

Cedar Hill, Texas

Diagnostic Report

April 2026



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**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.**

– Cedar Hill's Mission Statement

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Diagnostic Report Contents

Section 1. Diagnostic Introduction	1
1.01. Project Overview	1
1.02. Background	1
1.03. City of Cedar Hill's Core Values and the Premier Statements	2
1.04. Alignment with the Comprehensive Plan	3
Section 2. Priority Findings	6
2.01. Key Issues Identified in the Diagnostic Assessment	6
2.02. Stakeholder Findings	9
2.03. Technical Findings	11
Section 3. Summary of Anticipated Revisions	15
3.01. City of Cedar Hill's Development Regulations	15
3.02. Article XIV. Fences and Freestanding Walls	15
3.03. Article XVIII. Telecommunications Facilities	16
3.04. Chapter 9. Health and Sanitation	16
3.05. Chapter 10. Licenses, Permits and Misc. Business Regulations	18
3.06. Chapter 13. Natural and Environmental Resources	19
3.07. Chapter 16. Planning	20
3.08. Chapter 19. Streets, Sidewalks and Other Public Spaces	21
3.09. Chapter 20. Subdivision Regulations	22
3.10. Chapter 23. Zoning Ordinance	28
Outline of New Code	33
3.11. Proposed Unified Development Code Outline	33
3.12. Annotated Outline	35

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Section 1. Diagnostic Introduction

1.01. Project Overview

The City of Cedar Hill, Texas, has initiated a comprehensive effort to review, update, and modernize its zoning, subdivision, tree, and development regulations. This report serves as a consensus-building tool to inform the public, elected officials, and appointed staff of the anticipated revisions and recommendations. It should be noted that this report does not encompass every potential issue or consideration; as the process unfolds, further analysis and adjustments are expected. This report should be viewed as a starting point rather than a definitive and exhaustive catalog of all potential revisions. Beyond substantive changes, the overall update will also address issues such as correcting typos, resolving conflicts, and updating legislative references and allowances.

1.02. Background

The city's regulations are scattered across multiple chapters of the city's adopted code of ordinances. The regulations have been adopted in a piecemeal fashion and amended over time. Most regulations, including the zoning and subdivision regulations, have not had a comprehensive update. In recent years, there have been significant changes to the zoning and subdivision enabling provisions of the Texas Local Government Code, particularly Chapters 211 and 212. These changes have prompted the need for local governments to review and update their development regulations to maintain consistency with State law and ensure that local procedures reflect current legislative standards and best practices.

The city adopted *Cedar Hill Next*, a Comprehensive Plan, in 2022 and updated its long-range planning policies in July 2024 to define the community's vision and guide Cedar Hill's preferred development patterns. A central priority of the Plan is to review and modernize the city's development and land use regulations. The extent to which the Plan's land use vision is implemented remains both the most important and most complex component of the city's UDC process. The UDC will also incorporate guidance from the *Downtown Complete Street Master Plan*, the *City Council Strategic Plan*, the *Green Imprint: Cedar Hill Parks and Open Space Master Plan*, and the *West Midtown Master Plan* to ensure alignment across all planning efforts.

This Diagnostic Report follows the initial phase of the city's code rewrite process and incorporates interview data from city staff, policymakers, residents, and customers. This high-level diagnostic report outlines the overall approach to updating the UDC and identifies the priority findings, stakeholder input, and technical observations guiding the rewrite.

1.03. City of Cedar Hill's Core Values and the Premier Statements

In addition to the feedback received from the stakeholder groups, this report was drafted under the influence of Cedar Hill's core values of People & Relationships; Stewardship, Highest Ethical Standards, Behavior & Integrity; and Servant Leadership, along with the City's Premier Statements. Where applicable, the findings and recommendations of this report are tied to one or more of the following values:

Values



Source: Cedar Hill Next Comprehensive Plan (page 4)



Source: Cedar Hill Next Comprehensive Plan (page 5)

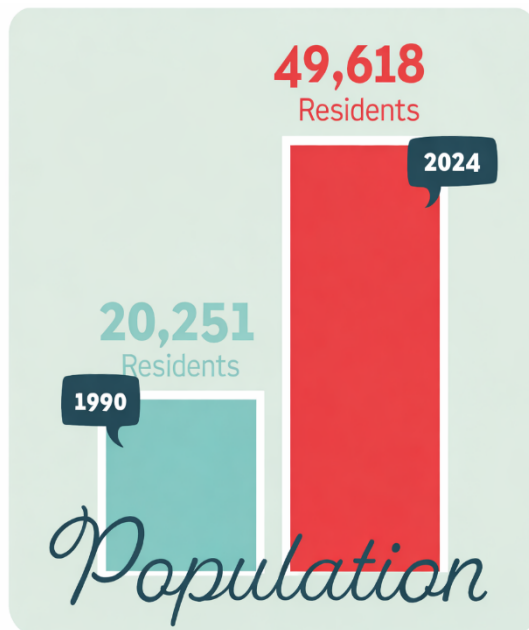
1.04. Alignment with the Comprehensive Plan

A. Demographic Information

Located in southwest Dallas County and extending into northern Ellis County, Cedar Hill is a diverse suburban community of just under 50,000 residents. The city has seen substantial growth over the past several decades, with the population increasing from 6,850 residents in 1980 to 20,251 in 1990 and, according to the U.S. Census Bureau's American Community Survey, reaching approximately 49,618 residents in 2024.

Even with this steady growth, Cedar Hill has maintained its small-town character and park-like feel that supports a high quality of life while positioning the community as a regional hub for retail, recreation, and education.

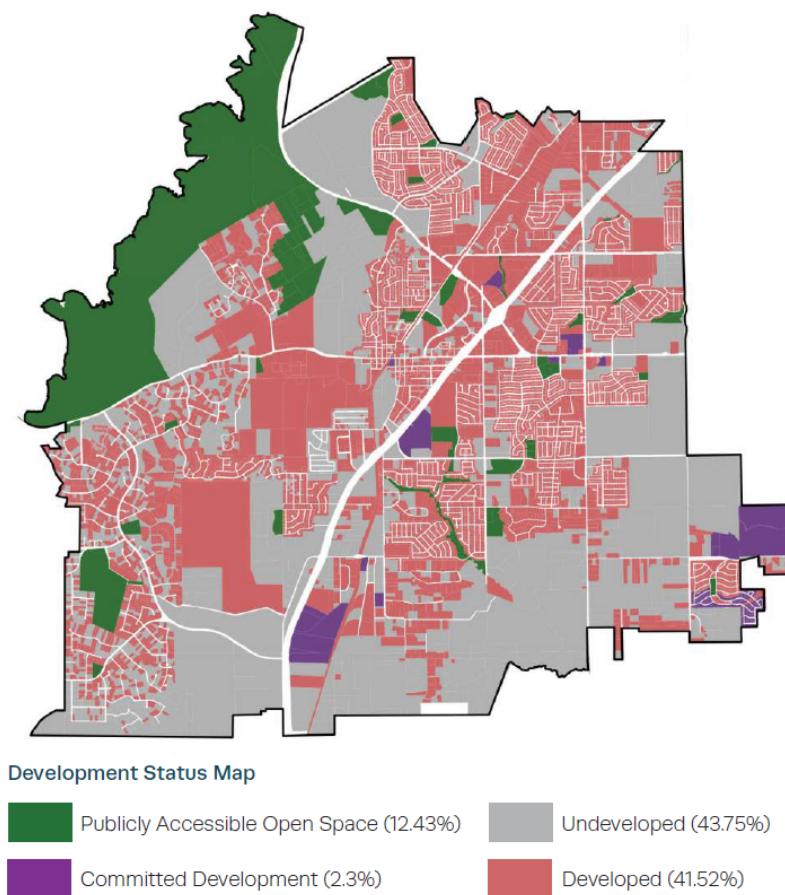
The city covers approximately 36 square miles and benefits from a prime location that includes natural amenities such as Joe Pool Lake along its borders and Cedar Hill State Park within the city's boundaries.



B. Developed vs Undeveloped Land

Cedar Hill's land area is roughly divided between developed and undeveloped properties. The Comprehensive Plan notes that about 41.5% of the city's land is developed, with another 2.3% classified as committed development, where plans are already approved, while approximately 43.8% remains undeveloped and 12.4% consists of open space, together accounting for the city's total land area.

In practical terms, nearly half of Cedar Hill is still undeveloped, which provides a significant opportunity for future growth. This status highlights the need for proactive planning so the city can guide how and where new development occurs in the coming decades. By identifying strategic areas for expansion, including major corridors like the planned Loop 9 and protecting environmentally sensitive lands, Cedar Hill aims to balance growth with conservation as it moves toward full build-out.

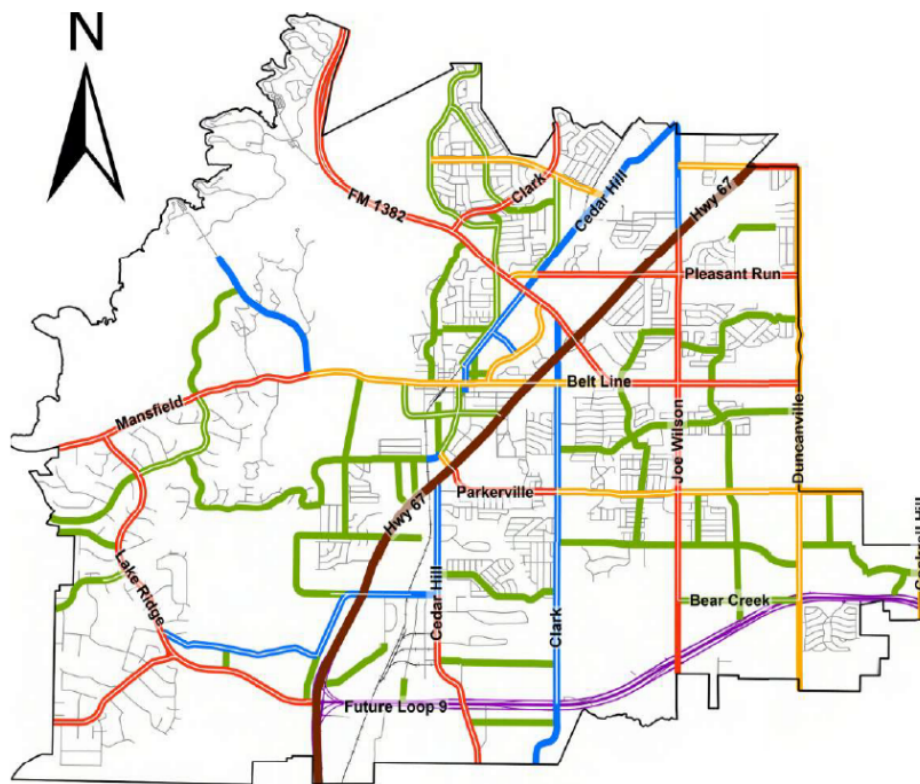


Source: Cedar Hill Next Comprehensive Plan (page 141)

C. Loop 9

Loop 9 is a major regional highway project that will shape Cedar Hill's southern growth areas. Proposed by the Texas Department of Transportation (TxDOT), the project calls for a six-lane access freeway with frontage roads that will connect US Highway 67 in Cedar Hill to Interstate 35E to the east. The planned right-of-way will include the initial frontage road lanes and reserve a wide median for a future expressway that will create a new loop route along the southern edge of Dallas County and northern Ellis County.

Construction is expected to move forward in phases over the next several years. Phase I will add a new interchange at Lake Ridge Parkway and US 67 in Cedar Hill, and later phases will extend two-lane frontage roads toward I-35E. TxDOT studied several possible routes for the corridor, and as of fall 2023, selected Alignment 3 as the final alignment through Cedar Hill's jurisdiction. City leaders view the Loop 9 corridor as a significant opportunity and are planning ahead to make sure the highway's design and related development support Cedar Hill's environmental goals and broader community priorities.

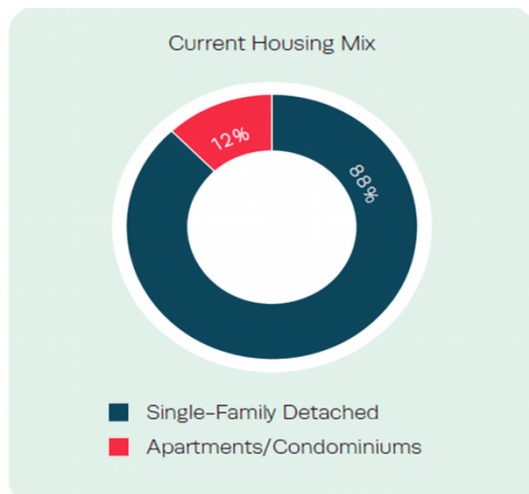


Source: Cedar Hill Next Comprehensive Plan (page 173)

D. Housing Variety

Housing in Cedar Hill is primarily made up of single-family homes, with relatively few multi-family options available. About 84% of the city's housing units are single-family detached houses, and roughly 74% of all homes are owner-occupied. When townhouses and other attached single-family units are included, about 88% of the total housing stock falls into the single-family category, which leaves only around 12% in multi-family apartments or condominiums.

This mix shows that Cedar Hill offers a fairly limited range of housing types, which aligns with its traditional suburban character. The Comprehensive Plan points to the value of adding more diverse housing choices in key areas to better serve residents of different ages and income levels while still preserving the community's overall identity.



E. Plan Goals and the Unified Development Codes

The Comprehensive Plan recommends updating and unifying the city's development ordinances so they better support Cedar Hill's long-term vision for growth and conservation. As part of this effort, the Plan recommends a coordinated review of the zoning ordinance, subdivision ordinance, and tree ordinance. The goal is to create a modernized set of development codes that clearly reflect community priorities. This includes introducing new zoning strategies for key opportunity areas, improving subdivision standards to ensure adequate parkland and open space, and allowing the types of development and preservation the Plan envisions.

Several goals in the Plan depend directly on these updates. The Housing Goals focus on protecting existing neighborhoods and expanding multigenerational housing options, which will require adjustments to zoning standards so they support a wider variety of housing types, including accessory dwelling units. They also call for thoughtful transitions between established and new development. In rural areas, the Plan introduces the idea of conservation neighborhoods, which allow clustered development and private well or septic systems where appropriate. Together, these updates will help guide future growth in a way that stays true to Cedar Hill's long-term vision and values.

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Section 2. Priority Findings

2.01. Key Issues Identified in the Diagnostic Assessment

A. Creating the Unified Development Code (UDC)

Cedar Hill's decision to pursue this initiative reflects a proactive commitment to improving efficiency, enhancing clarity, and supporting the city's long-term vision. The adoption process will prioritize transparency and collaboration through public engagement, stakeholder participation, and coordination with city leadership. The resulting UDC will offer a flexible and cohesive regulatory framework that supports responsible and well-coordinated growth.

B. Preserving Open Space and Natural Systems

Cedar Hill is committed to preserving its natural character by ensuring that at least 25% of land within new developments or redevelopment projects remains open space. The UDC will focus on design standards that encourage sustainable growth while protecting the environment. It will incorporate flexible zoning practices and subdivision guidelines that manage stormwater, define right-of-way requirements, and establish landscaped setbacks. This direction supports the city's ongoing emphasis on natural drainage systems, erosion control, and the inclusion of greenway buffers.

Cedar Hill's scenic landscapes are one of its defining qualities, and the UDC will reinforce this through stronger landscape and environmental standards. Development practices will focus on protecting trees, native vegetation, and the escarpment's sensitive ecosystems. The UDC will also integrate green infrastructure elements that contribute to stormwater control and visual quality. These updates will not only preserve the city's natural character but also enhance the environmental performance of development projects. Together, these improvements create a framework for growth that is resilient, attractive, and environmentally responsible. Through these coordinated efforts, Cedar Hill can maintain its ecological integrity and continue to grow as a community where development and nature complement one another.

C. Strengthening Design Standards through Overlays

To guide cohesive and purposeful growth, the revised code will strengthen overlay standards for key areas, including Downtown, Midtown, Uptown, the U.S. Highway 67 Corridor, the future Loop 9 Corridor, and the Great Greenway Corridor along F.M. 1382 and Mansfield Road. These overlays will align future design and development with the vision set forth in the Comprehensive Plan, promoting context-sensitive design that fits the character and function of each district. The standards will foster a unified yet adaptable development pattern that enhances walkability and builds a strong sense of place. This approach

ensures that as Cedar Hill grows, its built environment continues to reflect shared community values and long-term planning goals.

D. Encouraging a Mix of Housing Types

The future of Cedar Hill's neighborhoods lies in offering diverse housing options. The UDC will facilitate options for mixed housing types across Downtown, Midtown, Uptown, and key corridors such as U.S. Highway 67 and the Great Greenway. These provisions will support redevelopment opportunities and integrate new homes within existing neighborhoods in a compatible way. Cedar Hill can broaden housing options and improve attainability by allowing flexibility in density, building form, and site design that responds to the character and context of each area of the city, rather than applying a single standard citywide.

E. Modernizing Subdivision Processes

The updated code will simplify and modernize the subdivision process to reflect current development trends and State law requirements. This modernization will improve efficiency and predictability for applicants while maintaining high standards for design and infrastructure. Clearer procedures and review criteria will reduce confusion, shorten review times, and promote consistent decision-making. The intent is to ensure that subdivision standards support the city's broader planning goals for connectivity and design quality. By modernizing these processes, Cedar Hill can create a regulatory environment that is both transparent and responsive to changing development patterns.

F. Aligning Zoning and Subdivision Regulations for Greenway Connectivity

Zoning and subdivision regulations will be aligned to implement the Master Thoroughfare Plan and reinforce "greenway concepts" that connect development with nature. This alignment will promote high-quality private development that complements public goals for open space, mobility, and sustainability. By coordinating these regulatory tools, Cedar Hill can encourage cohesive growth patterns that enhance walkability, preserve key natural corridors, and support multimodal transportation. The revised framework will ensure that new projects contribute to the larger vision for a connected community.

G. Incorporating Developer Participation in Infrastructure

The UDC will define clear requirements for how developers contribute to infrastructure improvements. These regulations will specify responsibilities for funding, building, and maintaining key public systems such as streets, utilities, and the general infrastructure. The intent is to ensure that development contributes its fair share while maintaining high standards and efficient use of

public resources. Clear participation standards will strengthen coordination between developers and the city, allowing projects to advance more effectively. This approach will also promote accountability and help ensure that infrastructure expands in step with the community's growth.

2.02. Stakeholder Findings

A. Development Community and Market Stakeholder

Interview Findings

This section summarizes feedback gathered over two months of stakeholder interviews conducted as part of the City of Cedar Hill's UDC update. Input was collected from developers, downtown merchants, and real estate brokers. Discussions focused on how current regulations, review procedures, and city processes influence development feasibility and project outcomes. Participants consistently praised Cedar Hill's collaborative staff and forward-looking vision, yet identified inefficiencies, unclear requirements, and procedural hurdles within the existing code and permitting process. Overall, stakeholders emphasized the need for more flexible, transparent, and streamlined regulations to support high-quality development. The issues identified include the following:

- **Lengthy Review Timelines:** Civil and building permit reviews take too long, often exceeding standard industry expectations.
- **Unclear Sequencing:** Confusion exists around the order and dependencies between platting, permitting, and infrastructure approvals.
- **Rigid Zoning Structure:** The Planned Development (PD) process, while flexible, is time-consuming and overused due to outdated base zoning categories.
- **Tree Preservation Requirements:** Current standards are complex and costly, with unrealistic survey requirements.
- **Parking Ratios:** Regulations are inflexible and conflict with landscaping and tree mitigation goals.
- **Open Space Standards:** Hard to meet for infill projects; developers suggested incentives or fee waivers for providing public open space.
- **Infrastructure Costs:** Unclear proportionality for shared improvements and limited cost-sharing mechanisms.
- **Permit and Inspection Delays:** Lack of transparency and predictable timelines for reviews.
- **Public Opposition:** Extended neighborhood resistance slows approvals; clearer city-led communication is needed.

- **Inconsistent Guidance:** Need for visual process maps, checklists, and online tools to clarify review steps.

B. Staff and Appointed Officials Interview Findings

This section summarizes feedback from city staff, the Planning and Zoning Commission chair, park officials, and community stakeholders on challenges and opportunities in modernizing the city's zoning, subdivision, and development regulations. Across all the interviews, there is strong alignment on Cedar Hill's identity as a "City within a Park," emphasizing balanced growth, environmental stewardship, and community character. The need is clear for a UDC that is unified, compliant with State law, simplifies development processes, supports walkability, and promotes housing diversity. The stakeholders expressed strong alignment on priorities such as enhancing Downtown activation, refining development standards, and creating a transparent, education-focused regulatory system that is easy for both residents and developers to navigate. The following issues were identified:

- **Outdated and Fragmented Code:** Existing zoning and subdivision ordinances are decades old, internally inconsistent, and difficult to interpret without staff intervention.
- **Overreliance on Planned Developments (PDs):** The lack of modern base districts forces nearly all projects through the PD process, creating inefficiencies and unpredictability.
- **Process Inefficiencies:** Long review timelines, excessive approval processes, and unclear sequencing between plats, permits, and infrastructure slow development.
- **Streamline Approval Processes:** There may be opportunities to streamline the review of routine, fully conforming items such as plats and site plans while maintaining council oversight.
- **Inconsistent Land Use Chart and Definitions:** Outdated terminology and missing modern uses create confusion and limit flexibility.
- **Downtown and Overlay Challenges:** Overlapping boundaries, rigid Conditional Use Permit (CUP) requirements, and inflexible design standards hinder small business activation.
- **Public Education Opportunities:** Enhanced outreach and education may help residents better navigate permit requirements and dimensional standards.
- **Environmental Stewardship Needs:** Greater emphasis is needed on protecting the escarpment, codifying Dark Sky practices, and incorporating green infrastructure.
- **Parking Reform:** Stakeholders favor reduced parking ratios, shared parking strategies, and the use of alternative materials.

- **Future Vision for the UDC:** Staff envisions a modern, flexible, and visually intuitive code that supports redevelopment, promotes mixed-use developments, and strengthens Cedar Hill's "City within a Park" identity.

2.03. Technical Findings

A. Create a User-Friendly Code

The city's development regulations should be well-organized, well-written, and easy to use. Staff, developers, applicants, consultants, and other users of the UDC should be able to navigate the new code easily. All development regulations should align with adequate and accurate cross-references between sections and relevant topics. Strategies to address this theme include:

- **Merge Code Chapters into a UDC:** Combine all zoning, subdivision, and related regulatory chapters into one comprehensive UDC to simplify cross-referencing, improve usability, and create a cohesive regulatory framework.
- **Refine Language for Consistency and Clarity:** Review overall language choice for the appropriate use of permissive (e.g., "may," "should") and prescriptive (e.g., "will," "must") language.
- **Modernize, Simplify Technical and Legal Language:** Streamline complex or legalistic terminology to make the code more accessible to developers, staff, and the public while maintaining precision and intent.
- **Establish a Logical and Sequential Structure:** Create a logical order to the UDC that follows the typical development process and provides a uniform structure and appearance.
- **Incorporate Visual Aids:** Implement graphics, including charts, tables, and flowcharts, to explain review procedures and dimensional requirements throughout the UDC.
- **Centralize Definitions:** Relocate all definitions from individual chapters into one dedicated section at the end of the UDC to improve consistency and ease of reference.
- **Consolidate Repetitive Provisions:** Structure the UDC following the recommended outline of this report and consolidate repeated provisions (purpose statements, enforcement, penalties, etc.) into one dedicated section.
- **Centralize Processes and Procedures:** Integrate direct cross-references between zoning, subdivision, and building regulations and their corresponding plat, site plan, and permit sections.
- **Add Cross-References Between Related Sections:** Add cross-references between relevant code sections, such as between the zoning,

subdivision, and building regulations and the plat, site plan, or building permit stage sections.

- **Allow Administrative Flexibility for Supporting Documents:** Authorize staff to adopt and revise fee schedules and submittal checklists outside the UDC, allowing efficient updates without formal amendments.

B. Incorporate Changes in State Law

Alignment with the current Texas Local Government Code is essential to ensure that Cedar Hill's zoning and subdivision ordinances are legally defensible and enforceable. The State of Texas has introduced and amended numerous statutes that directly affect how cities regulate land use, zoning, and development. These changes impact everything from how zoning maps are adopted to how terms like "nonconforming use," "variance," and "conditional use permit" are defined and administered. Without updates, Cedar Hill risks operating with policies that may not hold up under legal scrutiny or could unintentionally limit the city's authority to enforce its own regulations.

C. Streamlining Processes

Streamlining processes within the UDC is essential to creating a more efficient and predictable development environment. Clearer procedures, consolidated review steps, and well-defined administrative authorities help reduce unnecessary delays and minimize uncertainty for applicants. By modernizing the code to remove redundancies and clarify responsibilities, the city can improve turnaround times and support more effective coordination among departments. A streamlined UDC ultimately strengthens customer service, enhances transparency, and promotes a more responsive development review process.

For example, under current regulations, all plats in Cedar Hill are routed to the Planning and Zoning Commission and City Council. With the passage of House Bill 3699, the State expanded provisions for administrative approval of plats, providing local governments with a tool to offer a more efficient approval process. If utilized, this framework could allow staff to administratively approve plats that fully conform to all applicable requirements, helping to shorten approval timelines for straightforward submittals. Plats that require variances or deviations would continue to be presented to the Planning and Zoning Commission.

The existing language in the subdivision regulations creates confusion regarding the platting process. A cleanup of this language is needed to provide clarity and consistency in the plat approval process.

This change will streamline internal processes and significantly improve turnaround times, ensuring a more efficient and predictable experience for applicants while aligning local procedures with current State law.

D. Drive Through Uses within Gateway Corridors

Requests for drive-through facilities along major corridors are relatively common, and the approval body has expressed a desire for greater discretion when evaluating these proposals within gateway corridors that serve as primary entrances to Cedar Hill. Requiring a Conditional Use Permit in designated overlays and gateway corridors would allow the city to review site design, stacking capacity, architectural treatment, and compatibility with surrounding development on a case-by-case basis. The city could also consider incorporating spacing requirements, such as prohibiting a new drive-through use within a certain distance of an existing one.

E. Advancing an Urban Corridor Character

The city has also expressed a desire for new multi-family projects within key corridors to meet a minimum height of four stories. This standard aligns with broader goals of establishing a more urban corridor, supporting greater intensity, improved walkability, and a built environment that frames the street and activates the public realm. Together, these policies work in concert to shape corridors that function not only as transportation routes but also as distinct urban places.

This approach supports the city's goal of promoting a balanced mix of uses along key corridors rather than allowing an over-concentration of auto-oriented development.

F. Alcohol Related Uses and the Need for Use-Based Standards

Selling alcohol as a component of a business in Cedar Hill, including restaurants, currently involves a cumbersome approval process. Any new business that plans to offer alcohol must obtain a Conditional Use Permit, even when alcohol sales are incidental to the primary use. This requirement can significantly slow the timeline for opening and create unnecessary hurdles for businesses that otherwise meet all applicable standards.

For permanent uses, the CUP requirement applies broadly whenever alcohol is introduced, which adds time and uncertainty without distinguishing between routine restaurant service and higher intensity alcohol focused uses. Establishing clearer Use-Based standards for permanent alcohol related activities would allow the city to regulate impacts more effectively while avoiding delays for typical business operations.

The downtown area seeks to host special events and other temporary activities that may involve alcohol, but the current CUP framework is not suited for short-term uses and often creates delays. Introducing new land use categories and Use-Based standards tailored to temporary alcohol related activities would

provide a more predictable and flexible permitting process while maintaining appropriate safeguards. This approach would reduce procedural barriers, support economic activity, encourage community gatherings, and help activate storefront spaces more efficiently.

G. Land Use and Parking Challenges in Downtown

Downtown Cedar Hill also experiences difficulty attracting certain commercial amusement uses due to outdated definitions and parking requirements within the existing code. The current definition of commercial amusement is narrow and does not reflect the range of modern entertainment concepts, making some businesses ineligible or subject to excessive procedural review. Updating this definition, along with reviewing and modernizing all land use definitions, is recommended to give the city greater flexibility in evaluating proposals and to help attract new businesses.

In addition, the existing parking standards are excessive for walkable downtown environments. Requirements that may be appropriate for suburban shopping centers are not practical for small parcels and historic buildings. This rigidity has turned away prospective businesses that cannot meet outdated parking minimums. These standards should be carefully reviewed and updated to align with modern practices so they can better support the needs of a vibrant downtown.

H. Role of Planned Developments and Overlay Districts

In Cedar Hill, Planned Developments (PDs) are the primary tool used to regulate the character and design of new development. Rather than relying solely on base zoning districts, PDs allow the city to tailor development standards, such as setbacks, building materials, land uses, and design elements, to fit the specific context and vision of a site. This approach offers discretion for the elected officials while ensuring that development reflects the city's long-term goals.

PDs are particularly useful in areas where conventional zoning may not adequately protect or promote the desired character, allowing the city to negotiate custom development standards that align with community expectations. However, this has also led to a potential overreliance on PDs, which can complicate the development review process, reduce consistency, and create inefficiencies. Introducing more refined, Use-Based standards in the base zoning code could reduce the need for PDs, streamline the development process, and provide more predictability for applicants, staff, and the public.

Similarly, the Uptown Overlay District serves a parallel function by guiding the form and aesthetics of development within a defined area. This overlay introduces supplemental requirements, which reinforce the unique identity of the Uptown area. Like PDs, the overlay ensures that new projects contribute to a cohesive, walkable, and visually appealing environment. During the UDC process, the lessons learned from both PDs and Overlay Districts can inform a

more standardized, Use-Based approach that supports quality development without relying heavily on customized zoning agreements.

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Section 3. Summary of Anticipated Revisions

3.01. City of Cedar Hill's Development Regulations

This section of the Diagnostic Report provides a detailed review of the current development regulations. While this summary covers the most notable revisions, it does not represent all changes to be made, as additional issues may emerge during the revision process. Where no significant revisions are anticipated, the corresponding cell is designated with a diagonal line.

All recommendations will be aligned with Cedar Hill's Comprehensive Plan goals and the City's Premier Statements.

3.02. Article XIV. Fences and Freestanding Walls

Article XIV. Fences and Freestanding Walls	
Section	Anticipated Revisions
General	Relocate the fence and freestanding wall requirements under the Zoning Regulations chapter, specifically under the Zoning Development Standards in the UDC.
Sec. 4-301. Requirements for fences and freestanding walls	Remove any references to a separate Zoning Ordinance. All such references should be updated to refer to the UDC.
Sec. 4-302. Fences in residential areas	Exclude the fence permit fee from the UDC and instead reference the city's consolidated fee schedule. This approach avoids the need to amend the UDC when the fee is updated in the future.
	This section will be updated to address sight visibility triangle requirements and will include a visual graphic. No graphic depiction is provided in the current code.
	Reorganize subsection (12). Some of the terminology currently included will be addressed under Article 1 of the UDC, titled Approval Entities. In addition, FNI recommends omitting fee specifics from the UDC.

3.03. Article XVIII. Telecommunications Facilities

Article XVIII. Telecommunications Facilities	
Section	Anticipated Revisions
Sec. 4-361. Definitions	Relocate the definitions section to the end of the UDC.
Sec. 4-362. General policies for site selection telecommunication facilities	Relocate these standards under Use-Based Standards.

Article XVIII. Telecommunications Facilities	
Sec. 4-363. Regulations for telecommunication sites	Consolidate these regulations under the Use-Based Standards. Also, update the land use chart to indicate in which zoning districts a CUP is required.
Sec. 4-364. Application fee	Recommend removing application fees from the UDC and relocating them to an Appendix.
Sec. 4-365. Penalty for violation	Consolidate all penalties and enforcement within Article 1 of the UDC.
Sec. 4-366 – 4-380. Reserved	Delete this section.
Sec. 4-381. Objectives and standards	Relocate these standards to the Use-Based Standards.
Sec. 4-383-386.	Relocate these standards to the Use-Based Standards.
Sec. 4-387–4-400. Reserved	Delete this section.

3.04. Chapter 9. Health and Sanitation

Chapter 9. Health and Sanitation	
Section	Anticipated Revisions
Sec. 9-1. Imposition of fine for illegal dumping	Consider consolidating the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
Sec. 9-2-9-15. Reserved	Delete this section.
Sec. 9-16. Adoption of the property maintenance code	Relocate and rewrite this section under the General Provisions article of the UDC. Keep it separate from zoning and development standards since the Property Maintenance Code regulates ongoing property maintenance rather than land use or site design.
Sec. 9-17. Title, purpose, scope (a)-(d)	Title, Purpose, Scope and Intent will be consolidated into one article in the UDC to avoid repetition.
Sec. 9-18. Definitions	Relocate and consolidate all definitions at the end of the UDC.
Sec. 9-19. Enforcement and inspection	Consolidate all enforcement, inspections, and violations under Article 1 of the UDC to avoid repetition.
Sec. 9-20. Responsibilities of owner and tenant	Rewrite this section to align with the UDC section and updated reference point.
Sec. 9-21. Substandard property	N/A.
Sec. 9-22-9-24.	Consolidate all penalties and enforcement within Article 1 of the UDC.
Sec. 9-25 (e). Notice of nuisance or violation; service; failure to comply; abatement; costs; lien; administrative fees	Remove any direct fee references from the UDC and move to an appendix.
Sec. 9-26-9.28	Delete this section.
Sec. 9-29. Enforcement and penalty clause	Consider consolidating the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
Sec. 9-30. Graffiti	N/A.
Sec. 9-31-9-35. Reserved	Delete this section.

Chapter 9. Health and Sanitation	
Sec. 9-51. Definitions	Relocate the definitions section to the end of the UDC.
Sec. 9-52. Duties of customer	This section is better suited to be relocated into its own separate chapter where Code Enforcement provisions can be more clearly defined and administered independently from the rest of the document.
Sec. 9-53 – 9-66.	Consolidate these sections into a separate Chapter administered by Code Enforcement or Environmental Services, as these sections align more closely with operational oversight and enforcement and can be administered more effectively outside of the UDC's framework.
Sec. 9-67-9-80. Reserved	Delete this section.
Sec. 9-81. Definition	Consolidate and relocate the definitions to the end of the UDC.
Sec. 9-82. Occupancy permit – required	N/A.
Sec. 9-83-9-87. Same – Application	Relocate these requirements under Article 1 of the UDC, Application Processing.
Sec. 9-88-9-105. Reserved	Delete this section.
Sec. 9-106. Definitions	Consolidate and relocate the definitions to the end of the UDC.
Sec. 9-107-9-113	Remove references to V.T.C.A. and update the reference to current codes.
	Relocate these sections outside the UDC framework to better align it with operational oversight and enforcement responsibilities.
	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
	Consolidate this section under Performance Standards of the UDC.
	Remove references to V.T.C.A. and update the reference to current codes.
Sec. 9-114-9-125. Reserved	Delete this section.
Sec. 9-126. Definition of nuisances	Consolidate and relocate the definitions to the end of the UDC.
Sec. 9-127-9-128	Relocate these sections outside the UDC framework to better align it with operational oversight and enforcement responsibilities.
Sec. 9-129. Penalty	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
Sec. 9-130-9-145. Reserved	Delete this section.
Sec. 9-146-9-151	Relocate these sections outside the UDC framework to better align it with operational oversight and enforcement responsibilities.
Sec. 9-152. Penalty	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.

3.05. Chapter 10. Licenses, Permits and Misc. Business Regulations

Chapter 10. Licenses, Permits and Misc. Business Regulations	
Section	Anticipated Revisions
Article I. Sec. 10-1. Garage, estate, and yard sale registration and regulations	This section is best suited to remain a standalone business regulations chapter.
Article I. Sec. 10-2-10-14. Reserved	Delete this section.
Article II. Sec. 10-15. Peddlers, Canvassers, and Solicitors	This section is best suited to remain a standalone business regulations chapter.
	Relocate the enforcement and penalty to a consolidated section within the UDC, ideally within Article 1 of the UDC.
Article II. Sec. 10-16. Definitions	Consolidate and relocate the definitions to the end of the UDC.
Article II. Sec. 10-17-10-25.	N/A.
Article II. Sec. 10-26 to 10-27	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
Article II. Sec.10-28-10-40. Reserved	Delete this section.
Article III. Sec. 10-41. Definitions	Relocate and consolidate the definitions to the end of the UDC.
Article III. Sec. 10-42. to 10-43.	Relocate these regulations under the Use-Based Standards.
Article IV. Sec. 10-44. Purpose	Remove V.T.C.A. references. Update the Purpose Statement.
Article IV. Sec. 10-45. Definitions	Relocate and consolidate the definitions to the end of the UDC.
Article IV. Sec. 10-46. To 10-54.	Relocate these regulations under the Use-Based Standards.
Article IV. Sec. 10-55. Fees	Remove any direct fee references from the UDC and move them to an appendix. This will allow fee updates without UDC amendment.
Article IV. Sec. 10-57-10-60.	Relocate these provisions under Article I of the UDC. Regulate suspension, revocation, appeals, license transfers, and bonding requirements in a single, centralized location that applies to all permits and licenses. This approach avoids repetition and ensures consistent procedures.
Article V. Sec. 10-74. To 10-83. Sexually Oriented Business Licenses	Relocate these regulations under the Use-Based Standards.
	Remove any direct fee references from the UDC and move them to an appendix.
	Relocate and consolidate the definitions to the end of the UDC.
Article V. Sec. 10-84. Enforcement and penalties	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
	Remove any direct fee references from the UDC and move them to an appendix.
	Relocate and consolidate the definitions to the end of the UDC.
	Relocate these regulations under the Use-Based Standards.
Article V. Sec. 10-85-10-89. Reserved	Delete this section.
Article VI. Sec. 10-90-10-91. Purpose of Article and Definitions	Relocate these regulations under the Use-Based Standards.
	Relocate and consolidate the definitions to the end of the UDC.

Chapter 10. Licenses, Permits and Misc. Business Regulations	
Article VI. Sec. 10-92-10-112. Registration of credit access business	Relocate these regulations under the Use-Based Standards. Use-based standards can include separation requirements for this type of land use.
	Remove any direct fee references from the UDC and move them to an appendix.
	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
	Relocate the definitions to the end of the UDC.
	Consider renaming this land use type to a modernized version, for example, Financial Institution, Alternative.
Article VII. Sec. 10-106. To 10-112. Donation Collection Containers	Remove any direct fee references from the UDC and move them to an appendix.
	Consolidated the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
	Relocate the definitions to the end of the UDC.
Article VIII. Sec. 10-120. To 10-128. Residential Rental Registration Regulations	Relocate the definitions to the end of the UDC.
	Create a standalone regulatory article that addresses rental registration and inspections.
	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
Article IX. Sec. 10-150. To 10-156. Multiple-Family and Lodging Licensing	Create a standalone regulatory article that addresses Multiple-Family and Lodging Licensing.
	Relocate the definitions to the end of the UDC.
	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
	Create clear Use-Based Standards for Multi-Family land use.
	Consolidate and relocate 10-153 and 10-154 under Property Maintenance Standards, where the application fee and inspection standards are located.
	Keep the UDC focused on land use, zoning, subdivision, and development standards. House lodging operations, rental licensing, inspections, occupancy enforcement, and sanitation requirements in standalone regulatory articles or adopted technical codes. Use cross-references where necessary to maintain consistency without overloading the UDC with operational and enforcement content.

3.06. Chapter 13. Natural and Environmental Resources

Chapter 13. Natural and Environmental Resources	
Section	Anticipated Revisions
Article I. In General Sec. 13-1-13-15 Reserved	Delete this section.
Article II. Storage Facilities and Extraction Sites	Consider relocating these standards under the Use-Based Standards.
	Clearly identify this use within the permitted use chart and the districts where it is permitted.
	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
Article III. Tree Care	Relocate the tree care advisory committee outside the UDC's framework to better align it with operational oversight and enforcement responsibilities. Sec. 13-45 Tree protection plan option aligns more appropriately under the purview of Parks and Recreation.
	Relocate the definitions section to the end of the UDC.

Chapter 13. Natural and Environmental Resources	
	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
Article IV. Tree Preservation Sec.13-61-13-76	Consider consolidating Articles III and IV under the Zoning Development Standards of the UDC. This will avoid repetitive language. Relocate the definitions section to the end of the UDC. Relocate the unprotected tree list to the landscaping section of the UDC.
	Create a centralized purpose statement for the Landscaping Regulations and place it under the Zoning Development Standards.
	Incorporate tree preservation standards and regulations, including the list of trees and shrubs, site plan requirements, and tree mitigation plans, into the new Landscaping section of the UDC.
	Incorporate approval procedures into Article I of the UDC.
	Relocate the definitions section to the end of the UDC.
Article IV. Division 2, Division 3, and Division 4	Consolidate the requirements for when and where plans are required, along with all associated application requirements, within the Zoning Procedures section. These standards are currently distributed across multiple sections. Establishing a single, centralized location would provide a clear one-stop reference for all landscaping standards.
Article IV. Division 6. Administration, Enforcement and Relief Measures	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
	Relief measures, such as variances and vested rights petitions, should be relocated under the Zoning Procedures.
Article 5. Division 3. Stormwater Discharges from Construction Activities	Requirements and procedures should be consolidated under the Subdivision Regulations of the UDC.
Article 5. Division 4. Enforcement	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.

3.07. Chapter 16. Planning

Chapter 16. Planning	
Section	Anticipated Revisions
Article I. In General. Sec. 16-1. Filing fee for voluntary annexation	Relocate this section under Zoning Procedures in the UDC.
Article I. Sec. 16-2-16-3. Establishing regulations for the maintenance of any public ROW	Relocate this to the Landscaping section of the UDC. Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
	Remove references to the V.T.C.A.
Article II. Environmental Improvement and Beautification Commission	The board's name may have changed to <i>Beautification & Environmental Sustainability Board</i> . Confirm with staff. This section should be relocated to a recommending body under the Approval Entities section of the UDC.

Chapter 16. Planning	
Article III. Planning & Zoning Commission	Relocate this section under the Approval Entities section of the UDC.

3.08. Chapter 19. Streets, Sidewalks and Other Public Spaces

Chapter 19. Streets, Sidewalks and Other Public Spaces	
Section	Anticipated Revisions
Article I. In General	Relocate this chapter under the Subdivision Regulations section of the UDC.
Article I. Sec. 19-1-19-15. Reserved	Delete this section.
Article I. Sec. 19-16-19-18.	Rewrite this section to place it under the Subdivision Regulations article of the UDC.
Article I. Sec. 19-21 to 19-27	Relocate this under the Subdivision Regulations section of the UDC.
	Relocate the definitions at the end of the UDC.
Article I. Sec. 19-28. Penalties	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
Article II. Network Providers	Relocate the Network Provider provisions outside the UDC's framework, as they regulate use of the public right-of-way rather than land use or development. If retained in the UDC, locate them in a separate article addressing utilities and right-of-way management. This approach maintains consistency with Texas Local Government Code Chapter 284 and avoids conflating zoning regulations with infrastructure and telecommunications requirements.
Article III. Special Events	This section should be relocated under the Use-Based Standards.
	Relocate the definitions at the end of the UDC.
	During the Stakeholder meetings, Special Events have come up several times, especially in the Downtown area. Reevaluate the existing provisions and work with city staff and other stakeholders to create a better way to regulate Special Events in the city.
	Remove references to V.T.C.A.
	Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
Article IV. Visibility on Streets, Obstructions and Fire Hydrant Clearance	Relocate the definitions section to the end of the UDC. Consolidate the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
	Provide a graphical depiction of the visibility triangle.
Article V. Obstructions within Public ROW	These provisions should be organized as a separate article focused on Public Rights-of-Way and Infrastructure Regulations, placed after the Subdivision Regulations.
	Consolidate and relocate the definitions at the end of the UDC.
Article VI. Electioneering on Public Property	Consolidate and relocate the definitions at the end of the UDC.
	Do not include this article in the UDC. Retain it in the general Code of Ordinances as a standalone provision related to elections and use of public property.

3.09. Chapter 20. Subdivision Regulations

Chapter 20. Subdivision Regulations	
Section	Anticipated Revisions
General	Aligning the subdivision regulations with the Texas Local Government Code. House Bill 3699 allows for administrative approval of plats and should be considered before drafting new provisions. Aligning with this legislation would significantly reduce processing time for the platting process and would allow administrative approval authority when a plat complies with all applicable provisions of the UDC and State law.
Article 1. Sec. 20-1. Definitions	Include a provision that clearly assigns authority to interpret these terms when ambiguity arises and outlines the applicant's process for appealing or seeking an alternative interpretation.
Article 1. Sec. 20-1. Definitions	Recommend stating a trusted outside resource, like Webster's Dictionary or similar. "Customary usage" could also lead to differences in interpretation.
Article 1. Sec. 20-1. Definitions - Construction definition	Clarify how this definition applies to privately-maintained facilities (like a private road, etc.).
Article 1. Sec. 20-1. Definitions – Cul-de-sac	"Short" is undefined and open-ended. Recommend similar language throughout be removed or otherwise quantified.
Article 1. Sec. 20-1. Definitions - Floodplain	Consider grounding this definition in FEMA's words, and making reference to the agency.
Article 1. Sec. 20-1. Definitions – Floodway	Consider grounding this definition in FEMA's words, and making reference to the agency.
Article 1. Sec. 20-1. Definitions – Lot	Consider referring to unplatted lots as "parcels," indicating that they exist in some sort of record (deed), but are not Lots (of Record), and therefore have not been platted. This can also be simplified to "development" instead of "to be occupied by a building and its accessory buildings"
Article 1. Sec. 20-1. Definitions – Minor streets	Revise wording "used primarily for access", as it is subjective and has room for manipulation. I would instead recommend that we tie these to a standard or other plan designation. We may or may not know at the end of the day what a road will be "primarily" used for.
Article 1. Sec. 20-1. Definitions – Platting	"Plat" and "subdivision" are often used interchangeably. For example, the "subdivision" definition below could also be used for "plat," which can lead to confusion and discrepancies. The definition of platting uses the word "Plat" but there is no definition for "plat."
Article 1. Sec. 20-1. Definitions – Sepia	This concept is likely something that should be in a handbook. Consider updating or removing.
Article 1. Sec. 20-1. Definitions – Service lines	This definition should be revised to plural form (i.e., "connects" instead of "connect").
Article 1. Sec. 20-1. Definitions – Subdivision	Remove any regulating standards within this definition that would be more appropriate for an "applicability" or "exceptions" discussion in the regulations.
Article 1. Sec. 20-2. Compliance with chapter	Consider moving away from "and/or" as a term in the rewrite. "Or" is an inclusive term that should suffice in this context.
Article 1. Sec. 20-3. Division of land	Reorganize this section so it is easy to locate and clearly identified within the UDC.
Article 1. Sec. 20-3. Division of land to be under	"Heretofore" is a daunting legalese term for a layman; replace it with common language in the rewrite.

Chapter 20. Subdivision Regulations	
supervision of the city	
Article 1. Sec. 20-3.a. Division of land to be under supervision of the city	Clarify whether this provision requires a property to be platted before a permit may be issued. If that is the intent, state it explicitly to avoid confusion, as the current language could be interpreted to allow permit issuance based solely on zoning compliance without platting.
Article 1. Sec. 20-3.b. Division of land to be under supervision of the city	Consider the change in plat approval authority to either the Planning and Zoning Commission or city staff rather than the City Council. Plats are discretionary but must be approved when they meet established requirements, and the Council is unlikely to identify deficiencies not already addressed by staff or the Commission. If the intent is to keep the Council informed of development activity, accomplish that through alternative reporting methods that do not add unnecessary time or resource demands on staff.
Article 1. Sec. 20-3.b. Division of land to be under supervision of the city	Update to more global terms, like "their."
Article 1. Sec. 20-4. Withholding improvements	As written, it suggests that the city approves a plat or subdivision, the applicant then initiates the improvements and afterward the city approves the plat for recordation and formally accepts the dedication and maintenance responsibility. This needs to be clarified and written in a way that leaves no room for confusion. If that is the intended process, we need to state it clearly. Section 20-4 contradicts Section 20-11.k.2.
Article 1. Sec. 20-5. Filing fees for preliminary and final plats	Remove actual fee amounts from the regulations and house them in an external document referenced within the code. Consider revisiting these fees to better recoup the actual cost of the review incurred by staff, as permitted by State law.
Article 1. Sec. 20-5.c. Filing fees for preliminary and final plats	Use the enabling legislation language here (and elsewhere, when applicable) to strengthen the requirement/expectation.
Article 1. Sec. 20-6.a. Application review procedures	These terms should either be all clearly identified and defined, and the list should be comprehensive (for example, what about replats, amending plats, cancellation plats?). Alternatively, the statement could be broadened to apply to all applications under these regulations. Refer to an external checklist or handbook here that documents the requirements for a "complete application."
Article 1. Sec. 20-6.e. When Deemed Complete	Provisions regarding a specific date should be removed for conciseness. All applications made under these regulations will be filed after April 28, 2005.
Article 1. Sec. 20-6.g. Vested Rights	Specify that filing an application later deemed incomplete does not vest the application.
Article 1. Sec. 20-7. Annexation	Remove this section and replace it with a new section addressing annexation under Section 2.02.B, Zoning Upon Annexation in the UDC.
Article 1. Sec. 20-8. Zoning	Remove this section. These provisions will be covered in the Zoning Regulations Article in the UDC.
Article 1. Sec. 20-9.a. Master Plat Procedures	Rely on the zoning ordinance for compliance requirements rather than the Comprehensive Plan, which is not binding. A plat either meets the zoning ordinance dimensional standards and subdivision regulations, or it does not. Clearly define this plat type and establish criteria consistent with the other plat types in the following sections. This is the only reference to a "construction plat," and its continued use should be evaluated, particularly if the city rarely utilizes this plat type.
Article 1. Sec. 20-9.c. Master Plat Procedures	The concept of a remainder tract may be applicable to more than a Master Plat. For example, subdividing a property to simply sell a non-exempt portion, while retaining the remainder as-is. The concept of remainder tracts can be workarounds to subdivision requirements (e.g., lot frontage, orientation, access) since they are often not scrutinized in the review process. The preferred approach is that all area within an existing tract be shown within the plat limitations.

Chapter 20. Subdivision Regulations	
Article 1. Sec. 20-9.d. Master Plat Procedures	Consider updating or removing this provision. Scale and other application submittal requirements should be placed in an external checklist or handbook rather than in the code itself. Physical copy requirements should also be reevaluated, particularly if the city no longer conducts physical application reviews.
Article 1. Sec. 20-9.d.6. Master Plat Procedures	This requirement raises questions regarding how it would be calculated, such as whether it relies on an assumed persons-per-household factor for each residential unit. Unless the city directly regulates density using this method within the zoning ordinance, this specification should be removed.
Article 1. Sec. 20-9.e. Procedures	All platting procedures sections should specify the State-mandated timelines for action on plat applications. Additionally, it should be discussed how the City Council action aligns with the timeline requirements. Assuming these procedures are the same for all platting applications, it would be worth stating this in a general procedures section rather than restating it for each application type.
Article 1. Sec. 20-9.e.1. Procedures	The State's language is "disapprove."
Article 1. Sec. 20-9.e.3. Procedures	These conditions are actually required by the State to relate to a requirement of the city; revise this to clarify.
Article 1. Sec. 20-9.f.2. Criteria for approval	"Generally conforms" is an ambiguous term - plats must either meet the standards or not.
Article 1. Sec. 20-9.f.3. Criteria for approval	"Adequate capacity" needs to be defined by either these regulations or another engineering document adopted by the city.
Article 1. Sec. 20-9.f.4. Criteria for approval	"Feasible and prudent" is an ambiguous term - plats must either meet the standards or not.
Article 1. Sec. 20-9.f.5. Criteria for approval	Similar to above, "assure orderly and efficient" is an ambiguous term - plats must either meet the standards or not.
Article 1. Sec. 20-9.g.2. Extension	The Council will take into account the reasons for the requested extension, the ability of the applicant to comply with any conditions attached to the original approval, whether extension is likely to result in timely completion of the project, and the extent to which newly adopted regulations should be applied to the original application. The Council may attach conditions to approval of an extension request to assure the land will be developed in a timely fashion and that the public interest is served.
Article 1. Sec. 20-10. Preliminary plat and plans	This procedure lacks clarity and would benefit from simplification. Process and review all plat applications under a consistent framework, recognizing that certain plat types serve as prerequisites to others, such as master plats and preliminary plats. Apply uniform application processing and review timelines through a general platting procedures section.
Article 1. Sec. 20-10.b.1. Preliminary plat and plans	See previous comments regarding scale and application details.
Article 1. Sec. 20-10.d. Preliminary plat and plans	Align expiration and dormant project provisions with the requirements of Texas Local Government Code Chapter 245, including verification of the applicable timeframes, which may require a two-year period rather than eighteen months.
Article 1. Sec. 20-10.e. Preliminary plat and plans	The sequence of this process is unclear. It is not specified whether applications must be submitted to these agencies before being filed with the city or how significant revisions during review would be handled. The procedure also does not address situations where an agency cannot be reached. If the city chooses to retain this provision, a clearer and more efficient approach would be for the city to provide courtesy notification to the agencies after approval of the preliminary plat.
Article 1. Sec. 20-10.h. Preliminary plat and plans	Retain this item under Planning and Zoning Commission approval.

Chapter 20. Subdivision Regulations	
Article 1. Sec. 20-10.i. Preliminary plat and plans	The language is unclear. Page 14 is the only reference to a "Master Land Plan," and it is not clear whether this term is interchangeable with a master plat or refers to a future land use plan. Clarify the intent and define the term accordingly.
Article 1. Sec. 20-11. Final plat and plans	See comments above regarding the standardization of plat applications.
Article 1. Sec. 20-11.22. Final plat and plans	Good opportunity to include "designated representative" unless keeping the public meetings requirement for approval
Article 1. Sec. 20-11.c. Final plat and plans	Clarify whether these plans are reviewed and, if so, identify when the review occurs, who conducts it, and what procedures and standards apply. Because this step is critical to the development process, it warrants additional detail. Consider requiring at least a preliminary construction plan to accompany a preliminary plat to avoid substantial changes between preliminary and final plat review.
Article 1. Sec. 20-11.c.1-9. Final plat and plans	These numbered sections appear to be either out of place or lacking a proper introduction.
Article 1. Sec. 20-12. Filing of approved final plat	Opt for more inclusive terminology throughout (e.g., "their").
Article 1. Sec. 20-12. Filing of approved final plat	Opt for "chair" rather than "chairman."
Article 1. Sec. 20-12. Filing of approved final plat	The recommendation is to move away from requiring a Mylar copy unless it is specifically required by the County Clerk for recording. The City should coordinate with the County Clerk to confirm current recording requirements and update its plat submittal standards to allow electronic or digitally signed copies where permitted.
	This keeps the City aligned with current county recording practices and avoids maintaining an outdated requirement if the county no longer mandates Mylar originals.
	For development requiring installation and acceptance of infrastructure by the City Engineer, the plat will expire two years after approval if no progress has been made. Progress includes documented activity such as submittal of construction plans, scheduling or completion of inspections, or other measurable steps toward infrastructure installation and acceptance.
Article 1. Sec. 20-13. Short form for platting	Restructure/relocate this section/place it earlier in the regs. This doesn't flow as well as preliminary and final plat sections.
Article 1. Sec. 20-13. Short form for platting	This statement could be incorrectly interpreted to read that if the city manager approves a short-form plat, it doesn't have to follow the requirements of this chapter. This "short form" plat (i.e., Minor Plat) section would benefit from a similar structure to other platting applications, which should include an applicability and general procedures section.
Article 1. Sec. 20-14. Submittals required for construction	Revise this provision to remove the fixed 3.5 percent inspection fee and instead reference a fee schedule adopted by City Council. The fee should be based on the reasonable and necessary costs of inspections, materials testing and administrative review directly attributable to the project. Consider using a deposit or cost recovery model tied to actual staff time and consultant expenses. The language should expressly state compliance with TLGC Chapter 212, including Section 212.002, which requires subdivision regulations and related fees to be reasonable and not arbitrary.
	Revise this section to clearly define the application type and structure it consistently with the other plat application types, including applicability and general procedures.
Article 1. Sec. 20-15. Development construction	Clarify how often Public Service Department representatives observe construction and under what conditions that oversight occurs.

Chapter 20. Subdivision Regulations	
Article 1. Sec. 20-16. Acceptance of the Subdivision	Retain this section and place it within the Subdivision article, under a subsection addressing Final Acceptance of Improvements, Maintenance Guarantees, and Close-Out Requirements. Consider aligning the bond amounts, warranty periods, and certification language with current city practice and applicable State law and consolidating related acceptance procedures into a single, clearly structured section.
Article 1. Sec. 20-17. As-built plans	Avoid terms like "etc." to prevent ambiguity regarding the requirements. "As-built" should be included in the definitions.
	Instead of blue line update to current media (CAD and various media).
Article 1. Sec. 20-18. Issuance of building permits	N/A.
Article 1. Sec. 20-19. Streets and alleys	Specify master plan alignments when the subject property abuts undeveloped land that includes a planned thoroughfare alignment.
Article 1. Sec. 20-19. Streets and alleys	Replace negotiate with determine(or other word).
Article 1. Sec. 20-19.b.1. Streets and alleys	City currently requires 31 feet. This needs a revision to align with current standards.
Article 1. Sec. 20-19.2. Streets and alleys	Replace the term "areas" with clearer language that refers directly to abutting properties with those uses.
Article 1. Sec. 20-19.3. Streets and alleys	The phrase "located every mile" lacks clarity. Specify the direction and the applicable distance. Rewrite the provisions to require these improvements based on level of service or another quantifiable and verifiable standard.
Article 1. Sec. 20-19.4. Streets and alleys	This appears to be a generalized requirement that is relevant to more than just Class I thoroughfares; consider relocating.
Article 1. Sec. 20-19.6. Streets and alleys	This information may be better suited for a technical manual.
Article 1. Sec. 20-19.6. Streets and alleys	Clarify how undeveloped areas are addressed and define what qualifies as a "developed area."
Article 1. Sec. 20-19.6.b. Streets and alleys	This statement appears to apply regardless of the MTP designation. Rely on the minimum right-of-way widths established by the MTP rather than fixed travel lane widths.
Article 1. Sec. 20-19.b.4 Streets and alleys	This section is better suited for an engineering standards manual.
Article 1. Sec. 20-19.b.5. Streets and alleys	This section is better suited for an engineering standards manual.
Article 1. Sec. 20-19.c.3.b. Streets and alleys	Outline and define driveway spacing standards in the updated UDC and evaluate whether direct residential access should be prohibited or discouraged on higher roadway classifications.
Article 1. Sec. 20-20.1.a. Blocks	This provision could allow a developer to justify a subdivision variance. Rely instead on zoning dimensional standards and the adequate public facilities requirements, including streets, when establishing block requirements.
Article 1. Sec. 20-20.1.c. Blocks	"Convenient" is vague and difficult to quantify.
Article 1. Sec. 20-20.a.4. Blocks	Require a minimum of 5 ft wide sidewalk behind the curb.

Chapter 20. Subdivision Regulations	
Article 1. Sec. 20-20.2. Blocks	Clarify how these dimensions align with and relate to the zoning dimensional standards.
Article 1. Sec. 20-20.b. Blocks	Incorporate minimum ROW diameter requirements here.
Article 1. Sec. 20-22. Development requirements	This section addresses the concept of required facilities but does not establish minimum thresholds. Define those minimum requirements here for all applicable public facilities, including water, wastewater, and stormwater.
	Require creeks and drainage ways to be dedicated as drainage easements for conveyance purposes. Assign ongoing maintenance responsibility to the property owner or HOA, as applicable. Clarify that if public infrastructure is involved, the Public Works Department will coordinate and perform necessary repairs consistent with City standards.
	Update the regulations to reflect NCTCOG's Integrated Stormwater Management iSWM Best Management Practices for Construction Activities and require compliance with the current adopted standards.
	Update TNRCC to TCEQ.
	Must include commercial areas in code amendment.
Article 1. Sec. 20-22.g. Screening and entryways	This section is more of a development standard appropriate for the zoning ordinance.
Article 1. Sec. 20-23. Other requirements	This section reads as a supplementary section and would benefit from redistribution to the relevant sections of the rewrite.
Article 1. Sec. 20-24. Enforcement	Consider consolidating the enforcement and violations provisions within Article 1 of the UDC to eliminate repetition throughout the code.
Article 1. Sec. 20-25. Variances	Relocate this under Subdivision Procedures in the UDC.
Article 1. Sec. 20-26-27. Conflicts, Exceptions	Remove this section as these provisions will be addressed in Article 1 of the UDC.
Article 1. Sec. 20-28. Expiration dates for certain land studies and preliminary plats	Remove this section as these provisions will be addressed in Universal Procedures and Provisions of the UDC.
Article 1. Sec. 20-29. Adequate Public Facilities Requirements	This section would benefit from restructuring and combining with similar sections commented on above.
Article II. Parkland Dedication	This article would benefit from being relocated to the adequate public facilities discussion of the subdivision regulations.
Article III. Sec. 20-71. Escarpment development plan review and approval	Establish standardized review procedures for site plans and development plans as set forth in the zoning regulations.

3.10. Chapter 23. Zoning Ordinance

Chapter 23. Zoning Ordinance	
Section	Anticipated Revisions
In General	There are currently seven single-family residential zoning districts. The recommendation is to consolidate at least two of them, as they have similar standards. Specifically, SF-8.5 and SF-7.
Division 1.1. General Provisions. Enacting Clause	This will be replaced and updated in the new UDC. All cross-references will be updated.
Division 1.2. Purpose	There will be a new consolidated purpose statement for the Zoning Regulations.
Article 1.3-1.4. Zoning Map District and Zoning District Boundaries	These sections will be revised to match the new zoning map and district/overlay boundaries.
Division 1.5. Compliance Required	Remove this section, as Article 1 of the UDC will include a consolidated compliance section, which avoids repetition.
Division 1.6. Zoning Upon Annexation	Relocate this section under Zoning Procedures.
Division 1.8. Complete Application Procedures	Pre-application conferences will be covered under Universal Procedures in the new UDC. Clarify whether requests must be submitted in writing and whether pre-application meetings are optional or mandatory under current practice.
Article 1.8.5. When Deemed Complete	Provisions regarding a specific date should be removed for conciseness. All applications made under these regulations will be filed after April 28, 2005.
Sec. 1.9.1. Vested Rights Petition.	Relocate vested rights provisions under Article 1 of the UDC.
Sec. 2.1.2. Created; Membership; Officers	Remove references to V.T.C.A. and update with TLGC references throughout the UDC. Consider referencing the City Charter's City Council regulations instead of repeating them in the UDC.
Article 2.1.3. Quorum; Voting	This section needs to be updated to align with H.B. 24 regarding protesting requirements.
Article 2.2.4. Appeals	Update this section with modernized language for legibility.
	Consolidate appeals for development standards in a single, central section to avoid repetition. Address these appeals under the application processing chapter so the code handles appeal procedures consistently across all development standards.
	Revise the appeal filing deadline to require that an appeal to the Board of Adjustment be submitted within twenty (20) days of the administrative decision to better align with Texas Local Government Code Chapter 211. Clarify that any judicial appeal of the Board's decision must be filed in accordance with Section 211.010 of the Texas Local Government Code. This revision promotes consistency with state law and reduces potential procedural challenges.
Article 2.2.5. Special Exceptions	Require residential garage doors to have a minimum clear opening of eight feet by eight feet to ensure standard vehicles can safely enter and exit.
Article 2.2.6. Variances	Rewrite this section to ensure compliance with House Bill 1475 and the applicable provisions of Texas Local Government Code Chapter 212, including Section 212.015 regarding review timelines and related subdivision procedures.
Article 2.3.4. Processing Fee	Recommendation would be to remove fees from the UDC and incorporate it into an appendix or separate document.
Article 2.3.5. Public Hearing and Notice	Update this section to align with TLGC 211.006 (a) and (a-1).
Article 2.3.9.A.3. City Council Considerations	Update to align with H.B. 24.

Chapter 23. Zoning Ordinance	
Article 2.3.9.D. City Council Considerations	Update to align with S.B. 844 and the updated protest language.
Article 2.3.11. Procedure for Newly Annexed Land	Evaluate whether this reflects the current annexation procedure and process. Clarify whether annexation and zoning applications are submitted and reviewed concurrently.
Article 2.4.1. Certificates of Occupancy	Reference this in the UDC.
Article 2.5.6. Expansion of Nonconforming Uses	Assess whether the current nonconforming use provisions are effectively serving Cedar Hill or whether challenges exist that warrant updates or revisions.
Article 2.6.1. Site Plan Review	Consider introducing Use-Based Standards to allow staff to approve site plans administratively when the proposed use is fully compliant, while requiring any variance to be reviewed by the P&Z and approved by the City Council.
Article 2.6.2.B.1. Site Plan Consideration	Update this to Planning Director.
Article 2.6.2.B.2. Site Plan Consideration	The site plan approval process lacks clarity and should be updated to provide a clearer and more consistent review framework.
Article 2.6.3.A. Revisions to the Approved Site Plan	Opt for more inclusive terminology throughout (e.g., "their") instead of "his designee".
Article 3. Zoning Districts	Evaluate whether all zoning districts are active and in use, and determine whether inactive or unused districts can be consolidated. Assess whether planned developments are being used more frequently than straight zoning districts. Ensure that at least one zoning district allows HUD-code manufactured homes by right and is clearly identified on the zoning map.
For Zoning Districts	Create tables and provide graphics covering the setbacks, height, and dimensional standards for each zoning district.
Article 3.2., 3.3., 3.4., 3.5., 3.6., 3.7., 3.8., 3.9.	Remove the material regulations from residential districts. This needs to be reviewed throughout the districts and updated.
Article 3.9.3. District Development Standards TH	Consolidate and simplify the standards for front entry products and address them comprehensively within the Use-Based Standards section.
Article 3.10.3.C. MF	Measure building height in feet rather than stories to eliminate ambiguity and improve clarity.
Article 3.10.3.C. MF	Remove repeating provisions regarding unit mix.
Article 3.10.3.I. MF	The Use-Based Standards/Special Requirements need to be fleshed out, and possibly include a menu list of items.
Article 3.11.I. NS	Avoid using regulatory language in the purpose statement. Remove from the purpose statement and regulate it with the Permitted Use chart and with Use-Based Standards.
Article 3.11.3.I. NS	Consider consolidating hours of operation into a single section for clarity and consistency.
Article 3.12.I. LR	Avoid regulatory language in the purpose statement. Consider consolidating zoning districts, where appropriate.
Article 3.12.3.C. LR	Consider measuring in feet to remove ambiguity.
Article 3.13.5. District Development Standards (all sub-districts)	Most stakeholders have brought up parking requirements as a hindrance to businesses and the CO process. Consider reduced parking minimums for the OT districts or remove minimum parking standards from all or a few of the sub-districts.
Article 3.13.6.e. Parking Requirements Old Town Square	There are repeating parking provisions in this section that could be consolidated.
Article 3.13.6.f. Area Requirements	Inconsistencies between dimensions being in tables and some that aren't. Create tables for all zoning districts and subdistricts and provide graphics for each.

Chapter 23. Zoning Ordinance	
Article 3.13.6.g. Max. Exterior Masonry	Texas Government Code.3000.002: Not permissible to regulate materials unless it is an overlay district or a historical preservation district.
Article 3.13.6.g. Max. Exterior Masonry	It is recommended to use a performance based approach to allow flexibility in implementation while upholding clear and enforceable design standards that support high-quality architecture and visual consistency. This can be accomplished by establishing a menu of permitted design elements or by regulating windows, facades, and other key architectural features through defined standards.
Article 3.13.7.g.7. Old Town Corridor	Create tables for area requirements for legibility.
Article 3.13.8.c. Old Town Residential Sub-District Development Standards	All these sub-districts should have a boundary map created for the UDC and incorporate Downtown Vision's goals within the development regulations.
Article 3.14.6.a.1. Lighting Standards	Add visual depictions for lighting standards.
Article 3.15.1. CC – Campus Commercial District	Remove regulatory language from the Purpose Statement. Create a table for the District Development Standards.
Article 3.16.3. C – Commercial District	Create a table for the District Development Standards.
Article 3.17.3. – Industrial Park District	Create a table for the District Development Standards.
Article 3.18.3. – Industrial District	Create a table for the District Development Standards.
Article 3.19.1.F. – Planned Development District	Expand the minimum PD standards. Applicants must meet these standards prior to receiving a PD approval. The minimum requirements are that the PD District must be at least 5 acres in area, must be consistent with the goals of the Comprehensive Plan, and the proposed use and development features must be compatible with the surrounding uses. Additionally, appropriate terms and conditions can be required to protect the interests of the public and any residents of the Planned Development.
Article 3.19.6.A. – Establishment of District and Concept Plan	Require the selection of a base zoning district.
Article 3.19.8.B. – PD Site Plans	It would be more effective to move the submittal requirements to the PD application rather than including them in the UDC. This approach would allow the application requirements to be revised as needed without requiring amendments to the UDC.
Article 3.19.12.D. – PD Combining District	Establish a dedicated section for vested rights in the UDC that covers all types of applications and not just PDs.
Article 3.20. CUP	Determine whether staff prefers to retain the Conditional Use Permit process or transition to a Specific Use Permit approach. FNI recommends using use-based conditional standards for certain land uses, as the CUP and SUP terminology can be confusing to the general public.
Article 3.21.3. High Pointe Overlay District	Add a boundary map for HP Overlay.
Article 4.1.1. Use Regulations (Charts)	This will be updated with a modern approach to the permitted use chart, including a column for Use-Based Standards (hyperlinked) and parking standards in the same table.
Article 4.1.1.D.2. Use Regulations (Charts)	Update to more global terms, like "their".
Article 4.1.1.E.1. Temporary Uses	Consolidate land uses where appropriate and conduct a comprehensive review of each land use, including definitions and associated parking standards. Based on this analysis, consolidate and update provisions as necessary.

Chapter 23. Zoning Ordinance	
Article 4.1.2. Use Charts	Permitted use charts will be updated, and parking and use-based standards will be added to the charts. Consolidate land uses where possible and add more land uses, if appropriate, including definitions. Additionally, add the Overlay districts within the permitted use charts. Every land use must have a definition. The permitted use chart should be color-coded for legibility.
Article 4.1.2. Use Charts	Consolidate Agriculture uses into two categories: Agriculture Hazardous (for more intense use) and Agriculture Non-Hazardous Use. Provide definitions for both. Texas Administrative Code Chapter 251 requires non-hazardous agricultural uses to be allowed by right. These uses are customary agricultural activities with minimal impacts under standard practices, and subjecting them to discretionary approval would conflict with State requirements. Consolidating agricultural uses into hazardous and non-hazardous categories ensures compliance by allowing non-hazardous uses by right while reserving additional review for higher-risk activities.
Article 4.1.2. Use Charts	Add Accessory Dwelling Units as a land use, and add an associated definition and Use-Based Standards.
Article 4.1.2. Use Charts	Consolidate office uses to a more general use. None of the listed office uses are intensive.
Article 4.1.2. Use Charts	Drive-through uses can require higher standards, maybe even a CUP/SUP, especially along the major corridors.
Article 4.1.2. Use Charts	Modernize and consolidate Audio Recording Studio and Audio Recording Studio Retreat to Sound Recording Studio.
Article 4.1.2. Use Charts	Consolidate several uses under Personal Services (e.g., barber shop, beauty shop).
Article 4.1.2. Use Charts	Add uses that are missing (e.g., contractor shop, smoke shops).
Article 4.1.2. Use Charts	Consolidate Photo Studio and Photocopying/Duplicating.
Article 4.1.2. Use Charts	Consolidate uses like Bait and Tackle Shop, Bike Sales and/or Repair, Florist Shop, Furniture Sales (Indoor), Handicraft Shop, Hardware Store, Major Appliance Sales (Indoor), Needlework Shop, Art Gallery, and other uses that are similar that will be classified as Retail, General.
Article 4.1.2. Use Charts	There should be a separate land use for a Restaurant with Drive-through Service.
Article 4.1.2. Use Charts	Consolidate SOB uses and create Use-based Standards.
Article 4.1.2. Use Charts	Consolidate auto-oriented uses where appropriate (based on intensity).
Article 4.1.2. Use Charts	Group all outdoor amusement uses under a single consolidated land use category, "Commercial Amusement, Outdoor." Similarly, indoor amusement uses should be consolidated under "Commercial Amusement, Indoor."
Article 4.1.2. Use Charts	Update Child Day Care uses to align with the State's definition.
Article 4.1.2. Use Charts	Consolidate Municipal/Government uses where appropriate.
Article 4.1.4. Alcoholic Beverage Requirements	Relocate and consolidate all definitions to their own section at the end of the UDC.
Article 4.1.4.h. Alcoholic Beverage Requirements	Reference the State law here instead of listing each requirement. Alternatively, list each requirement verbatim from the State law.
Article 4.1.5. Home Based Business Regulations	Comply with H.B. 2464. The law restricts how cities can regulate home-based businesses by preventing municipal bans, zoning changes, permits, or fees for "no-impact" home-based businesses that do not increase traffic, parking, or visibility, while still allowing cities to enforce safety, health, and nuisance standards and excluding certain uses like alcohol sales or sexually oriented businesses.
Article 4.1.7.C. SOBs Definitions	Relocate and consolidate all definitions to their own section at the end of the UDC.

Chapter 23. Zoning Ordinance	
Article 4.1.7.g. SOBs Pre-Submission Application	Align this provision with H.B. 2464 to ensure consistency with State law governing home-based businesses by preventing unnecessary regulatory barriers to permit issuance when a property otherwise complies with zoning requirements.
Article 5.1.6. Schedule of Parking Space Requirements	Parking standards are antiquated and need to be updated. They will be contained within the Permitted Use Chart for legibility and user-friendliness. Each land use will have a parking standard.
Article 5.2.2. General Provisions	Landscaping requirements will be updated to allow greater flexibility while maintaining the quality of the final development.
Article 5.3.4. Refuse storage areas	Update the graphics.
Article 5.4. Supplemental Regulations	Provide graphics/illustrations of the lot configurations.
Article 5.4.5.1 Telecommunications Facilities	Relocate and consolidate all definitions to their own section at the end of the UDC.
Article 5.4.5.1.B. Telecommunications Facilities	Application requirements and the application fee should be in a separate appendix/document.
Article 5.5. Performance Standards	Relocate and consolidate all definitions to their own section at the end of the UDC.
Article 5.6.5. Special or Temporary Lighting	Add graphic illustrations for the lighting standards.
Article 5.7. Building Design Standards	Revise this section to comply with Texas Government Code § 3000.002, which prohibits cities from regulating building materials.
Article 5.7.5. Wall Articulation	Update graphic illustrations.
Article 5.7.7. Architectural Features in the Uptown Overlay	Must separate Overlay District design standards for ease of use in the UDC.
Article 5.8. Definitions	All definitions will be reviewed for improvement and alignment with State law. Terms and Land Uses will be under their own heading in the new definitions section in the UDC.
Article 6. Penalties and Nonconformities	This section should be relocated under the Zoning General Provisions in the UDC.

Outline of New Code

3.11. Proposed Unified Development Code Outline

The following outline is recommended for the initial preparation of the new UDC. The specific outline may change as the document is prepared.

Article	Section	Subsection
Article 1. General Provisions.	1.01. Establishment.	1.01.A. Title.
		1.01.B. Purpose.
		1.01.C. Authority.
		1.01.D. Effective Date.
		1.01.E. Conflicting Provisions.
		1.01.F. Enforcement and Violations.
		1.01.G. Severability.
	1.02. Approval Entities.	1.02.A. City Council.
		1.02.B. Planning and Zoning Commission.
		1.02.C. Zoning Board of Adjustments.
		1.02.D. Planning Director
		1.02.E. Summary of Approval Authorities.
	1.03. Universal Procedures and Provisions.	1.03.A. Development Process Overview.
		1.03.B. Pre-Development Meeting.
		1.03.C. Application Processing.
		1.03.D. Amendments to the Unified Development Code.
		1.01.E. Vested Rights Request.
Article 2. Zoning.	2.01. Zoning General Provisions.	2.01.A. Title.
		2.01.B. Purpose.
		2.01.C. Applicability.
		2.01.D. Compliance Required.
		2.01.E. Nonconformities.
	2.02. Zoning Procedures.	2.02.A. Zoning Process Overview.
		2.02.B. Zoning Upon Annexation.
		2.02.C. Planned Developments (PDs).
		2.02.D. Conditional Use Permits (CUPs).
		2.02.E. Site Plans.
		2.02.F. Zoning Variances.
		2.02.G. Special Exceptions.
		2.02.H. Alternative Compliance.
		2.02.I. Zoning Appeals.
		2.02.J. Plan Validity and Expiration.
	2.03. Zoning Districts.	2.03.A. Establishment of Zoning Districts and Map.
		2.03.B. Zoning District Boundaries.
		2.03.C. Residential Zoning Districts.
		2.03.D. Nonresidential Zoning Districts.
		2.03.E. Special Zoning Districts.
	2.04. Permitted Uses and Use-Based Standards.	2.04.A. Permitted Uses Generally.
		2.04.B. Permitted Use Chart
		2.04.C. Use-Based Standards.
		2.04.D. Performance Standards.
	2.05. Zoning Development Standards.	2.05.A. Building and Site Design.
		2.05.B. Off-Street Parking and Loading.
		2.05.C. Landscaping.

Article	Section	Subsection
Article 3. Subdivision		2.05.D. Tree Preservation
		2.05.E. Screening, Buffering, and Fencing.
		2.05.F. Accessory Buildings.
		2.05.G. Outdoor Lighting.
	3.01. Subdivision General Provisions.	3.01.A. Title.
		3.01.B. Applicability.
		3.01.C. Compliance Required.
		3.02.A. Platting Process Overview.
		3.02.B. Preliminary Plat.
		3.02.C. Final Plat.
		3.02.D. Amending Plat and Replat.
		3.02.E. Plat Vacations.
		3.02.F. Right-of-Way Abandonment.
		3.02.G. Subdivision Waiver.
		3.02.H. Plat Validity and Expiration.
	3.03. Public Improvements.	3.03.A. Adequate Public Improvements Required.
		3.03.B. Construction Plans.
		3.03.C. Installation and Acceptance of Public Improvements.
	3.04. Subdivision Development Standards.	3.04.A. Lots and Blocks.
		3.04.B. Streets, Parking, and Driveways.
		3.04.C. Easements.
		3.04.D. Drainage.
		3.04.E. Utilities.
Article 4. Definitions.	4.01. Usage and Interpretation.	4.01.A. Generally
	4.02. General Terms Defined.	4.02.A. A-D.
		4.02.B. E-K.
		4.02.C. L-O.
		4.02.D. P-S.
		4.02.E. T-Z.
	4.03. Use Terms Defined.	4.03.A. A-D.
		4.03.B. E-K.
		4.03.C. L-O.
		4.03.D. P-S.
		4.03.E. T-Z.

3.12. Annotated Outline

Article	Section	Subsection	Existing Ordinance Reference
Article 1. General Provisions.	1.01. Establishment.	1.01.A. Title.	N/A.
		1.01.B. Purpose.	
		1.01.C. Authority.	
		1.01.D. Effective Date.	
		1.01.E. Conflicting Provisions.	
		1.01.F. Enforcement and Violations.	XVIII 4-365. Penalty for violation 9.19. Enforcement and inspection 9.29. Enforcement and penalty. 9.129. Penalty 9.152. Penalty 10.84. Enforcement and penalties 13.Art.III. Tree Care 13.Art.5. Division 4. Enforcement 16.2. Violations 19.28. Penalties 19.Art.III Special Events Violations 20.24. Enforcement 23.6.2. Preserving Rights in Pending Litigation and Violations 23.6.3. Penalty for Violation
	1.02. Approval Entities.	1.01.G. Severability.	N/A.
		1.02.A. City Council.	
		1.02.B. Planning and Zoning Commission.	23.2.1. Planning and Zoning Commission
		1.02.C. Zoning Board of Adjustments.	23.2.2. Zoning Board of Adjustments
		1.02.D. Planning Director	N/A.
		1.02.E. Summary of Approval Authorities.	
	1.03. Universal Procedures and Provisions.	1.03.A. Development Process Overview.	23.1.8.1 Completeness Determination
		1.03.B. Pre-Development Meeting.	23.1.8.3. Pre-application Conference 23.1.8.4. Official responsible
		1.03.C. Application Processing.	20.6. Application Review Procedures 23.1.8.5. When Deemed Complete 23.1.8.6. Time for Completing Application 23.1.8.7. Sequence of Application 23.1.8.9. Official Filing Date
		1.03.D. Amendments to the Unified Development Code.	N/A.
		1.01.E. Vested Rights Request.	20.30. Vested Rights Determination 23.1.8.8. Vested Rights
Article 2. Zoning.	2.01. Zoning General Provisions.	2.01.A. Title.	N/A.
		2.01.B. Purpose.	23.1.2. Purpose
		2.01.C. Applicability.	N/A.
		2.01.D. Compliance Required.	23.1.3. Compliance Required
		2.01.E. Nonconformities.	23.2.2.7. Expiration Date for Nonconforming Uses 23.2.2.8. Reinstatement of Nonconforming Uses 23.2.2.9. Expansion of Nonconforming Uses 23.2.2.10. Changing from a Nonconforming Use to Another Nonconforming Use 23.2.5. Nonconforming Uses and Structures
	2.02. Zoning Procedures.	2.02.A. Zoning Process Overview.	N/A.
		2.02.B. Zoning Upon Annexation.	20.7. Annexation 23.2.3.11. Procedure For Newly Annexed Land
		2.02.C. Planned Developments (PDs).	23.3.19. Planned Development
		2.02.D. Conditional Use Permits (CUP).	23.3.20. Conditional Use Permit
		2.02.E. Site Plans.	23.2.6. Site Plan Review
		2.02.F. Zoning Variances.	23.2.2.6. Variances

Article	Section	Subsection	Existing Ordinance Reference
		2.02.G. Special Exceptions.	23.2.2.5. Special Exceptions
		2.02.H. Alternative Compliance.	N/A.
		2.02.I. Zoning Appeals.	23.2.2.4. Appeals
		2.02.J. Plan Validity and Expiration.	N/A.
	2.03. Zoning Districts.	2.03.A. Establishment of Zoning Districts and Map.	23.1.3. Zoning District Map
		2.03.B. Zoning District Boundaries.	23.1.4. Zoning District Boundaries.
		2.03.C. Residential Zoning Districts.	23.3.2. RR Residential District
			23.3.3. SF-E Residential District
			23.3.4. SF-22 Single-Family Residential District
			23.3.5. SF-15 Single-Family Residential District
			23.3.6. SF-10 Single-Family Residential District
			23.3.7. SF-8.5 Single-Family Residential District
			23.3.8. SF-7 Single-Family Residential District
			23.3.9. TH Single-Family Attached Residential District
			23.3.10. MF Residential District
		2.03.D. Nonresidential Zoning Districts.	23.3.11. NS Neighborhood Service District
			23.3.12. LR Local Retail District
			23.3.15. CC Campus Retail District
			23.3.16. C Commercial District
			23.3.17. IP Industrial Park District
			23.3.18. I Industrial District
		2.03.E. Special Zoning Districts.	23.3.13. OT Old Town District
			23.3.14. UT Uptown Overlay District
			23.3.19. PD Planned Development District
			23.3.21. High Pointe Overlay District
	2.04. Permitted Uses and Use-Based Standards.	2.04.A. Permitted Uses Generally.	23.4. Use Regulations
		2.04.B. Permitted Use Chart	
		2.04.C. Use-Based Standards.	
		2.04.D. Performance Standards.	
	2.05. Zoning Development Standards.	2.05.A. Building and Site Design.	Art. XIV. Fences and Freestanding Walls 23.5. Development Standards
		2.05.B. Off-Street Parking and Loading.	
		2.05.C. Landscaping.	
		2.05.D. Tree Preservation.	
		2.05.E. Screening, Buffering, and Fencing.	
		2.05.F. Accessory Buildings.	
		2.05.G. Outdoor Lighting.	
Article 3. Subdivision.	3.01. Subdivision General Provisions.	3.01.A. Title.	N/A.
		3.01.B. Applicability.	
		3.01.C. Compliance Required.	20.2. Compliance with Chapter
	3.02. Subdivision Procedures.	3.02.A. Platting Process Overview.	20.9. Master Plat Procedures
		3.02.B. Preliminary Plat.	20.10. Preliminary plat and plans
		3.02.C. Final Plat.	20.11. Final plat and plans
		3.02.D. Amending Plat and Replat.	N/A.
		3.02.E. Plat Vacations.	
		3.02.F. Right-of-Way Abandonment.	
		3.02.G. Subdivision Waiver.	

Article	Section	Subsection	Existing Ordinance Reference
	3.03. Public Improvements.	3.02.H. Plat Validity and Expiration.	
		3.03.A. Adequate Public Improvements Required.	20.29. Adequate Public Facilities Requirements 20. Art II. Parkland Dedication 20. Art III. Escarpment Development Regulations
		3.03.B. Construction Plans.	20.14. Submittals required for construction 20.15. Development construction
		3.03.C. Installation and Acceptance of Public Improvements.	20.16. Acceptance of the subdivision
	3.04. Subdivision Development Standards.	3.04.A. Lots and Blocks.	20.20. Blocks 20.21. Lots
		3.04.B. Streets, Parking, and Driveways.	20.19. Streets and alleys
		3.04.C. Easements.	20.22. Development requirements
		3.04.D. Drainage.	
		3.04.E. Utilities.	
Article 4. Definitions.	4.01. Usage and Interpretation.	4.01.A. Generally	Definitions 9-51. 9-81. 9-106. 9-126. 10-16. 10-45. 10-84. 10-106. 10-128. 10-150. 13-III. 13-IV. 19-21. 20-1
	4.02. General Terms Defined.	4.02.A. A-D.	
		4.02.B. E-K.	
		4.02.C. L-O.	
		4.02.D. P-S.	
		4.02.E. T-Z.	
	4.03. Use Terms Defined.	4.03.A. A-D.	
		4.03.B. E-K.	
		4.03.C. L-O.	
		4.03.D. P-S.	
		4.03.E. T-Z.	