



CEDAR HILL | UNIFIED DEVELOPMENT CODE

June 11, 2026 | Community Open House



AGENDA

1

What is a Unified Development Code (UDC)?

2

UDC Process

3

UDC Goals

4

Next Steps

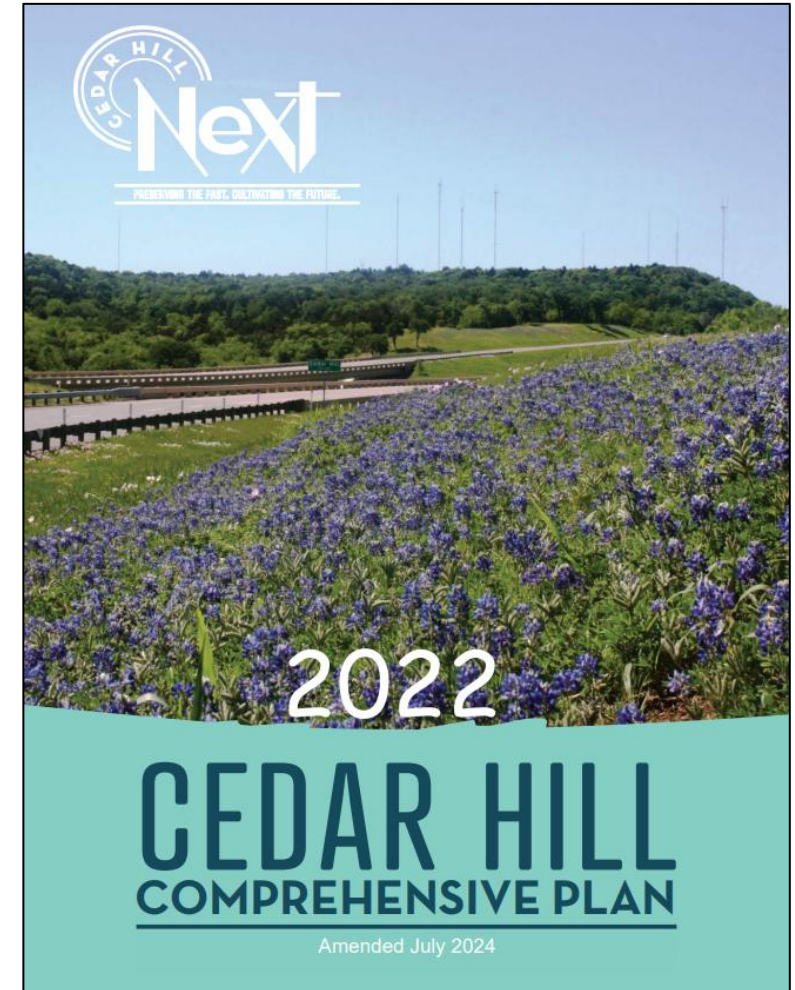


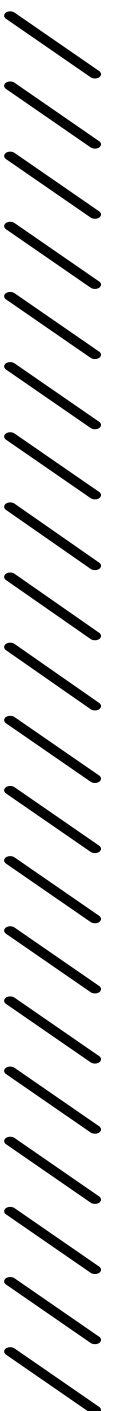
What is a Unified Development Code (UDC)?



Alignment with Comprehensive Plan

- Population of approximately 49,618 with steady growth
- Roughly 44% of land remains undeveloped
- Loop 9 will shape future southern growth
- Housing stock is dominated by single-family homes
- Plan calls for modernized and unified development regulations





What is a UDC?

- Combines zoning, subdivision, and related development standards in one document
- Organizes and modernizes the rules so they work together

Zoning Procedures

Explains the process
for reviewing and
approving
development
requests

Development and Zoning Regulations

Regulates where and
what buildings and
land uses can go, and
at what scale

Subdivision Regulations

How land is divided
and connected

Interconnected (but Different) Systems

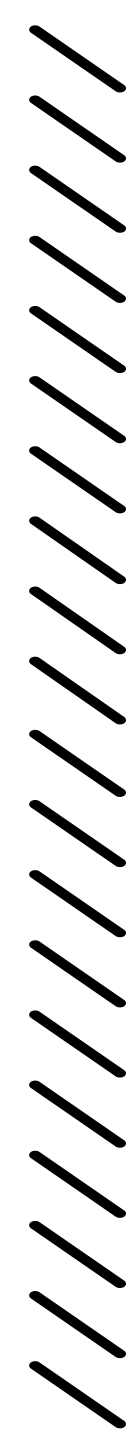
Zoning Regulations

- Define land use and building regulations
- Divides land into districts with specific regulations for use, density, and design

Subdivision Regulations

- Govern parcel layout and infrastructure
- Provide rules for dividing land into lots and ensuring infrastructure



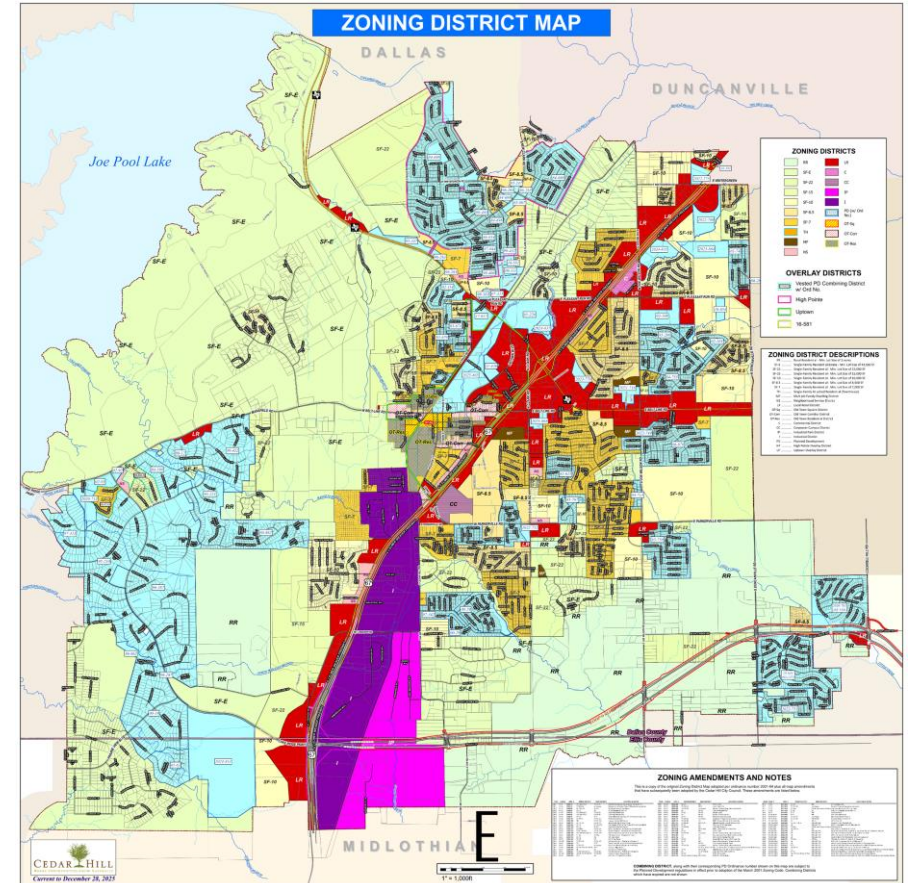


Key Components of Zoning

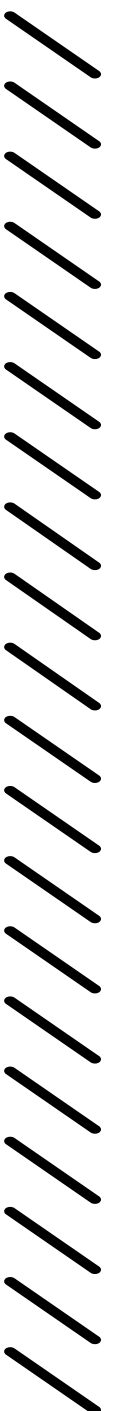
- Zoning Districts
 - Base and overlay districts
 - Planned Developments (PDs); Customized zoning for unique uses
- Dimensional Standards: Lot size, setbacks, height limits, density
- Development Standards: Landscaping, parking, signs, lighting

Zoning Districts

- Zoning districts group similar development patterns so rules can be predictable from place to place. Zoning districts are typically grouped by:
 - Residential
 - Commercial
 - Industrial
 - Mixed-Use



Current zoning map for Cedar Hill



Zoning Districts

What Zoning Districts Do

- List allowed land uses
- Set development scale
- Create consistent expectations

What Zoning Districts Don't Do

- Do not approve every project or building automatically
- Do not replace building, fire, or utility rules

How They Show Up

- In the zoning map
- In district standards
- In use tables and procedures

Future Land Use vs. Zoning

Future Land Use Map		Zoning	
Purposes			
• Outlook for the future use of land and the character of development in the community. • Macro-level, general development plan.		• Basis for applying unique land use regulations and development standards in different areas of the City. • Micro-level, site-specific focus.	
Uses			
• Guidance for City zoning and related decisions (zone change requests, variance applications, etc.). • Baseline for monitoring the consistency of actions and decisions with the City’s adopted Comprehensive Plan.		• Regulating development as it is proposed, or as sites are proposed for the future (by the owner or the City) with appropriate zoning.	
Inputs and Considerations			
• Inventory of existing land uses in the City. • Developing better area character and identity as a core planning focus along with basic land uses. • State laws and requirements.		• Future land use map is referred to for general guidance. • Other community objectives, such as economic development, redevelopment, flood preservation, etc. • Zoning decisions that are not compliant with the FLUM will need to be updated or changed when the Comprehensive Plan is next updated.	

Key Components of Subdivision Regulations

- Plat Requirements: Preliminary and final steps for approval
- Design Standards: Roads, sidewalks, lot layouts
- Infrastructure Provisions: Utilities, stormwater management



Why does it matter?



Predictability

Clear rules reduce confusion among neighbors, property owners, and developers



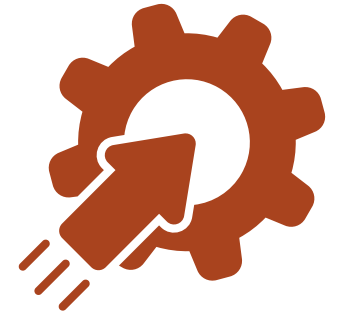
Alignment

The UDC helps implement the Comprehensive Plan and community goals



Quality

The UDC helps implement the Comprehensive Plan and community goals



Efficiency

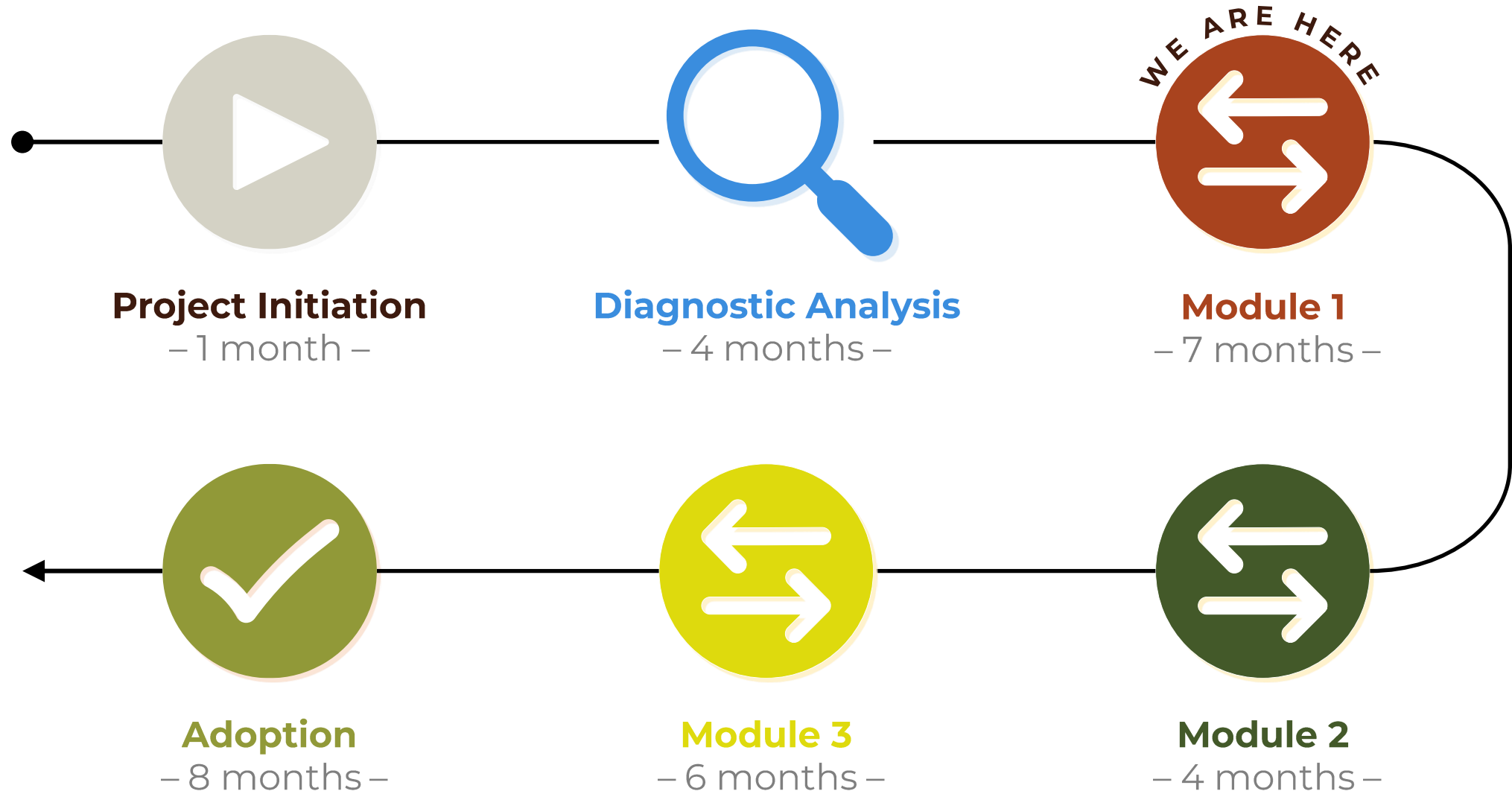
Modern procedures can make reviews more transparent and easier to navigate



UDC Process



Project Phasing – 30 Month Process





Diagnostic Analysis

– 4 months –

– Overview –

- Review data and information provided by the Client
- Identify the BIG ISSUES currently being experienced by and impacting residents
- Prepare a high-level Diagnostic Report

– Deliverables –

- Diagnostic Report

– Meetings –

- Bi-weekly team progress calls
- Online & virtual engagements
- Multiple Touchpoints with DRC, P&Z and City Council
- FNI presents Diagnostic Report to City Council

Diagnostic Phase



Meeting with Downtown Merchants



Meetings with P&Z and Council

+ In-person and virtual stakeholder interviews with developers and City staff

Diagnostic Phase & Report

- Identifies the issues with the current development regulations
- Connects findings with the priorities of the Comprehensive Plan
- **Diagnostic Report is now available on the project website!**



Scan the QR code to
check out the report!





Module 1 – Land Uses and Standards – 7 months –

– Overview –

- Use the Diagnostic Report to start revising the zoning districts, land uses and development standards

– Deliverables –

- Draft of Module 1 including zoning districts, land uses and development standards

– Meetings –

- Bi-weekly team progress calls
- Online & virtual engagements
- Public Open House #1 to present the revised zoning districts
- FNI presents draft of Module 1 to the Planning and Zoning Commission
- Public Engagement Touchpoint to present the draft of the development standards
- FNI presents revised Module 1 to the Planning and Zoning Commission



Module 2 Zoning Procedures

– 4 months –

– Overview –

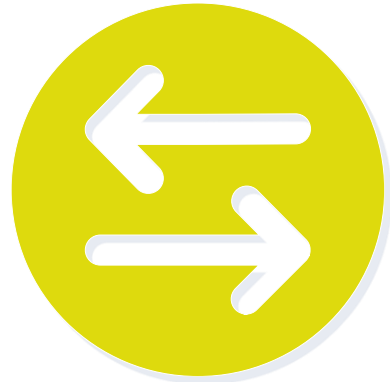
- Update the Zoning Procedures to align with recent legislative changes

– Deliverables –

- Draft of Module 2 which comprises of Zoning Procedures

– Meetings –

- Bi-weekly team progress calls
- FNI presents Module 2 to Zoning Board of Adjustment
- Public Engagement Touchpoint to present the full zoning draft
- FNI presents revised Module 2 to the Zoning Board of Adjustment
- FNI presents full zoning update to joint Planning and Zoning Commission and City Council



Module 3 Subdivision Regulations

– 6 months –

– Overview –

- Update the Platting, Subdivision and Construction standards to align with legislative changes and best planning practices

– Deliverables –

- Draft of Module 3 which comprises Platting, Subdivision and Construction

– Meetings –

- Bi-weekly team progress calls
- FNI presents the draft of Platting and Construction to the Planning and Zoning Commission
- Public Engagement Touchpoint to present the draft of Subdivision Procedures
- FNI presents the revised Subdivision Procedures to the Planning and Zoning Commission



Discussion Draft and Adoption

– 8 months –

– Overview –

- Refine all draft chapters based on feedback and comments received
- Generate an Executive Summary
- Compile a full UDC draft for staff review
- Revise the full UDC draft and generate a final draft for adoption consideration
- Revise the final UDC draft and generate final document for adoption

– Deliverables –

- Executive Summary
- Full UDC draft
- Final UDC draft

– Meetings –

- Bi-weekly team progress calls
- Stakeholder Interviews
- Developers Roundtable
- Public Open House #2
- Joint P&Z & Council meetings (2)
- Council adoption meeting (1)
- Plan adoption celebration



UDC Goals





Key Issues Identified During Diagnostic

• UDC Framework

- Existing regulations are fragmented across multiple chapters
- Many provisions are outdated or inconsistent
- A unified code will improve clarity and usability
- Public engagement and transparency are central to adoption



Key Issues Identified

- **UDC Framework**

- Existing regulations are fragmented across multiple chapters
- Many provisions are outdated or inconsistent
- A unified code will improve clarity and usability
- Public engagement and transparency are central to adoption

Key Issues Identified

- **Open Space and Design**

- Contribute toward the citywide goal of preserving at least 25% open space
- Protect trees, native vegetation, and the escarpment
- Strengthen design standards through overlays
- Integrate green infrastructure and natural drainage



Key Issues Identified

- **Housing and Subdivision**

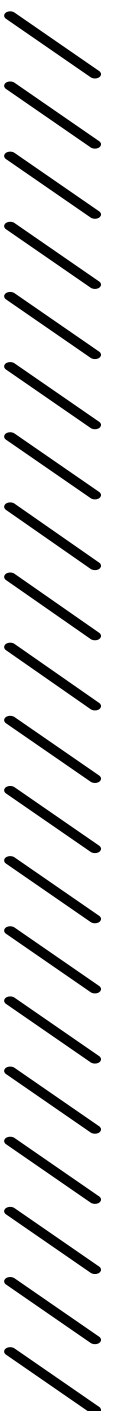
- Limited housing variety under current zoning
- Need for context-sensitive density and transitions
- Subdivision process is outdated and inefficient
- Standards should support connectivity and quality design



Key Issues Identified

- **Advancing an Urban Corridor Character**
 - Cedar Hill's corridors are not just roads, they are community assets
 - Encourage four-story minimums for multi-family
 - Promote walkable, active frontages
 - Balance auto-oriented and urban uses
 - Create corridors that feel like places to be rather than places to pass through





Key Issues Identified

- **Connectivity and Infrastructure**

- Align zoning and subdivision to support greenways
- Reinforce Master Thoroughfare Plan implementation
- Clarify developer responsibilities for infrastructure
- Ensure growth pays its fair share
- Improve parking standards to make areas more walkable





Next Steps



Online Website

- Check out the website to learn more about the UDC and upcoming engagement opportunities
- Additional meeting and educational materials will also be available online



fni.mysocialpinpoint.com/cedar-hill-udc





Questions?

Thank you!

June 11, 2026 | Community Open House