



Cedar Hill Open House Engagement Summary

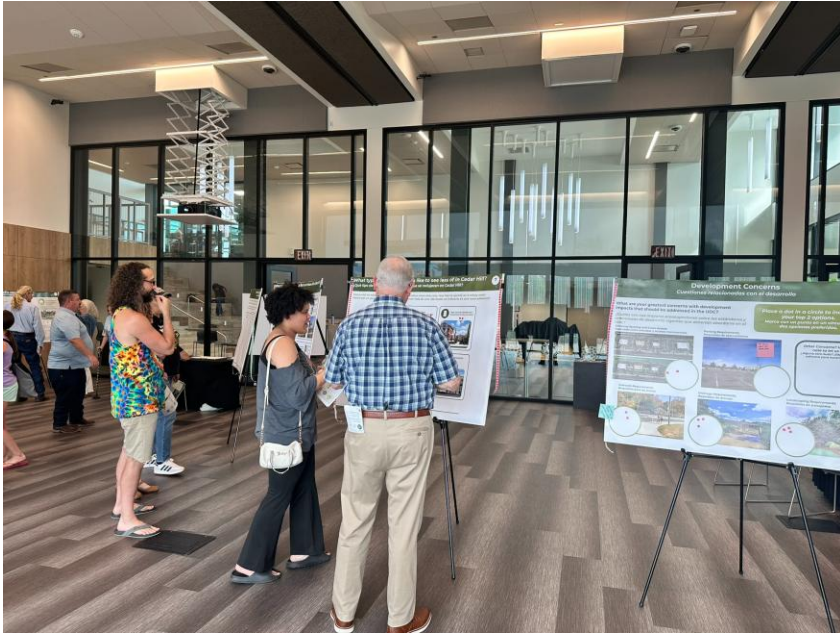
Event Description

As part of the city's Unified Development Code (UDC) update, the City of Cedar Hill hosted a public open house on Thursday, June 11, 2026, at 5:30 p.m. in the Traphene Hickman Library. 68 individuals were in attendance. The open house was designed to educate residents about the update process and gather input regarding developmental and regulatory priorities reflective of the community's character.

To accomplish this goal, seventeen feedback stations were designed and set up to progress from introductory to reflective activities. Stations one, three, and four did not collect feedback, as they introduced the project and purpose of engagement. Food trucks were present during the event, and snow cones were given to attendees who completed the public input activity sheet.

Key Takeaways:

- Emphasis on existing open spaces and green spaces, and a desire to see them preserved and improved. This includes attention to landscaping requirements, preservation of escarpment, and increased reliance on native plants.
- Preference for interesting developments that promote community, activity, health, and wellness, while not supporting intense land uses such as industrial and high density residential.
- Request for increased pedestrian connectivity throughout the City.
- Eagerness to make meaningful improvements to development standards while protecting the character that many Cedar Hill residents take pride in.



Cedar Hill Unified
Development Code Website



Public Input Received

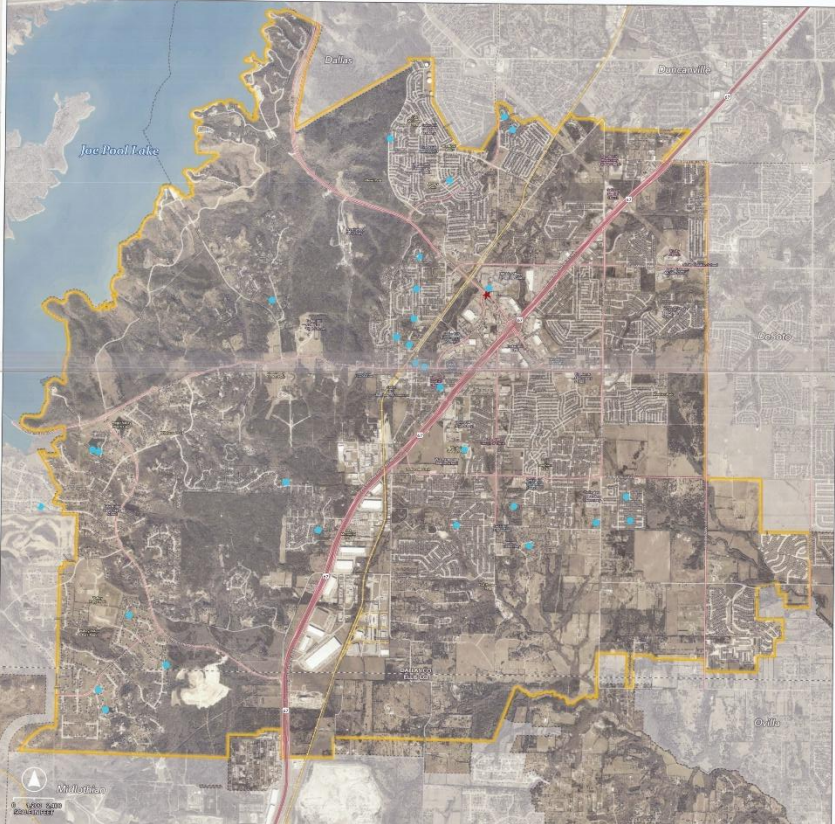
Education & Introduction

Station 2: Where Are You Located?



Where are you located?

¿Dónde se encuentran?



1

GRAB A STICKER

Take a sticker from the sheet.

Toma una pegatina de la hoja.

2

PLACE IT ON THE MAP

Put it where you live or spend the most time.

Colócalo en el lugar donde vives o pasas más tiempo.



Your input helps us create a future that works for everyone in Cedar Hill!

¡Tus opiniones nos ayudan a crear un futuro mejor para todos en Cedar Hill!

Development in Cedar Hill

Station 5: "How well do the current City development ordinances produce high-quality development appropriate for Cedar Hill?"

Development in Cedar Hill
Desarrollo en Cedar Hill

5

How well do the current City development ordinances produce high-quality development appropriate for Cedar Hill?

¿Qué tan bien cumplen las ordenanzas actuales de desarrollo de la Ciudad con un desarrollo de alta calidad apropiado para Cedar Hill?

Place a dot to indicate your answer. Marca con un punto tu respuesta.

Very Well
Muy Bien



Well
Bien



Neutral
Neutral



Poorly
Mal



Very Poorly
Muy Mal



OPTION	NUMBER OF VOTES
Neutral	10
Well	7
Very Well	4
Poorly	4
Very Poorly	3

OPTION	NUMBER OF VOTES
Neutral	10
Well	7
Very Well	4
Poorly	4
Very Poorly	3

Station 6: “What Type of Uses Would You Like to See More of in Cedar Hill?”

What type of uses would you like to see more of in Cedar Hill?

6

¿Qué tipo de usos le gustaría ver más en Cedar Hill?

Place a dot to indicate your preference. You can place more than one. Feel free to specify on a sticky note!
Marca con un punto tu preferencia. Puedes marcar más de uno. ¡No dudes en indicarlo en una nota adhesiva!



Places to Eat & Drink
Lugares para comer y beber



More family affordable grocery stores



Commercial Developments
Proyectos inmobiliarios comerciales



IS LA GET MORE COMMERCIAL DEVELOPMENT PLEASE. PLEASE PLEASE PLEASE. PLEASE PLEASE PLEASE. PLEASE PLEASE PLEASE. PLEASE PLEASE PLEASE.



Places to Gather, Learn, & Connect
Lugares para reunirse, aprender y relacionarse



More restaurants Night life cultural venues outdoor swimming places



Places to Play & Explore
Lugares para jugar y explorar





Places to Experience Nightlife
Lugares donde disfrutar de la vida nocturna





Places to Live
Lugares donde vivir





Places to Work & Create
Lugares para trabajar y crear





Places for Health and Wellness
Lugares dedicados a la salud y el bienestar





OPTION	NUMBER OF VOTES
Places to Eat & Drink	29
Places to Experience Nightlife	23
Places for Health & Wellness	16
Places to Gather, Learn & Connect	15
Places to Play & Explore	12
Commercial Developments	8
Places to Work & Create	7
Places to Live	4

OPTION	COMMENTS
Places to Eat & Drink	“More nutritious places like Cava & Salada please”
	“Better quality affordable grocery stores”
Commercial Developments	“More restaurants, night life, cultural venues, outdoor swimming places”

OPTION	COMMENTS
	"If we get more commercial development, please plan for traffic. Don't make us a cluttered mess like Mansfield!"

Station 7: "What Type of Uses Would You Like to See Less of in Cedar Hill?"

What type of uses would you like to see less of in Cedar Hill?

¿Qué tipo de actividades te gustaría que se redujeran en Cedar Hill?

Place a dot to indicate your preference. You can place more than one. Feel free to specify on a sticky note!
 Marca con un punto tu preferencia. Puedes marcar más de uno. ¡No dudes en indicarlo en una nota adhesiva!

Warehouses/Industrial
Almacenes/Industrial

Places to Shop
Lugares para ir de compras

High Density Residential
Residencial de alta densidad

Places to Purchase Adult Beverages
Lugares donde comprar bebidas alcohólicas

Truck Related Uses
Usos relacionados con los camiones

Specialty Commercial Uses
Usos comerciales especializados

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OPTION	NUMBER OF VOTES
Truck Related Uses	29
Warehouse/Industrial	21
High Density Residential	14
Specialty Commercial Uses	11
Places to Purchase Adult Beverages	9
Places to Shop	5

What are your favorite places in Cedar Hill or in another community?

[illegible]

COMMENTS
"The trail on 1382 (Balcones"
"The Library"
"Hillside Village"
"Garland Square is great!"
"Hillside Mall"
"Mijas BBQ"
"Hickman Library"
"The Lagoon"
"The library"
"The Rec"
"Sleepy Hollow"
"Shopping on Beltline"
"Library"

"Virgina Weaver Park"
"High Pointe Community Garden"
"1846 Coffee"
"Library Park"
"Downtown Midlo"
"Library – Signature Park"
"Dogwood Canyon – and CH's State Park"
"Farmer's Market"
"Lagoon – Pool (wish it was open more days)"
"Elmir Oliver Nature Park (Mansfield)"
"Rec Center"
"Downtown"
"Dogwood Canyon State Park"
"Library in a park"
"Hillside Village"
"State Park"
"The Lagoon"
"Dogwood Canyon"
"Cedar Mountain Preserve"
"Cedar Ridge Preserve"
"The trails"
"Library"
"Balcones Trail"
"State Park"
"Library"
"Dogwood Trails"
"Crunch fitness"
"Indoor Swimming Pool"
"Farmer's Market"
"High Pointe"
"Bishop Arts"
"Highland Park Village"
"Snyder Plaza"
"The Aura House"
"Sneaux Nola"
"Public Parks"
"Library"
"Dogwood Canyon"
"Cedar Mountain Preserve"
"Commercial space at bottom of Mid-Town Apartments"
"Library"

"State Park"
"Lagoon"
"Mall"
"Library"
"The gym"
"Dogwood Canyon"
"Sneaux Nola"
"Downtown"
"Library!"
"Lake Ridge"
"Trails"
"Library"
"Bishop Arts"
"Planet Fitness"
"Downtown Coffee Shop"
"Campuzano"
"Library in a Park"
"Cedar Ridge Preserve"
"Library"
"The library"
"The Rec Center"
"Hillside Village"
"State Park"
"Dogwood"
"Rec Center"
"Parks!"
"Mid-Town"
"High Density with rooftop views of Lake!"
"My lovely home!"
"Crunch Fitness"
"Library"
"Cedar Ridge Preserve"
"State Park"
"Government Building"
"Cedar Ridge"
"Sunny Thai" +1
"Rooftop view in Mid-Town"
"Parks + Airing Trails"
"Schools"

Station 9: “Where can Cedar Hill Raise its Standards for Buildings and Developments?”

Where can Cedar Hill raise its standards for buildings and developments?

¿En qué aspectos puede Cedar Hill mejorar sus normas en materia de edificios y urbanizaciones?

9

1

GRAB A STICKER

Take a sticker from the sheet.

Toma una pegatina de la hoja.

2

PLACE IT ON THE MAP

Put it where you think improvements could be made.

Ponlo donde creas que se podría mejorar.

NUMBER	COMMENTS
1	“Do not expand Sleepy Hollow. Semis and trucks are using that street.”
2	“Sidewalks are not good or meeting standards”
3	“Finish sidewalks on Belt Line (along everything)”
4	“Escarpment – security of rocks here to be safer/drift barrier”
5	“Phillips building tear down should have been addressed sooner”
6	“Looks crummy and ran down, gas station down road – heeds improvement + traffic. Not sure if standards are enforced – signs etc. area bad”
7	“Activate corridor to have better development and accessibility”
8	“Improve sidewalks to make it better to walk”
9	“Preservation is Key”
10	“Preservation is key”
11	“Say no to gas stations on every corner”

NUMBER	COMMENTS
12	"Hospital. Here."
13	"Pedestrian connections from 11, 12, 13 to west side of town to connect to trail system."
14	"Traffic through street. People run stop sign."
15	"Preservation"
16	"Preservation"
17	"Preservation. New Development South Side."
18	"Wildlife Preservation. Painted Bunting (Bird)."
19	"Extend Uptown Blvd and connect to Parkerville. Downtown should connect to Cooper St."
20	"Through traffic"
21	"Sleepy Hollow Concern. Expansion concern (thoroughfare plan). Traffic Concerns from 1382 to Belt Line."
22	"Old library – layout could be improved (primarily parking)"
23	"Please no commercial (maybe a park, homes, residential adjacency)."
24	"Parking lot is rundown, doesn't match character of homes or wedding venue."
25	"More downtown food, nice businesses, mom & pop, bookstore."

GENERAL COMMENTS – No ASSOCIATED DOT	
"Places for people to play billiards – convention center area"	
"Multilevel parking west side village & for library & for shopping center"	
"Incentives to redevelop older sites"	

Development Concerns

Station 10: "What are Your Greatest Concerns with Development Impacts That Should be Addressed in the UDC?"

Development Concerns

Cuestiones relacionadas con el desarrollo

10

What are your greatest concerns with development impacts that should be addressed in the UDC?

¿Cuáles son sus mayores preocupaciones sobre los estándares y ordenanzas de desarrollo vigentes que deberían abordarse en el UDC?

Driveway Spacing and Cross-Access
Espaciado entre entradas y accesos transversales

Sidewalk Requirements
Requisitos para las aceras

Parking Requirements
Requisitos de aparcamiento

Drainage Requirements
Requisitos de drenaje

Landscaping Requirements
Requisitos de paisajismo

Other Concerns? Use a sticky note to let us know!
¿Alguna otra duda? ¡Déjanos una nota adhesiva para hacérselo saber!

Place a dot in a circle to indicate your top 2 options.
Marca con un punto en un círculo tus dos opciones preferidas.

OPTION	NUMBER OF VOTES
Sidewalk Requirements	19
Drainage Requirements	17
Landscaping Requirements	10
Driveway Spacing and Cross-Access	5
Parking Requirements	5
Other Concerns	1

OPTION	COMMENTS
Sidewalk Requirements	"... for the safety of pedestrians"
	"Pedestrian connectivity between neighborhoods & green spaces"

OPTION	COMMENTS
	"We need a sidewalk that leads from High Pointe to State Park!"
	"Areas need more sidewalks in older parts of city"
Parking Requirements	"Street parking is hazardous. Too many tight streets"
	"Smarter parking"
	Too much spent on parking"
	"Not enough parking for Library!"
Other Concerns	"Connecting across 67 highway – more people friendly"
	"Wider sidewalks"
	"Future highway loop?"
	"Bike trails that impede traffic & cause hazard"
Landscape Requirements	"Let's use native plants to manage water usage and runoff!"

Station 11: "What Are Your Greatest Concerns with Development Impacts That Should be Addressed in the UDC?"

Development Concerns

Cuestiones relacionadas con el desarrollo

11

What are your greatest concerns with development impacts that should be addressed in the UDC?

¿Cuáles son sus mayores preocupaciones sobre los estándares y ordenanzas de desarrollo vigentes que deberían abordarse en el UDC?

Place a dot in a circle to indicate your top 2 options.

Marca con un punto en un círculo tus dos opciones preferidas.

Escarpment Requirements
Requisitos de la escarpa

Open Space Requirements
Requisitos de espacio abierto

Flexibility of Redevelopment of Existing Sites
Flexibilidad en la remodelación de emplazamientos existentes

Preservation of Open Space
Conservación de los espacios abiertos

Other Concerns? Use a sticky note to let us know!
¿Alguna otra duda? ¡Déjanos una nota adhesiva para hacérselo saber!

Don't be picky about building. If it's built by someone else, it's better than nothing.

Protect developer profit between Corporate & residential. C.H. - 10/10/18

Encourage native plants

Enforcement of Regulations
Aplicación de la normativa

OPTION	NUMBER OF VOTES
Preservation of Open Space	28
Escarpment Requirements	21
Flexibility of Redevelopment of Existing Sites	18
Enforcement of Regulations	8
Open Space Requirements	7
Other Concerns	3

OPTION	COMMENTS
Escarpment Requirements	"Don't develop the escarpment" *
	"We need a sidewalk here that leads from High Pointe to the State Park!"

OPTION	COMMENTS
	"Deterioration of escarpment or shift of ground (check / 1352) see chunks & rock falling"
Other Concerns	"Don't be picky about landscaping. I.E. don't be inflexible about grass height & mowing we like native green spaces."
	"Restrict development between Corp. of Engineer land and C.H. - Leave habitats undisturbed"
	"Encourage native plants"
Flexibility of Redevelopment of Existing Sites	"Too many vacant businesses need to push use of existing space instead of building more"
Preservation of Open Space	"Preserve the open space we still have Amen!"

*This comment had 7 stickers attached to it, which were included in the 'Escarpment Requirements' number of votes.

Station 12: "How Well do the Current City Development Application and Inspection Processes Work?"

OPTION	NUMBER OF VOTES
Neutral	5
Minor Concern	5
Well	3
Very Well	2
Major Concern	2

Station 13-16: "Tell Us How Current Development Regulations are Performing."

Evaluating Current Development Regulations

Evaluación de la normativa urbanística vigente

13

Tell us how current development regulations are performing.
Cuéntanos cómo están funcionando las normas urbanísticas actuales.

Place a dot to indicate your answer. Marca con un punto la respuesta correcta.

The current development regulations require sufficient landscaping.
La normativa urbanística vigente exige que se realice un ajardinamiento adecuado.

Strongly Disagree Totalmente en desacuerdo	Disagree No estoy de acuerdo	Neutral Soy neutral	Agree De acuerdo	Strongly Agree Totalmente de acuerdo
4 dots	4 dots	5 dots	8 dots	0 dots

The current development regulations promote the creation of great places.
La normativa urbanística vigente fomenta la creación de espacios de calidad.

Strongly Disagree Totalmente en desacuerdo	Disagree No estoy de acuerdo	Neutral Soy neutral	Agree De acuerdo	Strongly Agree Totalmente de acuerdo
3 dots	7 dots	5 dots	8 dots	0 dots

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OPTION	NUMBER OF VOTES
Agree	10
Neutral	6
Strongly Disagree	4
Disagree	4
Strongly Agree	0

“The current development regulations promote the creation of great places.”

OPTION	NUMBER OF VOTES
Disagree	8
Agree	7
Neutral	5
Strongly Disagree	3
Strongly Agree	0

Station 14:

Evaluating Current Development Regulations

14

Evaluación de la normativa urbanística vigente

Tell us how current development regulations are performing.

Cuéntanos cómo están funcionando las normas urbanísticas actuales.

Place a dot to indicate your answer. Marca con un punto la respuesta correcta.



You can produce high-quality buildings under the current development regulations.

Es posible construir edificios de alta calidad respetando la normativa urbanística vigente.

Strongly Disagree

Totalmente en desacuerdo

Disagree

No estoy de acuerdo

Neutral

Soy neutral

Agree

De acuerdo

Strongly Agree

Totalmente de acuerdo



The current development regulations require too much parking in certain areas.

La normativa urbanística vigente exige un número excesivo de plazas de aparcamiento en determinadas zonas.

Strongly Disagree

Totalmente en desacuerdo

Disagree

No estoy de acuerdo

Neutral

Soy neutral

Agree

De acuerdo

Strongly Agree

Totalmente de acuerdo



“You can produce high-quality buildings under the current development regulations.”

OPTION	NUMBER OF VOTES
Neutral	8
Disagree	6
Agree	3

OPTION	NUMBER OF VOTES
Strongly Agree	2
Strongly Disagree	0

"The current development regulations require too much parking in certain areas."

OPTION	NUMBER OF VOTES
Agree	11
Strongly Agree	5
Disagree	5
Strongly Disagree	2
Neutral	2

Station 15:

Evaluating Current Development Regulations

Evaluación de la normativa urbanística vigente

15

Tell us how current development regulations are performing.

Cuéntanos cómo están funcionando las normas urbanísticas actuales.

Place a dot to indicate your answer. Marca con un punto la respuesta correcta.



The current development regulations create adequate green space in Cedar Hill.

La normativa urbanística vigente garantiza la creación de suficientes espacios verdes en Cedar Hill.

Strongly Disagree

Totalmente en desacuerdo

Disagree

No estoy de acuerdo

Neutral

Soy neutral

Agree

De acuerdo

Strongly Agree

Totalmente de acuerdo



The current development regulations support new and interesting ideas.

La normativa urbanística vigente favorece la aparición de ideas nuevas e interesantes.

Strongly Disagree

Totalmente en desacuerdo

Disagree

No estoy de acuerdo

Neutral

Soy neutral

Agree

De acuerdo

Strongly Agree

Totalmente de acuerdo



To reach the goal of preserving 25% in green space, we need to be more proactive.

“The current development regulations create adequate green space in Cedar Hill.”

OPTION	NUMBER OF VOTES
Agree	14
Neutral	6
Disagree	5
Strongly Agree	3
Strongly Disagree	2

“The current development regulations support new and interesting ideas.”

OPTION	NUMBER OF VOTES
Disagree	13
Neutral	5
Agree	5
Strongly Agree	1
Strongly Disagree	1

Evaluating Current Development Regulations

16

Evaluación de la normativa urbanística vigente

Tell us how current development regulations are performing.
Cuéntanos cómo están funcionando las normas urbanísticas actuales.

Place a dot to indicate your answer. Marca con un punto la respuesta correcta.

The current development regulations support compatibility between commercial and residential uses.

La normativa urbanística vigente favorece la compatibilidad entre los usos comerciales y residenciales.

Strongly Disagree

Totalmente en desacuerdo

Disagree

No estoy de acuerdo

Neutral

Soy neutral

Agree

De acuerdo

Strongly Agree

Totalmente de acuerdo

The current development regulations provide flexibility for redevelopment of older sites.

La normativa urbanística vigente ofrece flexibilidad para la rehabilitación de solares antiguos.

Strongly Disagree

Totalmente en desacuerdo

Disagree

No estoy de acuerdo

Neutral

Soy neutral

Agree

De acuerdo

Strongly Agree

Totalmente de acuerdo

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OPTION	NUMBER OF VOTES
Disagree	9
Agree	8
Neutral	4
Strongly Disagree	3
Strongly Agree	0

OPTION	NUMBER OF VOTES
Disagree	10
Agree	6

OPTION	NUMBER OF VOTES
Neutral	6
Strongly Disagree	6
Strongly Agree	0

COMMENTS
"Please <u>don't</u> 'Bishop Arts' our Cedar Hill."
"It's time for something new"
"Don't want a bunch of businesses in a residential area without traffic studies"

Barriers to Development

Station 17: "Are There Any Barriers to Development Within the Current Development Code?"

Barriers to Development
Obstáculos para el desarrollo

17

Are there any barriers to development within the current development code?
¿Existen obstáculos para el desarrollo en el código urbanístico vigente?

Share your answer on a sticky note. Escribe tu respuesta en una nota adhesiva.

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COMMENTS

"Cookie cutter developers need partners with vision"

"List is long! Hydrology infill"

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