

# CEDAR HILL CITY CENTER DEVELOPMENT PLAN

Updated: 2017

## FACT SHEET

**Project:** Cedar Hill - City Center Development Plan (2014)

**Type:** Main Street/Historic District, Infill, Transit-Oriented Development

### Key Elements:

- Refinement of the City Center Vision Plan (2010), including the circulator/roadway framework and the form of urban development
- Market assessment

### Findings:

The purpose of this phase of the City Center Plan was to refine the concepts in the Vision Plan, ensure planning and design ideas were grounded in market realities, and develop regulations and development strategies. Specific elements included:

- Mobility Concept Plan: street and active transportation network, future rail station concept, city center circulator plan, and parking management strategies
- Implementation Strategy with four categories of tasks: Regulatory Actions, Economic and Financing Strategies, Communication/Marketing, and Catalyst Projects

### Unique Takeaways:

- Mapping private investment and capital improvement opportunities
- Phased approach to transit: local circulator to build momentum prior to opening of light rail transit station

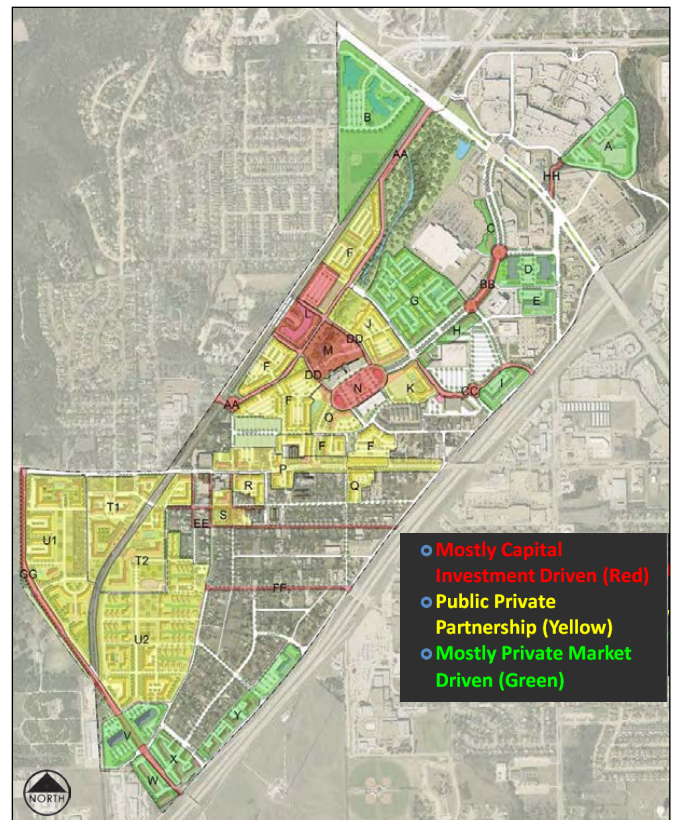
### Implementation Status:

The City received technical assistance from Smart Growth America in 2014 to evaluate existing zoning codes, and help create a new form-based code recommended in the plan. A report by Clarion Associates was produced: "Mixed-Use Transit-Oriented Development Zone District Standards: Key Issues and Options."

### Regional Partners



North Central Texas  
Council of Governments



Projects for Targeted Investment

The City retained Clarion Associates to assist with drafting the new City Center Development Code (CCDC). This process was initiated in April 2016 with an analysis of the City's existing Zoning Ordinance and stakeholder interviews.