMERGING STRATEGIES



## Introduction

One of the many things that Cedar Hill is characterized by is its deep-rooted sense of community. This sense of community is largely due to the relationship building that the city has cultivated throughout the years. As a result of the growth experienced during the 1990s, the community was determined to retain its small-town charm where all residents have a sense of belonging. City leaders have prioritized creating tools that connect citizens with each other and their government.

Residents that grew up in Cedar Hill and left home are looking to return. Additionally, residents who live in Cedar Hill want to upsize or downsize in their same community. With keeping a focus on the tradition of belonging and connection, Cedar Hill will need to continue finding ways to create those ties between all the different members of the community. Keeping the sense of community as a foundational aspiration will drive the City of Cedar Hill and its residents to find creative ways to continue cultivating genuine connections in the physical and relational fabric of Cedar Hill.



National Night Out

# Economic Goals and Emerging Strategies

Place-based tourism is dependent on a high-quality built environment that is interesting, authentic, beautiful, and useful. In contrast, the suburban places in which most people live today would never be visited by place-based tourists because suburban environments are everywhere and lack distinction.

It is possible to create the type of place that is desirable for tourism with the resources that Cedar Hill already has. The pairing of both the charming Historic Downtown Cedar Hill and the unmatched natural features, make Cedar Hill a hard destination to replicate.

The Cedar Hill brand is already associated with a deep sense of community, hometown pride, and unbelievable access to nature. The City of Cedar Hill should continue to promote itself, its natural amenities and their local companies to help them grow, building a reputation as a community that values and partners with local businesses.



## Goals

- 
- Cedar Hill will become known as a unique destination where tourists cannot only come for shopping, fine dining, entertainment, arts, culture, and recreation, but also for its scenic views and open spaces that offer moments for solitude.
- 

## Strategies

- 
- Further emphasize and build on the strong sense of history and small-town charm to create iconic activity centers outside of Downtown that will appeal to both locals and tourists alike.
- 
- Continue to grow place-based tourism in Cedar Hill by implementing strategies related to use and character for new activity centers envisioned on the Conservation and Growth Map.
- 
- Develop collective branding campaign with the Cedar Hill Chamber of Commerce, Cedar Hill Historic Downtown Merchants Association and other business leaders and advocates designed to build brand awareness and attract high-pay employers and compatible businesses.
-

# Transportation Goals and Emerging Strategies

Cedar Hill aspires to be a multigenerational community with a diversified tax base and various dining, arts, cultural and entertainment options. In terms of transportation, “authentic connections” means having a multitude of options that all residents, employees, and visitors can rely upon to move around the city. The implementation of trails and bike lanes are just as important [if not more so] for the movement of pedestrians and bicyclists as the thoroughfare plan is for the movement of vehicles. Additionally, these forms of transport provide opportunities for people to converse with one another whereas vehicles do not. Microtransit is also another important part of this equation as it could facilitate the gathering of people where parking may be limited and for transportation between employment centers.

## Goals

- |    |   |
|----|---|
| 01 | The roadway system will be constructed in a context sensitive manner with consideration for not just vehicles, but also for pedestrians, bicyclists, and the environment. |
| 02 | Developments will incorporate best practices for curbside management.   |
| 03 | The construction of Loop 9 takes into consideration environmentally sensitive areas, future parks and trails, and optimal connectivity for future Activity Centers.       |
| 04 | Increase and maximize usage of the bicycle network.   |

## Strategies

- |    |  |
|----|--|
| 01 | Update the Design Criteria Manual for local, residential streets so that at least one, unimpeded travel aisle is available to accommodate emergency vehicles when parking is allowed on streets.   |
| 02 | Adopt regulations to enforce curbside management, particularly for mixed use environments where parking may be limited.  |
| 03 | Coordinate with the Texas Department of Transportation to ensure that the design and construction of Loop 9 provides minimal disturbance as possible to environmentally sensitive areas, is considerate to future parks and trails, and provides optimal connectivity for future Activity Centers. |
| 04 | Identify existing railroad crossings that could be utilized for the Road “A” alignment while bypassing communication tower infrastructure.   |
| 05 | Implement measures to mitigate vehicle crashes along major street intersections with US 67 and high traffic volume corridors such as FM 1382, Joe Wilson Road, N. Duncanville Road, and E. Pleasant Run Road.  |
| 06 | Like the “Downtown Complete Streets Plan”, implement similar policies for pedestrian activity in the Neighborhood, NextGen Retail, Midtown and Regional Activity Centers.  |
| 07 | Utilize new commercial and residential development to implement the Parks, Recreation, Trails & Open Space Master Plan by providing trail connections throughout Cedar Hill to the surrounding trails and pathways.  |



## Strategies (cont.)

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- 08** Expand bikeshare opportunities throughout the city.
  - 09** Increase sidewalk infrastructure adjacent to schools and parks to improve quality of life and enhance neighborhoods.  
Inventory existing sidewalk infrastructure and prioritization matrix to meet pedestrian needs.
  - 10** Identify gaps in sidewalk network that would increase connections to popular destinations such as parks, shopping, banks, medical facilities, post office, libraries, etc.
  - 11** Promote walking/bicycling to school/work through events such as a “Walk/Bike to School/Work Day” to coincide with regional, statewide and national events. Coordinate efforts with Cedar Hill ISD to implement a Safe Routes to School Program. Pursue a grant with NCTCOG to implement transportation safety and educational programs.
  - 12** Initiate programs such as a “Walking School Bus” program with the support of resources such as the Safe Routes Partnership. This program would be specifically targeted as an additional option for those that live within the two-mile radius eligible for the current Pay-To-Ride Program.
  - 13** Work to be designated a Walkable Community. Walk Friendly Communities is a national organization that certifies cities and towns in the United States as “Walk Friendly Communities.” Recognition as a Walk Friendly Community announces that Cedar Hill takes pedestrian safety and pedestrian travel seriously, as well as the contribution that it makes to the quality-of-life for residents and visitors to the City.
  - 14** Support implementation of the Phase 1 strategies for Cedar Hill in the Southern Dallas County Transit Planning Study Report.
  - 15** Designate transit-oriented land uses for a future rail station in the Downtown/Midtown corridor to promote a live-work-play environment and reduce the amount of vehicle trips to the station.
  - 16** Implement a park-and-ride service between Cedar Hill and Downtown Dallas to ease congestion along US-67 and promote alternative modes of transportation.
  - 17** Establish codes that help implement Greenway Corridors and streetscapes consistent with place types along designated roadways.
- 



# Housing Goals and Emerging Strategies

New development considered in Cedar Hill should mitigate impacts to existing neighborhoods by programming uses, building types, building heights, parking solutions, and landscaping that are compatible with adjacent neighborhoods. Street, bicycle, and pedestrian connections are still encouraged between adjacent development.

The “Master Planned Neighborhood” is a character place type on the Conservation and Growth Map that presents an opportunity for multigenerational neighborhoods inclusive of a variety of housing types that appeals to all ages, including units that are designed with seniors in mind. The product mix should contribute to the creation of a neighborhood that is conducive to social interaction amongst neighbors and a level of connectivity that can minimize feelings of isolation. Potentially surrounded by a network of neighborhood support, all ages in a multigenerational neighborhood have a lower likelihood of depression, as such arrangements can foster an environment of neighbors helping neighbors. Neighborhoods that offer a safe system of sidewalk connections to nearby shopping and services can help with mobility issues whether it be age or accessibility.



## Goals

- 01

Protect and enhance existing neighborhoods.
- 02

Neighborhoods will be designed as multigenerational to accommodate a variety of housing types that can appeal to all ages.



## Strategies

- 01

Review and update the Zoning Ordinance and Subdivision Ordinance to ensure that the zoning districts neighboring existing neighborhoods effectively addresses transitions and encourages greater connectivity between compatible uses.
- 02

Identify areas within the development process (i.e., expedited permitting, fee waivers) to incentivize the construction and renovation of housing units that provide opportunities for aging residents to downsize. These could include accessory dwelling units intended for family members, density bonuses or age-restricted units, or establishing set asides for larger developments to include units for retirement-age residents.

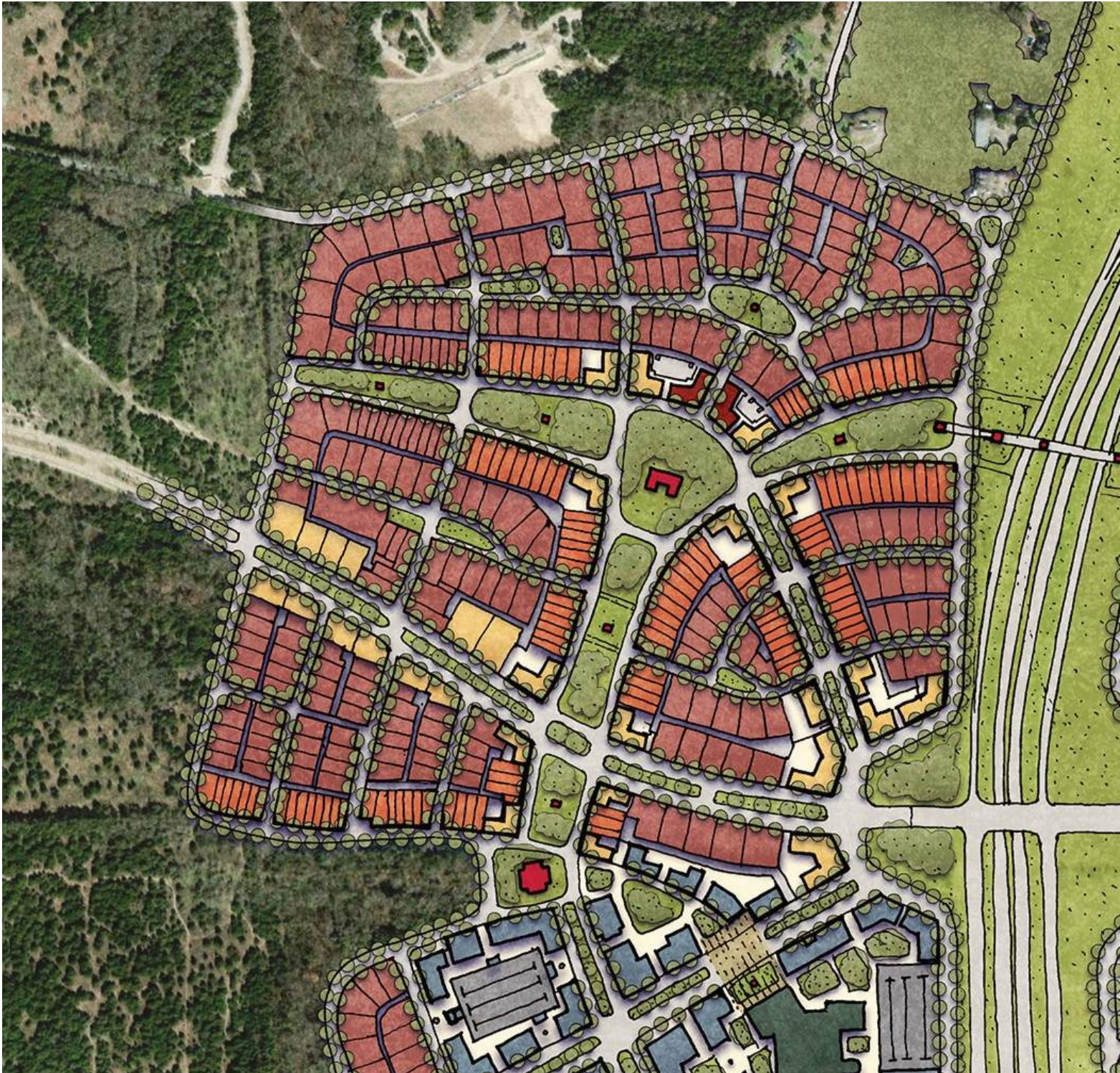


Winding Hollow



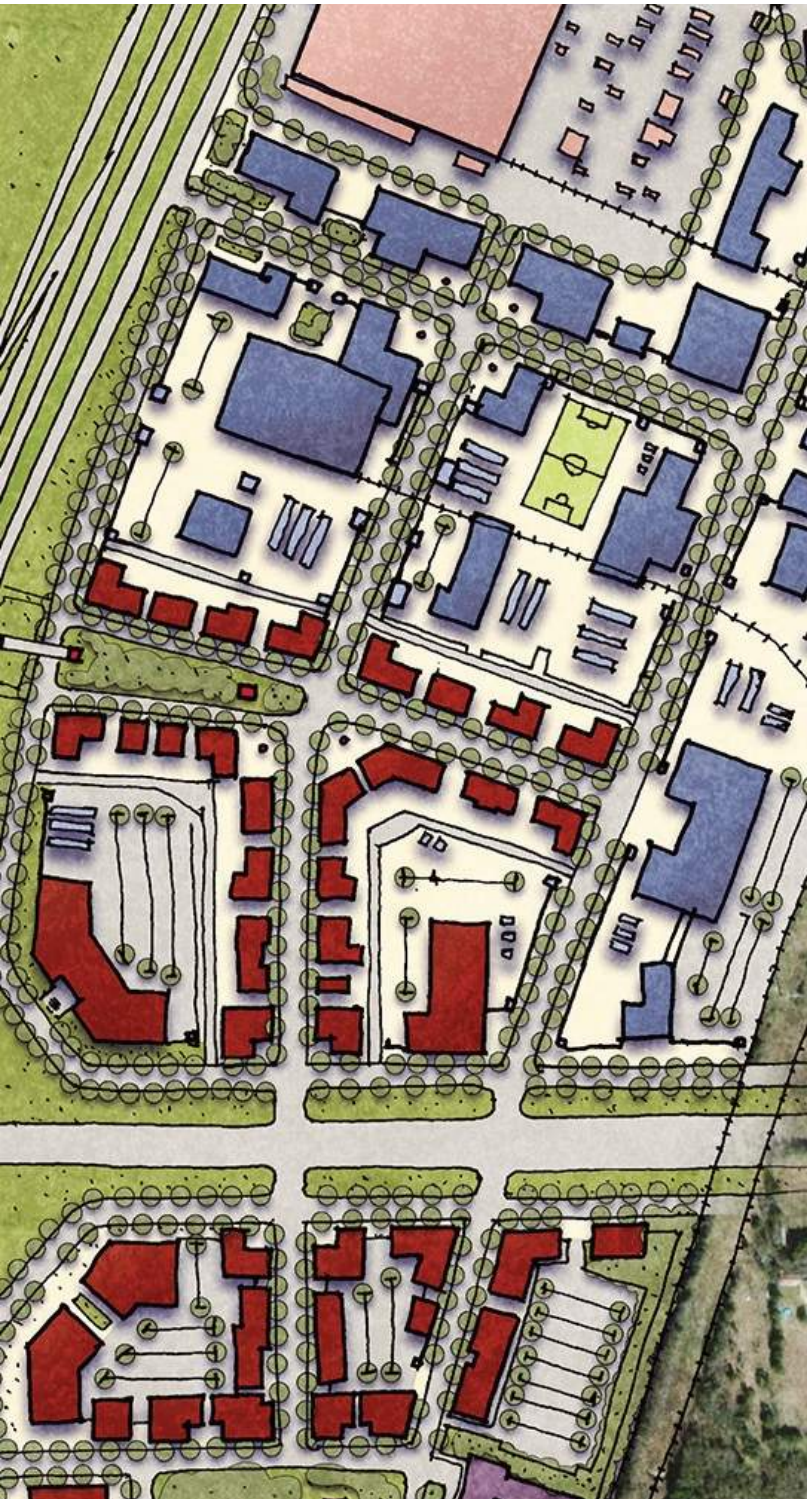
## A VISION OF THE EXPERIENCE

# *Master Planned Neighborhood*



IMPORTANT NOTE: This is an illustration of one possible scenario representing the views of many of the participants and is not intended to be the only plan possible for these properties. The property owner and/or the City will produce actual development plans through detailed study that will be reviewed during the official City development review process before any action would be taken on the site. This illustrative plan is intended to help the community visualize possibilities and create a platform for dialogue about the ideas contained in the images.





The Master Planned Neighborhood provides a mix of housing choices in close proximity to a mix of uses.

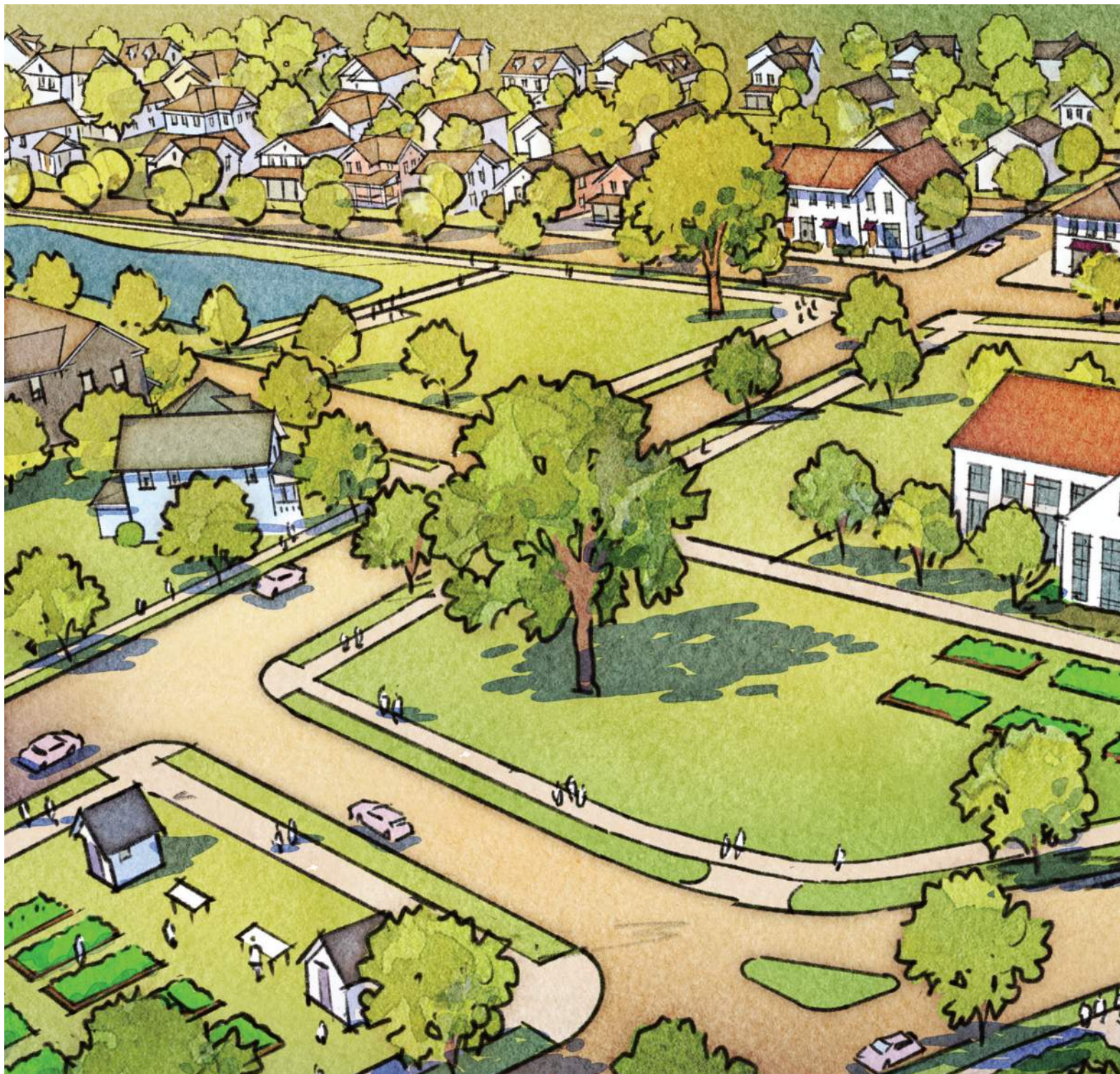
#### Legend

- Mixed-Use
- Civic
- Multifamily
- Single Family
- Rowhouses



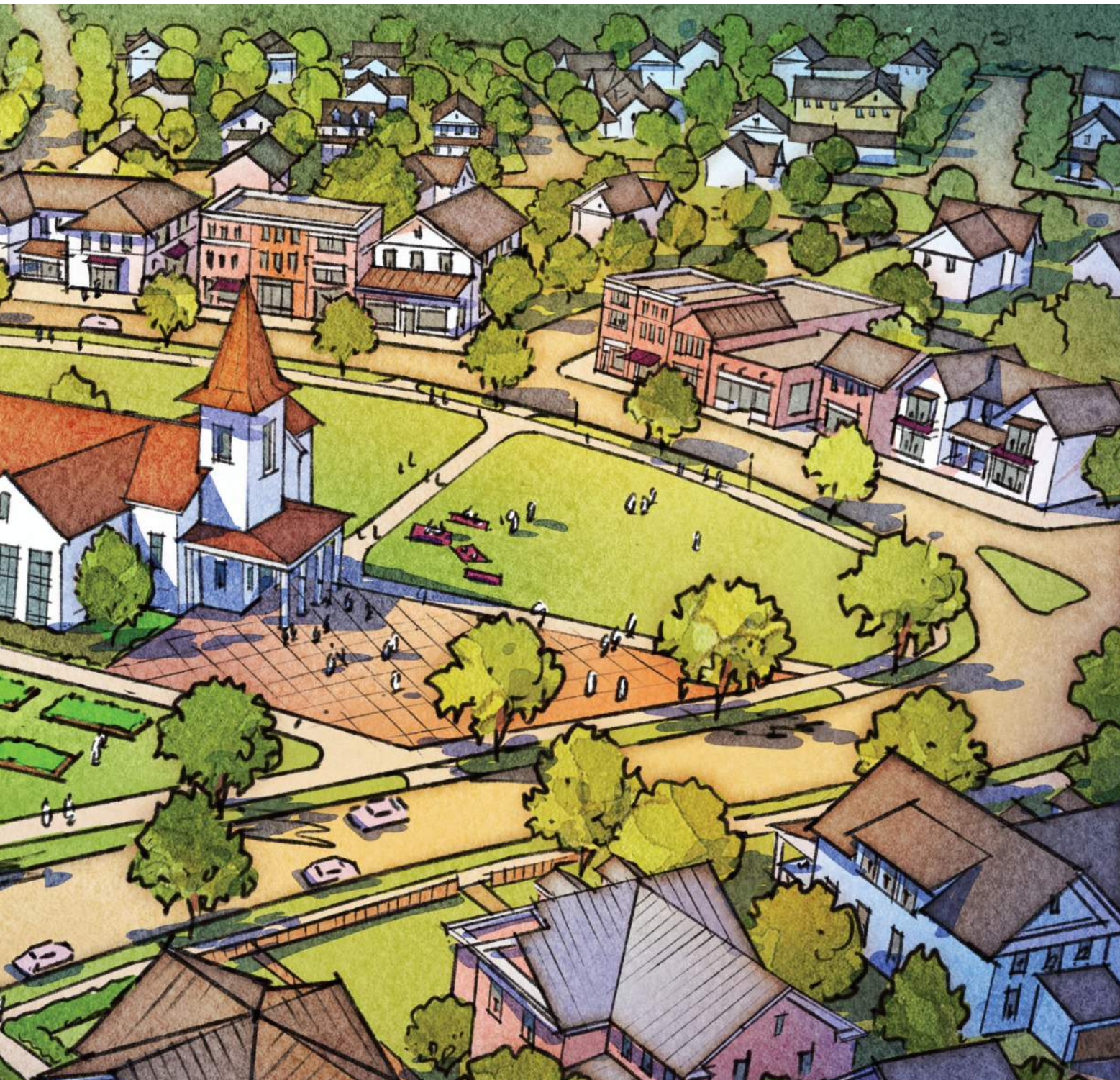
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# Conservation and Sustainability and Emerging Strategies

## Millennials

During the Planapalooza event, it was identified that there was a lack of resources for the Millennial demographic with regards to housing, amenities, activities, career opportunities, etc. in order to attract, engage and retain this specific group. The young professional demographic contributes to the long-term sustainability of the community. It is important that the city incorporate strategies that retain and attract this group.

## Smart Cities

Cities across the country are implementing Smart City initiatives to collect data, optimize their systems and create a stronger sense of connectivity between people and places. Smart City technologies foster convenience, safety, health, and efficiency. Cedar Hill could become a hub for local companies to test and experiment with Smart City technology in their own front yard, becoming the “IT-focused place” for tech companies in the Metroplex area.

Implementing a Smart City initiative in Cedar Hill will require both public investment and partnerships with the private sector. By investing in Smart City technologies, Cedar Hill can lay the foundation for creating a competitive environment for recruiting tech businesses to the City. Effective Smart City initiatives require close coordination between the City administrators, planners, public works, economic development, tourism and the private sector.

## Wayfinding

Creating authentic connections can also be feasible by creating unique, consistent, and helpful wayfinding for residents and visitors alike. Wayfinding helps people know the place they are at and how to get to the next ideal location.

## Goals

- |    |   |
|----|---|
| 01 | The City of Cedar Hill will be a community with a variety of housing types, entertainment, arts and cultural activities, mobility options, and career opportunities that appeal to a multigenerational demographic. |
| 02 | Develop a reputation for being friendly to Smart City technology and innovation by demonstrating a willingness to partner with the private sector and experiment with new productions and systems.                  |
| 03 | Bring technology and the expansion of Smart City innovations into the development process, balancing new requirements with incentives.  |
| 04 | Wayfinding signage will utilize monuments, buildings, pavement, murals, and art to guide residents and visitors to important landmarks and destinations.  |

## Strategies

- 01** Form a Millennial Advisory Commission to advise the City Council on specific issues relevant to the Cedar Hill residents born between 1982 and 2000.
- 02** Increase the efficiency and interaction through the Smart City initiative.
- 03** Recruit and develop public-private partnerships (P3s) with Smart City technology companies to identify opportunities for technological improvements and integration within existing city infrastructure (i.e., intelligent lighting, maintenance sensory networks, dynamic parking solutions, etc.).
- 04** Amend Cedar Hill ordinances to include exactions from private developers that help to expand targeted Smart City technologies (i.e., high-speed internet, free Wi-Fi, kinetic sidewalks, etc.). Concurrently, revise the City ordinances and policies to incentivize the installation and utilization of Smart City tech (e.g., waiving fees, mitigating parking requirements, allowing for variances, etc.).
- 05** Create a more authentic, spontaneous and accessible Cedar Hill by expanding access to free public Wi-Fi and promoting Cedar Hill events and shops.
- 06** Install free Wi-Fi in all public buildings and parks, and allow for the construction of “smart kiosks” that inform visitors of upcoming events and activities, while also providing internet access and charging ports. This may require amending sign-related ordinances and policies.
- 07** Update ordinances to allow for creativity and flexibility in wayfinding signage and placement that allows for proper transitions and encourages greater knowledge of the City layout and attractions.



**1** Millennials  
**2** SMART CITIES  
**3** WAYFINDING





CREATING A PLACE TO EXPERIENCE...

# IMAGINATIVE ENTERPRISE





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## HOUSING GOALS AND EMERGING STRATEGIES

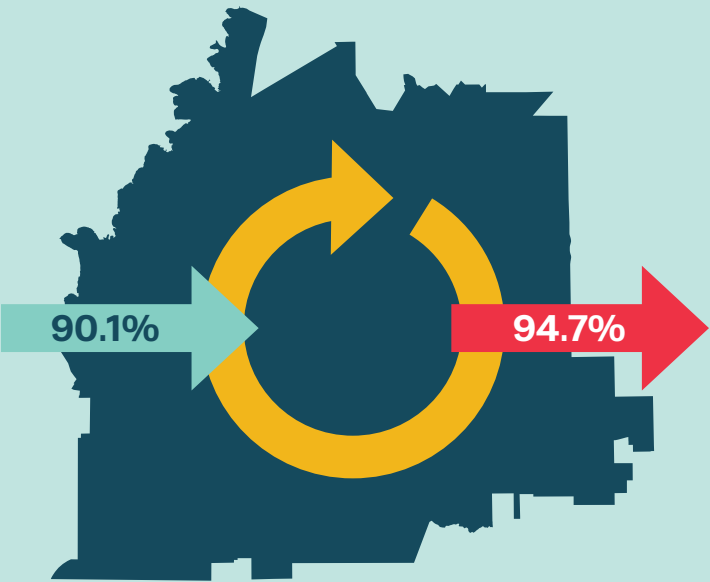
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## CONSERVATION AND SUSTAINABILITY AND EMERGING STRATEGIES

# Introduction

In order to create a place to experience Imaginative Enterprise, Cedar Hill needs to nurture a business climate that is conducive to entrepreneurs, experiential retail, and innovative business that retains an educated and talented population.

The housing stock of Cedar Hill is 84.2% single-family detached residential and 74% of homes are owner occupied. Of the community, 94.7% of the workforce commute out of the city to work. While almost all of the citizens commute outside of Cedar Hill, a vast majority of the city's workforce (90.1%) resides outside of the community and commutes into the city.



Residents of Cedar Hill tend to earn more and have professional jobs, while those who work in the City but live elsewhere tend to earn less and have service industry jobs. Providing employment opportunities for those who live in Cedar Hill and housing opportunities for those who commute into the city helps the community achieve its vision for sustainability and economic development.

Cedar Hill's retail shopping opportunities are a destination draw for southern Dallas County and northern Ellis County. The adjoining communities whose citizens have contributed to the city's tax base have begun to establish retail opportunities in their respective cities. Furthermore, retail in the United States is undergoing rapid change and will continue to do so as traditional retailers struggle amidst consolidation, online shopping, increasing choices, and seemingly evolving impacts from the COVID-19 pandemic. In light of these potential threats, the City should aggressively plan for how it can be resilient to these inevitable changes in the consumer market.

Cedar Hill has an opportunity to create an "Imaginative Enterprise" environment by nurturing a climate that is open to entrepreneurs, expanded experiential retail, and innovative businesses that utilize Cedar Hill's highly educated, well-compensated, and talented, racially diverse residents.





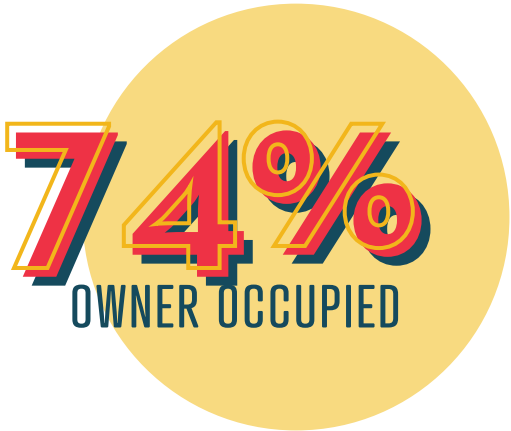
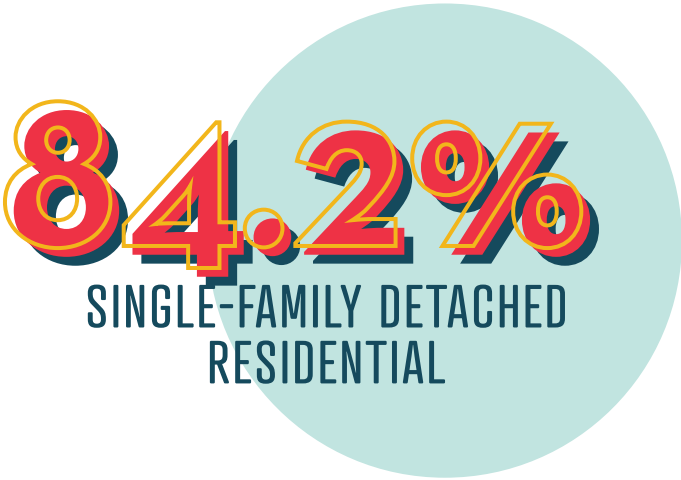
Existing Retail



Existing Office



Existing Housing



# Economic Goals and Emerging Strategies

## Small Businesses

While much of the nation's big box market is declining, Cedar Hill has been able to replace retailers who are shrinking their number of stores with other retailers and uses. However, the diversification of small businesses is an area where Cedar Hill should strive for improvement. Micro-retail and dining options utilizing local entrepreneurs could fill this gap. The city will have to get creative on ways to assist small businesses with navigating the development and permitting process. Siloed processes coupled with limited start-up capital make it difficult for entrepreneurs to build new businesses.

Creative spaces such as coworking spaces, accelerators, makerspaces, and hybrid concepts are thriving in the United States. These spaces continue to grow as they provide unique spaces for entrepreneurs. Such spaces are expected to continue robust growth as businesses and entrepreneurs rethink the traditional work environment. These spaces take on many different names and the "buzzwords" can be confusing. The most prominent concept is coworking space, which has moved from what some might consider a fad into a national trend. Recent years have witnessed the largest growth in coworking spaces in the United States and the trends for the coming years show no sign of letting down. Traditionally, Cedar Hill has been a place where professionals live but commute out for work. These coworking spaces could also act as satellite offices to downtown Dallas and Plano Legacy businesses – giving them a visible footprint in southern Dallas County and allowing Cedar Hill residents to avoid daily commutes.

## Going Beyond the Retail Industry Sector

The medical sector will continue to emerge as a key component of the economy nationally and regionally. Dallas is already a super-regional medical destination. With a hospital proposing construction in the next two years, Cedar Hill has a window of opportunity to pursue supportive uses such as other medical facilities, medical offices, intergenerational care, and creative senior care including a senior center. These uses may provide opportunities for local medical talent to remain local, residents of Cedar Hill to age in place, and new place types that will have a higher tax base than traditional single-family residential. It will help diversify the economy and solidify Cedar Hill's position in this part of the Dallas-Fort Worth region.

Industrial parks have limitation to attract "new economy" investors. More and more, the strictly functional nature of an industrial park where employees simply work and must leave to eat or recreate, does not allow for a creative mix of uses. Increasingly, businesses are locating in parks that also have a retail component (breweries, distilleries, and food-related businesses). The mix of retail-meets-production is a nationally growing trend.

## The New Generation of Workers

Many businesses are no longer looking for the typical office building in the typical office park. The internet and other technologies have minimized old ways of doing things. Today, many companies will only locate in a community that is walkable, mixed-use and diverse. The best employees will no longer settle for a suburban lifestyle. They are seeking employment in vibrant communities. Cedar Hill's long-held vision for parks and trails



and its diverse racial demographics make it a prime candidate to seize future opportunities for corporate relocations and upstarts. In order to attract a variety of businesses and employees, Cedar Hill needs to create unique opportunities.

While employer and employee choices in how and where they work has evolved, the importance of quality schools to young families has not changed. Texas Instruments is starting a program with the Cedar Hill Independent School District because the district has grown academically better than any other district in the Dallas–Fort Worth region. Cedar Hill also has a Montessori school and one of the top collegiate programs in the nation that could attract families and college students. Being able to showcase the successes of our local schools and help them build upon those wins is paramount to Cedar Hill's economic development future.

## The New Generation of Consumers

The model of the leased shopping center, while still important, will continue to diminish. Consumers desire local businesses, small independent shops, creative dining options, and places to gather. Many consumers are looking for more than a quick shopping trip, they are looking for an experience. The retail industry needs to focus on offering immersive and customer service driven shopping experiences that offer the consumer something fun and unique. Cedar Hill can attract more consumers by providing a variety of retail and dining options.

Dining away from home had become an increasing trend prior to the start of the COVID-19 pandemic. While dine-in restaurants were largely impacted, these restaurants are starting to rebound. Along with that trend has been a shift in dining patterns from formula-based restaurants to independent

restaurants and dining options such as food halls, micro spaces, shared kitchens, and creative food delivery.



Manchester CoWorking Space



Think Tank CoWorking Space Portland, Maine



# CASE STUDY

## OKLAHOMA CITY INNOVATION DISTRICT

**What:** An Innovation District that brings together health, energy, aerospace, technology, research, academia and more. It will provide opportunities for entrepreneurship, innovation and creativity.

**Where:** 1.3 sq miles east of downtown Oklahoma City

**Why:** To expand the economy by being more competitive in attracting investment and talent. To be a major regional center for innovation.

**How:** Oklahoma City institutions engaged the Brookings Institute and Project for Public Spaces to help them understand the area's strengths and identify opportunities to advance the district's innovation ecosystem and improve the competitive position in the region.



Source: Okcinnovation.com



# CASE STUDY

## MLK WELLNESS DISTRICT

**What:** The Martin Luther King Jr. Medical Center Campus Master Plan is to reinvigorate the existing medical campus and use it as a catalyst to create a healthy community with economic stability. The plan proposes to expand the hospital and create new medical buildings and office space, mixed-use retail space, community gardens, pedestrian walkways and recreational facilities. It will address the social, economic, and environmental quality issues within the community.

**Where:** Los Angeles – Existing 42-acre Martin Luther King Jr. Medical Center Campus and 82 acres of the adjacent neighborhood within the unincorporated community of Willowbrook.

**Why:** Currently access to the Medical Center is difficult for the community, public transit is difficult to navigate, and sidewalks are in disrepair and poorly lit. The area lacks healthy food options and public recreational spaces. There are many vacant or blighted parcels within the proposed master plan area.

**How:** Supervisor Mark Ridley-Thomas, government officials, businesses, residents and stakeholders worked with the planning team over a yearlong community planning process to create a master plan with a 20-year implementation plan. A non-profit, the MLK Health and Wellness Community Development Corporation, was created by citizens and stakeholders to revitalize the MLK Medical Campus area of the master plan.



Source: worldlandscapearchitect.com











# CASE STUDY

## LANDS' END HEADQUARTERS

**What:** In addition to the traditional employee benefits, Lands' End provides an onsite Medical Center, the Comer Center fitness and recreation complex for employees and their families, an onsite market, dry cleaning services, campus and community gardens with bike and walking trails, an orchard, and employee discounts from a variety of regional and national brands. In addition, the company also hosts events such as a Summer Concert Series and farmers market for employees, families, friends and the community.

**Where:** Dodgeville, WI

**Why:** Lands' End recognizes that people are looking for more than just the traditional benefits from an employer. They want to make all employees feel valued and create a sense of community within the company. The company realizes that creativity is important.

**How:** Through company policies and partnerships with other companies and the community.



Source: Landsend.com



# CASE STUDY

## SHIPPING CONTAINER POP-UP RETAIL SPACE. CHRISTCHURCH'S CONTAINER MALL

**What:** A pedestrian shopping area made up of approximately 60 shipping containers. The shipping containers were arranged in diverse ways and transformed with windows and doors to make them useable for shops and cafes. They were painted bright colors to better attract customers. Public spaces with seating and landscaping were also a large component of the development. The area became a site for entertainment as well as shopping.

**Where:** Christchurch Central Business District, New Zealand

**Why:** In 2011 an earthquake hit the city and destroyed about 70% of the buildings in the heart of the city. The shipping container shopping district was designed to bring retail amenities back to the central business district and help engage people in the center again.

**How:** The global architecture firm, Buchan, designed the shipping container retail area after joining the city's Re:START Group. Land owners allowed Re:START to use the land for free and numerous retailers committed to the project.

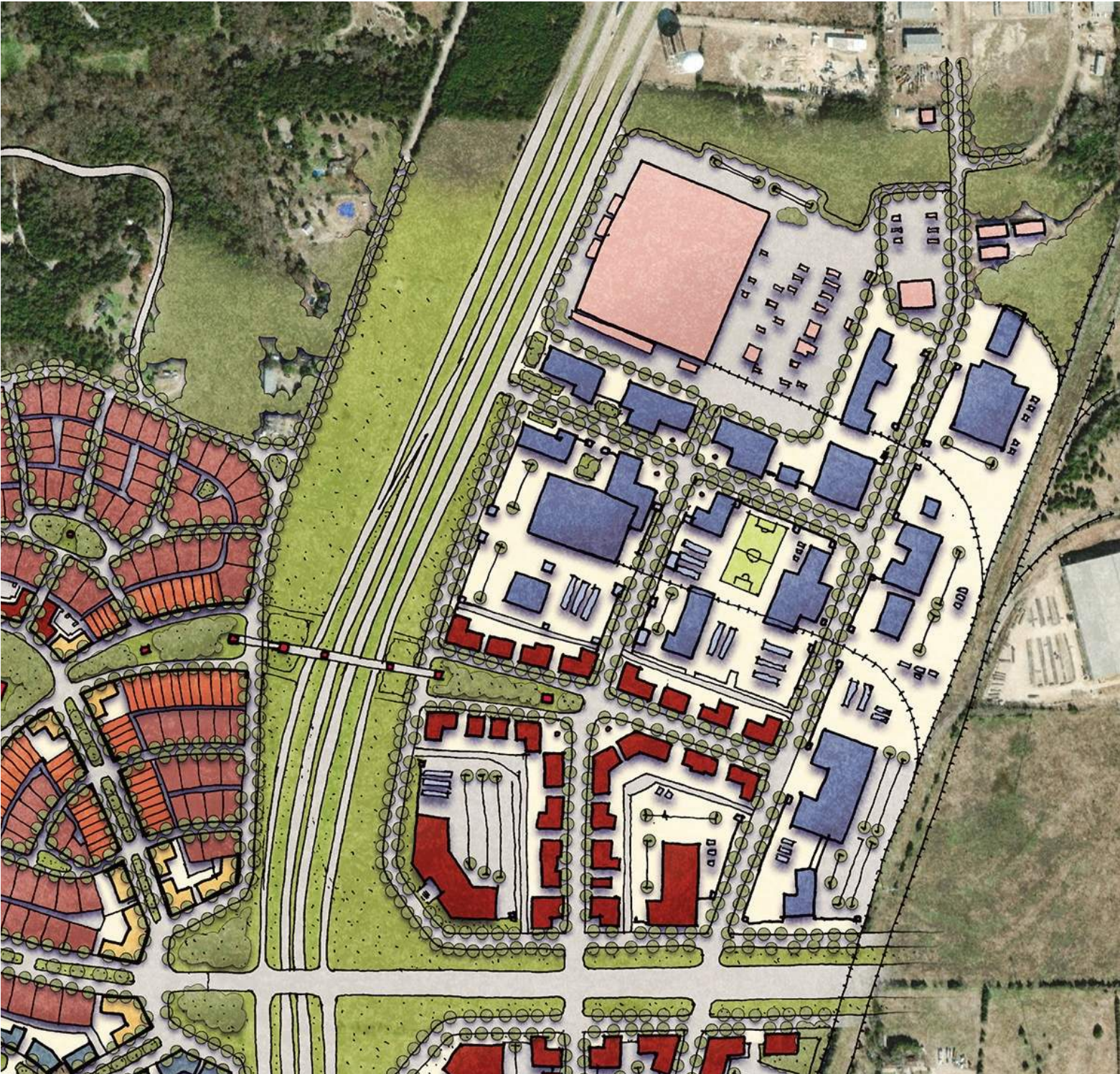


Source: [Buchangroup.com](http://Buchangroup.com)



A VISION OF THE EXPERIENCE

Industrial Village



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The Industrial Village abandons the idea of a conventional industrial park and imagines a mixed-use village. The Industrial Village emphasizes technology, creativity, and innovation.

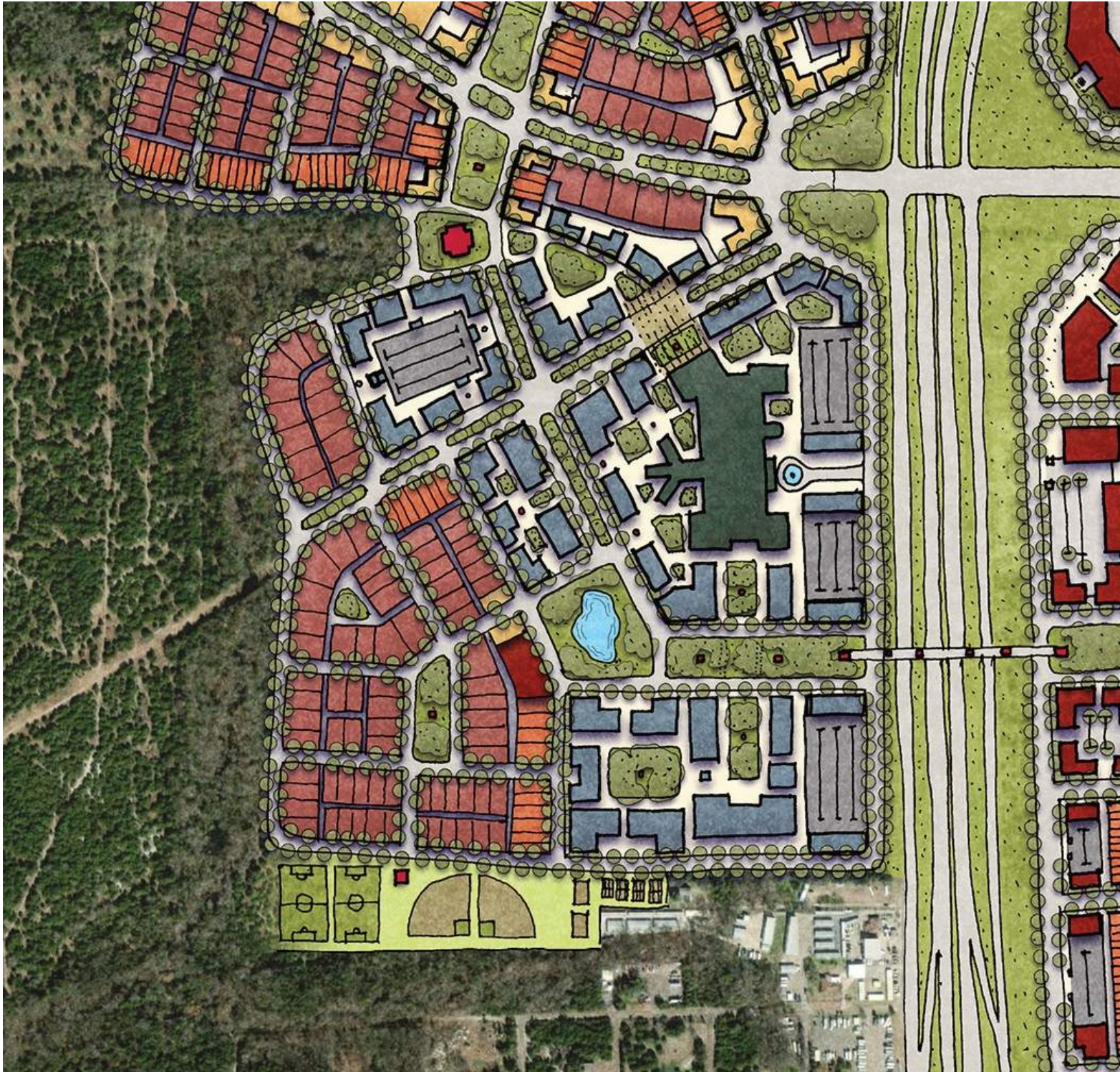
### Legend

- Mixed-Use
- Industrial
- Existing



## A VISION OF THE EXPERIENCE

# *Wellness District*



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The Wellness District creates a neighborhood around the Hospital with supporting medical office uses transitioning to a mix of residential.

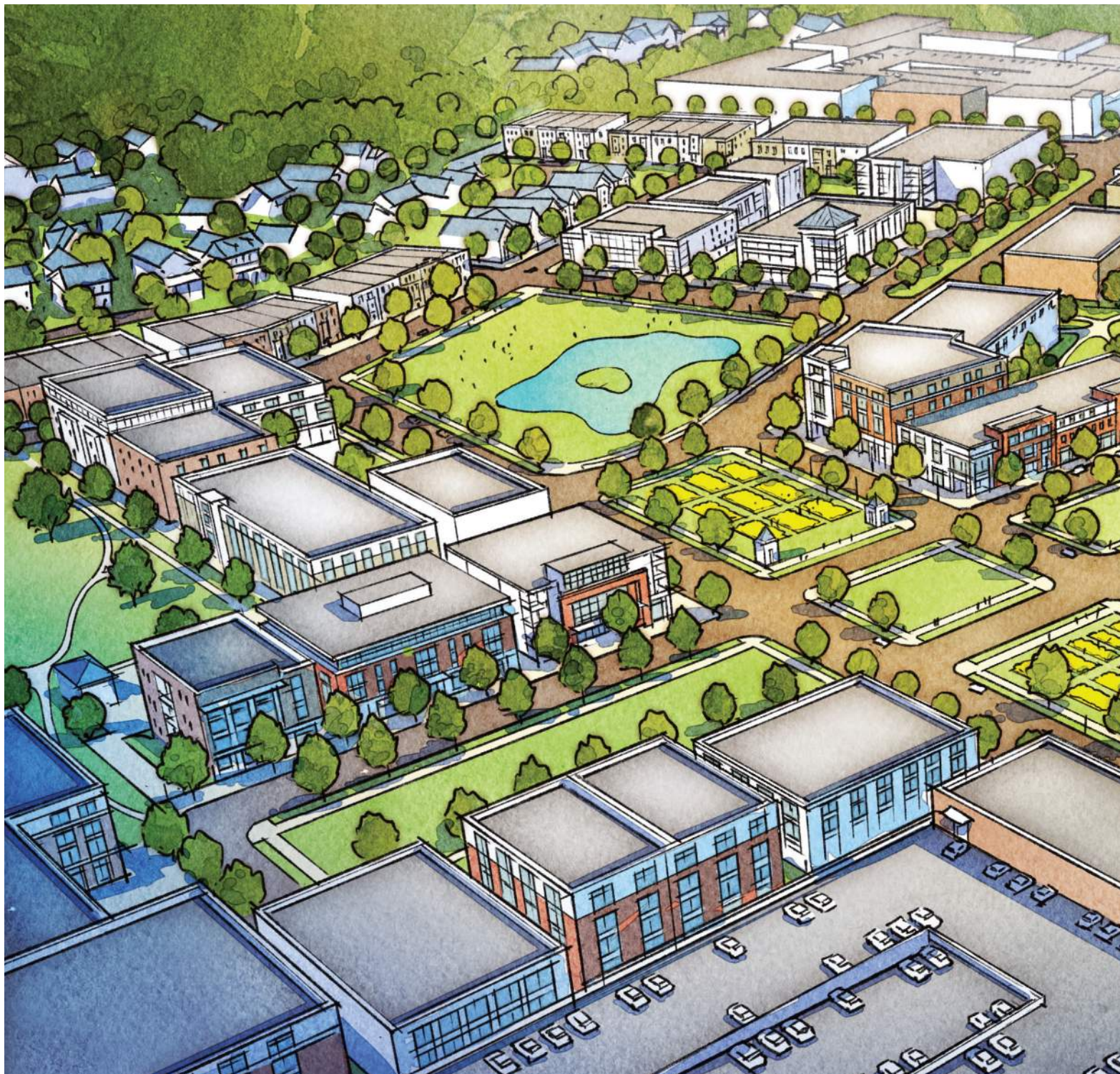
### Legend

- Mixed-Use
- Civic
- Multifamily
- Single Family
- Rowhouses
- Hospital
- Medical Office



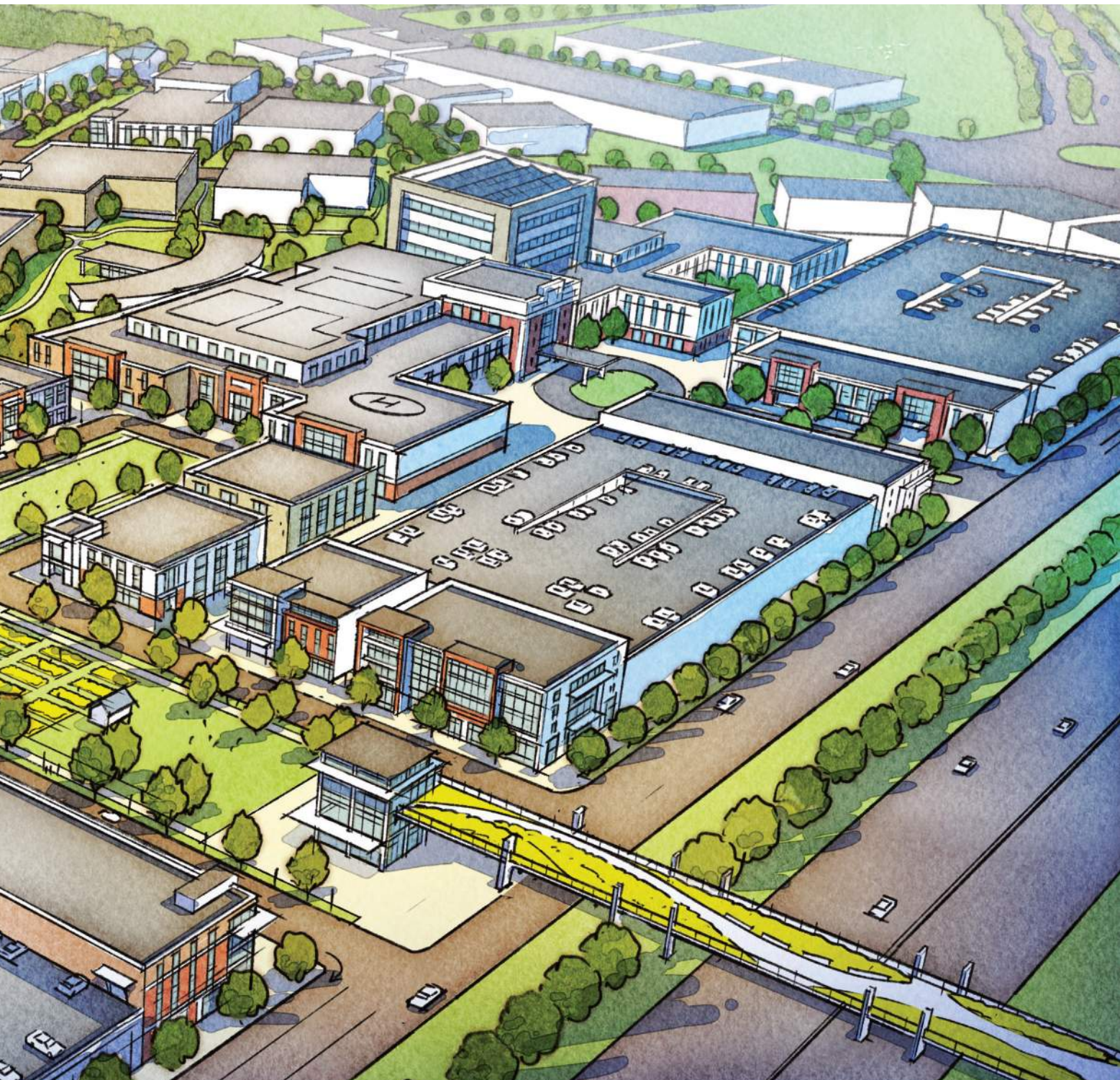
## A VISION OF THE EXPERIENCE

# *Wellness District*



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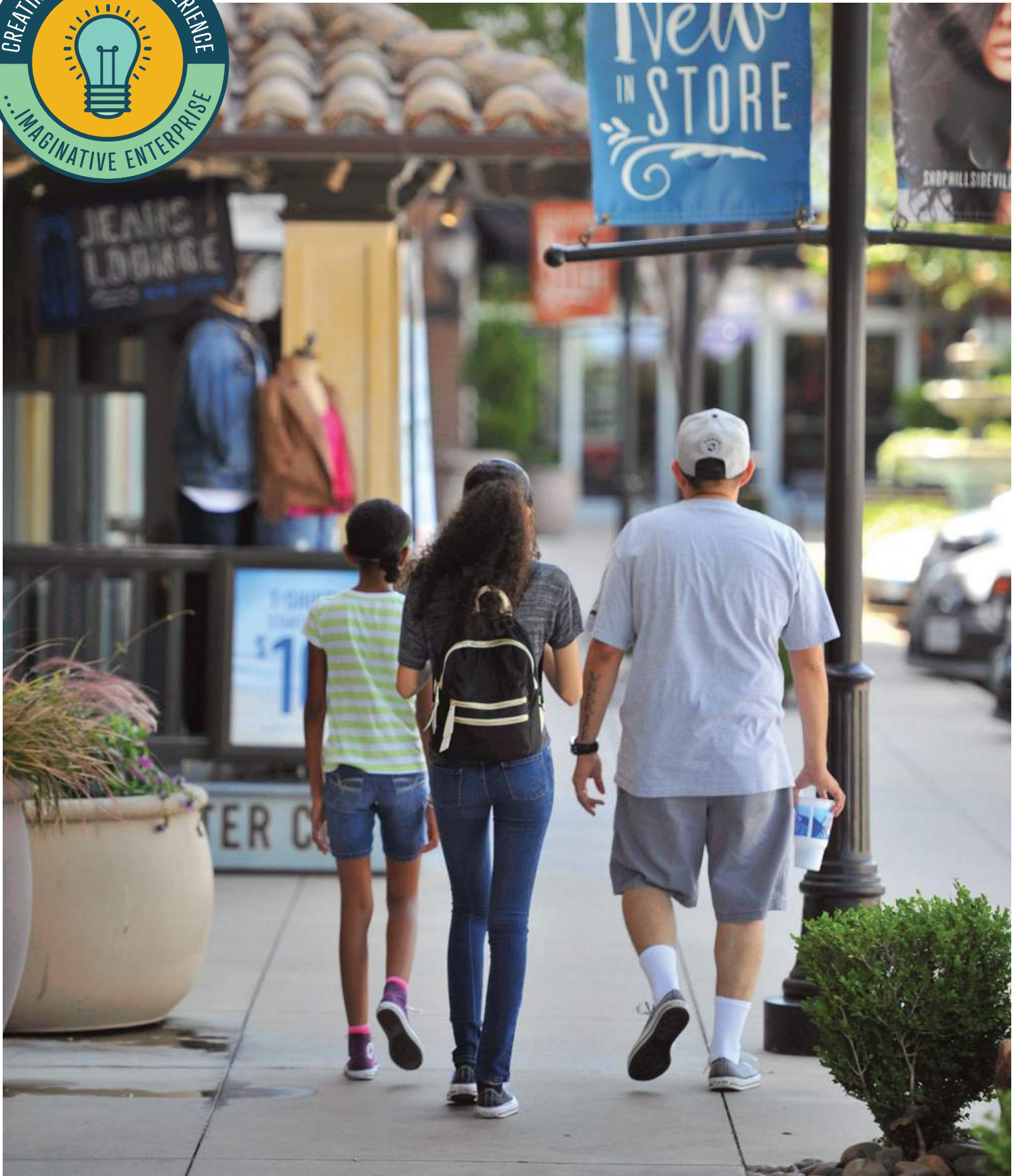
## Goals

- 01** Cedar Hill will be a community that provides fertile ground for small businesses and entrepreneurs to emerge and flourish.
- 02** Build upon the community's diversity to expand its job sector and employee pool.
- 03** Cedar Hill will create a climate that attracts a variable selection of retail and dining options for residents and visitors.



## Strategies

- 01** Review development codes and processes to see where relief could be provided for small parcels, redevelopment of existing property, and low-impact uses.
- 02** Provide technical assistance for required site and architectural design, engineering, and surveying for entrepreneurs and start-up businesses. The Texas Downtown Association could be a resource for businesses in the Downtown.
- 03** Facilitate the availability of building space that provides entrepreneurs and start-up businesses accessible places for ingenuity. These places could be incorporated into downtown, alongside public amenities such as the Library, and inside vacant strip center leases.
- 04** Adopt development codes that support walkable, mixed-use environments for these Place Types: Historic Downtown, Midtown, Regional Centers, and Conservation Opportunity – Mixed Use.
- 05** Create an Innovation Hub with office, medical, life science and research facilities supported with small-scale retail services and residential uses. Innovation Hubs help to connect entrepreneurs, educational institutions, and larger businesses to facilitate creative and innovative ideas and spur economic development
- 06** Create a Wellness Village that integrates healthcare with retail, commercial, education, residential, and wellness services.
- 07** Create an Industrial Village that would accommodate a variety of manufacturing, office, and industrial uses as well as services and recreational opportunities needed to support workers.
- 08** Attract and incentivize businesses that provide enhanced amenities and benefits for employees and the community.
- 09** Remove obstacles in development codes that limit the city's ability to attract experiential retail and dining options.
- 10** Collaborate with local schools to promote their success.



Hillside Village Walkway



# Transportation Goals and Emerging Strategies

In recent years, there has been a cultural shift toward building streets that better balance various types of travel and provide safe accommodation for vehicles, bicyclists, and pedestrians. Connected and autonomous vehicle technology will allow all users on the roadway to communicate with each other to reduce congestion and vehicle crashes. Signal timing allows for the coordination and sequencing of signal phases at intersections permitting progressive movement of traffic along a corridor to improve level of service.

According to LEHD data, 35% of residents commute to the City of Dallas for employment. Park and ride bus service from the Central Business District (CBD) area to areas like Downtown Dallas will help alleviate congestion, cost savings to user, enhanced mobility, and lower demand for parking in the CBD. In conjunction with shuttle service, parking and station location could be on the site of the anticipated CBD Rail Station as proposed in the City Center Development Plan or at Uptown Village if cost is prohibitive.

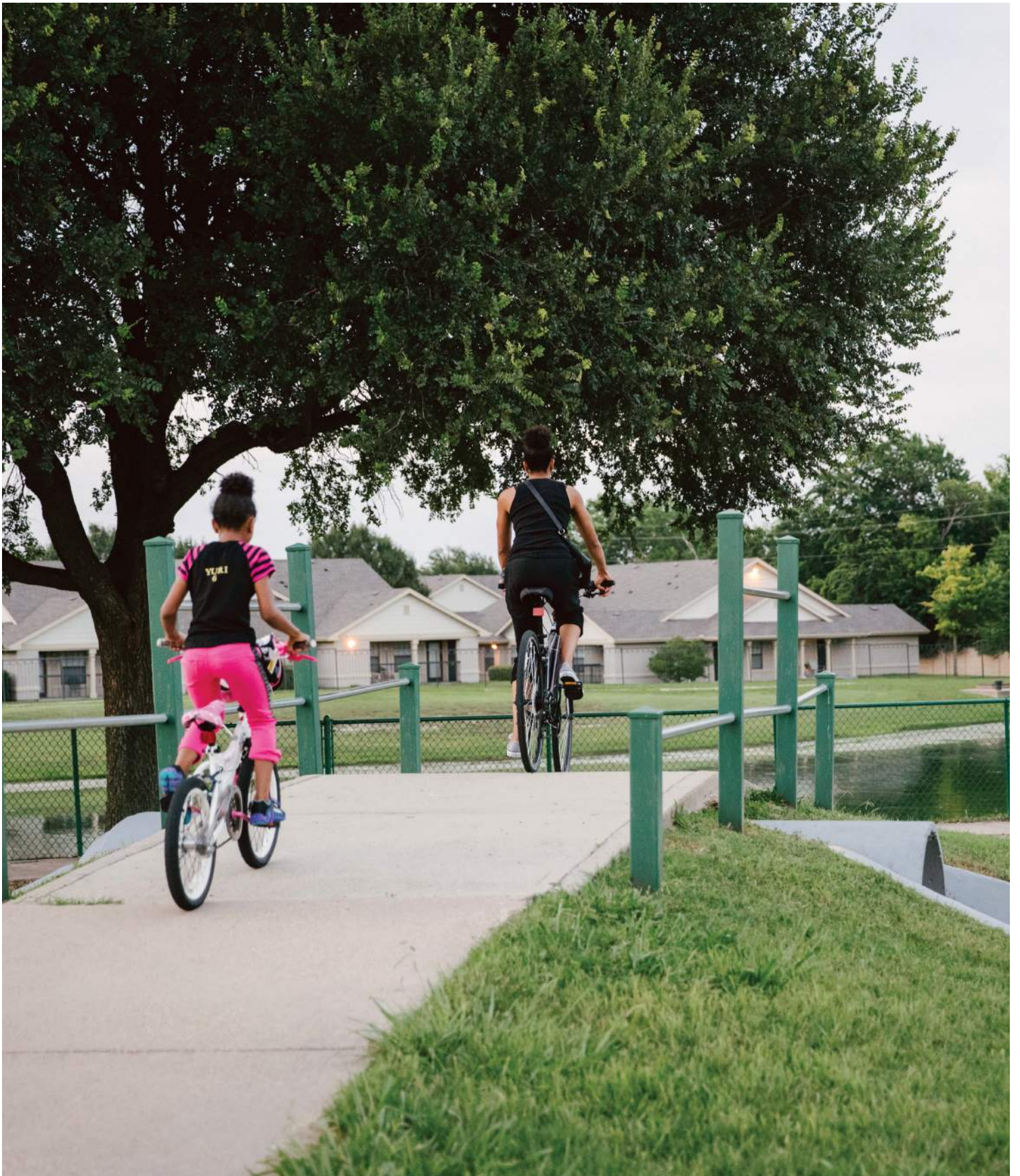


## Goals

- 
- |           |   |
|-----------|---|
| <b>01</b> | Provide multiple options to safely move people and goods through and around the city. |
|-----------|---|
- 

## Strategies

- 
- |           |   |
|-----------|---|
| <b>01</b> | Utilize emerging technology to increase efficiency of the transportation network.   |
| <b>02</b> | Participate in regional planning initiatives focused on implementation of autonomous vehicles and connected vehicle technology.   |
| <b>03</b> | Coordinate with DART and Dallas/Ellis counties on future expansion of bus and rail transit.   |
| <b>04</b> | Implement a local shuttle circulator for the FM 1382 Nature Corridor, Hillside Village, Historic Downtown, Midtown and major employment hubs.   |
| <b>05</b> | Development in proximity to potential transit rail stops should be designed to accommodate residences, offices, shopping, restaurants, arts and cultural activities, and entertainment all within a ¼- to ½-mile walking distance so that these areas will be transit ready when funding becomes available. |
-



Windsor Park



# Housing Goals and Emerging Strategies

Cedar Hill has primarily single-family housing stock. Demographic diversity of people in age, income level, culture, and race provide a sense of interest and vitality within the most loved places in the world. Cedar Hill exhibits much diversity; and to continue to attract this type of diversity to the community, the physical form must be conducive to the varied lifestyles of these groups.

During Planapalooza™, citizens understood the necessity to have quality housing, particularly in the ownership sector, that is affordable for young professionals for the community's long-term sustainability. A key component of creating an environment where diversity thrives is the provision of a mix of housing options. This allows young and old, singles and families, and residents having a range of income levels to find a home that suits their preferences and lifestyles. In order to attract more people to live in Cedar Hill, the City needs to encourage and allow for the development of a variety of housing types in locations throughout the City that are convenient to jobs and retail.

A variety of housing types in close proximity to jobs, schools, and open spaces would allow residents of every demographic to meet their daily needs within a short walking distance. As a bonus, the number of automobile trips per household would be substantially reduced. While housing is provided primarily by the private sector, public policies may be needed to ensure a healthy balance of mixed-income housing that is located in the right place.

## Strategies

- 01

Amend zoning regulations to allow for a wider variety of housing types, including duplexes, live-work spaces, co-living, accessory dwelling units (ADUs), and other character and scale-appropriate housing products.
- 02

Encourage intergenerational housing, allowing for multiple generations to live in one location with recreational, educational and social activities. This encourages connections and understanding between all age groups and offers additional housing choice. Intergenerational housing can include seniors, college students/ young adults, and those who work in the restaurant, retail, arts and culture, and entertainment industry for which the city wants to expand options.
- 03

Amend the Zoning Ordinance to allow a certain percentage of residential development by-right in these Place Types: NextGen Retail Centers, Historic Downtown, Midtown, and Regional Centers.
- 04

Utilize existing boards such as the Neighborhood Advisory Board and the Planning and Zoning Commission to continue the conversation regarding mixed, diverse housing options for the community. Set annual goals and ways to measure success.
- 05

Offer developer-incentives including traditional TIFs, loans and grants, density bonuses and public/private partnerships.



# CASE STUDY

## H.O.M.E (HOUSING OPPORTUNITIES AND MAINTENANCE FOR THE ELDERLY) - GOOD LIFE SENIOR RESIDENCES

**What:** Affordable housing for seniors, families with children, and young adults/students working as resident assistants. Ages range from 3 years old to over 80. Residences provide a variety of apartment sizes and community amenities to encourage interaction. Resident assistants help seniors with meals, housekeeping and laundry in exchange for room and board and compensation.

**Where:** Chicago, IL

**Why:** Blending age groups builds a community with an enhanced understanding of one another. This environment can help to eliminate feelings of loneliness and isolation for seniors, provides young adult resident assistants with housing and income, and provides families with childcare options.

**How:** H.O.M.E subsidizes housing programs with private donations, grants, and gifts from corporations.



Source: Homeseniors.org

### Goals

- 01** Provide a greater diversity of housing types to attract employers and potential employees to the City.
- 02** Develop policies that support ownership for entry-level buyers.





# Conservation and Sustainability and Emerging Strategies

Sustainability innovation combines concerns for the environment and resources with innovative business practices. Businesses that are sustainably innovative provide benefits to the environment and community and could also attract a broader variety of employees. Many developers and cities throughout the U.S. are incorporating sustainable principles into the design of buildings, blocks and neighborhoods. These businesses are resource efficient, especially in terms of water and energy use, greenhouse gas emissions and off-site impacts.

Economic sustainability is also an important consideration in the long-term resilience and viability of a community. Future development will have impacts upon services and character. It will be important to constantly monitor these changes and weigh their impacts. The “Cedar Hill Scenario Planning & Likely Impacts Report” was produced as a companion document to this Comprehensive Plan. It contemplated growth scenarios for the city, measured their impacts, and evaluated the tradeoffs for meeting the community’s goals. As major development is proposed, particularly those that are substantially different from the adopted Comprehensive Plan, these impacts should be evaluated utilizing similar methodology described in the report.



## Goals

- 01 Encourage sustainability innovation in business practices.
- 02 Development will occur in a deliberate, contemplative manner for which short-term and long-term economic impacts are evaluated.

## Strategies

- 01 Incentivize and incorporate sustainable principles such as LEED (Leadership in Energy and Environment Design), WELL or BICEP (Business for Innovative Climate and Energy Policy) in the development codes.
- 02 Incentivize and incorporate the city’s “Growing Green” principles in development codes.
- 03 Evaluate likely impacts utilizing similar methodology in the “Scenario Planning and Likely Impacts Report” prior to adopting zoning changes that do not align with the Conservation and Growth Map.
- 04 Periodically produce a score card that monitors and quantifies the impacts of development with quantifiable targets. The score card could include new housing units, local retail sales figures, and the square footage of new development within designated growth areas versus conservation areas.



Decor on the Hill





CREATING A PLACE TO EXPERIENCE...  
**ONE OF A KIND FEATURES**





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CONSERVATION AND SUSTAINABILITY AND EMERGING STRATEGIES



# Introduction

Cedar Hill has one-of-a-kind features that serve its residents and attract visitors from across the region and the country. The City is a place with rich outdoor resources, excellent parks, lakefront access and an ever-growing trail network. These features let you know you are in a place unlike any other. Such a bold vision requires attentiveness to the details of the features that make Cedar Hill a one-of-a-kind place to live and visit. By enhancing and expanding upon the character of these features, Cedar Hill can continue to separate itself from surrounding cities.

- 01 This is HOME
- 02 Miles of shoreline on Joe Pool Lake
- 03 Award winning parks and natural resources
- 04 Aesthetics of the City including a variety of neighborhoods
- 05 Welcoming people and sense of community
- 06 Big city amenities with rural small-town charm
- 07 Easy access to Dallas and the region
- 08 Historic Downtown
- 09 Award winning Library
- 10 Tower Farm
- 11 Nationally recognized schools



Library Site Reveal







## Economic Goals and Emerging Strategies

Cedar Hill has significant potential to enhance amenities for residents and to attract more visitors. By enhancing its existing natural resources and creating more opportunities for arts and culture, entertainment and recreation, Cedar Hill could provide more amenities for residents and attract visitors from across the region and country. Visitors are not just looking for a physical place to visit, but the ability to have an experience in that place. Offering more and unique arts and cultural, music and entertainment options could attract a wide variety of visitors while also enhancing the citizen experience.

With a convention center, Cedar Hill will be in a prime position to leverage its unique setting to attract conferences and grow its hotel base. This initiative will result in high performing land uses, additional revenue streams, and a more dynamic economy.

Making clear marketing connections utilizing technology and wayfinding signage between this endeavor with the resurgence of downtown and outdoor recreation will be key to building upon the visitor economy.

The waterfront in Cedar Hill is currently underutilized, but it has great potential. By activating the waterfront, the City has a great opportunity to make this a unique place for visitors and residents.

The retail market is changing and vacant big-box sites around the country need to have a plan for being able to be converted to other uses. It would be worthwhile to start reimagining what big box spaces could be in the future. The transformation of these spaces could be a start to an arts/culture/entertainment district and attract businesses that engage younger people while also being a draw for visitors looking for a unique experience.



# CASE STUDY

## COPENHAGEN ISLANDS

**What:** Copenhagen Islands are a new type of public park. They are moveable floating public spaces that are free for people to explore. The platforms can be used for different activities such as swim zones, floating saunas, floating gardens, floating cafes, etc. The islands can be moved and placed in different locations depending on the time of year or event to offer recreational diversity. They also provide a new form of habitat for wildlife in a developed part of the harbor.

**Where:** Copenhagen Harbor, Denmark

**Why:** To bring “wildness and whimsy” to the capital. To introduce activity to the rapidly developing harbor.

**How:** Designed by architect Marshall Blecher and Studio Fokstrot. The first stage of the project was funded by the Danish arts fund (Statens Kunstfond) and Havnekulturfond, an organization that promotes cultural activities within the harbor.



Source: Dezeen.com

# CASE STUDY

## HALES BAR MARINA AND RESORT

**What:** Floating cabins offer visitors the chance to stay on the water with amazing views and the ability to fish from their own cabin deck. They have 1–3 bedroom options.

**Where:** Nickajack Lake, Halesboro, TN

**Why:** To offer a unique experience for visitors and create a destination.

**How:** The owner bought the marina and property and saw it as being underutilized with a lot of potential.



Source: Halesbarmarina.com



## A VISION OF THE EXPERIENCE

# Waterfront



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Joe Pool Lake is a huge asset for the City that may be underutilized. In coordination with the Cedar Hill State Park, future studies should evaluate how it might be enhanced with low-impact recreational and civic uses.

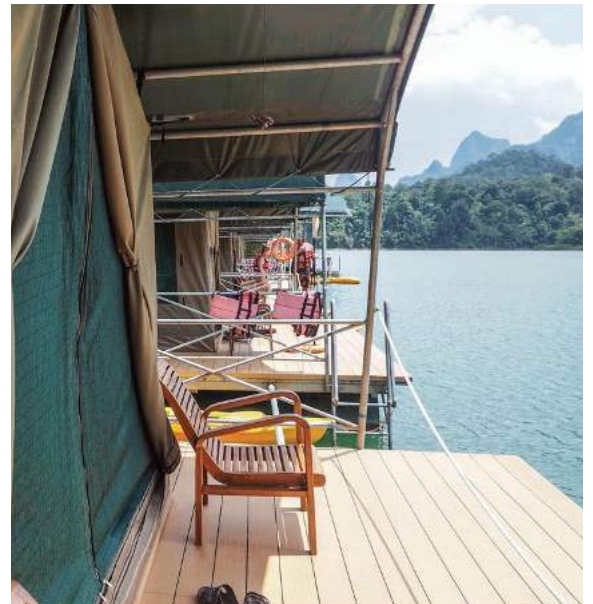
### Legend

- Mixed-Use
- Civic
- Boathouse
- Sand
- Plaza











# CASE STUDY

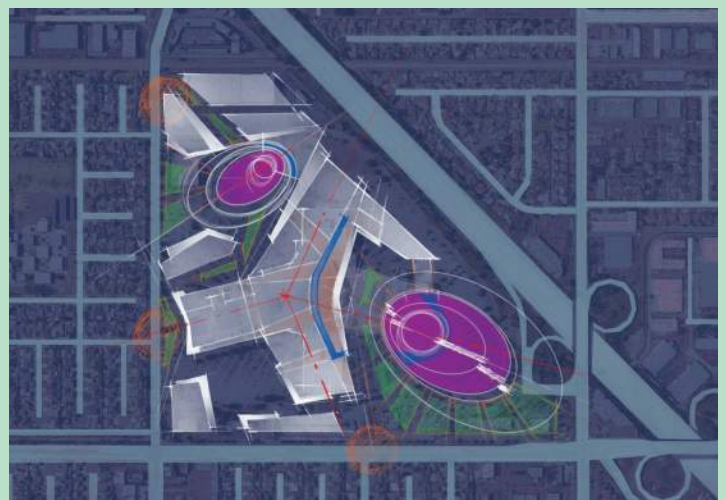
## ESPORTS FACILITIES

**What:** A new type of community center that addresses the goals of developers, eSports companies and the neighborhood. Old malls could be repurposed to include eSports arenas, community spaces, festival spaces, viewing areas, and retail spaces for brands and sponsors to connect with their audience.

**Where:** Old malls around the country

**Why:** Recognizing that the retail landscape is shifting, designers looked to reimagine under-utilized shopping malls to connect the eSports industry with a larger community. The eSports industry and their fan base is rapidly growing. Gamers and their fans will travel long distances for tournaments and events. The infrastructure to support eSports doesn't currently exist and there is the opportunity to leverage the existing infrastructure of old shopping malls to create a new community asset.

**How:** The design firm LPA, along with eSports industry executives, have been meeting to explore concepts for the next generation of eSports facilities.



Source: Bdcnetwork.com

# CASE STUDY

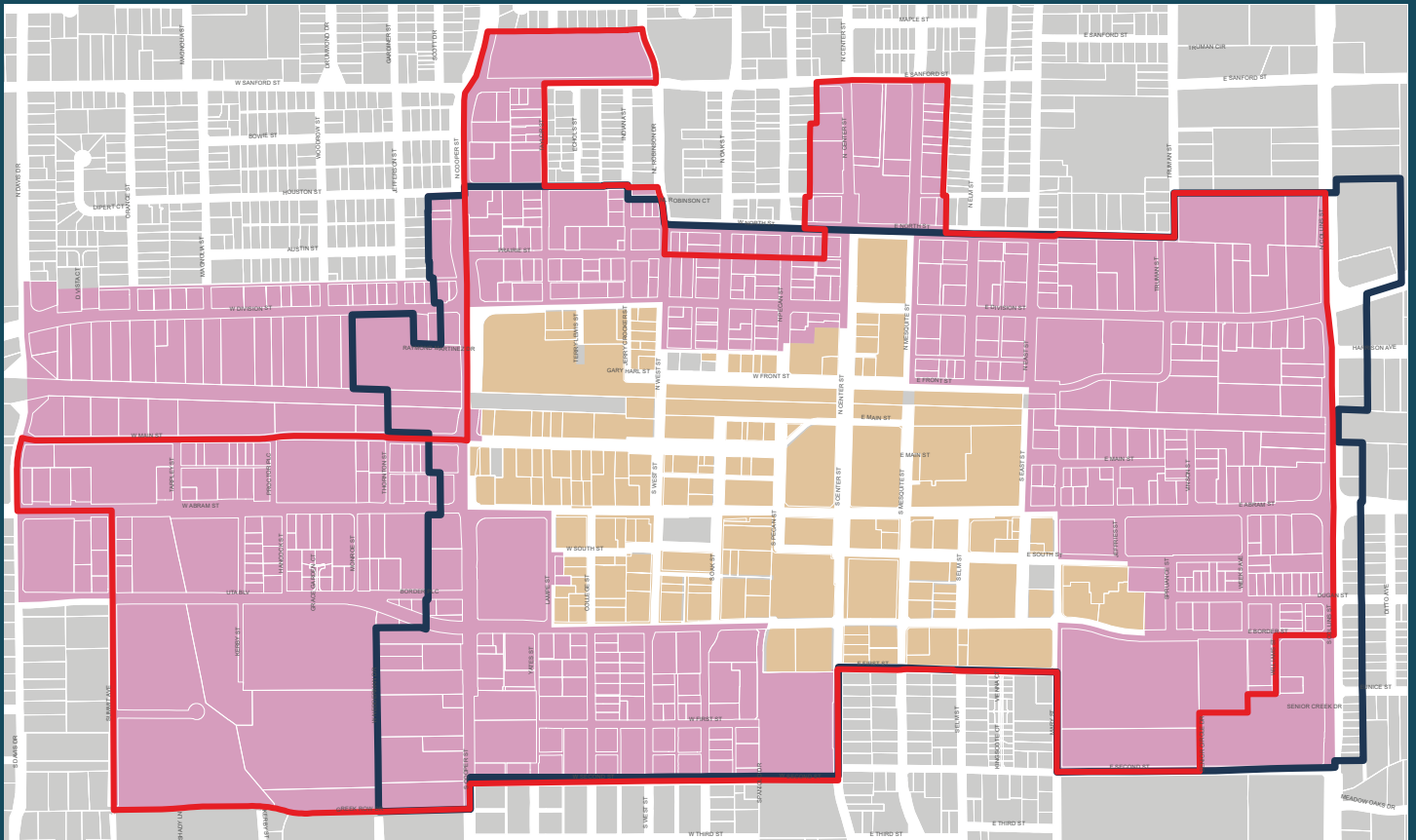
## DOWNTOWN ARLINGTON BUSINESS IMPROVEMENT DISTRICT

**What:** A Business Improvement District has an annual scope of services that the BID provides through a contract with the City. The services include marketing, economic development, security, and beautification services that benefit downtown.

**Where:** Downtown Arlington, Texas

**Why:** To enhance and encourage the growth of businesses in the district through marketing and beautification/maintenance.

**How:** Property owners signed a petition to establish the BID with the City. A BID's funding mechanism is self-assessment on properties within the approved BID boundaries. The BID is approved by the City Council.

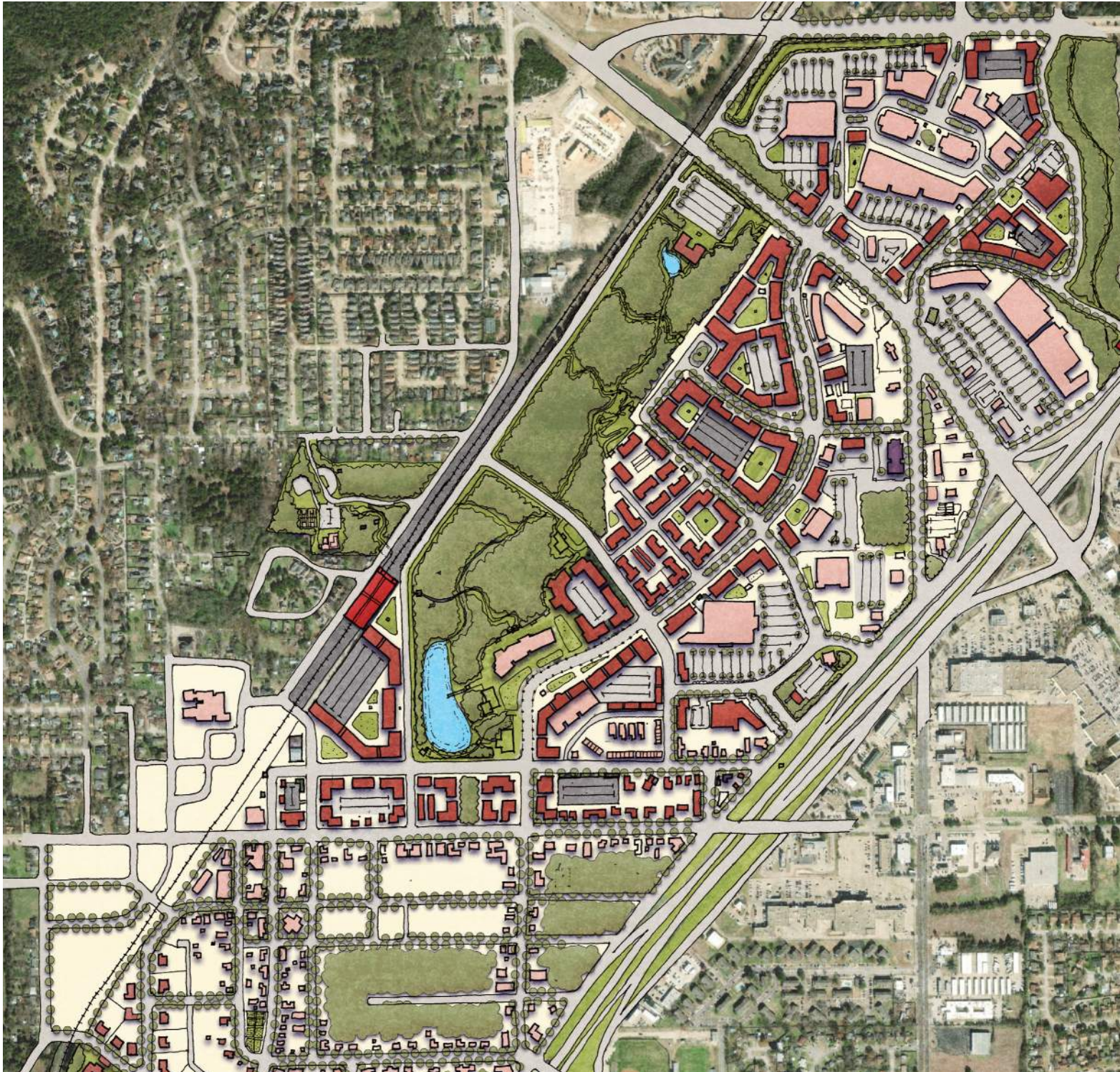


Source: [Downtownarlington.org](http://Downtownarlington.org)



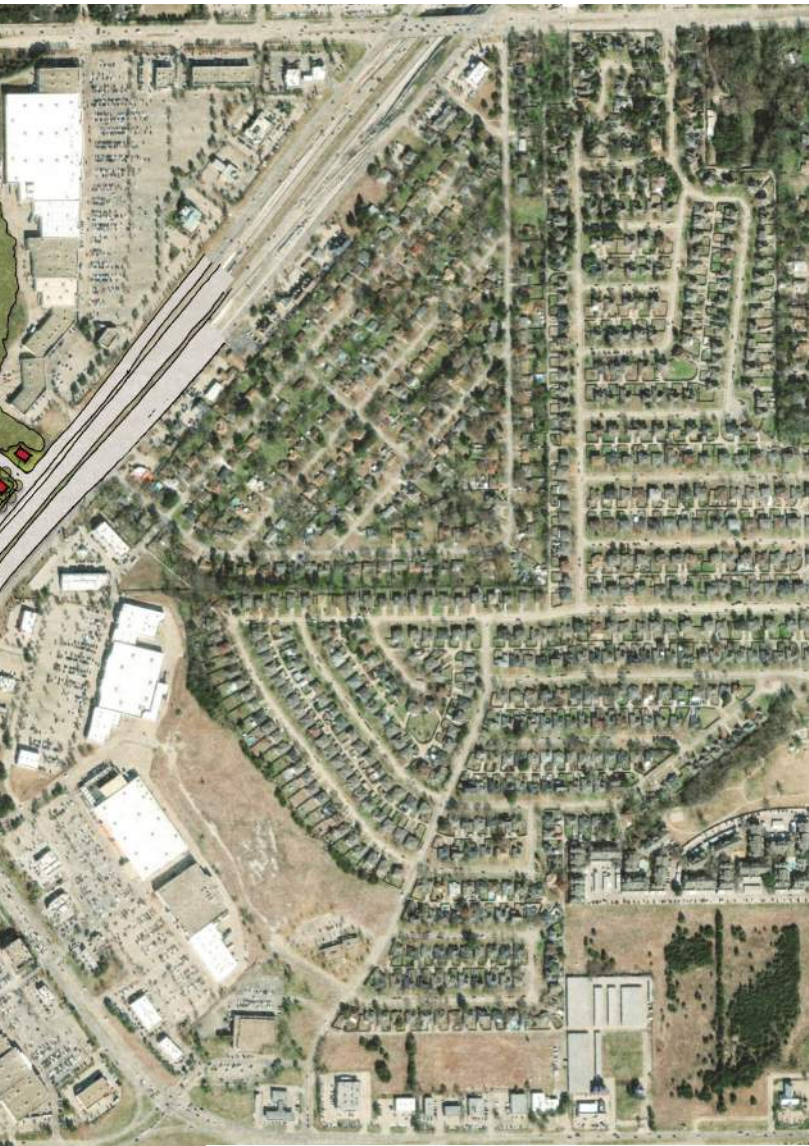
## A VISION OF THE EXPERIENCE

# Midtown



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## Legend

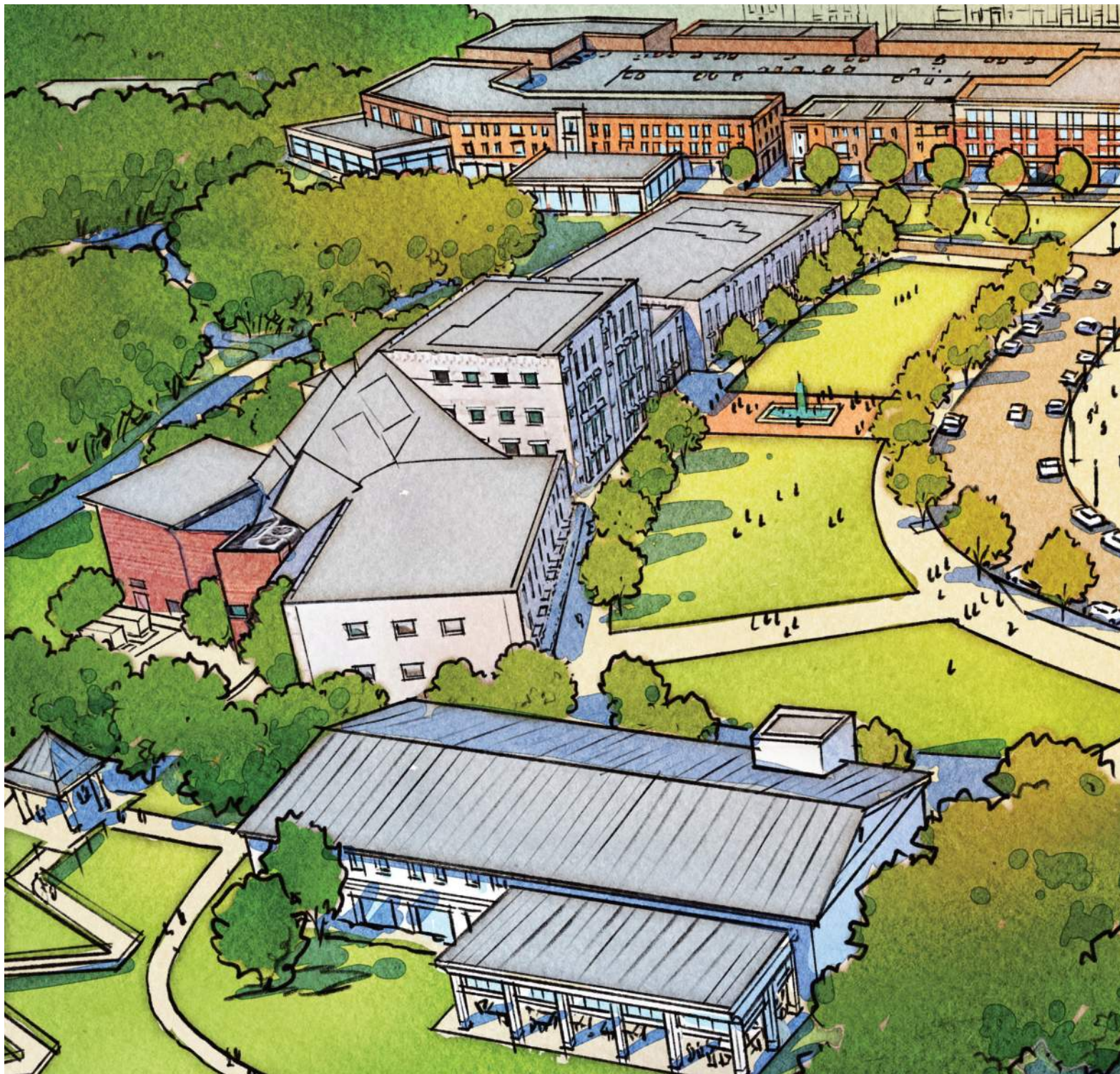
- Mixed-Use
- Civic
- Existing
- Train





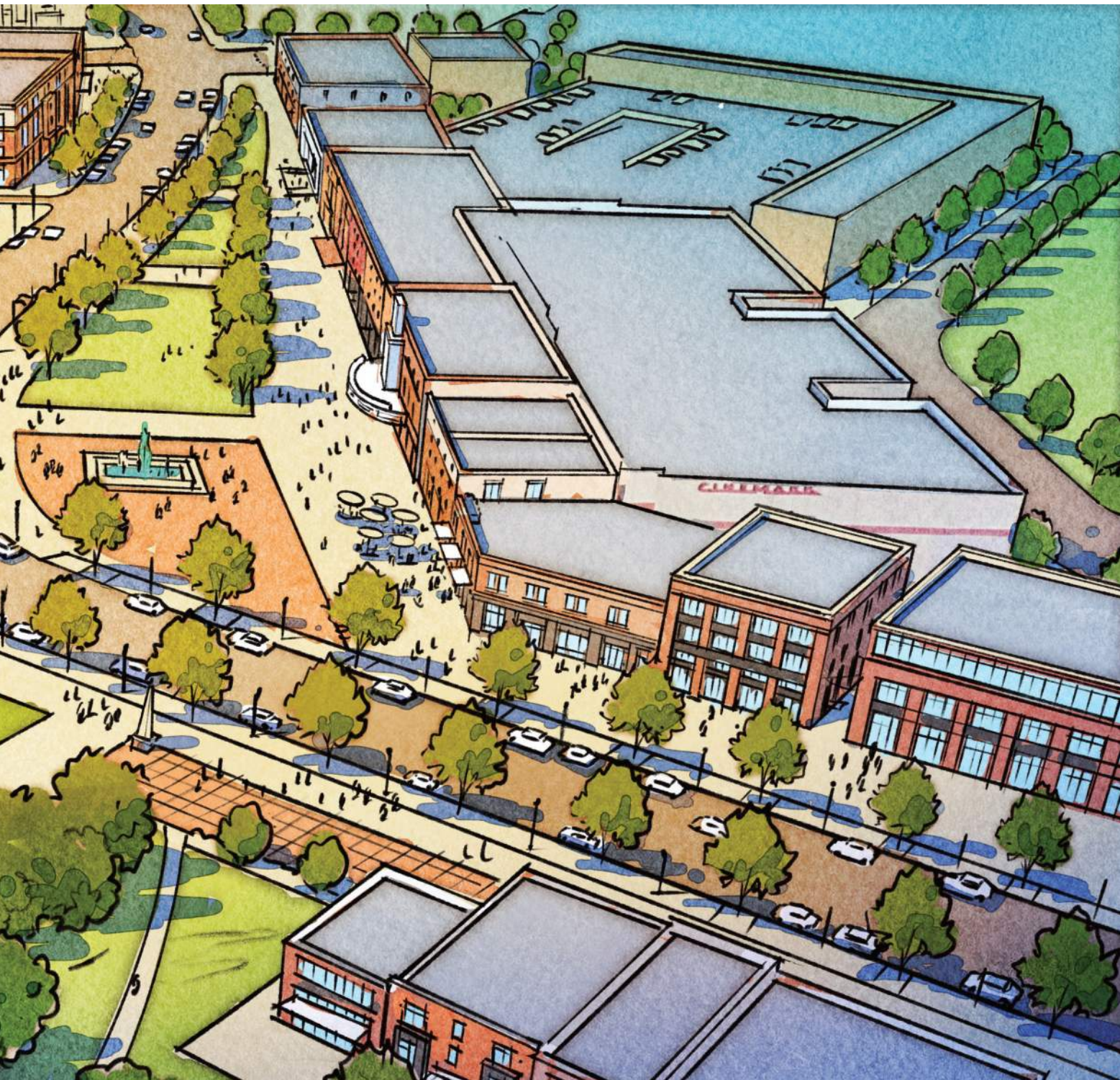
## A VISION OF THE EXPERIENCE

# Midtown



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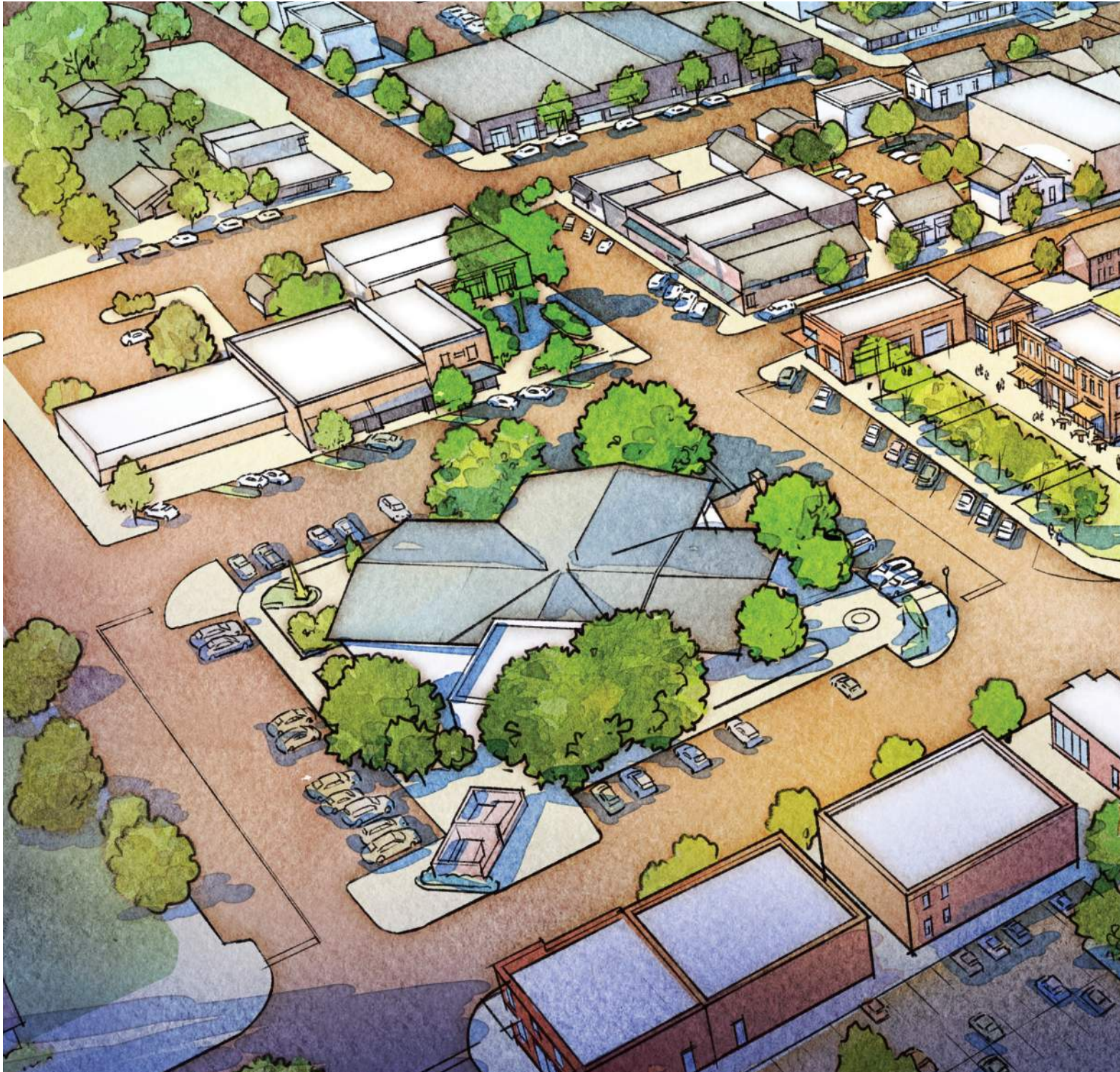






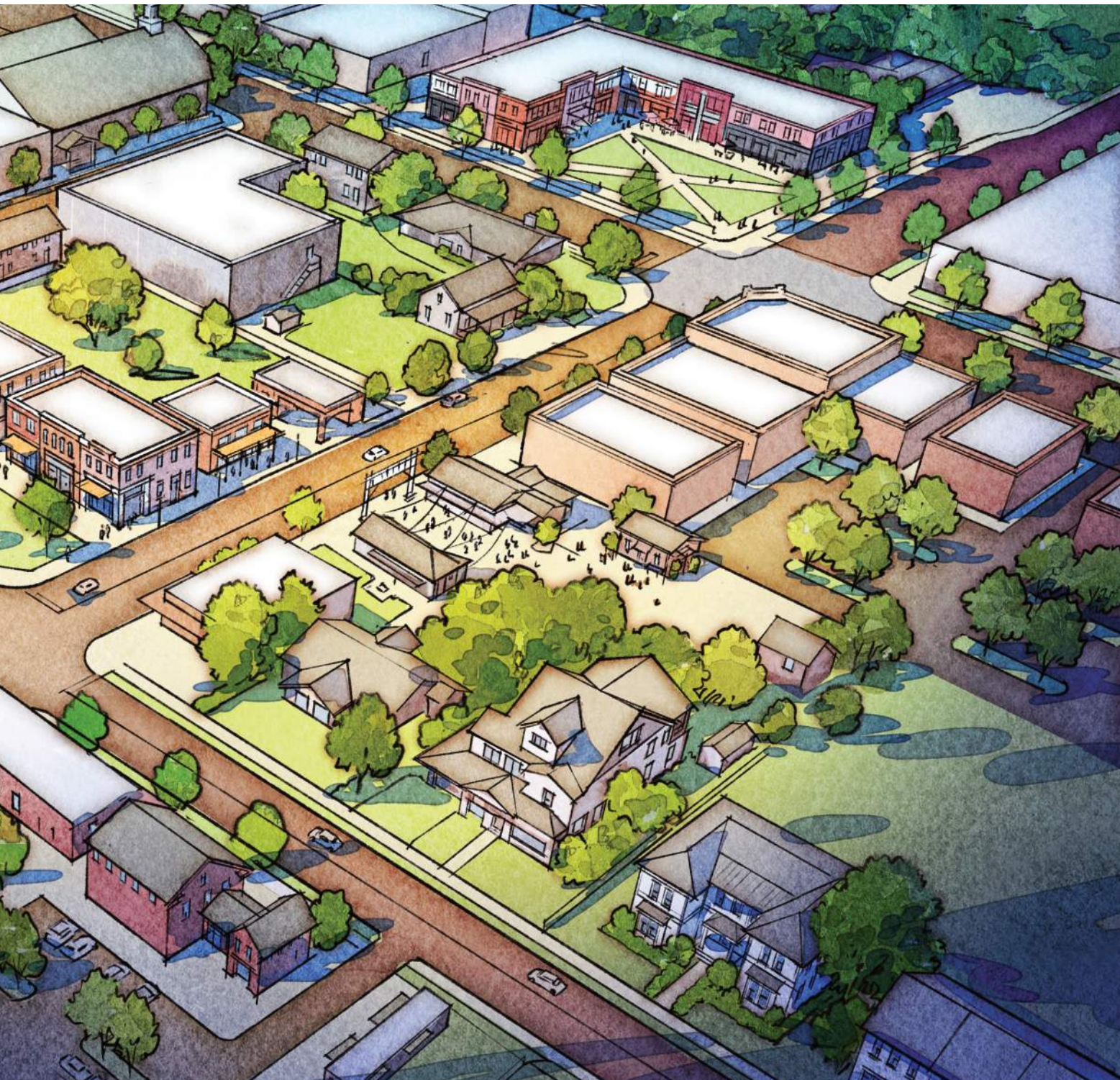
## A VISION OF THE EXPERIENCE

# *Downtown*



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## Goals

- 
- 01** Create a vibrant multicultural destination that enhances amenities for residents while also attracting more visitors to Cedar Hill.

---

  - 02** Special commercial districts such as Historic Downtown, Midtown, Uptown, Loop 9, and future NextGen Retail Centers will have placemaking details that are a distinctive brand to Cedar Hill and cannot easily be replicated in other cities.

---



## Strategies

- 
- 01** Review city codes to see where there may be impediments to providing opportunities for arts, culture, music, entertainment.

---

  - 02** Enhance and market natural resources to visitors.

---

  - 03** Create unique ways to experience and to draw residents and visitors to Joe Pool Lake.

---

  - 04** Reimagine underutilized retail tenant spaces as eSports-focused (Electronic Sports), mixed-use facilities. Electronic Sports (eSports) is a rapidly growing industry. Strategically located, it could create ancillary high-paying jobs and attract visitors to Cedar Hill.

---

  - 05** Develop a plan to engage local vendors to provide food, arts and cultural activities, and entertainment in civic spaces.

---

  - 06** Develop policies and amend development codes that foster brand identity for special commercial districts.

---

  - 07** Create a TIF board to oversee and promote distinct brand identities. The TIF boundaries include Historic Downtown, Midtown, and Uptown. Since these property owners and businesses already pay into the TIF, a board could empower them to work together to create, protect and enhance the shared retail experience, which benefits shoppers, businesses and the City.

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City Event



## Transportation Goals and Emerging Strategies

The experience along a city's roadways is the first impression people get when they enter a community. The roadway design and streetscape play a major role in forming this image. First-time visitors to Cedar Hill compliment the community on its scenic views. Because Cedar Hill prides itself on being a "City in a Park", the 2008 Comprehensive Plan designated Greenway Corridors to reinforce these values. Continuing to implement these policies with additional strategies that reinforce the city's vision will ensure that residents and visitors have a one-of-a-kind experience within the Dallas-Fort Worth region. The goals and implementation strategies detailed in the "Multiple Levels of Green" and "Authentic Connections" chapters contribute to this effort.



Trail on Lake Ridge Parkway

## Housing Goals and Emerging Strategies

This comprehensive plan describes why housing diversity is important from an economic development perspective and in terms of having an intergenerational community, which both contribute to long-term sustainability and resiliency. However, diversity in the housing types in terms of size and architecture can also contribute to distinctive neighborhoods.

Surrounding communities have the same housing types with the same architectural design on each street. With this homogeneity, it is often difficult to know when one has driven from one Dallas-Fort Worth community into another. House Bill 2439 passed in 2019 limits a city's ability to require specific building products and materials. However, early coordination with developers and Homeowner Associations to put agreements in

place with elements that incorporate building material quality and distinctive design standards would help Cedar Hill distinguish itself with more one-of-a-kind features.

In addition to conventional single-family neighborhoods, there are other residential accommodations whereby Cedar Hill could establish itself with one-of-a-kind features. Vacant tenant spaces created by shrinking retail storefronts represent an opportunity to be utilized as live/work units by artists and craftsmen. Many of these spaces, particularly big box stores, have tall ceilings and expansive rooms that can be retrofitted to accommodate such uses.

# CASE STUDY

## FROM SEARS TO SENIORS

**What:** A vacant shopping mall repurposed as a senior housing and care facility. It includes a 157 unit senior housing apartment and adult day care center. The town is also building a community center in the mall. It is envisioned to develop into a multigenerational destination.

**Where:** Skyview on the Ridge, Irondequoit, New York

**Why:** The demand for senior housing is expected to grow over the next 20 years and there is a lack of available land and rising land costs that make it hard to develop on new sites. The facility capitalizes on the growing trends of including senior housing in mixed-use developments and the adaptive reuse of obsolete buildings.

**How:** Pathstone (senior apartment developer) and St. Ann's (adult day care) were looking for a new facility to meet growing demand and were sold on being a part of the redevelopment of the mall due to its prime location close to services, the hospital, doctors and shopping.



### Goals

- 01 Neighborhoods will incorporate a variety of housing types and sizes that accommodate multigenerational living.
- 02 A diversity of architectural style and features will be utilized to distinguish homes within a neighborhood and to characterize neighborhoods from one another.
- 03 Support the adaptive reuse of buildings into creative spaces for live/work opportunities.



### Strategies

- 01 Establish development code standards for Master Planned Neighborhoods to be designed with various housing types, lot sizes, shared open space, trails, bike lanes and amenities.
- 02 Negotiate with property owners and developers to enter into consent agreements regulating building products, materials, and aesthetic methods in construction.
- 03 Determine which commercially-zoned locations would be suitable for live/work units and revise the zoning ordinance accordingly.





# Conservation and Sustainability and Emerging Strategies

The city needs to create “legacy moves” to preserve and double down on being “A City in a Park” in order to distinguish itself from surrounding communities. The rolling hills and scenic views from the highest elevation in the Dallas-Fort Worth region created by the Escarpment contribute to Cedar Hill’s character. In order to preserve that character, it is important to come up with strategies that preserve nature and open space throughout the City. The “Multiple Levels of Green” chapter details strategies that will help achieve this end.

Building upon this theme, the city should take advantage of these scenic locales for one-of-a-kind civic spaces that are available to the public. Services and civic spaces are important aspects of creating a vibrant city. People are looking for unique places to work and learn. Creating outdoor classroom and office space opportunities throughout the City could attract more businesses, entrepreneurs and families to Cedar Hill.

Finally, there are Cedar Hill features – such as the Tower Farm and the Goat Farm – that are nostalgic for long-time residents for which newcomers and visitors are not aware. The communication towers in the Tower Farm serve as a beacon light for residents and surrounding communities that home is near. These features should be memorialized in a way that pays tribute to these historic symbols.



## Goals

- 01 Leverage the city’s scenic views, parks and trails to showcase premiere civic spaces.
- 02 Commemorate historic and nostalgic places.



## Strategies

- 01 Create nature classrooms and co-work office spaces that are available to the public.
- 02 To deliver one-of-a-kind service to residents and visitors, create periodic assessments of the city’s civic spaces to ensure that existing ones are properly staffed and maintained and to determine when additional venues should come online.
- 03 In cooperation with local schools, develop a public relations plan to market their successes to attract families and to offer businesses a way to attract employees.
- 04 Employ signage and monuments to tell the story of Cedar Hill’s historic and nostalgic places so that they are preserved for future generations and advertised to visitors as one-of-a-kind features.

# CASE STUDY

## BROOKLYN PUBLIC LIBRARY



**What:** A 352,000 sq ft public library that includes an "Info Commons" with public coworking and meeting space, a Business and Career Center, an auditorium for free lectures, musical performances and other cultural events, an IDNYC (identification card) office, and a cafe in addition to the over 1 million item collection and reading rooms. The cafe provides refugees with culinary and career training.

**Where:** Grand Army Plaza, Brooklyn NY

**Why:** To offer cultural, civic and educational amenities to the community.

**How:** Renovations from 2007 to 2015 added the Info Commons, auditorium, and IDNYC office and cafe. The Info Commons opened in 2013 and was financed by a private grant and federal funding. The Cafe opened in 2019 as a partnership with Emma's Torch restaurant.



Source: Brownstoner.com





# GROWTH FRAMEWORK





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DEVELOPMENT STATUS

CONSERVATION AND GROWTH MAP

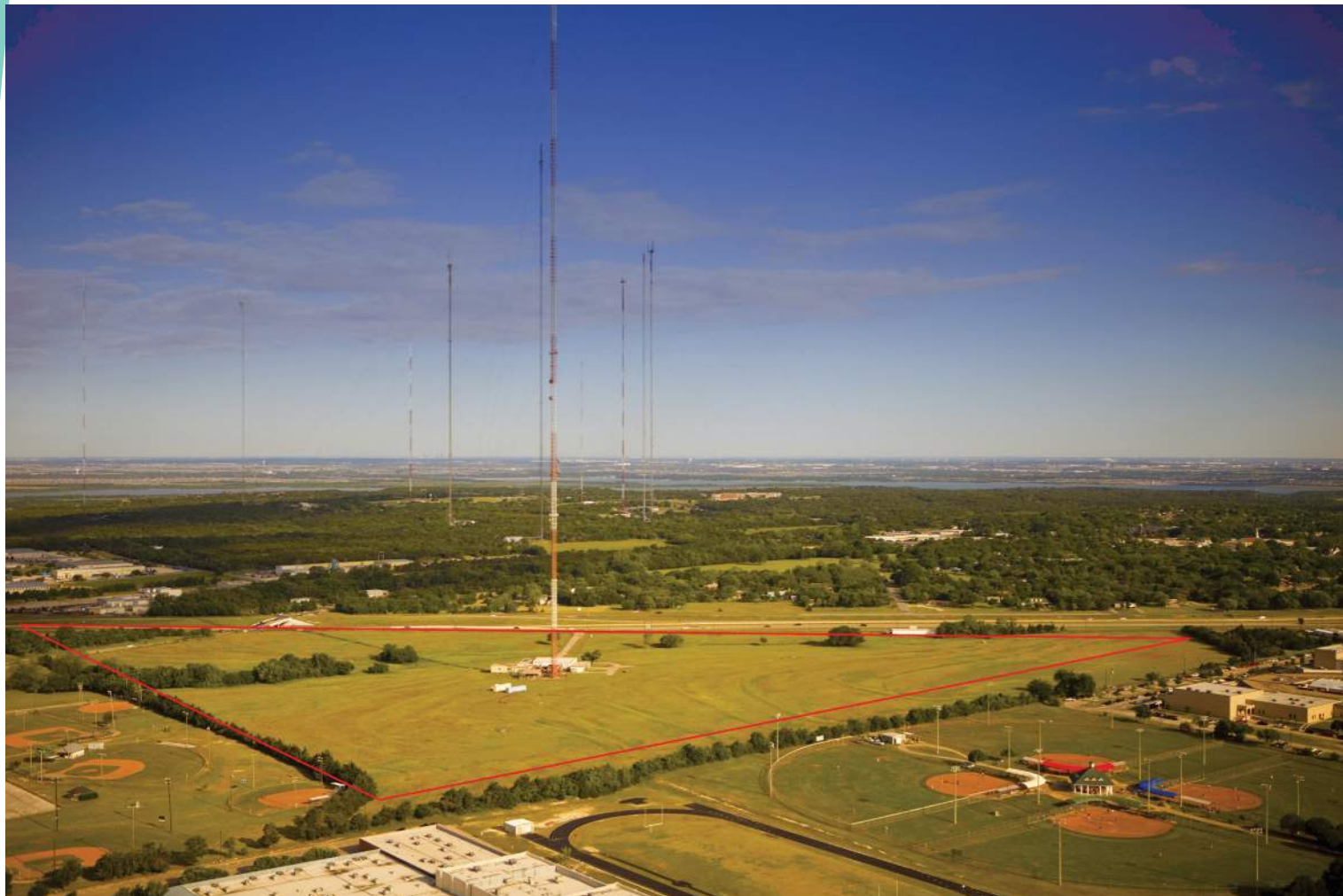


Those currently living and working in Cedar Hill understand that purposeful, pro-active planning for growth and development will result in a stronger local economy, greater fiscal responsibility, and a better quality of life for the City's current and future residents. In order to help manifest the City's vision as a "Premiere City," there needs to be a framework that can guide and steer Cedar Hill's future plans for conservation and growth. By establishing a growth framework, Cedar Hill can make sure that future decisions are made with the full picture in mind and can more effectively ensure that short-term gains do not compromise the City's long-term vision and guiding principles. The Guiding Experiences discussed in the previous chapters establish the visionary and experiential elements of the growth framework. This section, on the other hand, looks at the City's growth framework from the perspective of the natural and built environment.

When considering long-term goals for conservation and growth, it becomes necessary to engage in systems-level planning for development and infrastructure that organizes development by types, locations, patterns and intensities. By organizing the City's built and natural environments this way, it becomes possible to forecast the infrastructure needed to support them and maintain Cedar Hill's high quality of life.

City Explained, Inc., (a member of the consultant team), was asked to contemplate alternative growth scenarios for Cedar Hill. They measured the impacts of those different growth scenarios and evaluated the tradeoffs for meeting stated community goals in the Comprehensive Plan and managing the City's potential financial performance (return-on-investment) in future years. The growth scenarios presented in the "Scenario Planning and Likely Impacts Report"

were used to evaluate the infrastructure and government finance trade-offs associated with different development visions, which influenced the creation of an official Conservation and Growth Map for the Cedar Hill Next Comprehensive Plan. Findings and conclusions in the Report related to government finance, future land use categories, supporting infrastructure, and the cost of providing government services also influenced recommendations presented in the Comprehensive Plan. The preceding chapters detail the strategies that need to be taken in order to implement this plan.



Site of Future Hospital



# Development Status

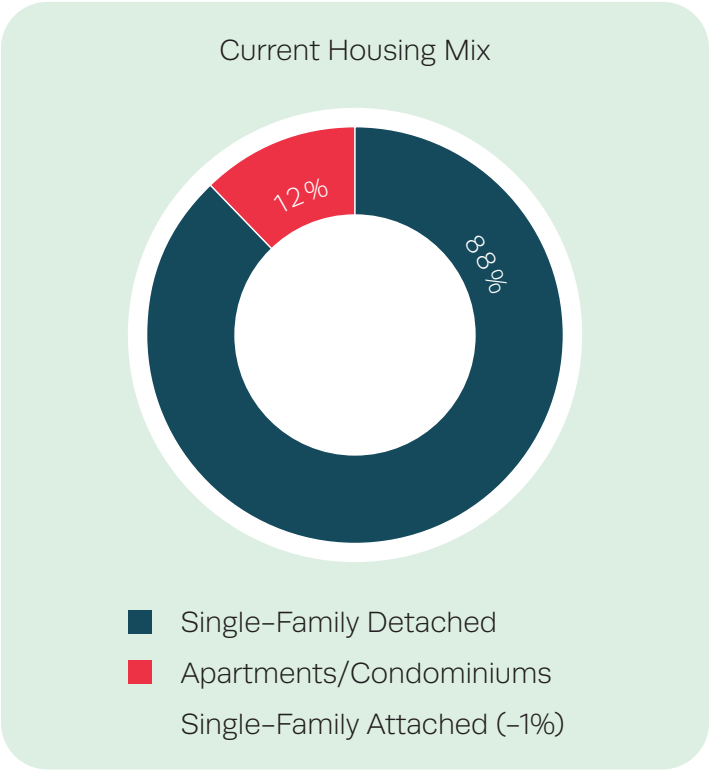
In order to establish a growth framework for the built and natural environment, it is essential to first establish a baseline understanding of the current development conditions that exist in Cedar Hill. By examining the type, location, pattern and intensities of Cedar Hill's current land uses, it becomes possible to identify areas unlikely to change and areas that feature high degrees of potential for future development, redevelopment and infill development. Perhaps most importantly, this baseline understanding of the current development conditions helps to ensure that future development is strategic and compatible with neighboring uses.

## Baseline Conditions

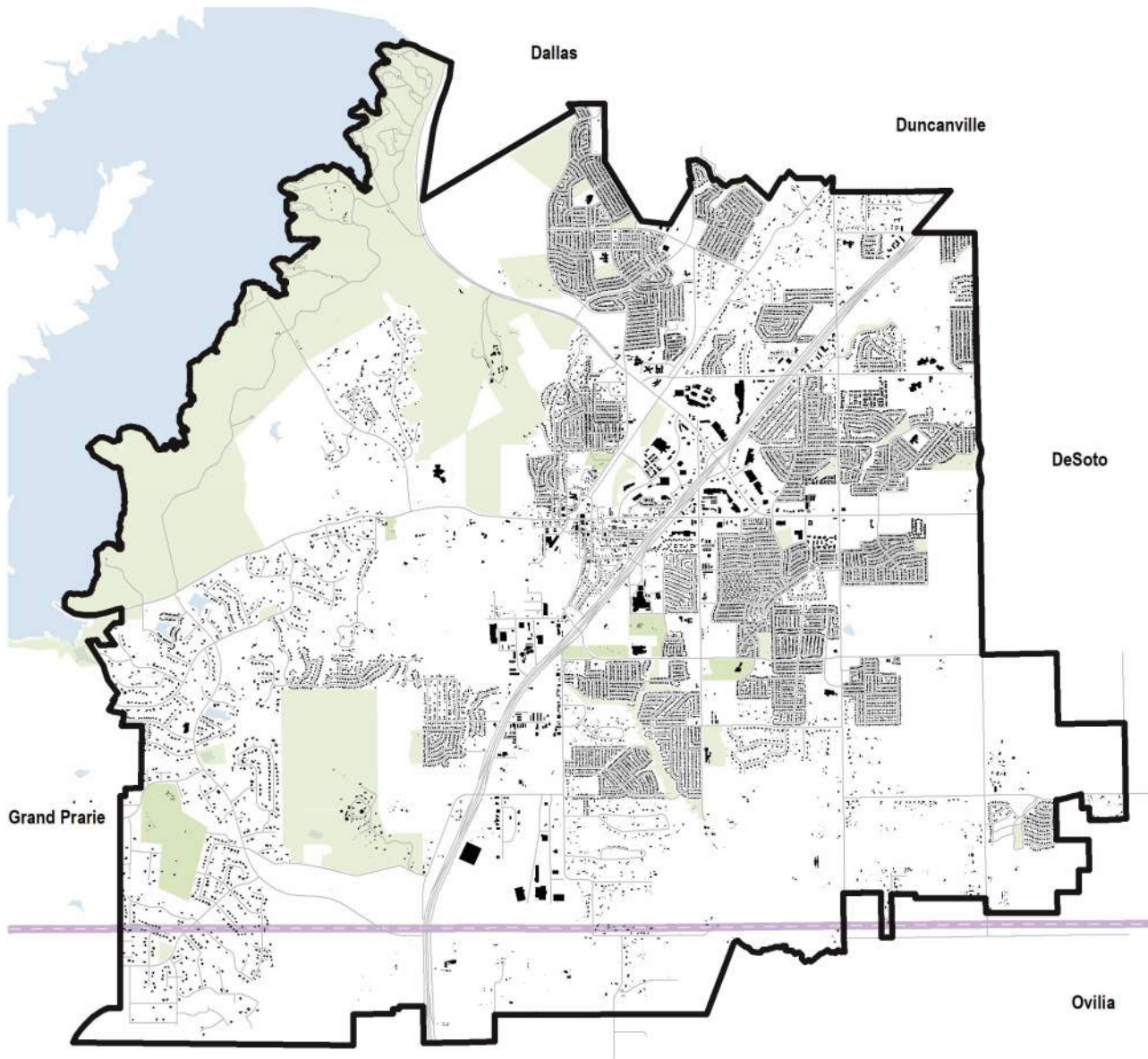
At present, the City has over 17,000 homes either currently built or in the development pipeline. Eighty-eight percent of these homes are single-family detached residences. When people move to Cedar Hill, they are often drawn to the quiet, large lot, rural living opportunities that the City offers. While this segment of the housing market is appealing to many, the fact that single-family detached homes make up nearly 9 out of 10 homes represents an imbalance in the City's housing portfolio.

Greater housing density tends to generate more tax revenue as more density can support walkable communities with experiential retail and be more efficient in terms of service provision. Members of the community have been adamant that more suburban-style apartments are not desirable. However, it is broadly accepted that planned mixed use districts should accommodate attached units above storefronts and offices to attract experiential retail, dining options, and cultural attractions. Furthermore, by building more densely in targeted areas, a greater percentage of the City's land can be preserved than if the same

number of homes were built on large-lot, single-family subdivisions. By encouraging a variety of housing choices, Cedar Hill can more easily achieve its goal of becoming a "City to Experience Multiple Levels of Green".



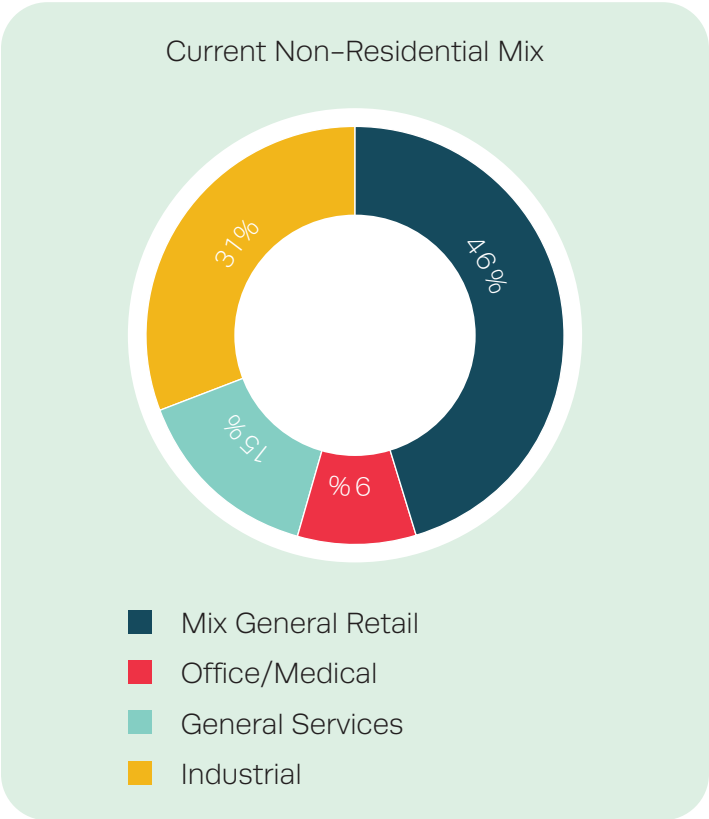
Cedar Hill has nearly 6.3 million square feet of existing development used for non-residential purposes with general retail and industrial uses taking up the largest share at 46% and 31%, respectively. Most of the retail is located in areas along U.S. 67 with smaller retailers found in strip centers and larger retailers found in "big box" shopping plazas and at Hillside Village, an outdoor shopping mall. The strip centers and "big box" shopping plazas are designed to first accommodate automobiles. While one can likely walk from store to store in these centers, the main purpose of the sidewalks serves to transport pedestrians from the parking lots into the stores.



**Baseline Map**



If Cedar Hill seeks to expand its innovative and entrepreneurial business sector, the City should prioritize more general office and medical office space development in attractive, mixed-use communities. Doing so will help to retain and expand its educated, higher-paid entrepreneurial workforce.



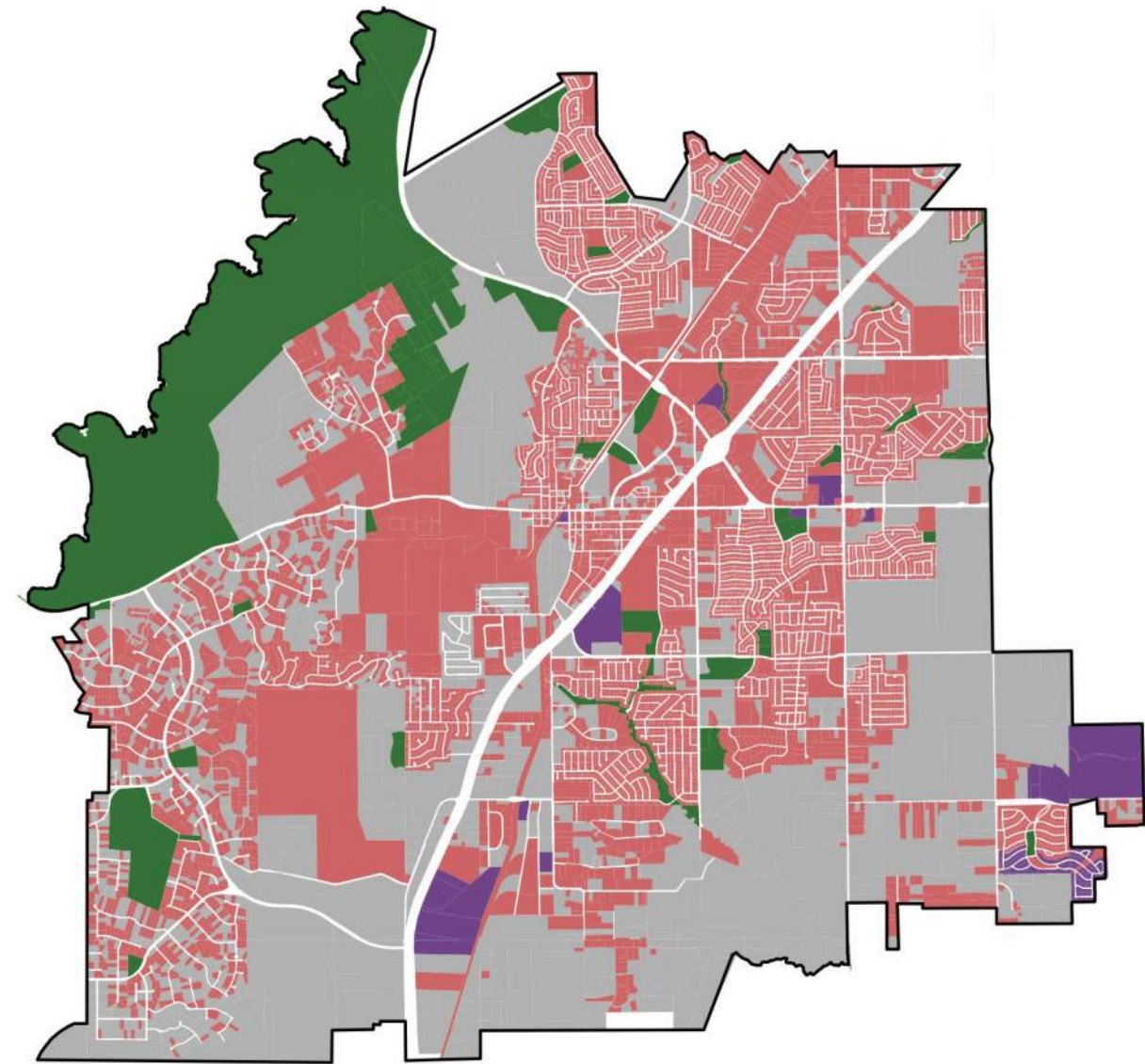
The core of the city is largely built out. However, there are opportunities for targeted and compatible redevelopment and infill development in the Downtown, Midtown and Uptown areas. The Conservation and Growth Map designates areas that should be retained as Permanent Open Space or with low-impact development. The largest parcels described by these categories are located along the Escarpment and Red Oak

Creek. Therefore, the vast majority of raw land remaining for development is located along Duncanville Road, the Loop 9 Corridor, and Lake Ridge Parkway at U.S. 67. Land use decisions and city policies in these areas will strongly influence the future growth of Cedar Hill. The City is at a unique point in time where it can choose the direction in which it would like to grow.





**Current Development Status**

The Development Status Map generally denotes areas of the city that are already developed, committed for development (plans approved), undeveloped, and publicly accessible open space – city parks, the state park, and nonprofit organizations whose mission is the preservation

and conservation of land. While areas such as the Mt. Lebanon Baptist Encampment and Newman Academy have historically been considered open space, they are privately owned. Their core mission is not to preserve or conserve land for the general public's utilization. These properties could be further developed under existing code regulations.



**Development Status Map**

	Publicly Accessible Open Space (12.43%)		Undeveloped (43.75%)
	Committed Development (2.3%)		Developed (41.52%)

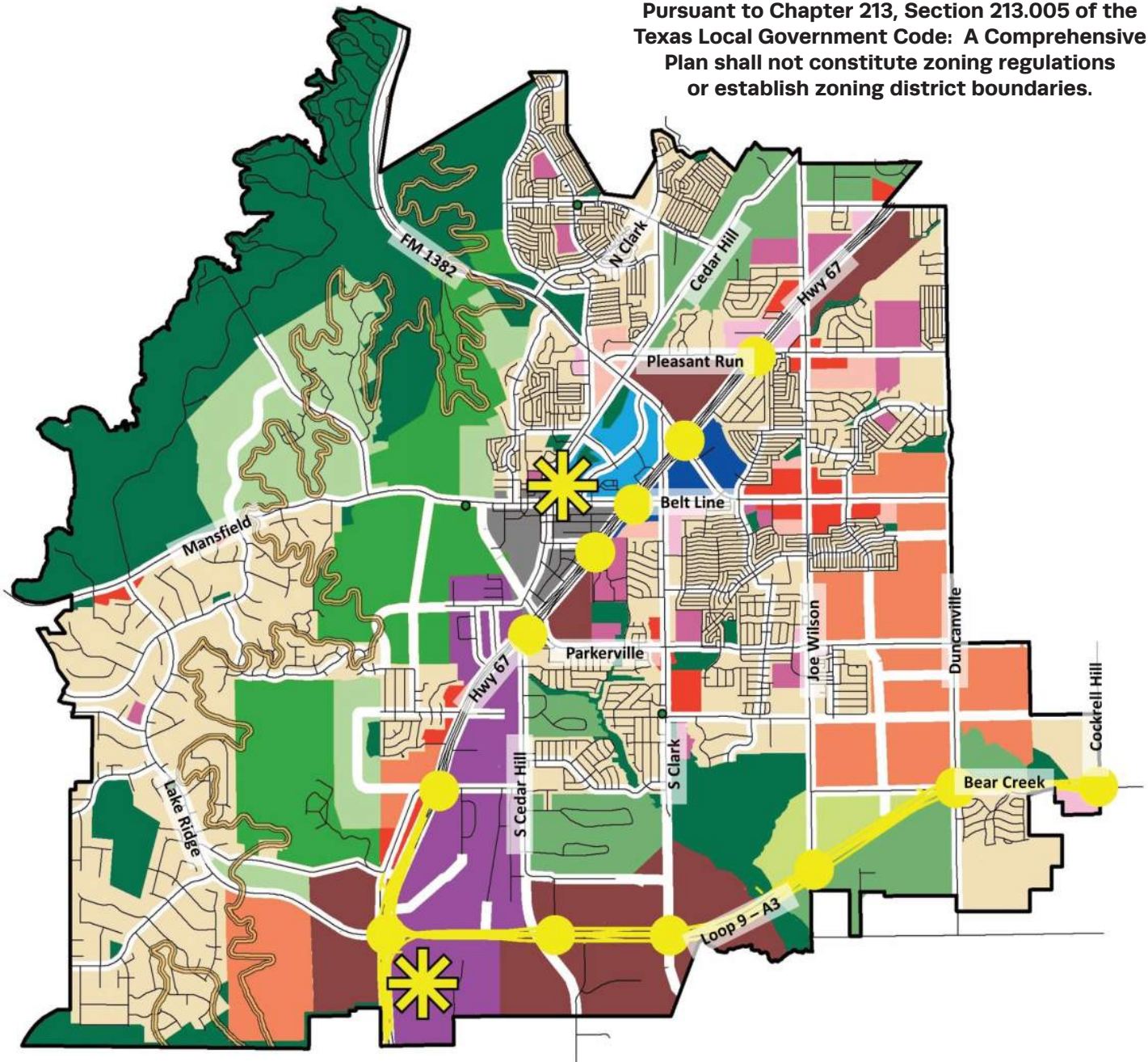


# Conservation and Growth Map

The Conservation and Growth Map serves as the cartographic representation of the growth framework; a bird's eye visualization of how the built and natural environments should be distributed throughout the "City of Shared Experiences". The first draft of the map was developed during Planapalooza™. The draft that was ultimately included in the adopted plan was the result of follow-up dialogue with city staff, Think Tank, City Council, and public meetings. The Conservation and Growth Map can be expected to produce a return on investment somewhere between that of the 2008 Future Land Use Map and the Planapalooza™ draft in the "Scenario Planning and Likely Impacts Report". It most closely aligns with the City's Vision Statement, the Guiding Experiences, and proves to be a fiscally sound course to take.

It is important to understand that the Conservation and Growth Map is not a zoning map. It is intended to show, in a general sense, the desired types, locations, patterns and intensities of future development. As such, it sets up a citywide framework for land use and infrastructure investment choices that protects open space, supports existing residents and businesses, retrofits suburban commercial areas, and expands development potential along Loop 9. This community-driven rubric needs to be tested and refined through additional public input, specialized studies, and the budgetary process, but it should serve as the guidepost for the adoption of the next Future Land Use Map (FLUM), which helps to guide the City's land use decisions.

Pursuant to Chapter 213, Section 213.005 of the Texas Local Government Code: A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.



Conservation and Growth Map

**Legend**

- |   |                               |
|---|-------------------------------|
| Escarpment Buffer   | NextGen Retail Center         |
| Loop 9 - Alternative 3                                    | Neighborhood Center           |
| Key Intersections   | Industrial Center             |
| Proposed Transit Stations                                 | Regional Center               |
| <b>Proposed FLUM w/Loop 9 - Alternative 3</b>             | Master Planned Neighborhoods  |
| Historic Downtown   | Residential Multifamily       |
| Midtown   | Residential Single Family     |
| Permanent Open Space                                      | Suburban Institutional Center |
| Rural Living  | Suburban Non Residential      |
| Conservation Opportunity Area - Institutional             | Streets                       |
| Conservation Opportunity Area - Residential Single Family | Cedar Hill City Limits        |
| Conservation Opportunity Area - Mixed Use                 |                               |



## Character Areas & Place Types

The Conservation and Growth Map is divided into four distinct Character Area types: Open Space, Conservation Opportunity, Neighborhoods, and Activity & Employment Centers. The Character Areas serve different primary functions and allow for different uses and intensities.

Character Areas are further refined into Place Types, which take a more granular look at how to prioritize varying degrees of conservation and growth, while also describing the built and natural environment's purpose, form and intensity. The assignment of place types on the Conservation and Growth Map provides a framework to more effectively realize the Vision Statement and Guiding Experiences for the community. The place types also serve as a visioning tool that helps

connect the community's day-to-day experiences and preferences with the more specialized and technical work of data management and land use planning. By organizing the city into these Place Types, officials can make more informed decisions that incorporate both character and data, allowing them to most efficiently spend municipal dollars on infrastructure improvements that will support the city's vision for its future land use decisions. Most Place Types occur in different areas throughout the City, while Historic Downtown and Midtown are location specific.

The Conservation and Growth Map reaffirms the community's desires to see: strategic development around the City's core, along U.S. 67 and future Loop 9; preservation and conservation of open space; and protection of existing neighborhoods.



Alan E Sims Recreation Center

1

## *Open Space*

PERMANENT OPEN SPACE  
RURAL LIVING  
STREAM BUFFER  
ESCARPMENT BUFFER

2

## *Conservation Opportunity*

INSTITUTIONAL  
RESIDENTIAL SINGLE FAMILY  
MIXED USES

3

## *Neighborhoods*

SUBURBAN SINGLE FAMILY  
SUBURBAN MULTIFAMILY  
MASTER PLANNED NEIGHBORHOOD

4

## *Activity and Employment Centers*

SUBURBAN INSTITUTIONAL CENTER  
SUBURBAN NON-RESIDENTIAL CENTER  
NEIGHBORHOOD CENTER  
HISTORIC DOWNTOWN  
MIDTOWN  
NEXTGEN RETAIL CENTER  
REGIONAL CENTER  
INDUSTRIAL CENTER



## Open Space

Open Space areas prioritize preserving and conserving open space for passive and active recreation, water and air quality protection, and rural living. It includes properties that have scenic views, large stands of mature trees, and/or attributes that warrant consideration for environmental protection. Properties designated as the Permanent Open Space Place Type contribute to the 25 percent open space goal.

**Permanent Open Space** – comprised of active or passive land that may be utilized for recreation and for the purpose of environmental management and protection. These areas are readily available to the public and limited to the following: city and county parks and trails; the Audubon; Cedar Hill State Park; and areas controlled by Public Improvement and Tax Increment Financing Districts.

**Rural Living** – small family farms and ranchettes on minimum 2-acre parcels. This category represents land that has been previously subdivided by individual owners and would be difficult to assemble for master planned development. Keeping in character with a rural character, infrastructure is minimal.

**Stream Buffer** – public corridors along major streams and creeks that are large enough to maintain water quality, to defend against erosion, and to protect wildlife habitats. Some of the land may be suitable for passive recreation such as trails designed in a context sensitive manner. Aside from sparse, infill residential lots, new development along Stream Buffers should utilize them as a “front door”, called “Trail-Oriented Development”. Additional height and

building clusters should be considered on areas in proximity to Stream Buffers to preserve areas in their natural state closest to the streams and creeks. A plan identifying the Stream Buffers should be adopted with an update to the Master Drainage Plan and Parks, Trails and Open Space Master Plan.

**Escarpment Buffer** – a public corridor along the upper end of the Escarpment that is wide enough for the establishment of trails and lookout areas where feasible. Aside from sparse, infill lots, new development along the Escarpment Buffer should utilize it as a “front door” where feasible and be designed in a context sensitive manner. Additional height and building clusters should be considered in proximity to the Escarpment Buffer to account for developable land lost as a result of making property available to the public for trails and lookout areas.





Trinity River Development, Fort Worth



Escarpment Lookout



Illwarra Escarpment



## Conservation Opportunity

The City does not have the resources to purchase all property that the community would like to protect. There are privately held properties that contain Stream Buffers and/or Escarpment Buffers, making them not as readily developable as other parcels in the city. These parcels represent an opportunity to help the community reach the 25 percent open space goal. The Conservation and Growth Map designates these parcels as one of three Place Types for Conservation Opportunity. Accounting for developable land lost to make property available to the public for environmental protection, parks, trails and lookout areas, additional height and building clusters could be allowed where feasible. Where additional building height is allowed, it must be considerate of adjoining residential property and preserve open scenic views. Development and supportive infrastructure should be designed in a context sensitive manner.

**Institutional** – designated for non-profits, religious-affiliated institutions, educational facilities, and utilities that are located within environmentally sensitive areas. They represent opportunities for public/private partnerships for the preservation and conservation of Permanent Open Space.

**Residential Single Family** – residential neighborhoods that reflect a development strategy that prioritizes broader environmental and social goals of a community by building the same number of homes as found in the Suburban Single Family Neighborhood, but in a manner that conserves large areas of landscape for open scenic views. A typical gross density of 3.0 dwelling units per acre (before public land dedication) is

anticipated. Designs are site specific, require less infrastructure and maintenance, and offer increased protection to water quality and wildlife habitat. On land adjoining the Cedar Hill State Park, the city should remain open to other compatible uses that support Ecotourism.

**Mixed Uses** – inclusive of a variety of arts and cultural activities, entertainment, retail and service uses with a mixture of supportive housing types. Where attached housing units are incorporated, they are done so in vertical, mixed-use structures. Structures are integrated into a cohesive, well-connected community on small blocks to promote walkability. This area takes advantage of frontage along the Loop 9 Corridor while developing in a manner that incorporates a contextually sensitive design with nearby open space conservation, rural living, and low-density residential areas. The height of buildings typically does not exceed five stories.





Marquette, MI



Harlow Farms



Raleigh, NC



## Neighborhoods

**Suburban Single Family** – conventional, suburban single-family neighborhoods typically with a density of 3.0 dwelling units per acre. Suburban Single Family Neighborhoods are typically buffered by transitional uses or landscaped buffers and are in close proximity to suburban commercial areas and smaller activity centers. This Place Type categorizes a majority of existing neighborhoods.

**Suburban Multifamily** – existing developments with relatively uniform housing types and densities throughout containing conventional apartments, townhomes, and senior housing complexes. Suburban Multifamily developments typically feature large parking lots, have limited street connectivity, and the buildings are most frequently oriented towards the interior of the site. Even though they are often found near commercial uses, they are typically buffered from surrounding developments by transitional uses and landscaped buffers.

**Master Planned Neighborhood** – neighborhoods on a minimum of 100 acres of more readily developable land near major roadway corridors that consist of predominantly single-family, detached housing, but allowing for townhouses and senior housing near major street intersections and adjoining more intense land uses. Master Planned Neighborhoods incorporate one-of-a-kind features that distinguish it from other neighborhoods. They are designed with modified street grids containing small blocks to promote walkability; monumental entrances; adorned street sections; ornamental street lights and street signs; and enhanced landscaping along street frontages with manicured lawns. Buildings should be a maximum of two stories and have build-to lines next to the sidewalk with parking behind buildings. These developments feature: an array of lot sizes, appealing to a cross-section of the community's demographic; non-intrusive, neighborhood-serving uses such as schools, religious facilities, coffee shops, retail shops, and restaurants; and active and passive recreational activities. The anticipated maximum gross dwelling units per acre is 4.5; however, not all developments will be able to accommodate this density and still meet the objectives for this character type.





Viridian – Arlington, TX



### **Activity and Employment Centers**

These are major centers of job growth and provide opportunities to concentrate employment clusters, primarily in the southern parts of the city surrounding U.S. 67 and its intersection with Loop 9.

**Suburban Institutional Center** – centers that typically feature a building or complex of buildings that serve educational, civic, or utility purposes, and often serve as a common community gathering place. These are most often nested within residential neighborhoods. Many contain large surface parking lots. They often feature landscaping on their boundaries to buffer the surrounding neighborhoods. They are unlikely to change substantially as growth occurs, but efforts should be made to increase their walkability and trail connectivity.

**Suburban Non-Residential Center** – centers that are typically located near high volume roads and key intersections and are designed to be accessible primarily by automobile with limited consideration for walkability. These centers include mostly existing, multi-tenant strip centers and big box stores located near high-volume roadways. They are set back from the roadway with large, surface parking lots with little or no connectivity between adjacent properties.

**Neighborhood Center** – centers that contain office, retail and infill housing opportunities (excluding traditional, suburban-style apartment complexes). Neighborhood Centers are low-intensity, unobtrusive, and designed at a scale to be compatible with nearby residential neighborhoods. They provide safe and convenient pedestrian and bicycle access for nearby residents. Sites also effectively minimize the impact of cut-through traffic on nearby local, residential streets

by orienting vehicular access and circulation away from the neighborhood.

**Historic Downtown** – characterized by its historic charm, this Place Type contains a mixture of compatible commercial and residential uses exclusive of buffers and transitional uses found between Suburban Centers and Suburban Single Family Neighborhoods. Buildings may contain a mixture of residential and experiential retail, craft shops, offices, dining, arts and cultural activities, and entertainment uses that serve the neighborhood, but also attracts visitors for its one-of-a-kind features. They are designed at a scale that is compatible with the historic charm of the nearby residential neighborhood. In addition to detached, single-family residences, Historic Downtown may accommodate attached townhomes and smaller-scale apartments. To encourage pedestrian activity, historic blocks and street grid patterns should be maintained with buildings that abut the sidewalk. When possible, sidewalks should be wide enough to accommodate activities such as outdoor dining associated with adjoining businesses. These same development patterns should be replicated on redeveloped and undeveloped property in the area.

**Midtown** – similar to its Historic Downtown counterpart to the south, this Place Type features a mix of uses offering opportunities to live, shop, work and play all in the same neighborhood. However, the building scale is much larger, and the character of development is contemporary. Blocks and streets are also designed to promote pedestrian activity with wide sidewalks and parking that is only accommodated with on-street parking, structured parking, and shared rear lots. The focal point is major civic institutions, including the Government Center, the new state-

of-the-art library, and the Signature Park and trail. Land uses in Midtown should include those that promote active engagement to facilitate a robust, pedestrian-friendly environment. To accomplish this, ground level uses should include experiential retail, dining, and cultural venues, though they may not be exclusively found on the ground floor. Office spaces that do not lend themselves to heavy foot traffic should be located above the ground level. Stacked residential units are located above

commercial uses. Formal public spaces including green spaces, public art and street furniture should be located throughout the area. The height of buildings typically does not exceed five stories with exceptions for open space conservation. The compact, walkable environment and mix of residential and non-residential uses support multiple modes of transportation and make the area transit-ready if commuter rail service should become available.

4

## *Activity and Employment Centers*

SUBURBAN INSTITUTIONAL CENTER  
SUBURBAN NON-RESIDENTIAL CENTER  
NEIGHBORHOOD CENTER  
HISTORIC DOWNTOWN  
MIDTOWN  
NEXTGEN RETAIL CENTER  
REGIONAL CENTER  
INDUSTRIAL CENTER



# *Library and Signature Park*









**NextGen Retail Center** – these are areas with existing retail centers that are reimagined as vibrant, mixed-use neighborhoods akin to Historic Downtown and Midtown. The transformation of these areas will require deliberate planning and phasing to keep the development viable during its period of change. Development patterns in this center should follow the same land use mix, design and parking strategies as Historic Downtown and Midtown with a maximum height being capped at three stories.

**Regional Center** – these centers are master planned developments along Highway 67 and Loop 9 that serve as regional destinations for retail, hospitals, corporate campuses, office buildings, and similar commercial businesses. Housing, arts and cultural activities, and entertainment uses may be found in a manner that is supportive to these businesses. Large-scale buildings up to 5 stories in height are located along the Highway 67 and Loop 9 frontages. These hubs of regional activity feature public spaces between buildings that are designed for active living, community gathering, and interactive street life. Pedestrian circulation is accounted for in the interior of the development, providing connectivity to the city's trail system. Single-family housing supportive to these businesses may be used as a transition to lower density neighborhoods. Stacked units are found above storefronts.

**Industrial Center** – these areas are concentrated clusters of industrial development primarily located along portions of Highway 67 as shown on the "Conservation and Growth Map". Large-scale buildings should be located closest to Highway 67 to provide a transition to less compatible land uses. These centers include small to large-scale industrial businesses as well as supportive commercial businesses. Preferred industrial uses are low-impact manufacturing and production.



Future regulations should incorporate enhanced design features with more stringent land use allowances on property that has frontage along Highway 67 and Future Loop 9.



# *NextGen Retail Center*



IMPORTANT NOTE: This is an illustration of one possible scenario representing the views of many of the participants and is not intended to be the only plan possible for these properties. The property owner and/or the City will produce actual development plans through detailed study that will be reviewed during the official City development review process before any action would be taken on the site. This illustrative plan is intended to help the community visualize possibilities and create a platform for dialogue about the ideas contained in the images.





# SUPPORTING INFRASTRUCTURE





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FIRE PROTECTION

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PROTECTING CEDAR HILL'S LONG-TERM FINANCIAL STABILITY



Governments have a certain responsibility to construct, operate, maintain, and replace community facilities and infrastructure to keep pace with existing and future development patterns. The type, location, capacity and timing of the infrastructure investments a city plans for plays a critical role in determining the type, location, capacity and timing of growth, as well. Thus, to make the “City of Shared Experiences come to fruition”, Cedar Hill must plan to make the infrastructure-related investments that support the “Conservation and Growth Map” while also maintaining sound fiscal stewardship.

In this section, the infrastructure investments needed to support the “Conservation and Growth Map” are depicted through maps and narratives that articulate the purpose, location and impact of four key areas of infrastructure: fire protection; police protection; parks, recreation, trails and open space; water and wastewater services; and transportation. The size, timing and location of these infrastructure investments will be dependent upon the pace and location of the City’s future growth. City officials should monitor conditions and program capital improvements at the appropriate time to maintain current levels of service. The following recommendations summarize major capital projects, but a more detailed estimation of supportive infrastructure can be found in the Scenario Planning and Likely Impacts Report.



Photo Caption







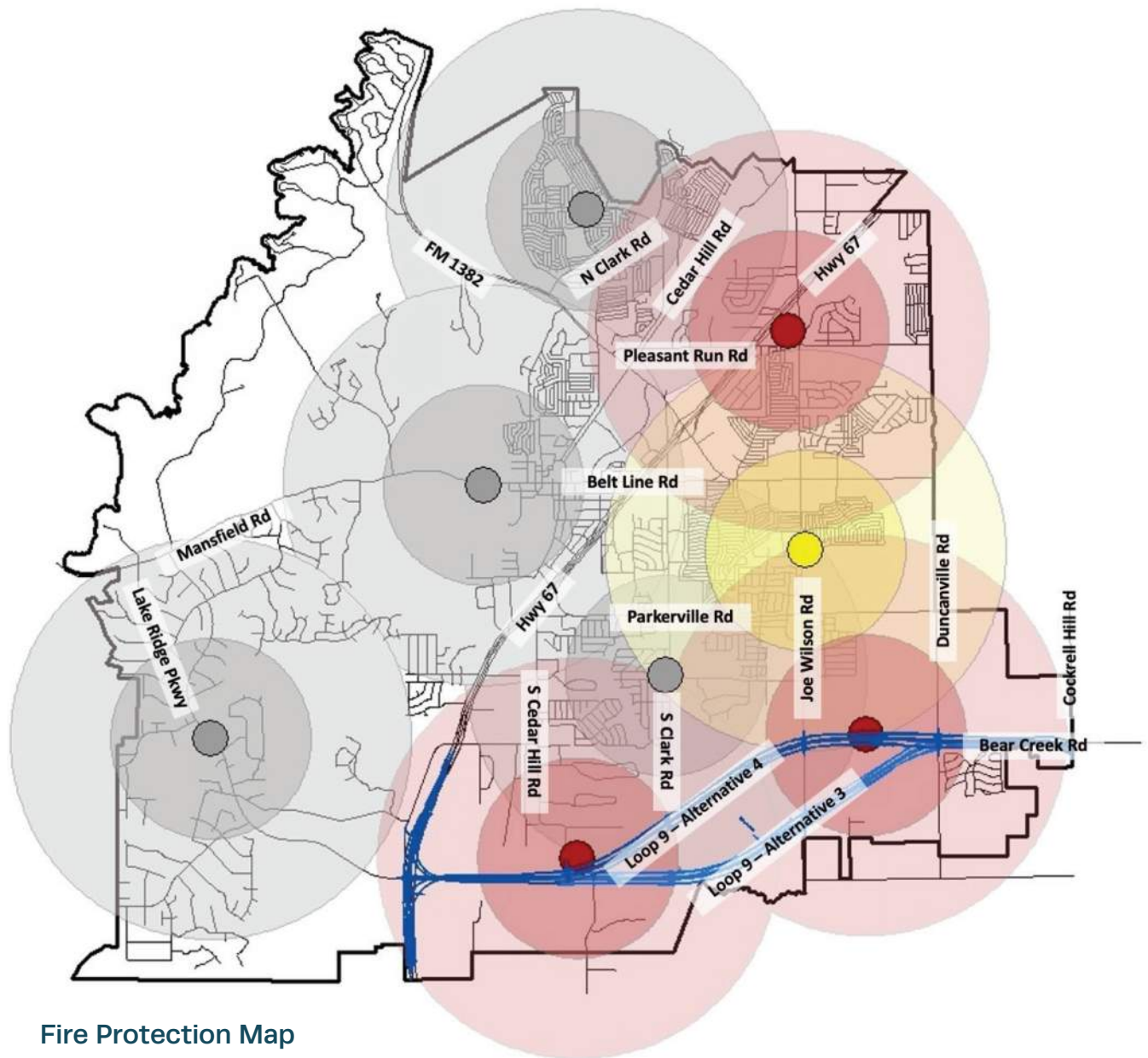
## Fire Protection

Cedar Hill's professional Fire Department's core functions include providing state of the art fire and rescue services, non-emergency response services, community risk reduction, and visionary leadership for the City. As Cedar Hill grows, the City will need to construct additional fire stations, purchase new and replace old vehicles for their fleet, and hire additional personnel. The location of the three new stations and relocation of another station in the Fire Protection Infrastructure Map

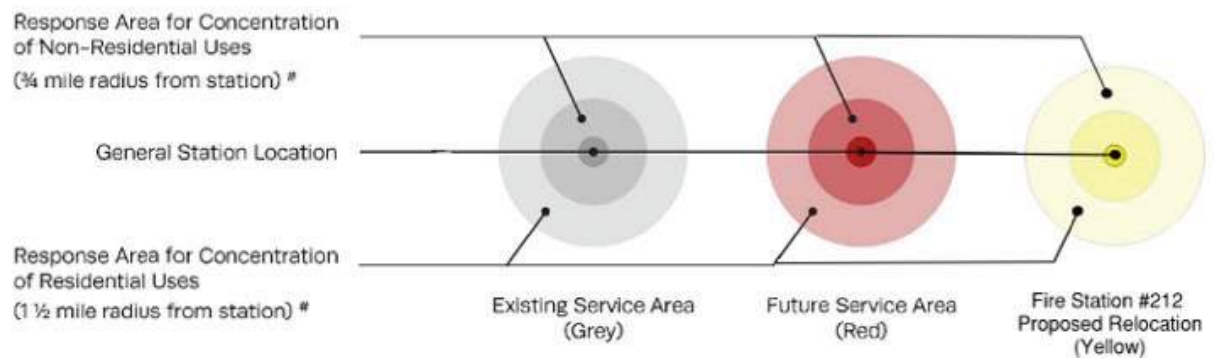
are approximations but were located in areas of higher and denser development in order to protect City assets and address potential gaps in service for residents and businesses. One of these stations could serve as a Tri-City Training Facility. The two new stations in the south have catchment areas that cover the concentrated development expected to occur as the City grows and Loop 9 is constructed.



Cedar Hill Fire Department



**Fire Protection Map**



\* = Recommended Spacing Guidelines published by the National Board of Fire Underwriters



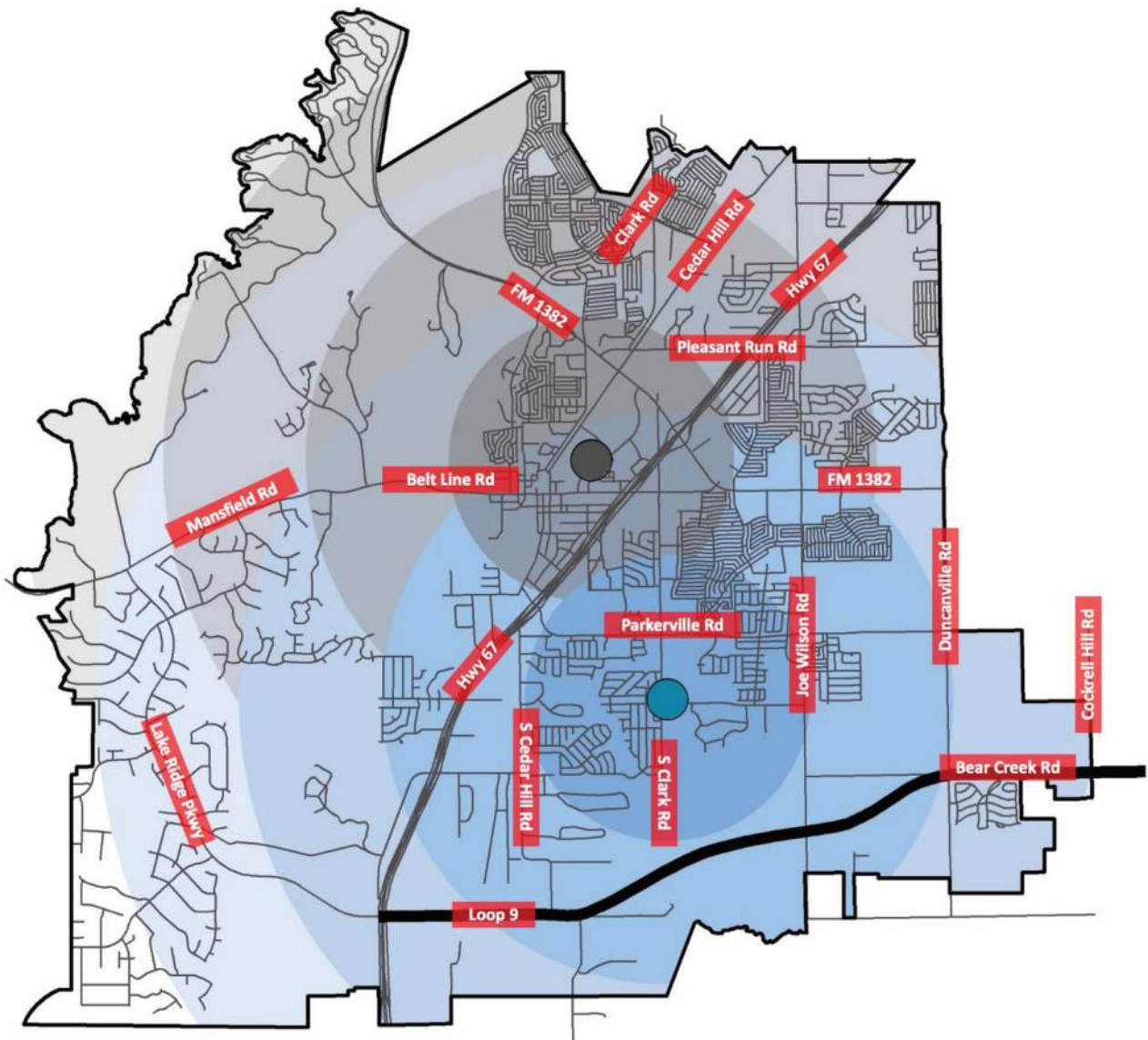
## Police Protection

The Cedar Hill Police Department keeps the City's homes, roads and businesses safe. Just like the Cedar Hill Fire Department, as the City grows, the Police Department will need to purchase new vehicles and equipment for its fleet and hire more personnel. The location of the Police Department's headquarters in the Government Center is a strength of the community. Its growth may necessitate the construction of a second physical location, as well. The location of the

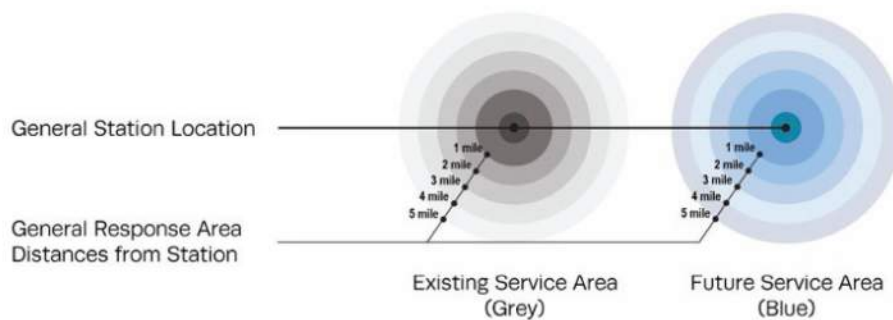
second Police Station is an approximation, but it was designated in the area seen in the Police Protection Infrastructure Map in order to increase coverage along the growing U.S. 67 and Loop 9 corridors.



Cedar Hill Police



Police Protection Map

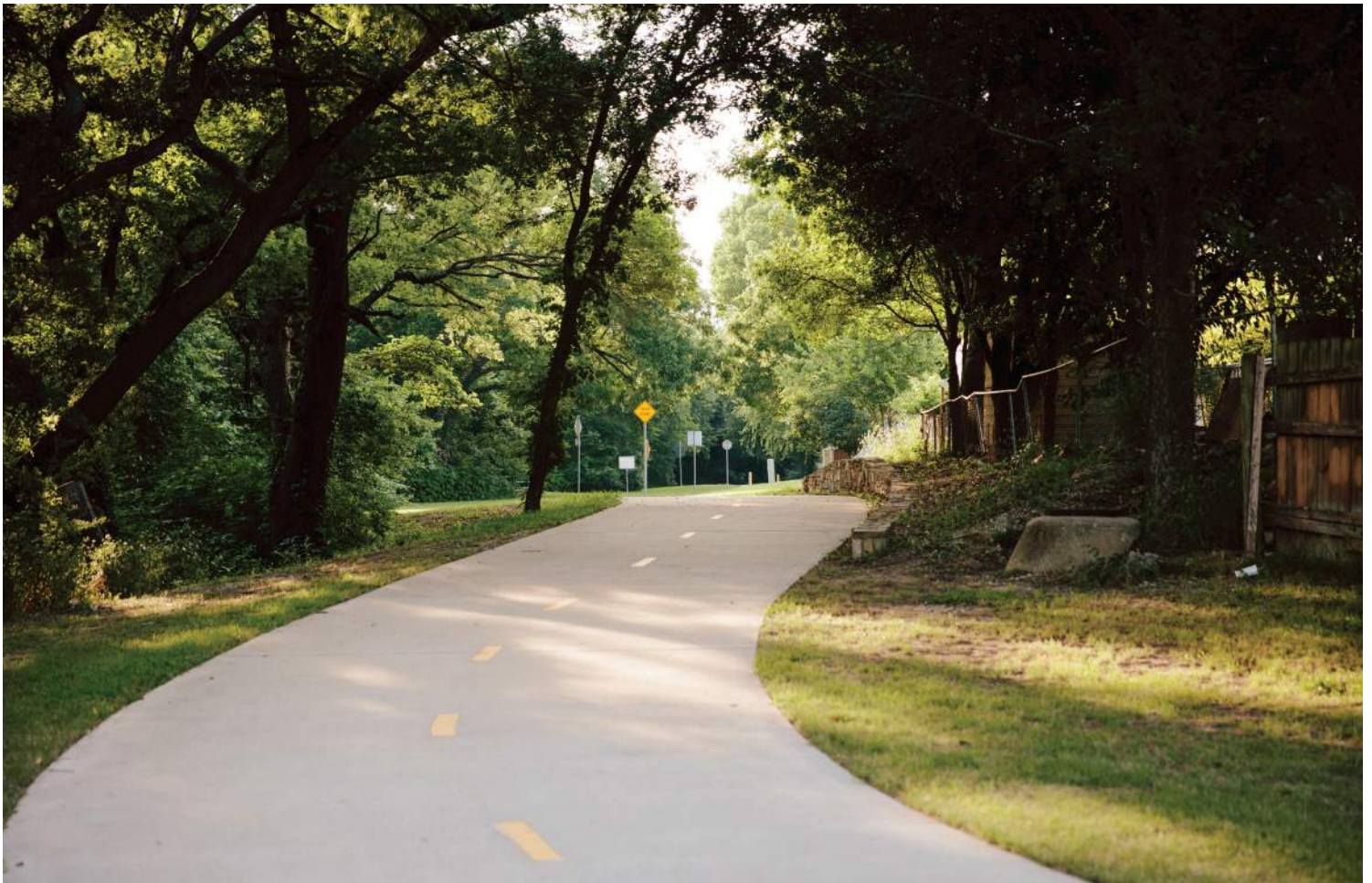




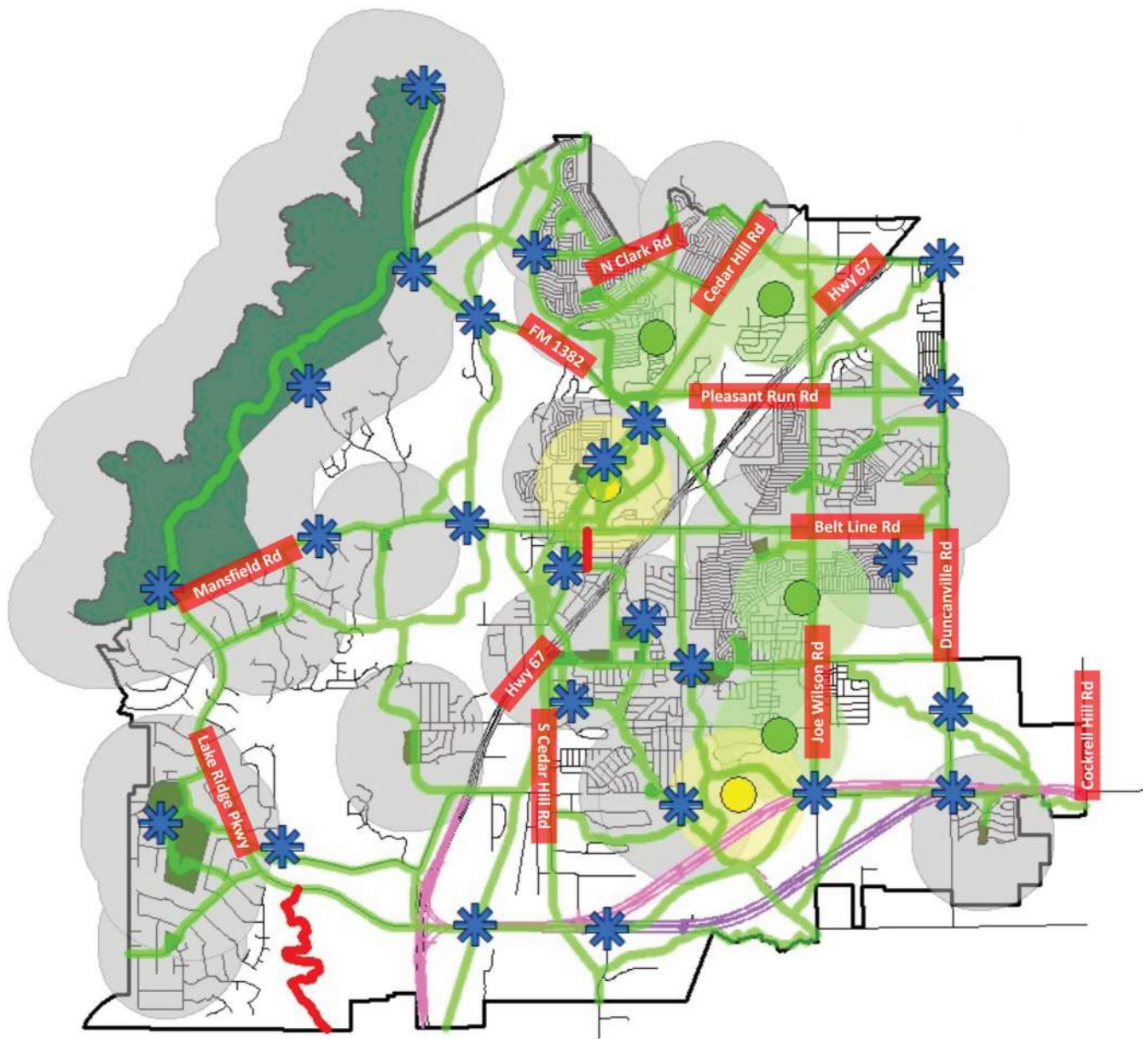
## Parks and Trails Map

The residents of Cedar Hill have a deep commitment to parks, recreation, and open space. One of the primary goals of the 2012 Parks, Recreation, Trails & Open Space Master Plan and its 2019 update was to preserve 20 percent of Cedar Hill's land as open space. The "Conservation and Growth Map" exceeds this goal. The City will also need to take proactive steps to purchase and designate land for active recreation, passive recreation and environmental preservation and conservation. This could include land for smaller neighborhood parks, larger community parks, wildlife corridors, trails and more. The

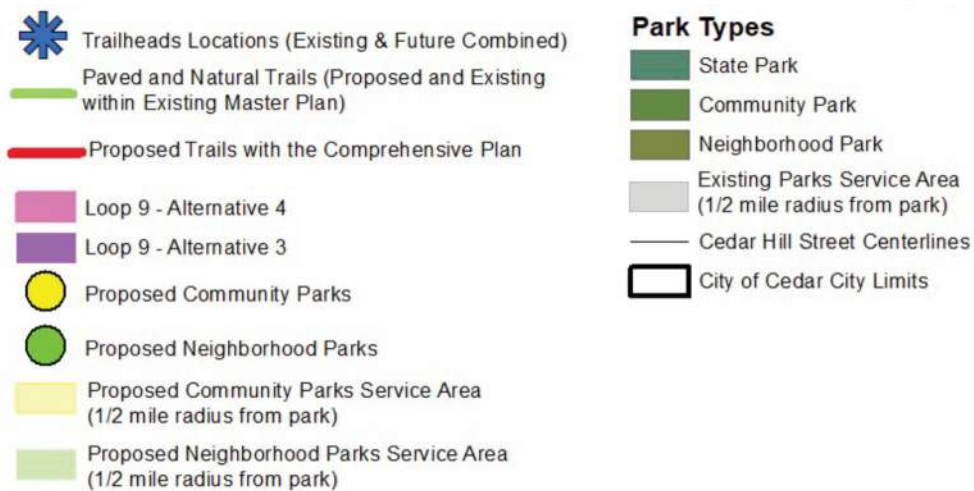
Neighborhood Parks Infrastructure Map and Trailways Infrastructure Map depicts some of the proposed new infrastructure that will be needed in order to become the "City to Experience Multiple Levels of Green". Neighborhood nodes, commercial centers, and civic centers should all strive to feature a trailhead to further enhance Cedar Hill's accessibility, walkability and bikeability. The actual locations and alignment of specific parks, trails and trailheads may change subject to site development activities; however, the number and general locations on the maps should be safeguarded in order to have a more efficient parks and trails system to support the "Conservation and Growth Map".



Dot Thomas Park



## Parks and Trails Map

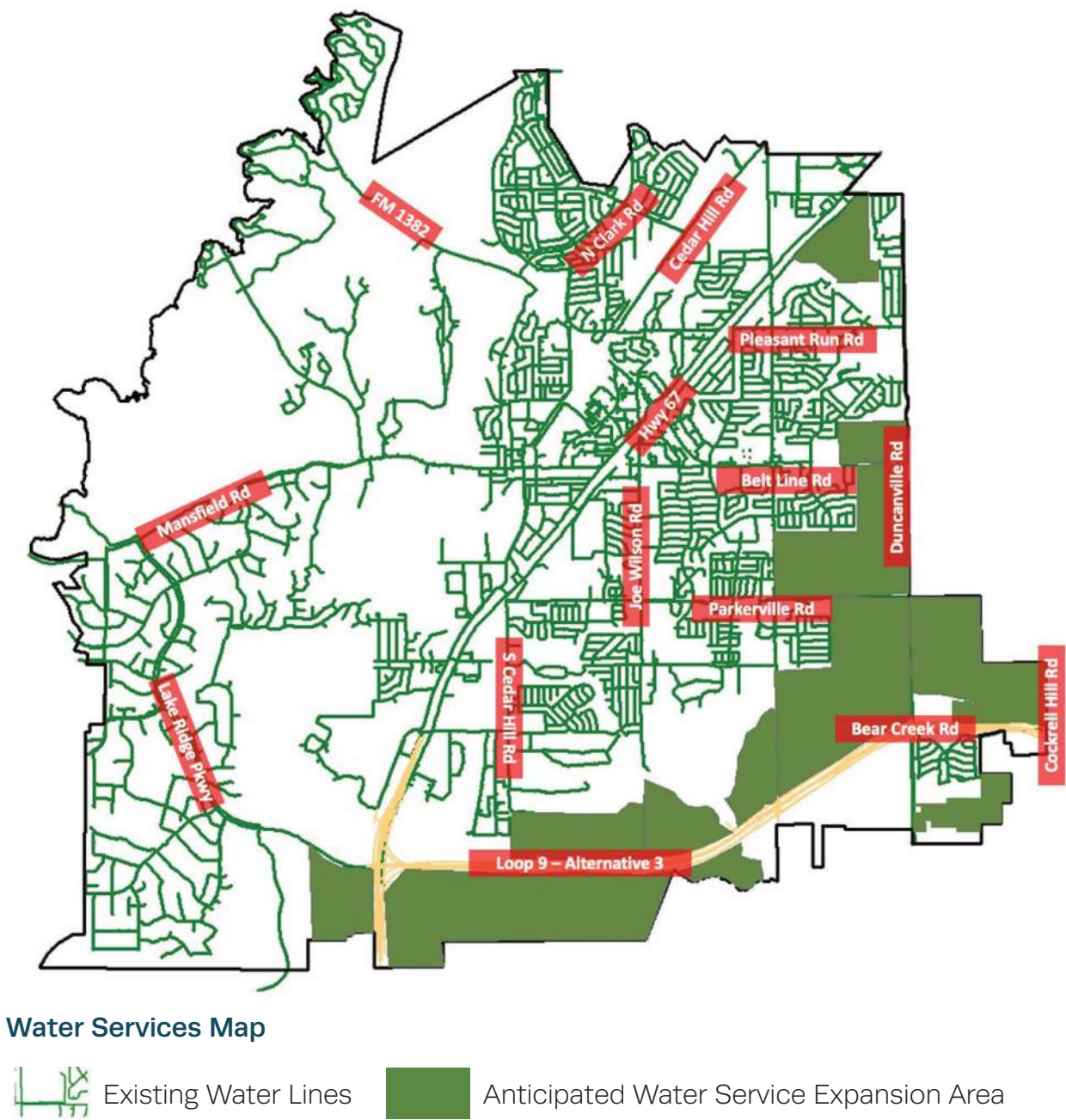


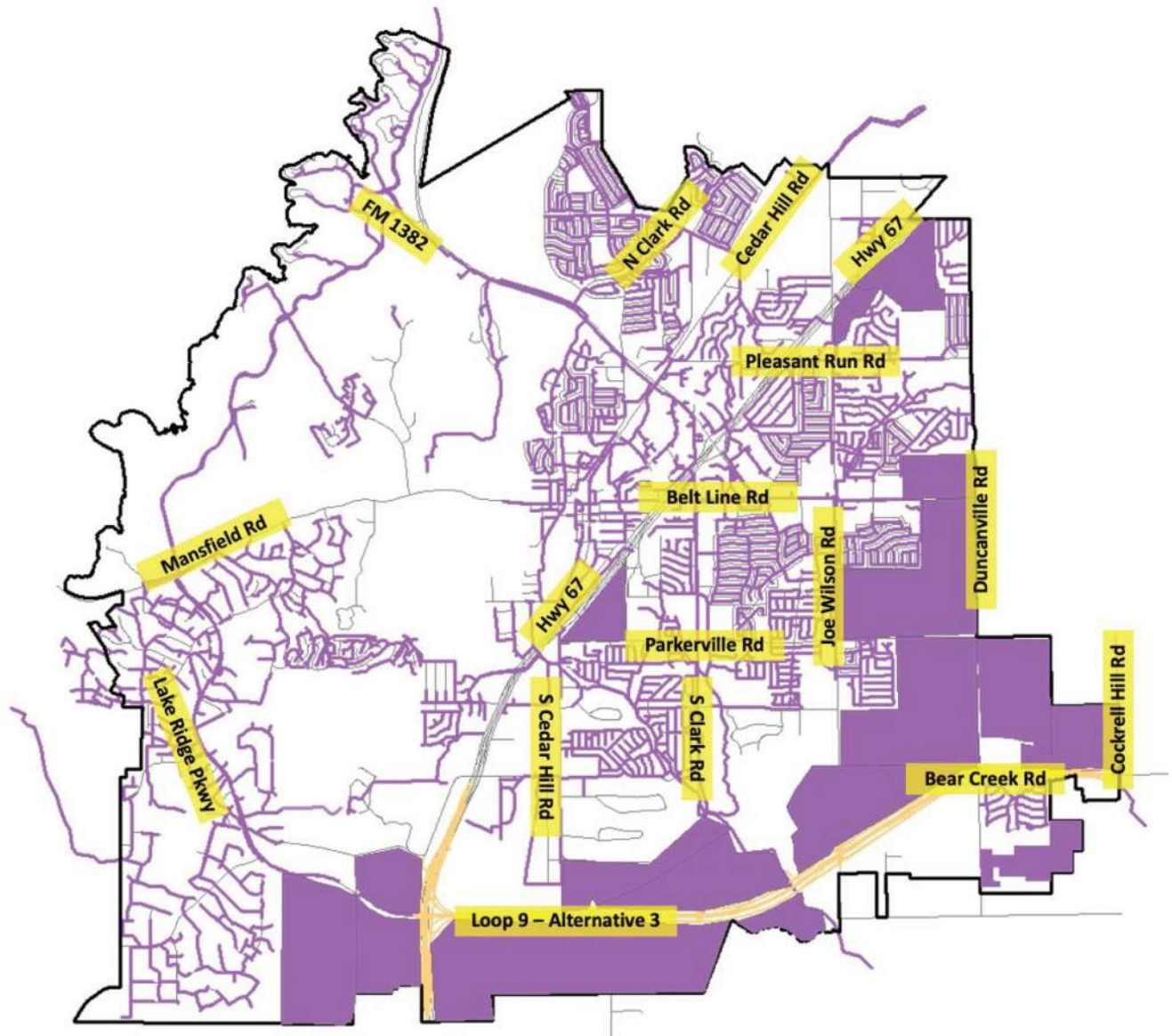


# Water & Wastewater Service

The location of Cedar Hill’s water and wastewater lines is inextricably linked to the future growth of the City. The concentrated growth patterns found in the “Conservation and Growth Map” require primarily new water and wastewater line construction, though some of the existing lines may need to be upgraded as well. The “Water Service Infrastructure Map” and “Wastewater

Infrastructure Map” depict the existing service lines with polygons that represent areas that are likely to see enough density that they cannot be served by well and septic systems alone. New water and wastewater services are concentrated primarily around new development expected to occur east of U.S. 67. This includes new development along the future Loop 9 corridor.





## Wastewater Services Map



Existing  
Wastewater Lines  
(2020)



Anticipated Wastewater Service Expansion Area



# **Exhibit A**

Amended July 2024

**Repeal and Replaced  
Ordinance No. 2024-811**

# Transportation

Like many adjacent communities, Cedar Hill has a transportation network that is predominantly automobile travel. While US 67 provides enhanced mobility for travelers through the region, it also creates an east-west barrier for local travel. The proposed Loop 9 located in the south part of the City is expected to increase regional accessibility. However, transit, walking and bicycling are becoming desired, alternative modes of transportation.

Cedar Hill's street network primarily consists of high-speed and traffic arterials like Belt Line Road, Pleasant Run Road, and Joe Wilson Road, two-lane rural roads and lower-traffic neighborhood streets. Freeways are devoted to traffic movement with limited direct land service function. Many of Cedar Hill's streets have sidewalks or shared use paths for walking and bicycling. Not all these networks have been fully developed and connected. As development occurs in Cedar Hill, it is important to consider the internal thoroughfare connectivity and the context of the surrounding buildings and land uses.



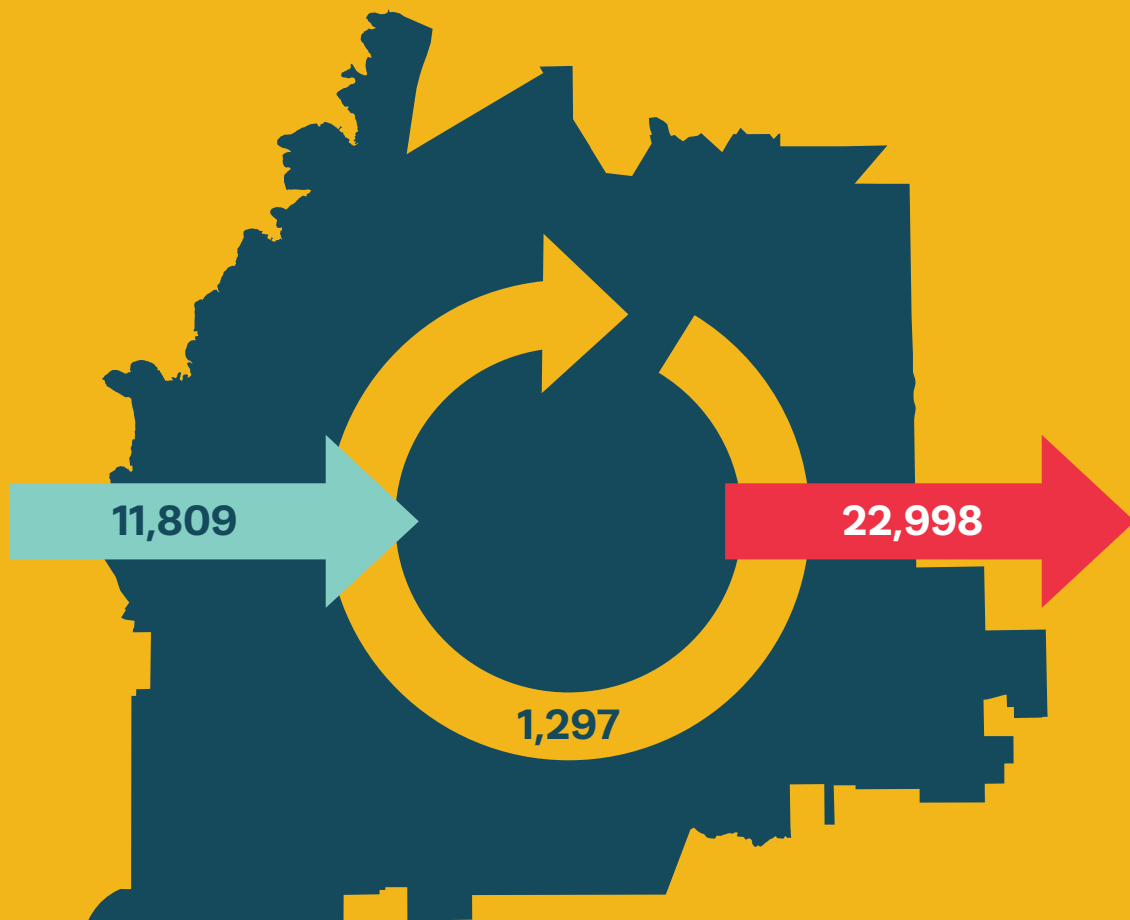
Mansfield Road



# CEDAR HILL COMMUTING PATTERNS

Data from the U.S. Census Bureau and the 2017 Longitudinal-Employer Household Dynamics (LEHD) state that the vast majority of the working population in Cedar Hill leaves the City for work. 22,998 residents commute outside the City, primarily to Dallas, Arlington and Irving. 11,809 commuters enter the City for employment while 1,297 live and work in the City.

While Cedar Hill is a destination, residents from surrounding cities drive through it like other regional cities to access jobs, entertainment venues and services, thereby creating additional traffic. To address these challenges, thoroughfare planning sets the expectations for the new roadways and the improvement of existing roadways. Thoroughfare Plans help determine the design of roadways and dedicated right-of-way needed based on traffic demands within the City and the Dallas-Fort Worth region.



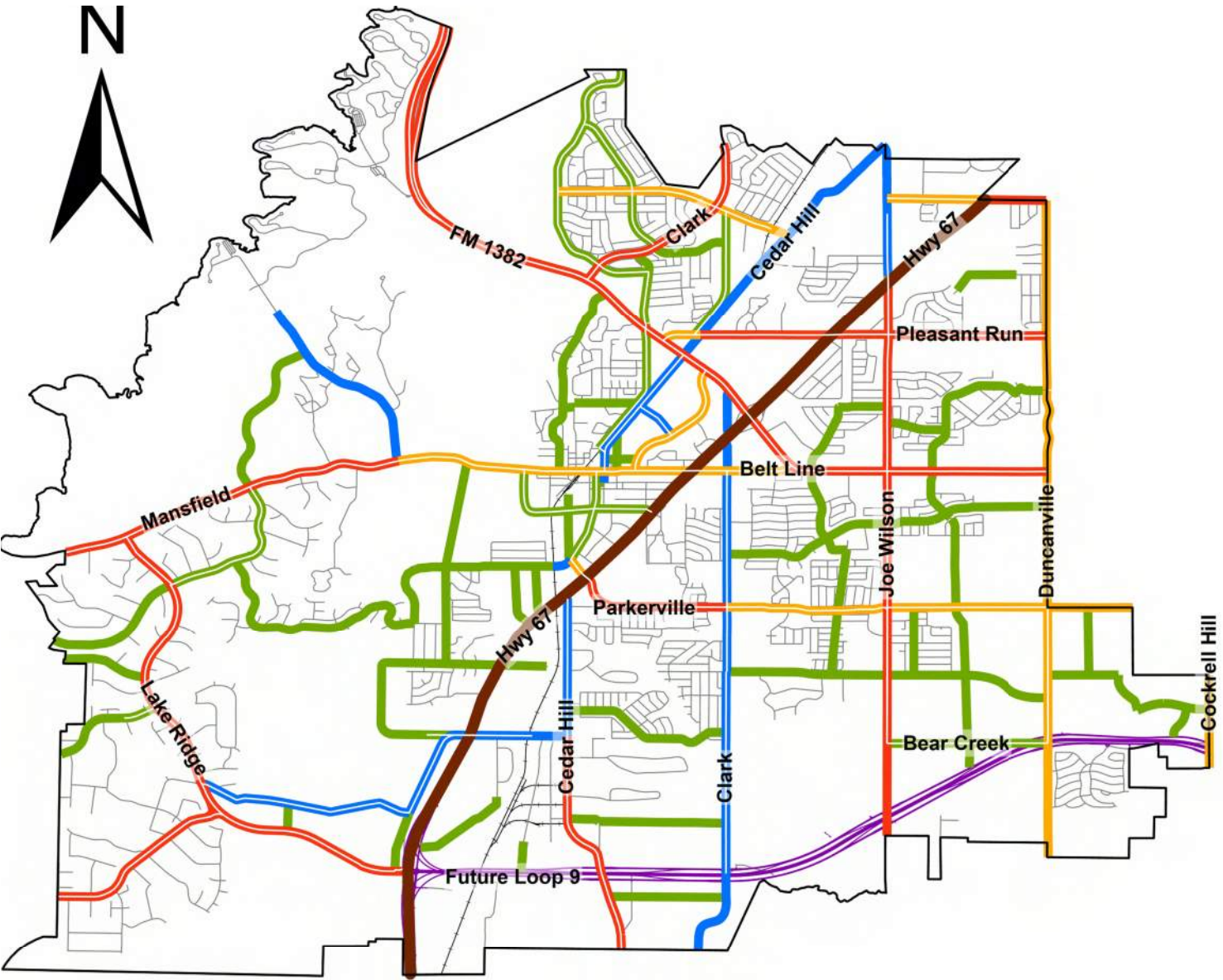


Pleasant Run Road



Bike Event





Thoroughfare Plan Map

- Freeway (US 67)
- Principal Arterial (6D - 112' ROW)
- Minor Arterial (4D - 90' ROW)
- Major Collector (3U/4U - 80' ROW)
- Minor Collector (2U - 60' ROW)
- Future Loop 9
- Greenway Corridor
- City Limits
- Local Street - 50' ROW

## Texas Department of Transportation Freeways

### US 67

US 67 is a key transportation corridor that runs from southwest to northeast Cedar Hill and connects to Downtown Dallas. Within the state, the corridor runs from the Texas–Mexico border to Texarkana. The roadway carries over 70,000 vehicle trips per day. US 67 from IH 20 to Belt Line Road has been recently widened from four to six lanes. This corridor will continue to serve as a key transportation facility as growth occurs in the City of Cedar Hill and surrounding areas.

### Loop 9

The Texas Department of Transportation (TxDOT) has proposed a Loop 9 freeway project along the boundaries of southern Dallas County and northern Ellis County for over 30 years. It includes the construction of a six-lane frontage road system connecting US 67 in Cedar Hill to IH 35 east of Cedar Hill. The proposed right-of-way (ROW) would include a median to accommodate a future controlled-access freeway.

Loop 9 will likely be constructed in three phases: Phase 1 will be the construction of the interchange at Lake Ridge Parkway and US 67. Upon completion of this project, TxDOT will move forward with the design, ROW acquisition and construction of a single two-lane, two-way frontage road from US 67 to I-35E. By 2045, there will be 207 new lane miles with the completion of the frontage roads. Loop 9 will traverse many current and planned arterial streets within the City and provide an opportunity for development at these locations.

**As of Fall of 2023, TxDOT has confirmed Alignment 3 with modification D for the Loop 9 portion within Cedar Hill city limits.**



## Local Roadway Classifications



### Principal Arterials

Principal Arterials, such as FM 1382, are streets that provide a high degree of mobility, service relatively high traffic volumes, have high operational speeds, and service a significant portion of through travel or crosstown trips. They serve as connections between major traffic generators and land use concentrations. Lane width varies based on available right-of-way. Typically, travel lanes are between 11' – 12' wide, with a **18'** center turn lane (CTL). CTL is accompanied with a wide grass/concrete median to provide safer turning movements along arterials. The preferred width of sidewalks along arterials is 6' (minimum 5'). To provide for multimodal transportation, sidewalks should be widened to 10' where appropriate.



### Minor Arterials

Minor arterials, such as Cedar Hill Road and Parkerville Road, provide the similar level of mobility and accessibility as principal arterials. However, minor arterials serve as connections between Principal Arterials and Collectors. The width of lanes vary based on available right-of-way. Typically, travel lanes are between 11' – 12' wide, with a 18' center turn lane (CTL). The CTL is accompanied with wide grass/concrete median to provide safer turning movements along arterials. The preferred width of sidewalks along arterials is 6' (minimum 5'). To provide for multimodal transportation, sidewalks should be widened to 10' where appropriate.



## Major Collector (3U - 80' ROW)



## Major Collector (4U - 80' ROW)





### Collectors

Design collectors for all users. Collector Streets, such as Mt. Lebanon Road, accommodate smaller volumes of traffic over short distances and distribute traffic to the arterial network. Collectors provide direct service to neighborhoods, commercial developments, and other local areas. Collector streets may be initially implemented as a two-lane facility and expand to either two-lanes with a center turn lane or four lanes. Typically, lane width is 11' and should accommodate pedestrians with a 4' minimum sidewalk.



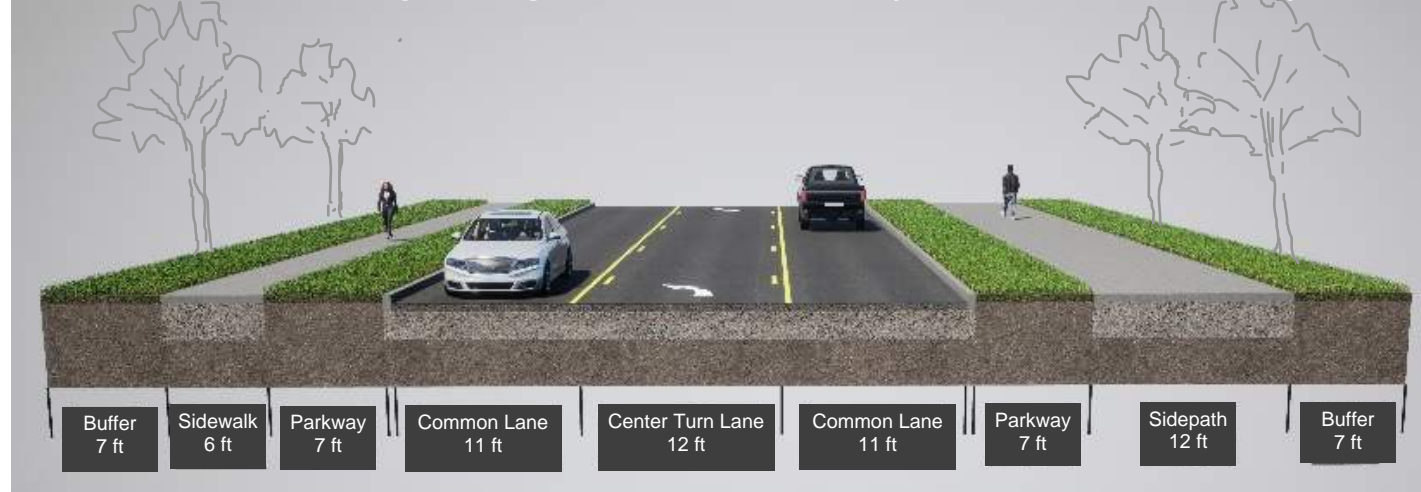
# Greenway Principal Arterial (6D - 118' ROW)



# Greenway Minor Arterial (4D - 96' ROW)



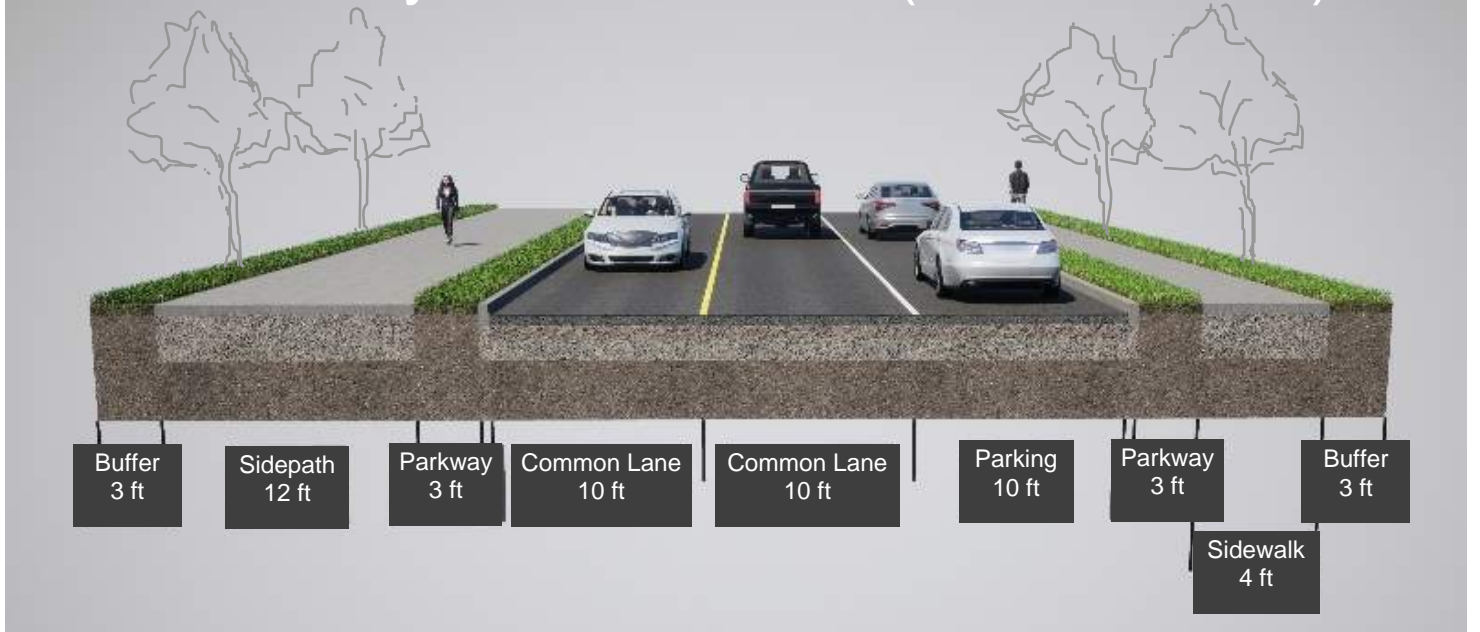
# Greenway Major Collector (3U - 80' ROW)



## Greenway Major Collector (4U - 90' ROW)



## Greenway Minor Collector (2U - 60' ROW)



### Greenway Corridors

For each of the roadway classifications, there is a recommended "Greenway" section that incorporates wider areas to incorporate landscaping and trails/multi-purpose pathways within these right-of-ways. The purpose of these "Greenway" sections is to enable flexibility with respect to environmental sensitivities or natural features of an area, as well as facilitate integration of pedestrian/bike opportunities as a mode choice. Coordination and further evaluation will be needed to determine the location of any new landscaping within the buffer and/or parkway areas in order to avoid any conflicts with existing and future city and/or franchise utilities.



## Roadway Functional Classifications and General Planning Guidelines

Type of Roadway	Function	Spacing (Miles) <sup>(1)</sup>	Direct Land Access	Roadway Intersection Spacing <sup>(3)</sup>
Freeway/Tollway	Traffic Movement; long distance travel.	4-5	None	1 mile
Major Arterial	Moderate distance intercommunity, intra-metro area, traffic movement. Serves long trip lengths.	1/2 - 1 1/2 <sup>(2)</sup>	Restricted – some movements may be prohibited: number and spacing of driveways controlled.	1/4 mile
Minor Arterial	Mobility function is primary; access function is secondary. Serves moderate trip lengths.	1/2 - 1 1/2 <sup>(2)</sup>	May be limited to major generators number and spacing of driveways controlled.	1/8 mile
Major Collector	Primary – collect/distribute traffic between local streets and arterial system. Secondary – land access; interneighborhood traffic movement.	1/4 - 1/2 <sup>(2)</sup>	Safety controls; limited regulation.	300 feet
Minor Collector	Primary – internal to one neighborhood; serves short trip lengths. Secondary – land access.	1/4 - 1/2	Safety controls; limited regulation.	300 feet
Local	Land access	2 lot lengths	Safety control only.	300 feet

(1) Spacing determination should also include consideration of (travel within the area or corridor based upon) ultimate

(2) Denser spacing needed for commercial and high-density residential districts.

(3) Spacing and intersection design should be in accordance with state and local thoroughfare standards.

Volume Ranges (veh/day)	Speed Limit (mph)	Planning LOS	Parking	Comments
45,000 to 125,000	55-70	D-E	None	Supplements capacity of arterial street system and provides high speed mobility.
36,000 to 45,000	40-55	C-E	None	"Backbone" of the street system.
20,000 to 34,000	30-45	C-E	None	Provides route and spacing continuity with major arterials.
12,000 to 28,000	30-40	B-C	Limited	Through traffic should be discouraged.
1,000 to 15,000	30-35	A-B	Limited	Through traffic should be discouraged.
200 to 1,500	20-30	A-B	Permitted	Through traffic should be discouraged.

anticipated development.



## Changes to the Thoroughfare Map

The new Growth Map with an even greater emphasis on open space conservation of existing natural areas have created the need to amend roadway designations that were shown on the 2008 Thoroughfare Plan. Other changes recognize that the extension of major roadways would not be possible without displacing existing residents and businesses. As development and redevelopment of Activity Centers are proposed, traffic studies of a larger demand area should be conducted to determine if anticipated vehicle trips warrant a different classification in those areas. However, any future changes to the Thoroughfare Map should not detract from the goals adopted in the Cedar Hill Next Comprehensive Plan.

Finally, it is important to note that there are some roadways, particularly in the southeastern section of the city, that retained their classification even though some of the property along them are proposed as an open space or rural classification. These roadways are part of a regional thoroughfare network meant to accommodate vehicle trips through Dallas and Ellis Counties.

### Road "A"

Road "A" was a new roadway proposed to extend from the north terminus of Tidwell Street to FM 1382 as another north/south thoroughfare on the west side of Highway 67 in the 2008 plan. The concept was to relieve traffic on FM 1382 and Belt Line Rd. and to provide another emergency route for first responders. A 2016 alignment study for the southern portion of the roadway (between W. Belt Line Road and Tidwell Street) found costly encumbrances with a bridge crossing over the railroad and acquiring property to avoid the existing communication towers. The northern portion (between FM 1382 and W. Belt Line

Road) was not included in the 2016 alignment study. However, the terrain and dense vegetation present greater obstacles beyond financing. Major roadway construction would interfere with the Nature Corridor that has been identified as needing to be preserved and protected. Therefore, the northern portion has been removed from the Thoroughfare Plan. An alternative alignment study for the southern portion is recommended to identify existing railroad crossings that could be utilized for a future Road "A".

**With this 2024 amendment of the Thoroughfare Plan map, the Road "A" alignment has been modified from bisecting properties to a more perpendicular crossing. This alignment attempts to retain the maximum developable land area of the adjacent parcels.**

### Joe Wilson to Wintergreen Collector

The 2008 plan proposes a collector from Joe Wilson Road through the Wooded Creek neighborhood, crossing Stewart Branch, undeveloped property to the north, straddling the Creeks of Windmill Hill neighborhood, and terminating at Wintergreen Road. A portion of this collector, Wooded Creek Drive is already constructed. To protect an identified Stream Buffer and to eliminate the need to construct a costly vehicular bridge, this collector does not cross the creek in this Plan. It instead connects to Berkshire Lane in Meadow Vista Estates, which is currently constructed to minor collector standards. Additionally, this updated alignment reduces vehicular traffic from future commercial development to the north. It would provide circulation and connectivity specifically for these neighborhoods along it.

## Roadway Streetscapes

The 2008 Plan identified Greenway Corridors that should have certain elements related to the streetscape such as context sensitive design, landscaping, and the incorporation of hike and bike trails. The purpose of these Greenway Corridors is to enable flexibility with respect to environmental sensitivities or natural features of an area, as well as facilitate integration of

pedestrian/bike opportunities as a mode choice. This Comprehensive Plan generally retains those designations along arterial roadways with the addition of future Loop 9. There are three design options for these Greenway Corridors described in that plan. The chosen design should be based upon the surrounding environment, low impact design where possible, and available right-of-way.

It is recognized that not all roadways can be "Greenway Corridors". However, their streetscape is still important to the community's image. Codes should be established to define building setbacks, landscape design, building height, building design, and infrastructure placement according to the place types along roadways designated in this Comprehensive Plan.

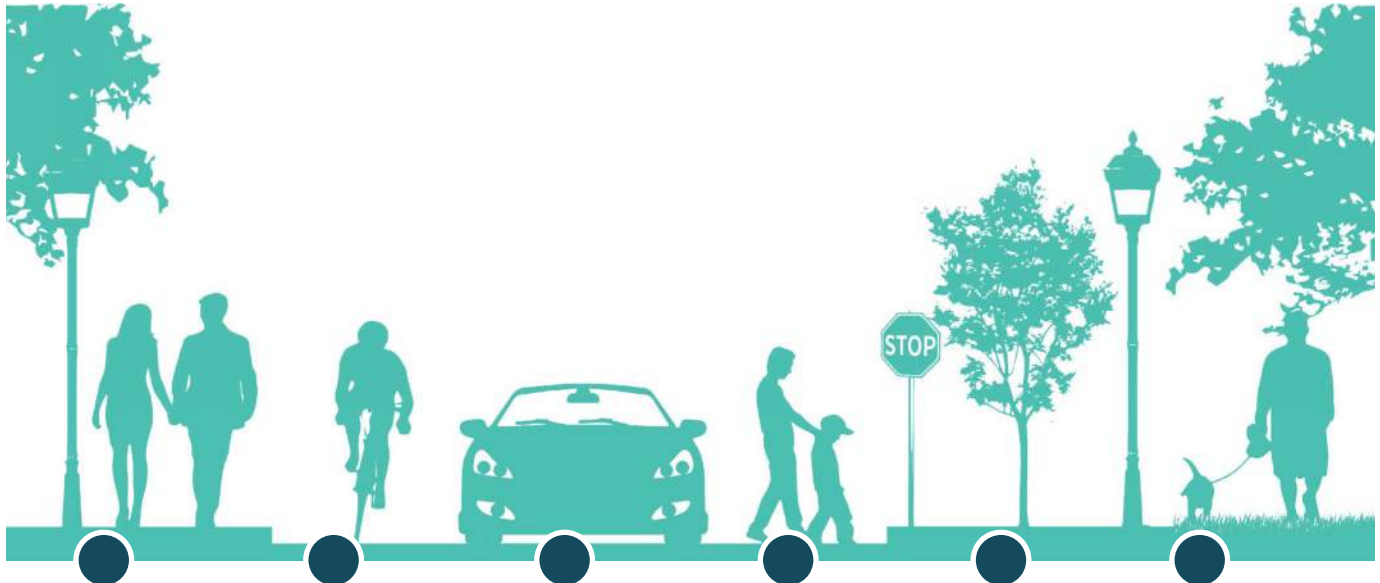
With this 2024 amendment, the Greenway Corridor street sections have been added to reflect the varying applicable roadway types. The main distinction for the Greenway Corridors is the ability to accommodate wider pedestrian pathways (sidewalk, trails or sidepaths) and landscaping within the right-of-way.





# WHAT IS A COMPLETE STREET?

A Complete Streets approach integrates people and place in the planning, design, construction, operation, and maintenance of our transportation networks.



## ACTIVE SIDEWALKS

Sidewalks should be smooth, wide, feel safe, and have appropriate transitions to the street, making them easy to walk or use a wheelchair on.

## DEDICATED BIKE LANES

Simple pavement markings creating a dedicated bike lane make both motorist and bicycle movement more predictable, and therefore safer for both. They may increase the likelihood of casual rides using bicycles for transportation.

## ACTIVE ROADWAY

One lane of car traffic going in each direction with a two-way-left-turn-lane (TWLTL) in the center would reduce the amount of car crashes on Government Street by providing turning vehicles a refuge from through traffic, while keeping through traffic moving more efficiently.

## SAFE CROSSWALKS

Clearly marked crosswalks allow pedestrians and wheelchair users to cross streets safely, while making sure cars know where to expect them.

## PLANTING STRIP

Street trees and landscaping slow speeding traffic, improve the aesthetics of the roadway, provide shade, and create a buffer between cars and people, making a more inviting environment for pedestrians.

## GREEN SPACES

Parks and public green spaces create a destination, encouraging community interaction and providing a rest from the surrounding urban environment.

## Complete Streets

Currently, there are 285 miles of sidewalks within Cedar Hill, with a majority of the existing sidewalk network located in single-family residential areas with lot sizes under one acre. Approximately 22% of the existing sidewalk infrastructure is within a 1/4 mile of schools and 59% within a 1/4 mile of parks.

There are numerous parks, community facilities and retail businesses within Cedar Hill that are also important pedestrian destinations. Providing accessibility to these destinations is important to encourage walking and biking to these destinations instead of using vehicles and increasing congestion.

As the City of Cedar Hill continues to increase in population growth and economic activity with more businesses, it will be important to address the needs of pedestrians as an alternative mode of transportation.

Over 1,000 cities across the country have adopted a Complete Streets policy, looking to make their communities safer for all users of all abilities and ages. Complete Streets guidelines are inclusive of all modes of transportation and intended to supplement other design manuals including the Manual on Uniform Traffic Control Devices (MUTCD), the National Association of City Transportation Officials (NACTO), and the American Association of State Highway and Transportation Officials (AASHTO).

On January 28, 2020, the City Council adopted the "Downtown Complete Streets Plan." Construction plans for Phase I are currently under development with an anticipated construction to begin by the end of 2021. The following elements of Complete Streets are being implemented in Downtown Cedar Hill:

**Multimodal** – Designed for users of all ages and all modes of transportation in a safe and comfortable fashion, including transit equity, minimum lane widths, wide sidewalks, accessible surfaces, and trail connectivity.

**Conscious** – Efficient and easily maintained public spaces encourage healthy and environmentally friendly communities including ease of maintenance, street trees and greenscape.

**Smart** – Physical and digital information infrastructure provides real time data and safety including intelligent sensors, signals, and cameras, curb side management stations, wayfinding and signage, and electric vehicle charging stations.

The City of Cedar Hill should review roadway design projects and work with developments to encourage more walkable, pedestrian friendly roadways in other areas of the city, as well.





## **Bicycle Network**

The Parks, Recreation, Trails & Open Space Master Plan identifies preferences and priorities and provides guidance for development of the trail system. During the Cedar Hill Planapalooza, a majority of participants expressed a desire to have safe pedestrian and bicycle facilities including greenway trails, separated bicycle lanes, paved sidewalks and multi-modal paths. This is an important element to improve the travel options and recreational opportunities to those living in and visiting the City.

The trail system and Veloweb system in Cedar Hill is fairly well connected throughout the City, but it has the potential to improve in the City and surrounding areas. Currently, there are 16 miles of existing bicycle facilities located in Cedar Hill with an additional 11 miles of funded bicycle facilities and 148 miles of planned bicycle facilities.

As bikeshare strategies are implemented in Cedar Hill, the City and private development should plan to provide increased access to bicycle parking and safe routes along the local street network. With the expansion of private bikeshare companies, cities have the ability to expand bicycling opportunities without incurring a large expense to the City budget. Bikeshare technologies do not require docking stations and allow for flexibility in travel from origin to destination.

## **Transit Alternatives**

Dallas Area Rapid Transit (DART) provides bus and passenger rail service throughout Dallas. There is currently no transit service provided by DART in Cedar Hill. The Red Line is proposed to be extended from the Westmoreland Station through Cedar Hill into Midlothian. This would provide an important transit connection to the greater DFW area. This project is part of the Midlothian Line project in the NCTCOG Mobility 2045 Plan. As part of the Red Line extension, a station would be located within Cedar Hill, ideally located adjacent to City Hall in the City Center development.

In July 2021, the North Central Texas Council of Governments (NCTCOG) completed the Southern Dallas County Transit Planning Study Report. The study proposes three phases of transit development over 20 years. Phase 1 focuses on: 1) transportation to downtown Dallas; and 2) local circulation (referred to as “microtransit”) for “lifeline service to vulnerable communities such as seniors” and between shopping/entertainment destinations. A US 67 Express Route is proposed for Cedar Hill commuters from the Government Center to the West Transit Center in downtown Dallas via a 40-foot bus or over-the-road coach. The local circulation is referred to as “microtransit” to provide service between shopping and entertainment destinations and major employment hubs. The estimated costs for the US 67 Express Route was \$77,220 and for the Cedar Hill Microtransit was \$154,440. Implementing these findings would help Cedar Hill address goals for tourism, economic development, environmental sustainability, and senior livability.

July 2021

SOUTHERN DALLAS COUNTY  
**TRANSIT STUDY**

# SOUTHERN DALLAS COUNTY **Transit Planning Study Report**



**AECOM**

**ATG**  
ALLIANCE  
TRANSPORTATION GROUP

**K**  
STRATEGIES



# Protecting Cedar Hill's Long-Term Financial Stability

Growth and development in Cedar Hill generates a certain level of wealth through means such as property taxes and sales taxes, which is used by the City to fund certain infrastructure investments, provide services, and support day-to-day administrative needs. The development patterns and intensities depicted on the "Conservation and Growth Map" and the emphasis on design and community character aim to protect the City's long-term financial stability.

The "Conservation and Growth Map" provides a more diverse development portfolio for the community than currently exists, and starts to balance the City's residential and non-residential tax base, while high-quality design principles and elements associated with the different character areas help increase value capture potential—the ability of a community to recover and reinvest revenue from land value increases that result from public investment or other government actions — for property developed in the City of Cedar Hill.

Capturing the value of new construction is particularly important for Cedar Hill, given the passage of the Texas Property Tax Reform and Transparency Act of 2019. This law limits Cedar Hill's ability to raise property tax revenue without the consent of its residents. However, the tax cap does not apply to new construction, creating an incentive to allow for high-quality development that will help boost the City's property tax revenue generation potential.

Another key to maintaining Cedar Hill's long-term financial stability will rest on the City's ability to shift the local retail industry towards "lifestyle centers" in mixed-use communities that feature experiential and destination retail options, as well as creative spaces. While Hillside Village currently

serves as a regional shopping destination, the City will need to evolve its approach to retail planning and investment in order to maintain the retail edge that Cedar Hill currently possesses. This pivot could draw additional retail development supported by a lending community that recognizes Cedar Hill's willingness to invest in itself, and to adopt cutting edge land use policies. This would likely continue to enhance and reinforce the retail attraction of Cedar Hill. These lifestyle centers reposition retail and employment areas in Cedar Hill so that they become experiential destinations.

The "Scenario Planning and Likely Impacts Report" analyzed the return-on-investment potential for Cedar Hill to support the "Conservation and Growth Map". The financial outlook for the city appears to be positive in terms of potential revenue and government spending at full buildout. This is due to increased land values, greater tax base balance, more employment and retail build-out potential, and the likelihood for condensed and strategic infrastructure service areas.



