



CEDAR HILL | UNIFIED DEVELOPMENT CODE

June 16, 2026 | Planning & Zoning Commission Workshop



AGENDA

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Open House Recap

2

Zoning: Authority and Purpose

3

Zoning in Cedar Hill Today

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Land Uses and Use-Based Standards

5

Zoning Overlays

6

Site Development Standards

7

Discussion and Next Steps

June 11 Community Open House



June 11 Community Open House



June 11 Community Open House

Don't be
scared to be
innovative and
add new things

Preserve the
open space
we still have

Amén!

TOO MUCH
SPENT ON
PARKING

NOT
enough parking
for Library!

Don't want a
bunch of businesses
in a residential
area without
traffic studies

Don't develop
the escarpment

LET'S USE NATIVE
PLANTS TO MANAGE
WATER USAGE
AND RUNOFF!

Why Do We Use Zoning?

Texas law authorizes municipalities to adopt zoning regulations to:



Guide Growth



Protect Health & Safety



Preserve Community Character



Reduce Land Use Conflicts

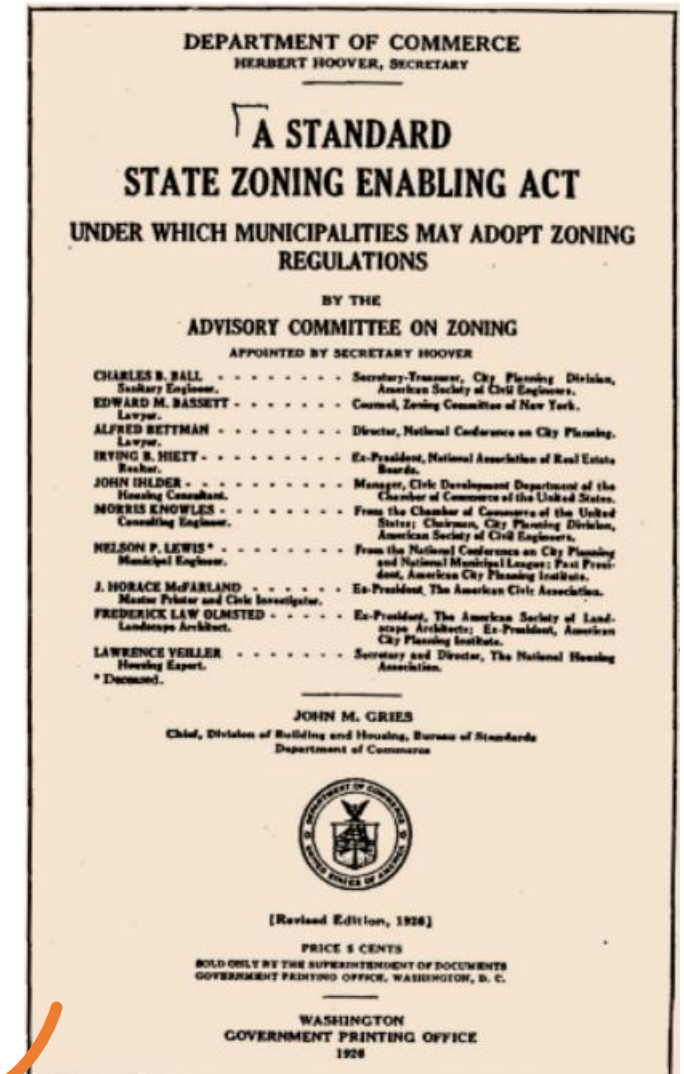


Support Infrastructure & Public Services



Implement the Comprehensive Plan

Municipalities given authority to create zones by
Texas Local Government Code Chapter 211



Approaches to Zoning

Euclidean (Traditional): Separating land uses to reduce conflicts

Residential	Non-Residential	
Single Family	Commercial	Light/Heavy Industrial
Multi-Family	Retail (General/Neighborhood)	Civic
Duplex/Townhome	Office	Park/Open Space

Mix between residential and non-residential:

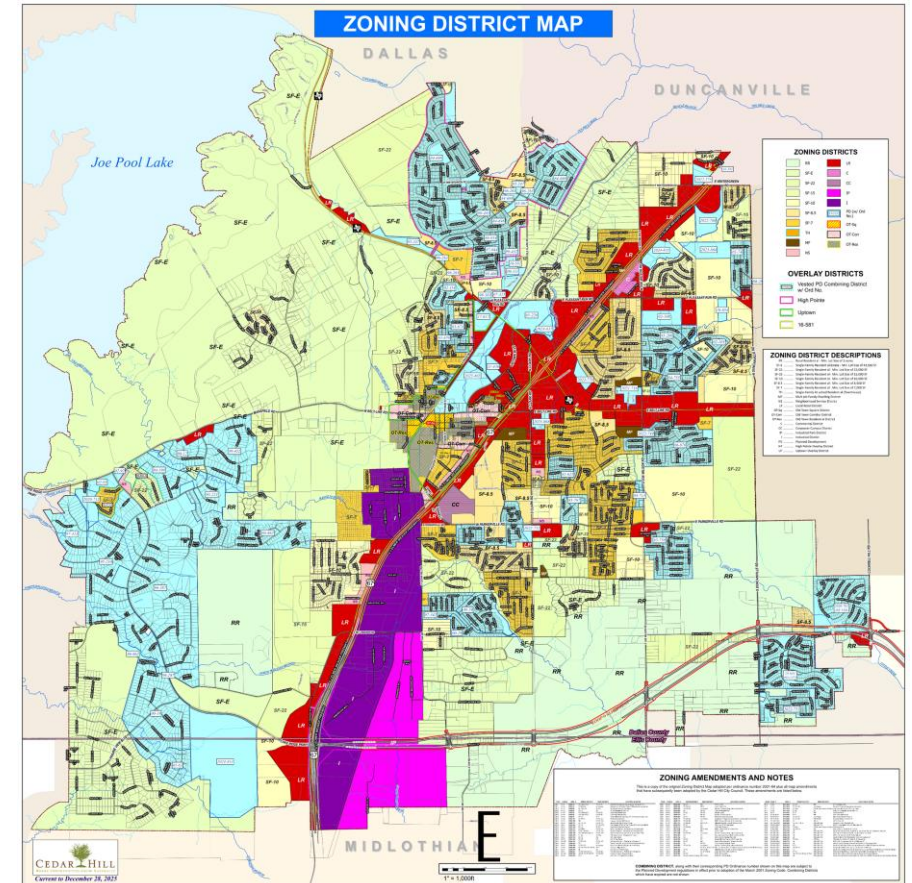
Agriculture	Mixed-Use	Downtown
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Form-Based: Focuses on how development looks and functions rather than strictly separating uses

Building Form	Public Realm	Design Standards
Building Placement	Streetscape	Building Design
Height & Massing	Walkability	Frontages
Relationship to Street	Open Space	Site Layout

Zoning in Cedar Hill Today

1. Rural Residential
2. SF-E Single-Family Residential-Estate – 43,560 square-foot lots
3. SF-22 Single-Family Residential – 22,000 square-foot lots
4. SF-15 Single-Family Residential – 15,000 square-foot lots
5. SF-10 Single-Family Residential – 10,000 square-foot lots
6. SF-8.5 Single-Family Residential – 8,500 square-foot lots
7. SF-7 Single-Family Residential – 7,000 square-foot lots
8. TH Single-Family Attached Residential (Townhomes)
9. MF Multiple-Family Dwelling District
10. NS Neighborhood Service District
11. LR Local Retail District
12. OT Old Town District
13. C Commercial District
14. CC Corporate Campus District
15. IP Industrial Park District
16. I Industrial District

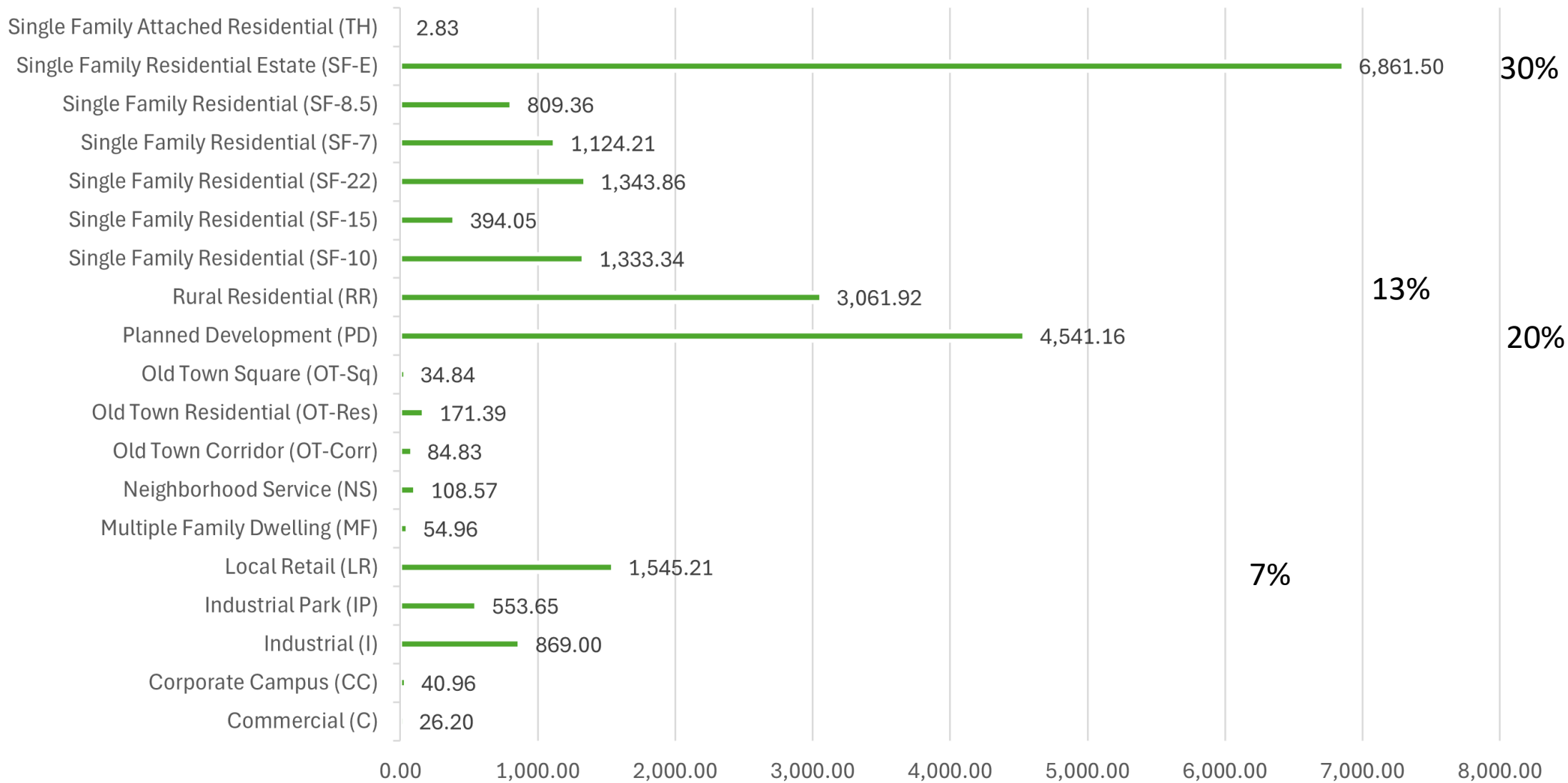


Current zoning map for Cedar Hill

Also:
Planned Developments & Conditional Uses

Existing Zoning by Acreage

38% SF



Residential Zoning Districts - Proposed Updates

- Retained
 - RR, Rural Residential
 - SF-E, Single Family Residential – Estate
 - SF-7, Single Family Residential
 - TH, Townhome
- Consolidated or Removed
 - SF-22, Single Family Residential
 - SF-15, Single Family Residential
 - SF-10, Single Family Residential
 - SF-8.5, Single Family Residential
 - MF, Multi Family Dwelling District

Existing	Existing		Proposed
Consolidate			
SF-22, Single Family Residential	SF-15, Single Family Residential		SF-15, Single Family Residential
22,000 square feet	15,000 square feet	→	15,000 square feet
90 feet	85 feet	→	85 feet
	110 feet	→	100 feet
2,200 square feet	2,200 square feet	→	2,200 square feet
-	-	→	-





Residential Zoning Districts - Proposed Additions

- New (Proposed) Districts
 - SF-15, Single Family Residential
 - SF-8, Single Family Residential
 - SF-5, Single Family Residential
 - MF-1, Neighborhood Multi Family
 - MF-2, General Multi Family
 - MF-3, Urban Multi Family
 - MF-4, High Intensity Multi Family
 - MU zoning districts

SF is simplified as most of the City's SF areas are already developed. SF-5 allows for SF on smaller lots.

MF is broken into multiple districts. Not all MF developments look the same.

The addition of new MU districts provides needed flexibility.



Non-Residential Zoning Districts - Proposed Updates

- Retained
 - NS, Neighborhood Service
 - LR, Local Retail
 - C, Commercial
 - CC, Corporate Campus
 - IP, Industrial Park
 - I, Industrial
- Consolidated or Removed
 - OT, Old Town
 - Square Sub-District
 - Corridor Sub-District
 - Residential Sub-District
- Proposed
 - DT, Downtown





Land Use and Use-Based Standards

- Reducing Reliance on Conditional Use Permits (CUPs)
 - Reduce unnecessary CUP requirements
 - Allow compatible uses by right when clear standards can address impacts
 - Lower barriers to entry for small businesses and entertainment uses
 - Maintain appropriate controls for higher-impact uses



Land Use and Use-Based Standards

- Expanding Housing Types
 - Modernize housing options
 - Encourage housing in areas with existing infrastructure
 - Expand opportunities for housing choice
 - Remove barriers to develop Accessory Dwelling Units (ADUs)
 - Support property value and investment opportunities for homeowners





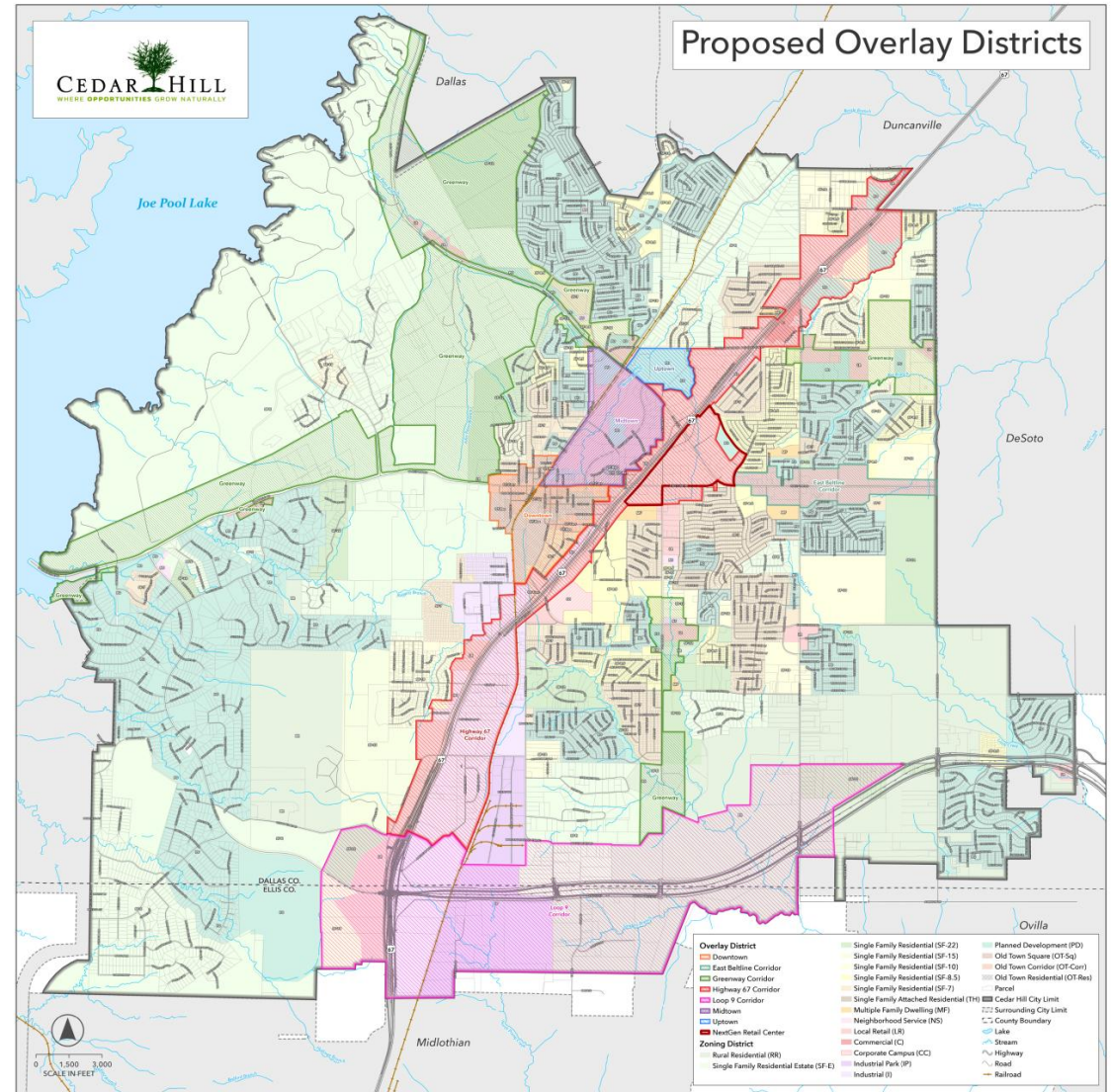
Land Use and Use-Based Standards

- Expanding Mixed-Use Development
 - Implement the Downtown Plan, West Midtown Plan, and Loop 9 vision
 - Define standards for walkable, mixed-use environments
 - Encourage a mix of housing, retail, office, and entertainment uses
 - Support multimodal development patterns

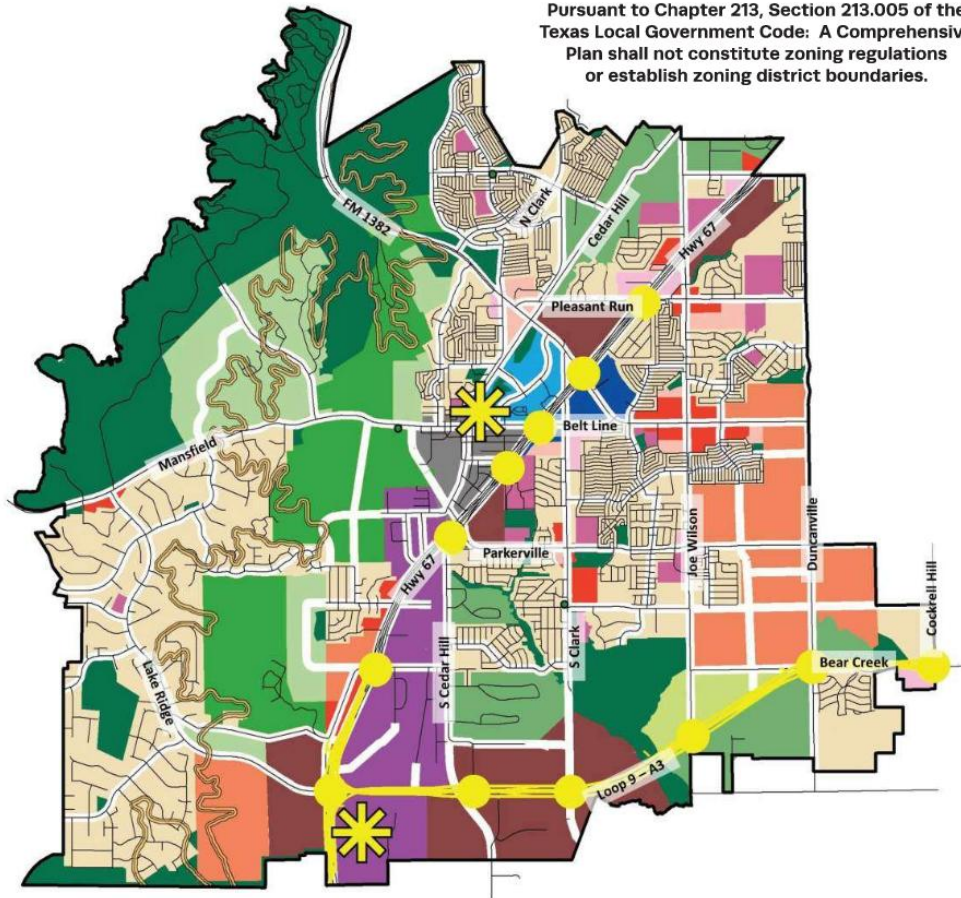


Zoning Overlays

- Applies additional development standards to a specific area to support community goals
 - Does not change underlying zoning
- Greenway Corridors:
 - A tool to preserve open space, protect natural resources, and establish a connected parks and trail system as the city grows.



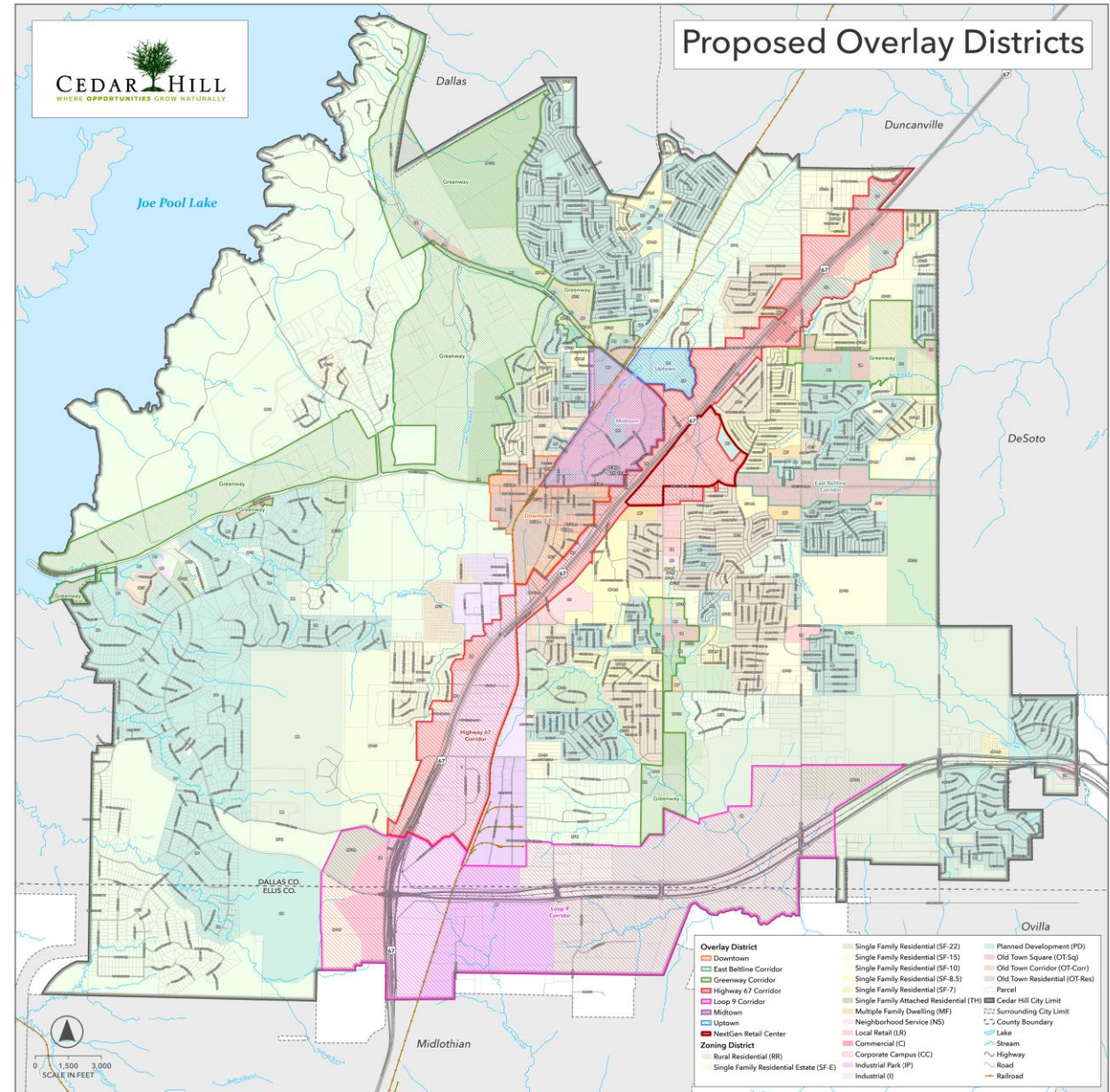
Pursuant to Chapter 213, Section 213.005 of the Texas Local Government Code: A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.



Conservation and Growth Map

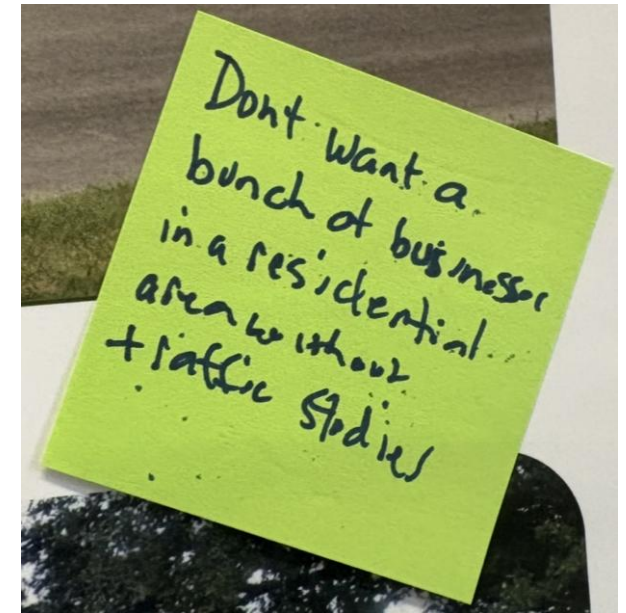
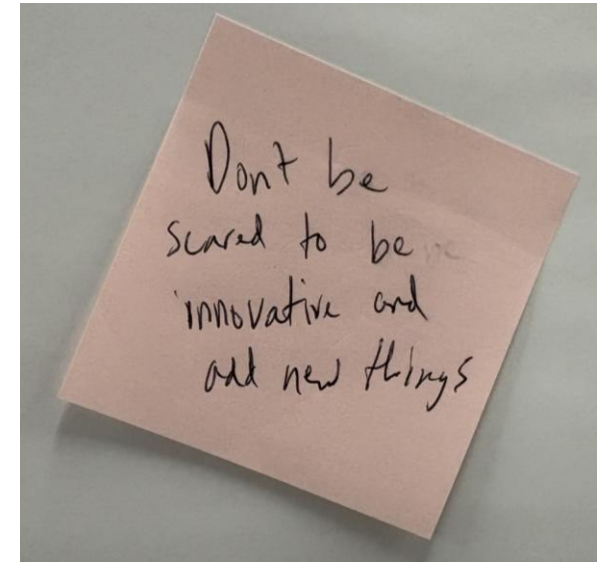
Legend

- | | |
|---|-------------------------------|
| Escarpment Buffer | NextGen Retail Center |
| Loop 9 - Alternative 3 | Neighborhood Center |
| Key Intersections | Industrial Center |
| Proposed Transit Stations | Regional Center |
| Proposed FLUM w/Loop 9 - Alternative 3 | 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 | |



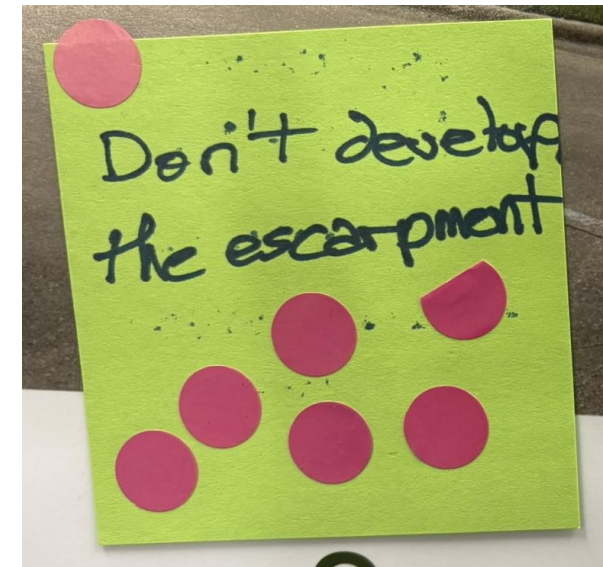
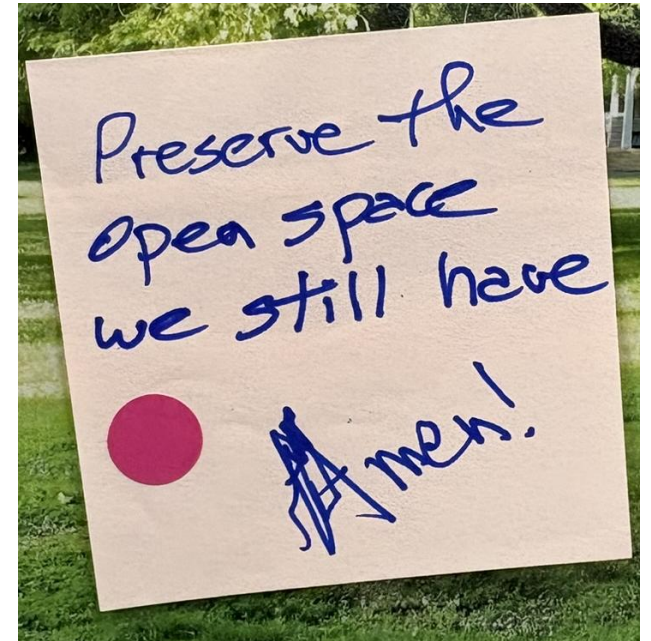
Site Development Standards

- Purpose
 - Translate the vision of the Comprehensive Plan into development regulations
 - Establish expectations for how development occurs throughout the city
 - Support the intent of zoning districts and permitted land uses
 - Respond to community priorities identified through public engagement
- Applicability and Function
 - Clarify when and where development standards apply
 - Improve usability and predictability of the code
 - Align standards with zoning districts and development types



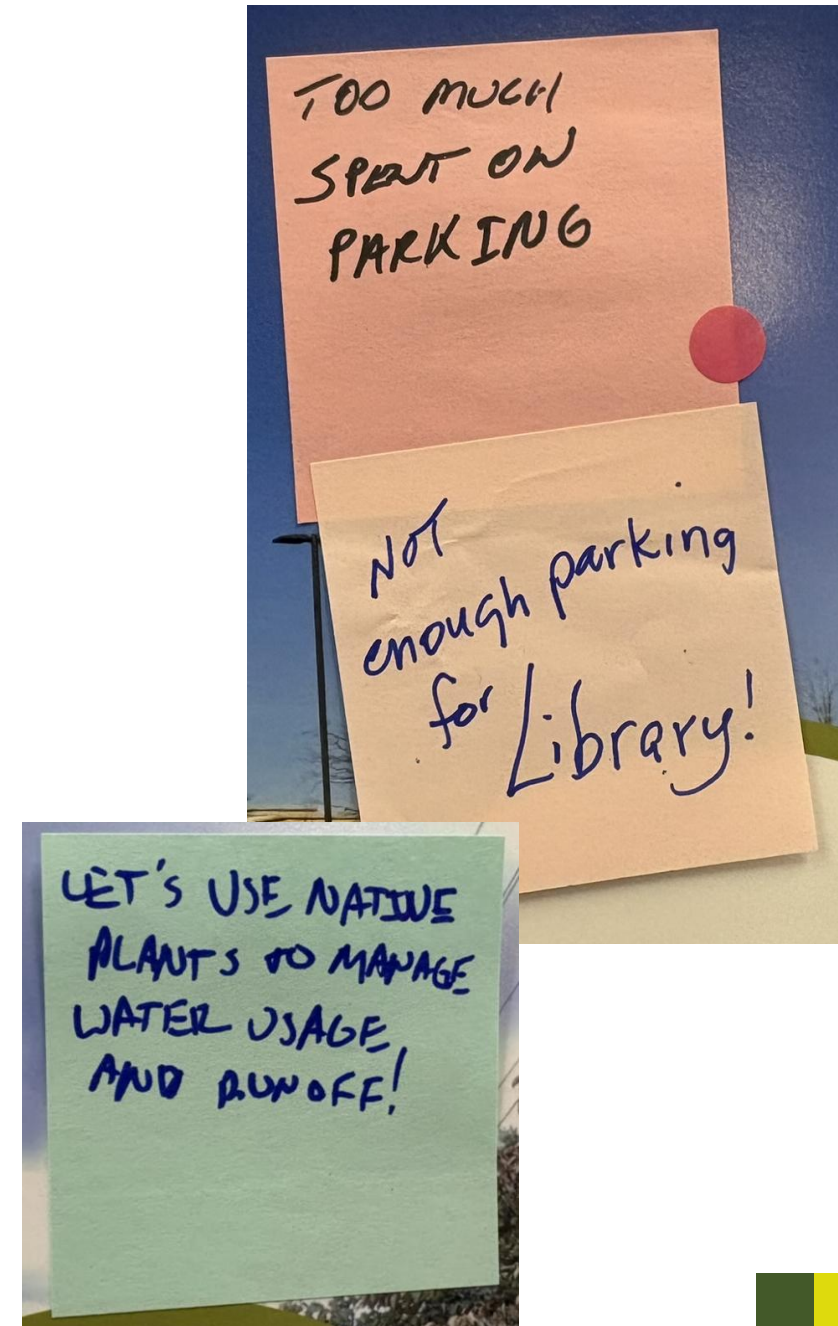
Site Development Standards

- Open Space and Tree Preservation
 - Preserve natural features and community character
 - Protect environmentally sensitive areas
 - Maintain and expand connections through greenway corridors and open space networks
- Escarpment Preservation
 - Protect Cedar Hill's unique natural landscape
 - Minimize impacts to sensitive slopes and scenic views
 - Reinforce community identity through preservation of natural features



Site Development Standards

- Parking and Circulation
 - Balance parking needs with development flexibility
 - Improve connectivity between neighborhoods, businesses, and destinations
 - Support safe and efficient movement for all users
- Stormwater and Erosion
 - Protect water quality and downstream properties
 - Reduce erosion impacts associated with development
 - Encourage sustainable stormwater management practices





NEXT STEPS



Module 1 – Districts, Uses, Development Standards

Draft Zoning Districts & Land Uses Submitted to City Staff
(April 2026)

City Staff Review and Revisions Completed
(May-June 2026)

Community Open House #1 (June 2026)

**P&Z Meeting: FNI presents revised zoning districts and
uses (June 2026)**

Draft Development Standards Submitted to and Reviewed
by City Staff (June–August 2026)

Public Engagement Touchpoint & P&Z Review of
Development Standards (September 2026)



Questions?

Thank you!

June 16, 2026 | Planning & Zoning Commission