



2009 COMMUNITY PROFILE

Dallas County's HOTTEST NEW marketplace!
285 Uptown Boulevard, Building 100 • Cedar Hill, Texas 75104
972.291.5132 • www.CedarHillEDC.com

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WELCOME TO CEDAR HILL, TEXAS

Accessibility, location and excellent quality of life make Cedar Hill one of the fastest growing cities in the Dallas/Fort Worth Metroplex. Only 20 minutes from downtown Dallas, Cedar Hill sits in the rolling hills overlooking Joe Pool Lake. While Cedar Hill's population has rapidly grown to almost 50,000 residents, City officials have remained committed to preserving a safe, hometown environment while pursuing quality development. As a result, the City has attracted a well-educated affluent residential population as well as upscale commercial growth.

Since 2000, Cedar Hill has added almost 3 million square-feet (SF) of retail space, expanded its medical service sector, attracted professional office development and increased hotel rooms. Cedar Hill has also experienced growth in its industrial sector. JCPenney Store Support Center expanded in 2007, and Metals Supply is building a new facility in the Cedar Hill Business Park. With the addition of Loop 9 at the southern edge of the City, Cedar Hill will further enhance accessibility to industrial areas.

Additionally, Cedar Hill has become a major destination for tourists. Cedar Hill State Park, one of the most visited state parks in Texas, sits alongside Joe Pool Lake and the beautiful Balcones Escarpment. A number of nature preserves are located in the City including the Audubon Society's Dogwood Canyon. The Audubon's Dogwood Canyon Nature Center is planned for the 270-acre site and is anticipated to draw some 30,000 visitors to the area each year.

Some of Cedar Hill's newest projects include:

- 800,000 SF Uptown Village anchored by Dillard's, Barnes & Noble and Dick's Sporting Goods opened in 2008
- 75,000 SF Class-A office development "610 Uptown" opens in early 2009
- Metals Supply to open a 80,000 SF facility with an additional 75,000 SF under outside crane way in 2009
- LaQuinta Inn and Holiday Inn Express opened in 2008
- Baylor Health Care System entered the Cedar Hill market in 2008 as part of new 12,881 SF office building
- 115,000 SF Government Center, a unique partnership between City Hall and school district, opened in 2008
- The Ranch at Cedar Hill completed 32,471 SF of additional office/retail in January 2008
- Methodist Health System opened its new 25,000 SF facility in January 2008
- CareNow opened its new 5,575 SF facility in winter 2007
- JCPenney Store Support Center (distribution) added 50 new jobs and \$3.3 million in equipment in fall 2007

For additional information about Cedar Hill and available incentives, visit www.cedarhilledc.com or contact Allison J.H. Thompson, Economic Development Director for the City of Cedar Hill, at (972) 291-5132 ext. 3, (817) 994-4885 (cell) or by email: allison.thompson@cedarhilltx.com.

For comprehensive and current demographic information, site-specific analysis reports, and interactive mapping, visit www.cedarhillprospector.com.



Lake Ridge at Joe Pool Lake

FAST FACTS

Incorporated: 1938
Home rule status: 1975
Form of Government: City Manager/Council

City of Cedar Hill Population:
2013 Projection: 50,556
2008 Estimate: 44,651
2000 Census: 32,093
1990 Census: 20,267
2008 Population (15-minute drive time): 359,739
2008 Population (20-minute drive time): 771,100
2008 Dallas County Population: 2,451,800
2008 Ellis County Population: 147,850

35.2 Sq Miles	Land Area
32.94	Median Age
\$74,923	Average Household Income
\$80,559	Average Family Household Income
\$65,395	Median Household Income
\$ 24,943	Per Capita Income
\$132,864	Average Home Value
82.9%	Owner Occupied
7 years	Average Length of Residence
1993	Median Year Housing Structure Built
66	Annual Average Temperature
33.7"	Annual Average Precipitation
3"	Annual Average Snowfall
830'	Elevation

RECREATION

7,500 acre--Joe Pool Lake
1,826 acre--Cedar Hill State Park
54,000 sq ft--Cedar Hill Recreation Center
270-acre--Audubon Society's Dogwood Canyon (2008)
29 City park properties on 672 acres including:

3,000 SF	Outdoor Amphitheater
36-hole	Disc Golf Course
20	Playgrounds
18	Soccer Fields
10	Baseball Fields
10	Pavilions
8	Softball Fields
7	Basketball Courts
6	Tennis Courts
6	Ponds (4 with Aerator Fountains)
4	Football Fields
3	Exercise Courses
3	Nature Preserves
2	Gazebos
1	Senior Center
1	Fishing pond with Floating Pier
1	Outdoor Swimming Pool

CITY OF CEDAR HILL AWARDS & RECOGNITIONS

- 2008 President's Circle Recognition Award, Keep America Beautiful - Keep Cedar Hill Beautiful
- 2008 Honorary Doctor of Laws, City Manager Alan Sims - Northwood University
- 2008 Texas Recreation & Parks Society - Recreation Center Facility Design Award
- 2008 Texas Amateur Athletic Federation Bronze Member Award - Team Registration & Training Programs
- 2007 Innovative Award in Facility Design, DFW Park and Recreation Directors Association – Cedar Hill Recreation Center
- 2007 Innovative Award in Maintenance, DFW Park and Recreation Directors Association – Parks and Recreation Department
- 2007 Fire Chief of the Year, Texas Fire Chiefs Association – Steve Pollock, Cedar Hill Fire Chief
- 2007 Winner, Best Real Estate Deal in Hospitality/Hotel, Dallas Business Journal – Uptown Village
- 2007 Achievement of Excellence in Libraries Award, Texas Municipal Library Directors Association – Zula B. Wylie Library -- Pat Bonds, Director
- 2006 Award of Merit, Athletic Business Magazine Facilities – Cedar Hill Recreation Center
- 2006 Innovative, Architecture, & Design Award, *Recreation Management Magazine* – Cedar Hill Recreation Center
- 2006 Topping Out Award, Dallas/Fort Worth Area Architects – Cedar Hill Recreation Center
- 2006 Finalist, Momentum Award, Greater Dallas Chamber of Commerce – Uptown Village
- Fiscal Years 1997-2006
 - Certificate of Achievement for Excellence in Financial Reporting, National Association for Government Finance Officers – Finance Department
- 2006 President's Excellence Award, Texas Amateur Athletic Federation – Toni Thomas, Athletic Supervisor
- 2006 Paramedic of the Year, Methodist Bio-Care System – Kevin Cunningham, EMS Chief
- Fiscal Years 2006 & 1997-2004
 - Distinguished Budget Award, National Association for Government Finance Officers -- Finance
- 2005 Winner, Economic Development Advertising Campaign, International Economic Development Council for Population 50,000 and under -- Cedar Hill Economic Development Corporation
- 2005 Turf Landscape Maintenance Award, Texas Turf Grass Association – Shawn Ray, Parks Operations Supervisor
- 2005 National Church Director's "Person of the Year" Award, United States Sports Specialty Association – Toni Thomas, Athletic Supervisor
- 2004 Finalist, Best Real Estate Deal, Dallas Business Journal – Pleasant Run Towne Center

CITY OF CEDAR HILL AWARDS & RECOGNITIONS

- 2004 Outstanding Service Award to the Games of Texas, Texas Amateur Athletic Federation – Toni Thomas, Athletic Supervisor
- 2003 Finalist, Best Real Estate Deal, Dallas Business Journal – Cedar Hill Village
- 2003 *Today Newspaper* “Reader’s Choice” Best Tennis Courts
- 2003 *Today Newspaper* “Reader’s Choice” Best Soccer Fields
- 2003 Texas Amateur Athletic Federation Region VII Special Recognition “BIG – VII Award” – Toni Thomas, Athletic Supervisor
- 2002 Outstanding Service Award, Government Finance Officers Association of Texas -- Hardy Browder, Director of Finance
- 2001 “Director of the Year” North Texas United States Sports Specialty Association North Texas – Toni Thomas, Athletic Supervisor
- 2000 Paramedic of the Year, Methodist Bio-Care System – Chris Tancred, EMS
- 2000 Outstanding Achievement in Community Economic Development – Texas Economic Development Council-- Cedar Hill Economic Development Corporation
- 2000 Texas Amateur Athletic Association Region VII Individual Service Award – Toni Thomas, Athletic Supervisor
- 2000 Texas Amateur Athletic Association Region VII Member City Award
- 1998 Paramedic of the Year, Methodist Bio-Care System – Kevin Cunningham, EMS Chief
- 1998 “Divisional Newcomer of the Year Award” United States Sports Specialty Association Greater Southwest – Toni Thomas, Athletic Supervisor
- 1996 “Director of the Year” National Youth Sports Coaches Association Chapter – Sandy Martin, Recreation Superintendent
- 1994 Most Improved National Youth Sports Coaches Association Chapter of the Year
- 1993 Texas Municipal League Parks & Recreation Multi-Use Athletic Complex of the Year – Virginia Weaver Community Park

LOCATION & TRANSPORTATION

CEDAR HILL IS...

- 20 minutes from downtown Dallas
- 30 minutes from downtown Fort Worth
- 15 minutes from downtown Arlington

ROADWAYS:

Cedar Hill is convenient to all major thoroughfares including:

- IH-20: Shreveport is 3 hours to the east; El Paso is 10 hours to the west.
- IH-35E: Oklahoma City is 4 hours to the north; Austin is 3.5 hours to the south
- IH-45: Houston is 5 hours to the south
- US-287 provides easy access to IH-35E to the south
- US 67 intersects IH-35W to the south
- FM 1382 in Cedar Hill intersects I-20

RAIL:

BNSF Railway serves industrial areas

www.bnsf.com

(888) 428-2673



REGIONAL AIRPORTS:

Dallas/Fort Worth International Airport (DFW) (30 minutes from Cedar Hill)

P.O. Box 619428

DFW Airport, TX 75261-9428

(972) 574-8888

www.dfwairport.com

www.airnav.com/airport/DFW

- Second-largest airport in US in terms of land mass and third-largest in the world in terms of operations.
- Nonstop service to more than 170 international and domestic destinations
- Access to every major city in the continental United States within four hours
- Six low-cost carriers offering service to major destinations throughout the United States
- Approximately 70 daily nonstop international departures serving destinations in Canada, Mexico, Central and South America, Europe and Asia
- Five terminals with 174 aircraft boarding gates
- Consolidated international terminal capable of handling 32,000 passengers a day and a customs facility that can process 2,800 passengers per hour
- Sixteen cargo air carriers with more than 200 weekly flights
- More than two million SF of cargo warehouse space, 24-hour customs clearance and seven runways with no operational constraints such as slot controls and curfews
- Almost 65 percent of all international air cargo in Texas is handled at DFW Airport
- More than 50 million consumers can be reached within 24 hours by truck from DFW Airport; 98 percent of the U.S. population can be reached via truck within 48 hours or less
- 98 percent of all international perishable shipments are cleared within two hours by the USDA
- Most other shipments clear U.S. Customs within four hours of arrival
- Almost 3 million SF of cargo facilities are on site, including ramp parking for 11 747-400 aircraft
- A380 and other next generation aircraft can be handled
- Full range logistics support resources including freight forwarders, customs brokers, third-party logistics companies and trucking firms are located on or near Airport property

LOCATION & TRANSPORTATION

REGIONAL AIRPORTS

Dallas Love Field (KDAL) (25 minutes from Cedar Hill)

8008 Cedar Springs Road, LB 16
Dallas, Texas
(214) 670 – 6073

www.dallas-lovefield.org

www.airnav.com/airport/KDAL

Runways: (1) 8800 X 150 ft. (2) 7750 X 150 ft. and (3) 6145 X 150 ft. (diagonal)

- Southwest Airlines offers 121 direct flights daily to destinations throughout Texas, Louisiana, Arkansas, Oklahoma, New Mexico, Mississippi, Alabama, Missouri, and Kansas.
- American Airlines/American Eagle offers 16 flights daily to locations throughout Kansas, San Antonio and Austin.
- Express Jet offers 11 flights daily to Houston.
- Seven full service fixed base operators (FBOs) at Love Field provide general aviation users with a wide variety of services including fuel, maintenance, hangar rentals, and charters.
- FBOs at Love Field are well equipped to handle executive needs providing first class amenities such as meeting rooms, car rentals, limousine service and restaurants.

Dallas Executive Airport (RBD) (10 minutes from Cedar Hill)

5303 Challenger
Dallas, Texas 75237-4709
(214) 670-7612 or (214) 670-7613

www.airnav.com/airport/RBD

Runway: 6451 x 150 ft.

Runway: 3800 x 150 ft.

Arlington Municipal Airport (GKY) (20 minutes from Cedar Hill)

5000 South Collins Street
Arlington, TX 76018
(817) 459-5570
(817) 465-2809 (fax)

www.airnav.com/airport/GKY

Runway: 6080 x 100 ft.

Lancaster Municipal Airport (LNC) (25 minutes from Cedar Hill)

730 Ferris Road, Suite 102
Lancaster, TX 75146
(972) 227-5721

www.airnav.com/airport/KLNC

Runway: 5000 x 100 ft

CEDAR HILL TRUCKING COMPANIES

Acme Truck Line Inc

1232 N Highway 67
Cedar Hill, TX
(972) 263-3902

Deboer Inc

1450 American Way
Cedar Hill, TX
(972) 293-4700

Pegasus Transportation Group

1675 American Way
Cedar Hill, TX
(972) 293-8561

Schwerman Trucking

914 Cedarview Dr
Cedar Hill, TX
(469) 272-7400

GOVERNMENT

CITY DEPARTMENTS/OFFICES

City Hall, located in the new Government Center at 285 Uptown Boulevard, is open 8:00 AM to 5:00 PM, Monday through Friday.

City offices are closed for: New Year’s Day, Good Friday, Memorial Day, Independence Day, Labor Day, State Fair Day (1/2 day in conjunction with Cedar Hill ISD Fair Day), Thanksgiving Day, Day after Thanksgiving, Christmas Eve and Christmas Day.

Mailing address for all departments:
City of Cedar Hill
285 Uptown Boulevard, Building 100
Cedar Hill, TX 75104

Main phone number: (972) 291-5100
www.cedarhilltx.com

Public Relations Manager	(972) 291-5100 ext 1032	Library	(972) 291-7323
Accounts Payable	(972) 291-5100 ext 1060	Municipal Court	(972) 291-5100 ext. 1040
Administration	(972) 291-5100 ext.1010	Neighborhood Services	(972) 291-5100 ext. 1084
Animal Control	(972) 291-7161	Parks & Recreation	(972) 291-5130
Building Permits/Inspection	(972) 291-5100 ext. 1090	Planning & Zoning	(972) 291-5100 ext. 1081
City Secretary	(972) 291-5100 ext. 1011	Police Department	(972) 291-7161
Code Enforcement	(972) 291-5100 ext. 1090	Public Works	(972) 291-5126
Community Senior Center	(972) 291-5353	Purchasing	(972) 291-5100 ext. 1064
Economic Development	(972) 291-5132	Recreation Center	(972) 293-5288
Finance Department	(972) 291-5100 ext. 1063	Tri-City Animal Shelter	(972) 291-5335
Fire Department	(972) 291-1011	Utility Billing	(972) 291-5100 ext. 1029
Human Resources	(972) 291-5100 ext. 1050	Water Department	(972) 291-5100 ext. 1200

EMERGENCY ASSISTANCE

Emergency: 911
 Police Department: 601 E. Belt Line Road, open 24 hours
 Fire Department: 212 W. Beltline Road, open 24 hours

OTHER EMERGENCY NUMBERS:

Dallas County Mental Health &
 Mental Resources: (214) 590-8283
 Dallas County Poison Control: (214) 590-5000
 Atmos Gas: (972) 791-2888
 Power outages, call Oncor: (888) 313-4747
 Water & sewer: (972) 780-6643





GOVERNMENT

CITY COUNCIL

An elected mayor and six council members govern Cedar Hill. A city manager directs a staff of about 300 in carrying out the council's policies. The City operates under a home rule charter. The annual City budget is effective October 1. City Council terms are two years long.

Mayor Robert (Rob) Franke	Term Expires: May 2010
Place 1 Mayor Pro Tem Cory Spillman	Term Expires: May 2009
Place 2 Daniel C. Haydin, Jr.	Term Expires: May 2010
Place 3 Wade Emmert	Term Expires: May 2010
Place 4 Greg Patton	Term Expires: May 2009
Place 5 Makia Epie	Term Expires: May 2009
Place 6 Clifford R. Shaw	Term Expires: May 2010

COUNCIL MEETINGS

City Council meetings are held the second & fourth Tuesday (except for December) in the Council Chamber of the City Hall at 7:00 P.M. City Council briefing sessions are typically scheduled to begin at 5:30 P.M. or 6:00 P.M. Both meetings are open to the public. City Council meeting agendas are posted at City Hall at least 72 hours before meeting time. The agenda is usually posted by 5:00 P.M. on the Friday preceding the City Council meeting.

WEBSITE ADDRESS: www.cedarhilltx.com

PHONE: (972) 291-5100

ADDRESS

City of Cedar Hill Government Center
285 Uptown Boulevard, Building 100
Cedar Hill, TX 75104

BOARDS & COMMISSIONS

PLANNING AND ZONING COMMISSION
The Board meets first and third Monday at 6 P.M. in City Hall.

BOARD OF ADJUSTMENTS
The Board meets 12:00 noon on a Tuesday, as needed.

PARKS & RECREATION BOARD
The Board meets the third Wednesday of each month at 7:00 P.M.

BUILDING APPEALS & ADVISORY BOARD
The Board meets as needed, usually on a Monday at 7:00 P.M.

ECONOMIC DEVELOPMENT BOARD
(See Cedar Hill Economic Development Corporation)

ZULA B. WYLIE LIBRARY BOARD
The Board meets the 3rd Tuesday of each month at 7:00 P.M.

COMMUNITY DEVELOPMENT CORPORATION BOARD
The Board meets quarterly generally on a Thursday and/or as needed at 7:00 P.M.

TRI-CITY REGIONAL ANIMAL SHELTER ADVISORY COMMITTEE
The Committee generally meets quarterly on a Wednesday at 7:00 P.M.

MAIN STREET DEVELOPMENT AND PRESERVATION BOARD
The board meets the fourth Monday of each month at 6:00 P.M. in the City Hall Conference Room.

GOVERNMENT

2008 TAX RATES

City: 0.6414

Cedar Hill ISD: 1.7433

Combined Dallas County,
Hospital & Jr. College: 0.553934

Ad Valorem Tax: 100% market value as appraised by Dallas Central Appraisal District

City Tax Exemptions: Exemptions granted to market value of residential homestead as follows:

- 65 years and older - \$30,000
- Disabled Veterans - based on percent of disability

Non-business Vehicle: Not taxed by City

Local Sales/Use Tax: 2% collected/enforced by Texas Comptroller of Public Accounts

State Sales Tax: 6 1/4%

Dallas Central Appraisal District
2949 North Stemmons Freeway
Dallas, Texas 75247
(214) 631-0910
www.dallascad.org

Ellis County Appraisal District
400 Ferris Ave., Ste. 200
Waxahachie, Texas 75165-3302
(972) 937-3552
www.elliscad.org

Dallas County Tax Office
500 Elm Street, Records Building,
Dallas, TX 75202
(214) 653-7811
www.dallascounty.org

Ellis County Courthouse
101 West Main Street
Waxahachie, Texas 75165
Telephone: (972) 825 - 5000
www.co.ellis.tx.us

CEDAR HILL BOND RATINGS

Moody's: Aa3*
Standard & Poors: AA-*

**General Obligation Bonds*

UTILITIES & COMMUNICATION

WATER SUPPLIER: CITY OF CEDAR HILL

\$7.00 for the first 1000 gallons
\$4.84 for each 1000 gallons up to 50,000 gallons
\$4.79 for each 1000 gallons after 50,000 gallons

Commercial Deposits:

¾ inch meter: \$40.00
1 inch meter: \$60.00
2 inch meter: \$200.00

Utility Billing Department: (972) 291-5100 ext. 1200
Public Works Department: (972) 291-5126 ext. 2806

SEWER SUPPLIER: CITY OF CEDAR HILL-PUBLIC WORKS

\$7.25 per first 1000 gallons
\$4.75 per 1000 gallons after first 1000 gallons

Public Works Department: (972)-291-5126
Water and Sewer Emergency: (972) 291-5126 ext. 2806
After-hours Emergency: (972) 780-6643

COMMERCIAL REFUSE: WASTE MANAGEMENT

Call (972) 315-5400 ext. 3220 as rates vary depending on volume and service. Rates for hand collection of commercial containers start at \$15.26 per month for three (3) cubic yards or less.

GAS SUPPLIER: ATMOS GAS

36" transmission lines, pressure: 720 psig;
Distribution pressure: 30 psig (winter), 10 psig (summer) 1,000-1,050 BTU average
General Information: (800) 621-1867 or (800) 692-4694
Gas Leak: (800) 817-8090

INTERNET AND DATA TRANSFER

Both fiber and copper lines are available to all sites in the Cedar Hill Business Park and other industrially-zoned sites. Service lines will be provided by AT&T into business conduit at no extra charge up to a T1 level. At the T1 level, prices vary according to service contract options.

TELEPHONE: AT&T AND MULTIPLE SUPPLIERS

Business lines, residential lines, 911 Emergency Service available
AT&T Service Center: (800) 286-8313 (24 hours)

ELECTRICITY SUPPLIER: ONCOR ELECTRIC

The transmission and distribution of electricity is provided by Oncor Electric.
Oncor information: (888) 313-6862 (Mon-Fri, 8 am-5 pm CST).
Power outages: (888) 313-4747 (24 hours, seven days a week).
For a list of residential and commercial electric providers,
visit www.powertochoose.org or call toll free at (866) 797-4839.

CABLE TV SUPPLIER: TIME WARNER CABLE

Phone: (972) 445-5555

POPULATION & DEMOGRAPHICS GROWTH & PROJECTIONS

POPULATION	CITY OF CEDAR HILL	15-MINUTE DRIVE TIME
2013 Estimate	50,556	391,510
2008 Estimate	44,651	359,739
2000 Census*	32,093	256,091
1990 Census*	20,267	218,093

Source: Claritas, GIS Planning

POPULATION GROWTH	CITY OF CEDAR HILL	15-MINUTE DRIVE TIME
2000 -2008	39%	40%
1990- 2000	58%	17%

Source: Cedar Hill Prospector

CEDAR HILL POPULATION PROJECTIONS

Year	2000*	2010	2020	2030
Population	32,093	48,686	61,378	78,036

ELLIS COUNTY POPULATION PROJECTIONS

Year	2000*	2010	2020	2030
Population	109,431	180,617	329,476	448,588

DALLAS COUNTY POPULATION PROJECTIONS

Year	2000*	2010	2020	2030
Population	2,232,476	2,486,989	2,624,989	2,817,191

*Actual

Source: North Central Texas Council of Governments

POPULATION & DEMOGRAPHICS

AGE, RACE & GENDER

2008 POPULATION BY AGE

Source: Cedar Hill Prospector; Claritas

	CITY OF CEDAR HILL	15-MINUTE DRIVE TIME
0 - 4	9.0%	8.6%
5 - 9	9.5%	9.0%
10 - 19	16.8%	16.2%
20 - 29	9.8%	11.5%
30 - 39	17.3%	14.5%
40 - 49	17.7%	15.8%
50 - 59	11.6%	12.6%
60 - 64	3.0%	4.0%
65+	5.3%	7.8%
Median Age	32.94	32.83
Average Age	32.66	33.95

2008 POPULATION BY RACE

Source: Cedar Hill Prospector

	CITY OF CEDAR HILL	15-MINUTE DRIVE TIME
White	45.1%	33.5%
Black or African American	25.8%	30.2%
American Indian	0.4%	0.3%
Asian/Pacific Islander	1.9%	1.8%
Other Race	4.3%	7.7%
Two or More Races	2.0%	1.8%
Hispanic or Latino	20.5%	24.7%

2008 POPULATION BY GENDER

Source: Cedar Hill Prospector

	CITY OF CEDAR HILL	15-MINUTE DRIVE TIME
Male	49.0%	48.7%
Female	51.0%	51.3%

POPULATION & DEMOGRAPHICS

HOUSEHOLDS, HOUSEHOLD INCOME & HOME VALUES

HOUSEHOLDS	CITY OF CEDAR HILL	15-MINUTE DRIVE TIME
2013 Projection	15,356	115,197
2008 Estimate	14,045	121,145
2000 Census*	10,748	83,347
1990 Census*	6,659	70,266

Source: Claritas, Cedar Hill Prospector

2008 HOUSEHOLDS BY INCOME	CITY OF CEDAR HILL	15-MINUTE DRIVE TIME
< \$10,000	2.0%	5.8%
\$10,000 - \$19,999	3.8%	6.7%
\$20,000 - \$29,999	5.0%	9.0%
\$30,000 - \$39,999	7.7%	10.4%
\$40,000 - \$49,999	8.8%	10.3%
\$50,000 - \$59,999	9.7%	8.9%
\$60,000 - \$74,999	13.8%	11.8%
\$75,000 - \$99,999	19.3%	14.7%
> \$100,000	29.9%	22.3%
Average HH Income	\$74,923	\$59,083
Median HH Income	\$65,395	\$47,354

Source: Cedar Hill Prospector, Claritas

2008 EST. HOUSEHOLD TYPE

Family Households	81.6%	76.8%
Non-family Households	18.4%	23.2%

Source: Claritas

YEAR	AVERAGE HOME VALUE
2008	\$132,864
2007	\$133,892
2006	\$126,281
2005	\$120,444
2004	\$113,423
2003	\$109,495
2002	\$101,827
2001	\$ 90,434
2000	\$ 81,368
1999	\$ 77,255

Source: Dallas Central Appraisal District

CONSTRUCTION ACTIVITY

YEAR	NUMBER OF PERMITS	TYPE OF PERMITS	VALUATION
2008	63	Single Family	\$23,047,600
	14	Commercial	\$19,955,000
	2	Industrial	\$4,405,000
	512	Totals**	\$72,710,345
2007	199	Single Family	\$62,769,000
	13	Commercial	\$21,201,000
	1	Schools	\$6,000
	1,193	Totals**	\$103,747,299
2006	437	Single Family	\$113,614,095
	9	Commercial	\$61,734,000
	2	Industrial	\$1,500,000
	770	Totals**	\$206,148,466
2005	423	Single Family	\$95,848,180
	11	Commercial	\$12,743,800
	1	Schools	550,000
	790	Totals**	\$120,443,280
2004	629	Single Family	\$116,678,850
	15	Commercial	14,219,274
	2	Industrial	10,850
	4	Schools	43,013,300
	1,043	Totals**	\$185,689,700
2003	455	Single Family	\$69,251,600
	32	Commercial	32,243,000
	2	Industrial	1,084,000
	2	Schools	151,500
	881	Totals**	\$119,280,000
2002	584	Single Family	\$93,826,450
	8	Commercial	113,476,420
	1	Industrial	375,000
	3	Schools	4,836,000
	985	Totals**	\$130,508,900
2001	679	Single Family	\$102,813,232
	16	Commercial	14,086,900
	2	Industrial	145,000
	6	Schools	18,502,600
	1,020	Totals**	\$146,879,000
2000	784	Single Family	\$107,233,389
	28	Commercial	16,623,000
	6	Industrial	10,009,000
	1	Schools	4,718,000
	824	Totals**	\$ 144,819,400
1999	450	Single Family	\$58,958,430
	13	Commercial	17,579,200
	4	Industrial	1,925,000
	471	Totals**	\$84,313,700

COMMERCIAL GROWTH & DEVELOPMENT

With a 15-minute drive time population of 359,7390 people and an even larger trade area, Cedar Hill has become a retail destination for the entire southern region. Since 2000, the City has added almost 3 million SF of retail space and boasts of one of the highest occupancy rates in the Metroplex.

Uptown Village, an 800,000 SF open-air retail development anchored by **Dillard's**, **Barnes & Noble** and **Dick's Sporting Goods**, is the first retail center of its kind to be built in southern Dallas County. Considered a true model of an exemplary public-private partnership, Uptown Village was honored with the 2007 Best Real Estate Deal Award in Retail/Hospitality by Dallas Business Journal.

Near Uptown Village on Uptown Boulevard, Sandler Southwest is adding 75,000 SF of Class-A office space. The office building, called **610 Uptown**, will feature marble and granite finishes, 10-foot tall insulated glass, state-of-the-art mechanical systems and underground parking.

Also on Uptown, **Baylor Health Care System** is entering the Cedar Hill market for the first time in 2008 as part of a new 12,881 SF professional office building. **Methodist Health System** has already strengthened its presence in the City by opening a 25,000 SF free-standing medical plaza on Belt Line Road.

Uptown Boulevard is the home of the new **City Government Center**, a joint effort between City and school district. The only known project of its kind in the United States, the 115,000 SF Government Center provides 23,000 SF of shared meeting, office and community space.

Cedar Hill's **Historic District** continues to prosper. In 2007, **Trio's Grill** and **White Rhino Coffee House** opened locations downtown. **Babe's Chicken Dinner House** is renovating the old City building and convert it into a restaurant.

At Wintergreen and US 67, **The Ranch at Cedar Hill** added 32,471 SF of office/retail space in 2007. Next to The Ranch, **LaQuinta Inn** has built a 35,000 SF hotel. **Holiday Inn Express** will add 44,646 SF when it is completed in 2009. Two new retail centers are also under construction on Belt Line Road east of US 67.

The Cedar Hill industrial sector also expanded in 2007 with the additions of **Tyson Building Corporation** and **Texas Tractor Service**. **JCPenney** added 50 full-time associates and \$3.3 million of equipment to its Cedar Hill Store Support Center (SSC). The Cedar Hill facility serves as a distribution hub for merchandise and is one of Cedar Hill's top employers.

For additional information about Cedar Hill, visit www.cedarhilledc.com or contact Allison J.H. Thompson, Economic Development Director for the City of Cedar Hill, at (972) 291-5132 ext. 3 or (817) 994-4885 (cell) or by email: allison.thompson@cedarhilltx.com.

For comprehensive and current demographic information, site-specific analysis reports, and interactive mapping, visit www.cedarhillprospector.com.

HIGHLIGHTS OF RETAIL & OFFICE DEVELOPMENTS

NAME	LOCATION	ANCHORS	SQ FT	BUILT
Cedar Hill Crossing	373-439 W FM 1382	Home Depot, Kohl's, Bennigan's, Albertsons, PetCo	187,000	1999
Plaza at Cedar Hill	304-440 E FM 1382	Barnes & Noble, Old Navy, Pier One, Hobby Lobby, Linens & Things, Marshalls, Ross, Rockfish, Macaroni Grill, Chili's	300,000	2000
Wal-Mart Supercenter	621 Uptown Blvd	n/a	208,000	2002
Cedar Hill Town Center	140 W FM 1382	Busy B's Bakery, Chapp's, Sprint, Moon Wok	180,000	2002
Cedar Hill Village	213 US Hwy 67	JCPenney, 24 Hr Fitness, Los Lupe's, Red Robin, SportsClips, Bank One; Phase IV Retail shell-finish out various tenants TBD	262,169	2003
Cedar Valley College Center at Cedar Hill	207 N Cannady	n/a	8,000	2003
Northwood University	Northwood University Drive/FM1382	n/a	16,152	2003
Pleasant Run Towne Crossing	701-751 N Hwy 67	Super Target, Circuit City, Joe's Crab Shack, Salt Grass Steak House,	434,000	2003
The Ranch at Cedar Hill	Wintergreen/ US Hwy 67	Veracruz Restaurant, Ranch Steakhouse, Visual Expressions	14,000	2004
Uptown Development	Uptown Blvd	Cinemark 14	45,254	2004
Retail Shell-Finish out	613 & 617 Uptown Blvd	Various tenants TBD	25,592	2005
Cedar Hill Pointe	US Hwy 67/ Pleasant Run	Best Buy, PetSmart, Wolf Camera, Rooms to Go Beds	174,823	2005
Cedar Hill Town Center Phase II	642 Uptown Blvd	Dickey's Barbecue, PrimaCare	17,325	2006
Cedar Hill Village Phase IV	320 Clancy Nolan Dr 315 North Clark Rd	Havertys & TGI Friday's, Applebee's	50,627	2006
Cedar Hill Village	Uptown/Clancy Nolan Dr.	Tuesday Morning, strip mall	11,000	2006
Uptown Village	Uptown Blvd/FM 1382	Dillards, Barnes & Noble, Dick's	800,000	2007
Methodist Medical Plaza	Beltline/Waterford Oaks	Methodist Health Care	25,006	2007
La Quinta Inn	US 67/Wintergreen Rd.	La Quinta Inn	34,465	2007
Clark/Beltline Development	Belt Line/Clark Rd	Discount Tire, Christian Brothers, TX Star Shopping Center	30,958	2002-2007
The Ranch at Cedar Hill	Wintergreen/ US Hwy 67	Judge Fite Century 21, Art Studio	32,471	2007
Baylor Medical Office	Uptown Blvd	Baylor (6,000 ft.)	12,881	2007
Belt Line Shopping Center	Belt Line	Strip mall	16,438	2008
610 Uptown	Clark/Uptown Blvd	Leased Office Space	75,000	2008
Holiday Inn Express	1007 N HWY 67	Holiday Inn Express	36,000	2009

WORKFORCE

WORKFORCE POPULATION, OCCUPATIONS & WAGE DATA

	2003		2008	
	CITY	COUNTY	CITY	COUNTY
Labor Force	13,280	1,163,867	23,825	1,183,671
Unemployment	527	86,474	1,427	67,949
% Unemployment	4.0%	7.4%	6.0%	5.7%
Total Employment	12,753	1,077,393	22,398	1,115,722

Source: Texas Workforce Commission

WAGE DATA BY OCCUPATION (2007)

OCCUPATION	ANNUAL	HOURLY
All Occupations	\$ 44,060	\$ 21.08
Management	\$ 104,797	\$ 50.38
Business & Financial Operations	\$ 66,579	\$ 32.01
Computer & Mathematical	\$ 72,589	\$ 34.90
Architecture & Engineering	\$ 72,891	\$ 35.04
Life, Physical & Social Science	\$ 64,899	\$ 31.20
Community & Social Services	\$ 42,817	\$ 20.59
Legal	\$ 101,224	\$ 48.67
Education, Training & Library	\$ 45,246	\$ 21.75
Arts, Design, Entertainment, Sports & Media	\$ 50,391	\$ 24.23
Healthcare Practitioners & Technical	\$ 69,988	\$ 33.65
Healthcare Support	\$ 26,632	\$ 12.80
Protective Service	\$ 37,202	\$ 17.89
Food Preparation & Serving-Related	\$ 18,530	\$ 8.91
Building & Grounds Cleaning & Maintenance	\$ 20,418	\$ 9.82
Personal Care & Service	\$ 22,699	\$ 10.91
Sales & Related	\$ 41,928	\$ 20.16
Office & Administrative Support	\$ 32,687	\$ 15.71
Farming, Fishing & Forestry	\$ 22,176	\$ 10.66
Construction & Extraction	\$ 32,303	\$ 15.53
Installation, maintenance & Repair	\$ 39,055	\$ 18.78
Production	\$ 27,980	\$ 13.45
Transportation & Material Moving	\$ 29,414	\$ 14.14

Source: Texas Workforce Commission, 2008

WORKFORCE

MAJOR OCCUPATIONAL GROUPS -- 15-MILE RADIUS

MAJOR OCCUPATIONS	PERCENTAGE
Administrative & Support Workers	17.8 %
Professional Specialty Occupations	14.7 %
Other Services: Site Based	13.3 %
Executive, Managers & Administrators	11.1 %
Sales Workers & Clerks	10.4 %
Precision, Draft & Repair: Site Based	10.0 %
Transportation & Materials Moving Services	3.5 %
Handlers, Helpers & Laborers	3.2 %
Construction, Repair & mining: Field Based	2.8 %
Technologies	2.7 %
Sales Professionals	2.5 %
Farming, Forestry & Fishing	2.5 %
Machine Operators, Assemblers & Inspectors	2.5 %
Protective Services	1.3 %
Other Services: Field Based	0.5 %
Technical, Sales & Administrative: Field Occupations	0.2 %
Total Available Workforce	99.0%

Source: Cedar Hill Prospector, 2008

WORKFORCE TYPE	PERCENTAGE
White Collar	59.2 %
Blue Collar	39.8 %
Total workforce within 15-mile radius	99.0%

Source: Cedar Hill Prospector, 2008

WORKFORCE

COMMUTER INFORMATION -- WORKERS 16 YEARS & OLDER

AREA	CARPOOLS	PUBLIC TRANSPORTATION	WORK OUTSIDE COUNTY OF RESIDENCE	MEAN TRAVEL TIME TO WORK
Dallas/Fort Worth, TX CMSA	14%	1.8%	28.5%	27.5 minutes
Dallas, TX PMSA	14.3%	2.4%	28.5%	27.9 minutes
Fort Worth/ Arlington, TX PMSA	13.3%	0.5%	28.6%	26.8 minutes

Source: U.S. Census Bureau

DFW AVERAGE COMMUTER TIMES

TRAVEL TIME TO WORK	# COMMUTERS	% COMMUTERS
Commute Time < 15 minutes	549,594	22.4%
Commute Time 15-29 minutes	879,813	35.9%
Commute Time 30-44 minutes	589,026	24.0%
Commute Time > 44 minutes	433,815	17.7%
Total Commuters	2,452,248	100.0%
Mean Travel Time To Work (minutes)	27.5	NA

Source: U.S. Census Bureau

WORKFORCE

COMMUTER INFORMATION -- WORKERS 16 YEARS & OLDER (CONT.)

COMMUNITIES WHERE CEDAR HILL RESIDENTS COMMUTE TO WORK	% OF WORKFORCE	COMMUNITIES WHERE CEDAR HILL RESIDENTS COMMUTE TO WORK	% OF WORKFORCE
Dallas	44.02%	Allen	<1%
Cedar Hill	13.80%	Alvarado	<1%
Irving	8.07%	Kaufman	<1%
Duncanville	4.19%	McKinney	<1%
De Soto	3.82%	North Richland Hills	<1%
Fort Worth	3.67%	Sachse	<1%
Arlington	3.27%	Terrell	<1%
Grand Prairie	2.68%	Wilmer	<1%
Farmers Branch	1.79%	Aldine	<1%
Carrollton	1.76%	Irving	<1%
Richardson	1.36%	Balch Springs	<1%
Lancaster	1.17%	Cleburne	<1%
Mesquite	1.05%	Copperas Cove	<1%
Midlothian	1.02%	Corinth	<1%
Plano	<1%	Edgecliff	<1%
Garland	<1%	Flower Mound	<1%
Waxahachie	<1%	Glenn Heights	<1%
Addison	<1%	Houston	<1%
Coppell	<1%	Rockwall	<1%
Hutchins	<1%	Weatherford	<1%
Grapevine	<1%	White Settlement	<1%
University Park	<1%	Houston	<1%
Ennis	<1%	Abilene	<1%
Haltom City	<1%	Athens	<1%
Mansfield	<1%	Benbrook	<1%
Seagoville	<1%	Forest Hill	<1%
Waco	<1%	Forney	<1%
Euless	<1%	Kennedale	<1%
Lewisville	<1%	San Marcos	<1%
Red Oak	<1%	Wylie	<1%
Sunnyvale	<1%	Total	100%
Bedford	<1%		
Cockrell Hill	<1%		
Highland Park	<1%		
Hurst	<1%		
Roanoke	<1%		
Rowlett	<1%		
Southlake	<1%		

NON-RESIDENTS WHO COMMUTE TO CEDAR HILL

26 % drive from Dallas
 11% drive from Arlington
 8.5 % drive from Duncanville
 8 % drive from De Soto

Data from: Census Transportation Planning Package, Part III
 Source: North Central Texas Council of Governments

TOP EMPLOYERS

TOP INDUSTRIAL EMPLOYERS	TYPE OF BUSINESS	EMPLOYEES
Masco/Texwood/Quality Doors	Cabinets and Doors	700
JCPenney	Distribution Center	496
Southern Star Concrete	Concrete Mix	100
Texas Air Composites	Aircraft Parts Repair	100
P & W Machines	Sheet Metal Fabrication	80
Johnston Metal Products	Metal Distribution	75
DMI Corporation	Mechanical Contractor	75
MJB Wood Group	Wood Products Manufacturer	70
Sampco	Joe McDonald	70
DFI Fabricating	Sheet Metal Fabrication	55
Western Cabinets	Cabinet Product Manufacturer	51
Dualite Signs & Service Inc.	Sign Manufacturer	50
Central Sales Manufacturing	Metal Building Components	45
Pegasus Transportation	Trucking	42
Phillips Lumber	Building Supplies	37
Dallas Marble Inc.	Marble Distributor	34
Web Converting	Steel Welding/Cutting/Slicing	33
Metals USA	Structural Steel	31
Gallagher's Roofing & Remodeling	Roof Repair	25
Ellison Concrete Products	Concrete Vaults	20

OTHER TOP EMPLOYERS

Cedar Hill Independent School District	School District	1100
Wal-Mart Supercenter	Discount Store	450
City of Cedar Hill	Municipal Government	370
Super Target	Department Store	215
Dillard's	Department Store	150
J.C. Penney	Department Store	130
Home Depot	Home Improvement Center	115
Kohl's	Department Store	110
Trinity Christian School	Private School	110
Northwood University	Private University	93
Barnes & Noble	Retail Bookstore	60
Dick's Sporting Goods	Sporting Goods Store	50



JCPenney Store Support Center



Texas Air Composites

EDUCATION

COLLEGES & UNIVERSITIES IN CEDAR HILL

Northwood University

1114 W FM 1382
Cedar Hill, TX 75104
(972) 291-1541
www.northwood.edu

Northwood University was established in Cedar Hill in 1966 and is located on a 350-acre campus in the beautiful wooded hills near Joe Pool Lake. The four-year university offers Bachelor of Business Administration degrees and two-year Associate degrees. Fifteen programs are offered including: accounting, marketing, international business, hotel/restaurant management, fashion marketing, advertising and general business.

Cedar Valley Center at Cedar Hill

207 North Cannady Road
Cedar Hill TX 75104
(972) 860-7800
SBDC Phone: (972) 860-7894
www.cedarvalleycollege.edu

Cedar Valley Center at Cedar Hill, as part of the Dallas County Community College District, offers state-of-the-art job training facilities including free counseling, research assistance, job skill assessment, distance learning, teleconferencing and business counseling through the Small Business Development Center. Traditional classes in technology, business, art, medical, language, real estate and law enforcement are also available. The Continuing Education program provides opportunities for personal and professional development, skill improvement and upgrading, cultural enrichment, and recreational enjoyment for all ages on a non-credit basis.

Some of the center's features include:

- State-of-the-art computer lab
- Video conference meeting room
- Five classrooms
- Kitchen for catering preparation

AREA COLLEGES & UNIVERSITIES WITHIN DRIVING DISTANCE

COMMUTE: LESS THAN 15 MINUTES

Graduate Institute of Applied Linguistics

7500 W Camp Wisdom Rd
Dallas, TX 75236
(972) 708-7340
www.gial.edu

University of North Texas/Dallas

7300 Houston School Rd
Dallas, TX 75241
(972) 780-3600
<http://www.unt.edu/unt-dallas/>

Dallas Baptist University

3000 Mountain Creek Pkwy
Dallas, TX 75211
(214) 333-7100
www.dbu.edu

Cedar Valley College

(Dallas County Community College)
3030 N Dallas Ave
Lancaster, TX 75134
(972) 860-8201
www.cedarvalleycollege.edu

Mountain View College

(Dallas County Community College)
4849 W Illinois Ave
Dallas, TX 75211
(214) 860-8680
www.mountainviewcollege.edu

Navarro College - Midlothian Campus

899 Mt. Zion Rd.
Midlothian, Tx 76065
(972) 775-7200
www.navarrocollege.edu

EDUCATION

AREA COLLEGES & UNIVERSITIES WITHIN DRIVING DISTANCE (CONT.)

COMMUTE: 15 - 30 MINUTES

Baylor College of Dentistry

3302 Gaston Ave
Dallas, TX 75246
(214) 828-8100
www.tambcd.edu

Baylor University School of Nursing

3700 Worth St
Dallas, TX 75246
(214) 820-3361
www.baylor.edu/nursing

El Centro College

(Dallas County Community College)
801 Main St.
Dallas, TX 75202
(214) 860-2037
www.elcentrocollege.edu

Paul Quinn College

3837 Simpson Stuart Rd
Dallas, TX 75241
(214) 376-1000
www.pqc.edu

Southern Methodist University

6504 Airline Rd
Dallas, TX 75205
(214) 768-2000
www.smu.edu

University of Texas at Arlington

701 S Nedderman Dr
Arlington, TX 76019
(817) 272-2011
www.uta.edu

UT Southwestern Medical Center

2201 Inwood Rd
Dallas, TX 75235
(214) 648-3111
www.swmed.edu

COMMUTE: 30 - 45 MINUTES

Brookhaven (Dallas County Community College)

3939 Valley View Lane
Farmers Branch, TX 75244
(972) 860-4700
www.brookhavencollege.edu

Eastfield College

(Dallas County Community College)
3737 Motley Drive
Mesquite, TX 75150
(972) 860-7002
www.eastfieldcollege.edu

North Lake College

(Dallas County Community College)
5001 N. MacArthur Blvd.
Irving, TX 75038
(972) 273-3000
www.northlakecollege.edu

Texas Christian University

2800 S. University Dr.
Fort Worth, Texas 76129
(817) 257-7000
www.tcu.edu

Texas Wesleyan University

1201 Wesleyan St.
Fort Worth, TX. 76105
(800) 580-8980
www.txwesleyan.edu

University of Texas at Dallas

8542 Spring Valley Rd
Dallas, TX 75240
(469) 330-7087
www.utdallas.edu



EDUCATION

CEDAR HILL INDEPENDENT SCHOOL DISTRICT

Cedar Hill Independent School District

285 Uptown Boulevard
Cedar Hill, Texas 75104
(972) 291-1581
(972) 291-5231 (fax)
(972) 291-0584 (fax for Personnel)
www.chisd.com

Cedar Hill ISD is a 5-A school district with more than 7,800 students, 800 employees and 13 schools. Cedar Hill ISD is dedicated to providing the community with a world-class educational system. To meet the opportunities and challenges of an ever-growing City and school district, improvements and additions are being made.

The district opened a new Ninth Grade Center and Middle School in the fall of 2005. Another exciting sign of growth and change is the current construction of the Municipal Government Center, a project that is being undertaken by the City of Cedar Hill in collaboration with Cedar Hill ISD. This is the only such project of its nature in the state of Texas and only one other is known to exist in the United States.

PUBLIC SCHOOLS (ALPHABETICAL ORDER)

Beltline Intermediate (Grades 5-6)	(972) 291-2583
Bessie Coleman Middle (Grades 7-8)	(972) 293-4505
Bray Elementary	(972) 291-4230
Cedar Hill High (Grades 9-12)	(469) 272-2000
Highlands Elementary	(972) 291-0496
High Point Elementary	(972) 291-7874
Joe Wilson Intermediate (Grades 5-6)	(972) 293-4502
Lake Ridge Elementary	(972) 293-4501
Ninth Grade Center	(469) 272-2050
Permenter Middle (Grades 7-8)	(972) 291-5270
Plummer Elementary	(972) 291-5290
West Intermediate (Grades 5-6)	(972) 290-6060

SCHOOL BOARD

Cedar Hill Independent School District board meetings are held on the second Monday of the month at the Cedar Hill Independent School District Administration Building. The public is invited to attend.

EDUCATION

Primary and Secondary Schools

CHISD

HIGH SCHOOL/NINTH GRADE CENTER

Cedar Hill High School

(Grades 10-12)
#1 Longhorn Blvd.
(469) 272-2000
(972) 293-7125 (fax)

Ninth Grade Center

1515 W. Beltline Rd.
(469) 272-2050
(469) 272 3443 (fax)

GRADES 7-8

Bessie Coleman Middle School

(Grades 7-8)
1208 Pleasant Run Rd.
(972) 293-4505
(469) 272 9445 (fax)

W.S. Permenter Middle School

(Grades 7-8)
431 West Parkerville Rd.
(972)291-5270
(972) 291-5296 (fax)

GRADES 5-6

Beltline Intermediate

(Grades 5-6)
504 E. Beltline Rd.
(972) 291-2583
(972) 291-7160 (fax)

Joe Wilson Intermediate

(Grades 5-6)
975 Pickard Dr.
(972) 293-4502
(972) 291-5213 (fax)

West Intermediate

(Grades 5-6)
1533 High Pointe Ln.
(972) 291-6060
(972) 291-0646 (fax)

PK - ELEMENTARY SCHOOLS

Bray Elementary

(Grades PK-4)
218 North Broad St.
(972) 291-4231
(972) 291-6098 (fax)

Highlands Elementary

(Grades PK-4 & Bilingual)
131 Sims Dr.
(972) 291-0496
(972) 291-5695 (fax)

High Pointe Elementary

(Grades K-4)
1351 High Pointe Ln.
(972) 291-7874
(972) 291-5764 (fax)

Lake Ridge Elementary

(Grades K-4)
1020 Lake Ridge Pkwy.
(972) 293-4501
(972) 291-5210 (fax)

Plummer Elementary

(Grades PK-4)
1203 South Clark Rd.
(972) 291-4058
(972) 291-4980 (fax)

Waterford Oaks Elementary

(Grades K-4)
401 North Waterford Oaks Dr.
(972) 291-5290
(972) 293-2381 (fax)

PRIVATE SCHOOLS

Ashley's Private School

(Pre K-4)
310 W. Belt Line Road
(972) 291-1313

Creative Academy

(Preschool and after-school care)
125 W. Wintergreen
(972) 293-0191

Crossroads Academy

(Grades 3 - 12)
820 E. Wintergreen
(972) 293-9093

Oak Tree Academy

(Pre K-K)
110 Kenya St
(972) 291-7893

Trinity Christian School

(Pre K-12)
1313 E. Pleasant Run Road
(972) 291-2505

NEIGHBORHOOD & COMMUNITY SERVICES

POLICE DEPARTMENT

Emergency 911
285 Uptown Boulevard
Non-emergency (972) 291-5181
Police Store Front (972) 293-5284
Family, Youth and Victim Services
(972) 293-1439
Police Dispatch/Animal Control
(972) 291-7161

Staff: 67 full-time police officers and 17.5 volunteers

Neighborhood Services:

- Home vacation checks
- **Help End Auto Theft (HEAT)** program
- Neighborhood Crime Watch
- Citizen's Police Academy
- Citizens on Patrol
- Home security survey
- Child identification and fingerprinting
- Adult fingerprinting
- Police & Community Together (PACT team) patrol

Crime Rate: The crime rate for 2006 was 36.04. While the population increased by almost 4% during the same time period, this represents a 4% decrease in our total crime rate from 2005 and almost an 11% decrease in violent crimes. Cedar Hill crime index rate is well below the crime index average of other DFW cities.

FIRE DEPARTMENT

Emergency 911
Non-Emergency (972) 291-1011

Staff: 78 full-time staff

Equipment: 21 vehicles including four Mobile Intensive Care Units. Light, Rescue and Breathing Air Vehicle, Family Safety Training Trailer, 3 grass/brush rigs. Cedar Hill has mutual aid contracts with all of the Dallas County cities, Midlothian and Ovilla. These contracts include assistance for any incident or emergency medical need and automatic aid contracts with Duncanville and DeSoto.

Station No. 1

1212 W. Belt Line Road

Station No. 2

1098 Clark Road

Station No. 3

1430 High Pointe Lane

Station No. 4

1505 Lakeridge

Fire Insurance Rating:

Insurance Services Office - Class 3 as of July 1, 2002.

Neighborhood Services:

- Smoke detectors
- Fire Safety presentations at community events (block parties)
- Citizens Fire Academy
- Child safety seat installation and inspection

MEDICAL SUPPORT

Paramedic: Services provided by Methodist Central Hospital

Air Ambulance: Services provided by CAREFLIGHT to area trauma centers.

AREA HOSPITALS/NURSING HOME/ ASSISTED LIVING FACILITIES	BEDS/ UNITS	DISTANCE FROM CEDAR HILL
Charlton Methodist Hospital	210	6 miles
Methodist Central Hospital	478	17 miles
Medical Center of Lancaster	95	6.5 miles
The Cedars Psychiatric Center	76	3.5 miles
Cedar Hill Nursing Home	120	Local
Alterra Sterling House	37	Local
Crescent Point (Independent Living)	112	Local
Crescent Place (Assisted/Memory)	80	Local
Crestview Court (Nursing/Rehab)	125	Local

NEIGHBORHOOD & COMMUNITY SERVICES

ZULA BRYANT WYLIE LIBRARY OF CEDAR HILL (972) 291-READ (7323)

The Zula B. Wylie Library provides more than 65,000 recreational reading materials, audio-books, and other media items as well as access to over 70 online research databases. Other services include access to the Internet, downloadable digital video, children's programming and a local history collection. The library is open on: Monday, Tuesday & Thursday – 10 A.M.-9 P.M.; Wednesday and Friday – 10 A.M.-6 P.M.; Saturday – 10 A.M.-5 P.M.

- Library meeting room is available for community meetings free of charge
- Full Library catalog and other resources are accessible via the Internet at www.zulabwylieib.org

PARKS AND RECREATION (972) 291-5130 *(See Recreation & Culture)*

The City's Parks and Recreation Department manages 29 City park properties on 672 acres including three nature preserves. The City sponsors numerous special events including Country Day on the Hill, Old Town Holiday on the Hill, Fiesta Hispana, Great North Texas Kite Festival, Music in the Park, fishing events and sports tournaments. Other recreational facilities include Cedar Hill State Park, Joe Pool Lake, 14-screen CineMark movie theater, Audubon Dogwood Canyon, Camp Ellowi, Mt. Lebanon Baptist Encampment, commercial miniature golf course, roller-skating rink and the studios of several artists and craftsmen.

CEDAR HILL RECREATION CENTER (972) 293-5288 *(See Recreation & Culture)*

Cedar Hill Recreation Center is a 54,000 SF state-of-the-art facility providing a broad range of activities and services for all ages. The facility includes a gym, fitness and weight area, track, specialized rooms, childcare area and 5,400 SF of meeting space. The meeting space has access to a commercial kitchen and LCD projectors and can easily be divided into four separate rooms.

SENIOR CENTER

A full recreational and informational program is provided to senior citizens through the Parks and Recreation Department. Activities include art lessons, crafts, bridge and other card games, cholesterol and blood pressure testing, field trips, birthday parties and monthly luncheon meetings.

PUBLICATIONS

- *Cedar Hill Highlights*--covers City of Cedar Hill news (monthly included with water bill)
- *Cedar Hill Today*--covers local and area-wide news and events (weekly on Thursday)
- *Focus News*--covers local and area-wide news and events (daily)
- *Cedar Hill Now*--lifestyle magazine (monthly)
- *Dallas Morning News*--all news (daily)
- *Dallas Business Journal*--business news (weekly)

NEIGHBORHOOD & COMMUNITY SERVICES

NEIGHBORHOOD SERVICES (972) 291-5100 EXT. 1084

Currently, there are 28 active neighborhood associations and two public improvement districts (PIDs) in Cedar Hill. Through the Neighborhood Services department, the City provides a network of services and benefits including:

- Postage and printing allowances
- NeighborWoods® free tree program
- Matching grants for neighborhood improvements
- Informational brochures
- Citywide Neighborhood Block Party

NEIGHBORHOOD ASSOCIATIONS

- | | | |
|--|---|---|
| • Bent Creek Estates | • Meadowridge | • Stonewood Heights |
| • Bentle Branch | • Meadow Vista | • Stoney Creek Estates |
| • Cedar Crest | • Meadows at High Pointe | • The Creeks of Windmill Hill |
| • Cedarwood Place | • Park Plaza | • Waterford Oaks:
waterfordoakspid.com |
| • Cresthaven Village | • Parkerville Place | • Wildflower |
| • Highlands North | • Promontory | • Wildwood |
| • Highlands South | • Shadybrook | • Winding Hollow |
| • High Pointe:
highpointeinfo.org | • Sleepy Hollow | • Windsor Park |
| • Juniper Ridge | • Shenandoah:
shenandoahdevelopment.com | • Wooded Creek Estates |
| • Kingswood | • Somerset | • Woodridge Estates |
| • Lake Ridge:
lakeridge.net | • Springfield | |

CODE ENFORCEMENT (972) 291-5100 EXT. 1094

- Adopt-A-Spot
- Yard-of-the-Month
- Discounted dumpster rental
- Neighborhood cleanup support
- Annual hazardous waste drop off

RECREATION & CULTURE

CITY PARKS AND RECREATIONAL FACILITIES

29 City park properties on 672 acres:

- 3,000 sq. ft. outdoor amphitheater
- 36-hole disc golf course
- 20 playgrounds
- 18 soccer fields
- 10 baseball fields
- 10 pavilions
- 8 softball fields
- 7 basketball courts
- 6 tennis courts
- 6 ponds (4 with aerator fountains)
- 4 football fields
- 3 exercise courses
- 3 nature preserves
- 2 gazebos
- 1 Senior Center
- 1 outdoor swimming pool
- 1 fishing pond with floating pier



Crawford Park

The City's Parks and Recreation Department sponsors numerous special events including Country Day on the Hill, Old Town Holiday on the Hill, Fiesta Hispana, Great North Texas Kite Festival, Music in the Park, fishing events, and sports tournaments. The City is home to events like the Cedar Hill Rotary's Head for the Hills Bike Rally, the Red Hot Chili Pepper Bike Rally and the Toyota US Open Triathlon.

Other recreational facilities include Cedar Hill State Park, Joe Pool Lake, 14-screen CineMark movie theater, Camp Ellowi, Mt. Lebanon Baptist Encampment, commercial miniature golf course, roller-skating rink and the studios of several artists and craftsmen.

JOE POOL LAKE -- www.tpwd.state.tx.us/fishboat/fish/recreational/lakes/joe_pool/

Joe Pool Lake is a 7,500-acre lake offering fishing, boating, water sports, and marinas.

CEDAR HILL STATE PARK -- www.tpwd.state.tx.us/park/cedarhil/ (972) 291-6641

Cedar Hill State Park, located on the eastern shore of Joe Pool Lake, offers day and overnight camping, swimming beach, playgrounds, picnic tables, boat ramps, pavilions, historic Penn Farm, and a marina. Yearly attendance is approximately 2 million.

DOGWOOD CANYON -- www.audubondallas.org/dogwood.html

Located on a 270-acre site along FM 1382 between Northwood University and Cedar Hill State Park, Dogwood Canyon offers a unique juxtaposition of east and west Texas flora and fauna. It was named for the extraordinary occurrence of flowering dogwood trees on the chalky limestone slopes. Audubon Dallas will build the Dogwood Canyon Audubon Center which is expected to attract 30,000 visitors annually from all across the country including 10,000 school children. The center will include classrooms, visitors' center and meeting space and will be built using "sustainable" design and construction techniques.

RECREATION & CULTURE

CEDAR HILL RECREATION CENTER

The Cedar Hill Recreation Center is a 54,000 SF state-of-the-art facility providing a broad range of activities and services for all ages. The facility has four main components: Gym, Strength and Cardio Area, Specialized Rooms (Youth, Game and Aerobics) and Multipurpose Room. This new facility combines taste and elegance while maintaining a high level of practicality.

FEATURES (INDOOR)

- 3,000 SF strength and cardio area
- Two basketball courts
- Two lined volleyball courts
- Indoor Track
- Aerobics studio
- 5,400 SF multipurpose meeting space
- Game room
- Drop-in child care
- Locker rooms with showers

MULTIPURPOSE ROOM

The Cedar Hill Recreation Center features 5,400 SF of versatile meeting space. Guests have the option of using the entire space as one room, or splitting the area into separate rooms. The area may be broken down into four rooms (1,350 SF each). There is access to a commercial kitchen and LCD projectors. The multipurpose room is adjacent to an outdoor patio and small pond with a beautiful fountain creating an inviting and tranquil setting. This separate wing is available for rentals and is perfect for meetings, receptions and events.



ANNUAL MEMBERSHIPS ARE AVAILABLE WITH THE FOLLOWING DIVISIONS

Adult	Age 18 – 54	\$150
Youth	Age 7 – 17	\$100
Senior Adult	Age 55 and older	\$100
Family*		\$300

*For a family of four who reside at the same address.
(10% discount off the individual rate for additional family members.)

Other memberships are available including: 3-month, 15 visits, day passes, corporate memberships & program-only memberships. Drop-in daycare is \$2/visit or \$10/10 visits.

ECONOMIC DEVELOPMENT INCENTIVES

LOCAL INCENTIVES

The City of Cedar Hill and its Economic Development Corporation team understand the unique and confidential needs of businesses and developers. To facilitate and encourage development, the City offers progressive economic development incentives including:

4A AND 4B SALES TAX FUNDS

These funds can be used to attract new business development, assist with expansions and/or provide related infrastructure. An application and further explanation of this program are provided to potential applicants and projects are considered on a case-by-case basis.

TRIPLE FREEPORT TAX EXEMPTION ON “IN-TRANSIT” INVENTORY

Cedar Hill offers Triple Freeport Exemption from all local taxing authorities on business inventory. Cedar Hill grants the Triple Freeport Exemption from the City of Cedar Hill, Dallas County and the Cedar Hill Independent School District. The exemption applies to inventory that is shipped out of Texas within 175 days and provides a substantial savings for interstate shippers that turn inventory several times a year.

TAX ABATEMENTS

The City of Cedar Hill considers tax abatements to eligible developments based upon the new tax base value. The types of jobs that will be saved or created are also considered. An application and further explanation of the program guidelines are provided to potential applicants.

TAX-EXEMPT FINANCING

Cedar Hill has established the Cedar Hill Industrial Development Corporation to provide the conduit for issuing tax-exempt industrial revenue bonds for companies that meet state and federal guidelines. Potential projects are considered by the City's bond council.

JOB TRAINING

Cedar Hill offers training programs available to companies through the state of Texas. (See *State Incentives*). These training programs include those offered through the Texas Workforce Commission and Skills Development Fund. The Dallas County Community College System, including the Cedar Valley College at Cedar Hill and Northwood University in Cedar Hill, are prepared to assist companies with job training.

CORPORATE RELOCATION ASSISTANCE

The Cedar Hill Economic Development Corporation assists companies not only in matters related to business (related or support services and products) but also personal and family services including school, housing, local banks, places of worship, shopping, clubs and organizations, medical services, arts and culture, etc.

For additional information, contact Allison J.H. Thompson, Economic Development Director for the City of Cedar Hill, at (972) 291-5132 x 3 or (817) 994-4885 (cell) or by email: allison.thompson@cedarhilltx.com

ECONOMIC DEVELOPMENT INCENTIVES

STATE INCENTIVES

TEXAS CAPITAL FUND -- INFRASTRUCTURE DEVELOPMENT PROGRAM

Texas Capital Fund is administered by the Texas Department of Agriculture to promote growth in rural non-entitlement areas typically defined as cities with fewer than 50,000 residents or counties with less than 200,000 residents. Funds provided through the Texas Capital Fund Infrastructure Development Program may be used for construction and/or improvements of public infrastructure to assist businesses committed to creating or retaining permanent jobs primarily for low or moderate income persons.

TEXAS CAPITAL FUND -- REAL ESTATE DEVELOPMENT PROGRAM

Texas Capital Fund is administered by the Texas Department of Agriculture to promote growth in rural non-entitlement areas typically defined as cities with fewer than 50,000 residents or counties with less than 200,000 residents. Funds provided through the Texas Capital Fund Real Estate Development Program may be used to acquire, construct, or rehabilitate real estate to assist businesses committed to creating or retaining permanent jobs primarily for low or moderate income persons.

SKILLS DEVELOPMENT FUND

The Skills Development Fund assists businesses and trade unions by financing the design and implementation of customized job training projects at public community colleges or technical colleges. Proposals should demonstrate that business representatives have 1) identified the skills needed to expand the organization's workforce, 2) forged a strong partnership with the local workforce and economic development entities, and 3) made the commitment to increase workers' skill levels and wages. This fund is offered through the Texas Workforce Commission.

TEXAS ENTERPRISE FUND

The Texas Enterprise Fund was created to attract new business to the state or assist with the substantial expansion of an existing business. Funds are dispersed for a variety of economic development projects, including infrastructure development, community development, job training programs and business incentives.

To be eligible for Texas Enterprise Fund support, a project must demonstrate a significant return on the state's investment and reflect strong local support. A variety of factors associated with each submitted project are reviewed including: job creation and wages, capital investment, the financial strength of the applicant, the applicant's business history, analysis of the relevant business sector, and public and private sector financial support. The Governor, Lieutenant Governor and Speaker must unanimously agree to support the use of the Texas Enterprise Fund for each specific project.

EMERGING TECHNOLOGY FUND

The Emerging Technology Fund was created by the state to attract investment in cutting-edge research and technology. Emerging technology is defined as (but may not be limited to): semiconductors, information, computer software technology, energy, manufactured energy systems, micro-electro mechanical systems, nanotechnology, biotechnology, aerospace and defense, medicine, life sciences, petroleum refining and chemical processes.

Emerging technology projects are eligible for funding if they will result in the creation of high quality new jobs in Texas and the potential to result in a medical or scientific breakthrough.

For more information, contact Allison J.H. Thompson, Economic Development Director for the City of Cedar Hill, at (972) 291-5132 ext. 3 (office), (817) 994-4885 (cell) or by email: allison.thompson@cedarhilltx.com.



CEDAR HILL ECONOMIC DEVELOPMENT CORPORATION

BOARD OF DIRECTORS

Dennis Brock, President	Johnny Wallace, Vice President
Michael Lemmon	Angela Berry-Roberson
William Strock	Lisa Thierry
Mistie Underhill	Gerald White

BOARD MEETINGS

Board meetings are held at the Government Center’s Administrative Conference Room on the first Monday of each month at 6 P.M. unless otherwise posted. The Board of Directors meeting agendas are posted at City Hall at least 72 hours before meeting time.

Website Address: www.cedarhilledc.com **Phone:** (972) 291-5132

For comprehensive and current demographic information, site-specific analysis reports, and interactive mapping, visit www.cedarhillprospector.com.

Address

Cedar Hill Economic Development Corporation
285 Uptown Boulevard, Building 100
Cedar Hill, TX 75104


STAFF

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Jean Dyer
Executive Assistant
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jean.dyer@cedarhilltx.com

TRAFFIC COUNT MAP -- CITY OF CEDAR HILL



CEDAR HILL

Traffic Volume
Map

Daily (24 Hour) Traffic Volume


- 2007
- 2006
- 2005
- 2004

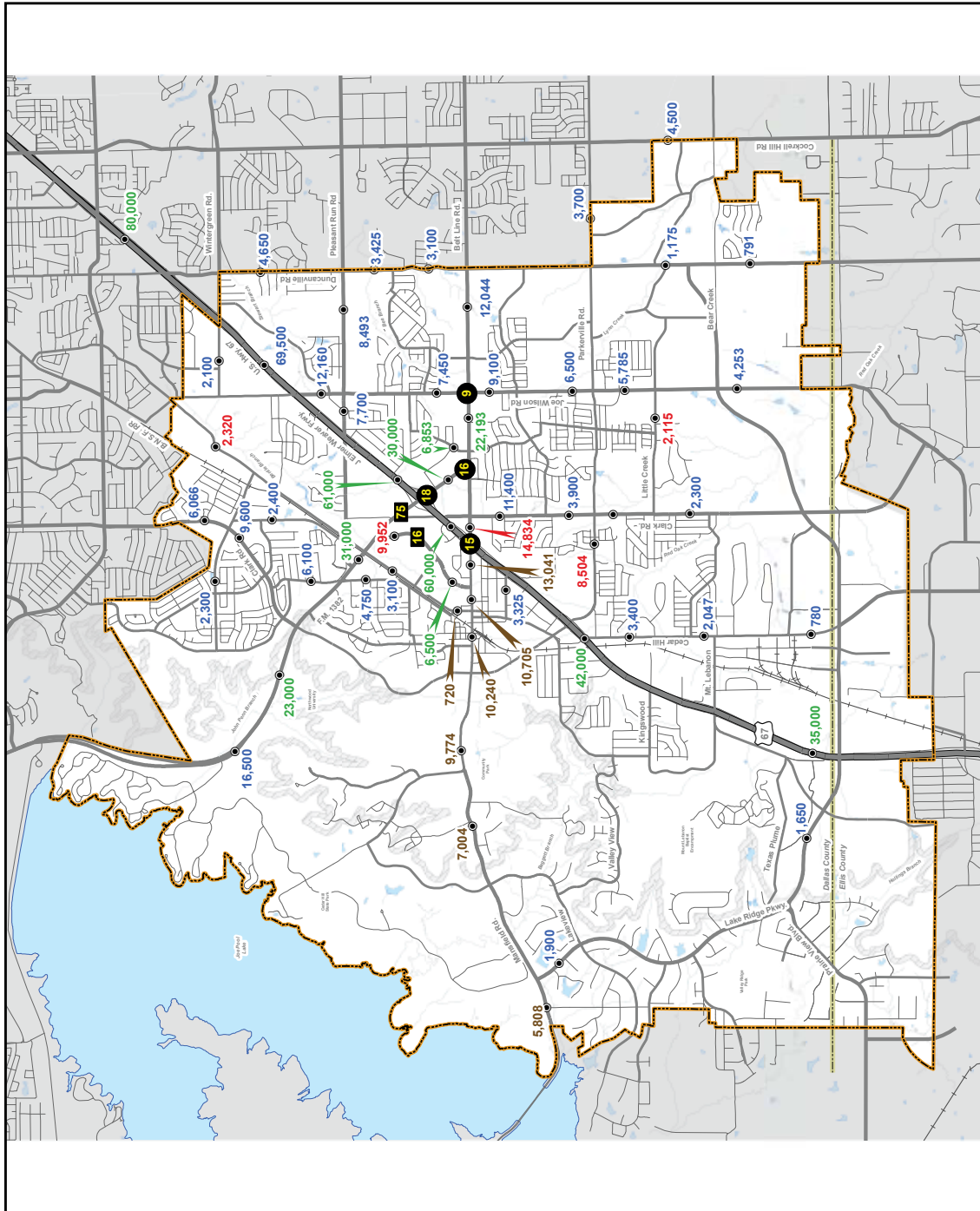
2006 Top Intersection Accident Locations

2006 Top Non-Intersection Accident Locations

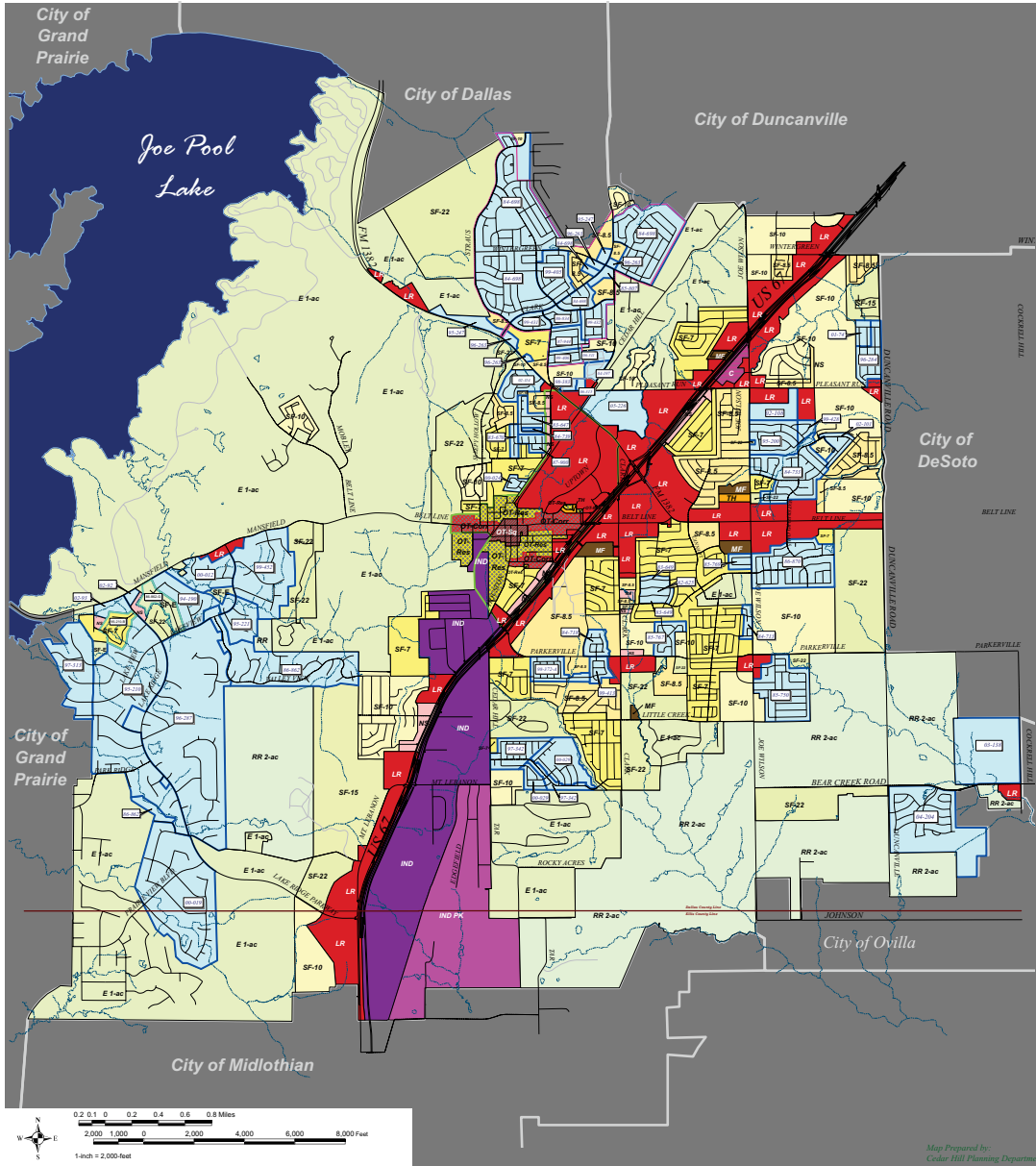
Sources: TXDOT, NTCOG
and
City of Cedar Hill

Plate 3-1





ZONING MAP -- CITY OF CEDAR HILL



City of Cedar Hill Zoning District Map

Current to July 1, 2007

Zoning District Legend

	RR -2-acres		NS
	SF-E		LR
	SF-22		Comm
	SF-15		CC
	SF-10		Ind Pk
	SF-8.5		Ind
	SF-7		OT-Corr
	TH		OT-Res
	MF		OT-Sq.
			PD

Overlay District Legend

	High Pointe Overlay District
	Up Town Overlay District
	Planned Developments w/ Ord No.
	Vested PD Combing District w/ Ord No.

Zoning District Descriptions

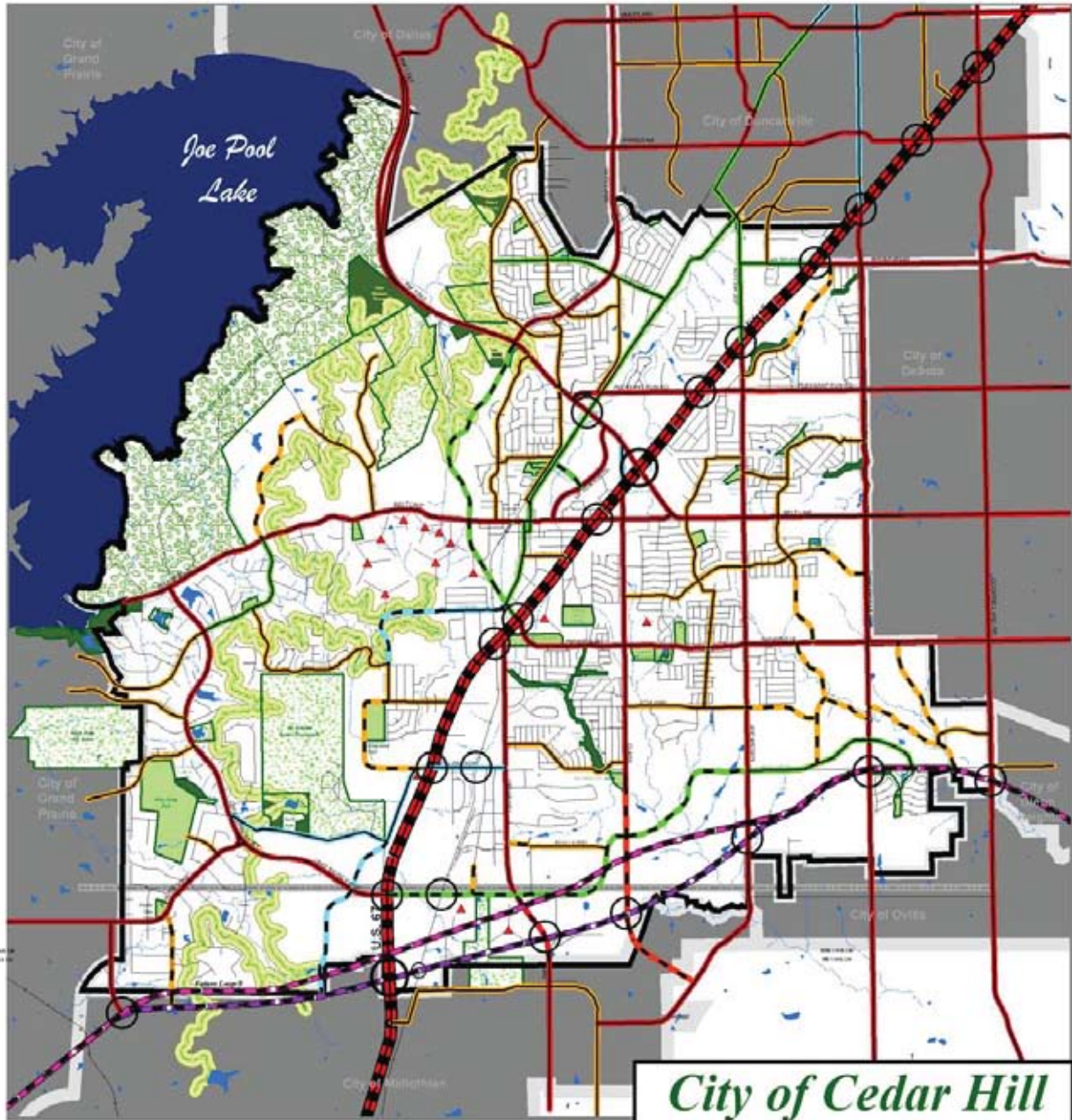
RR	Rural Residential - Min. Lot Size of 2-acres
SF-E	Single-Family Residential-Estate - Min. Lot Size of 43,560 SF
SF-22	Single-Family Residential - Min. Lot Size of 22,000 SF
SF-15	Single-Family Residential - Min. Lot Size of 15,000 SF
SF-10	Single-Family Residential - Min. Lot Size of 10,000 SF
SF-8.5	Single-Family Residential - Min. Lot Size of 8,500 SF
SF-7	Single-Family Residential - Min. Lot Size of 7,000 SF
TH	Single-Family Attached Residential (Townhomes)
MF	Multiple-Family Dwelling District
NS	Neighborhood Service District
LR	Local Retail District
OT	Old Town District
UT	Uptown Overlay District
C	Commercial District
CC	Corporate Campus District
IP	Industrial Park District
I	Industrial District
PD	Planned Development
HP	High Pointe Overlay District

Amendments and Notes

This is a copy of the original Zoning District Map updated per ordinance number 2007-04. The copy may be used for reference and copies of any related zoning file amendments as of the Current TO date specified herein. This map contains the following amendments to the original zoning district map:

Ordinance No.	Effective Date	Description
2007-04	2007-04-01	Adopted Ordinance 2007-04
2007-05	2007-05-01	Adopted Ordinance 2007-05
2007-06	2007-06-01	Adopted Ordinance 2007-06
2007-07	2007-07-01	Adopted Ordinance 2007-07
2007-08	2007-08-01	Adopted Ordinance 2007-08
2007-09	2007-09-01	Adopted Ordinance 2007-09
2007-10	2007-10-01	Adopted Ordinance 2007-10
2007-11	2007-11-01	Adopted Ordinance 2007-11
2007-12	2007-12-01	Adopted Ordinance 2007-12
2008-01	2008-01-01	Adopted Ordinance 2008-01
2008-02	2008-02-01	Adopted Ordinance 2008-02
2008-03	2008-03-01	Adopted Ordinance 2008-03
2008-04	2008-04-01	Adopted Ordinance 2008-04
2008-05	2008-05-01	Adopted Ordinance 2008-05
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2008-08	2008-08-01	Adopted Ordinance 2008-08
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2008-12	2008-12-01	Adopted Ordinance 2008-12
2009-01	2009-01-01	Adopted Ordinance 2009-01
2009-02	2009-02-01	Adopted Ordinance 2009-02
2009-03	2009-03-01	Adopted Ordinance 2009-03
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2022-10	2022-10-01	Adopt

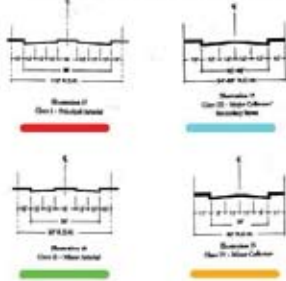
THOROUGHFARE PLAN -- CITY OF CEDAR HILL













City of Cedar Hill Major Thoroughfare Plan



Typical Thoroughfare Cross Sections

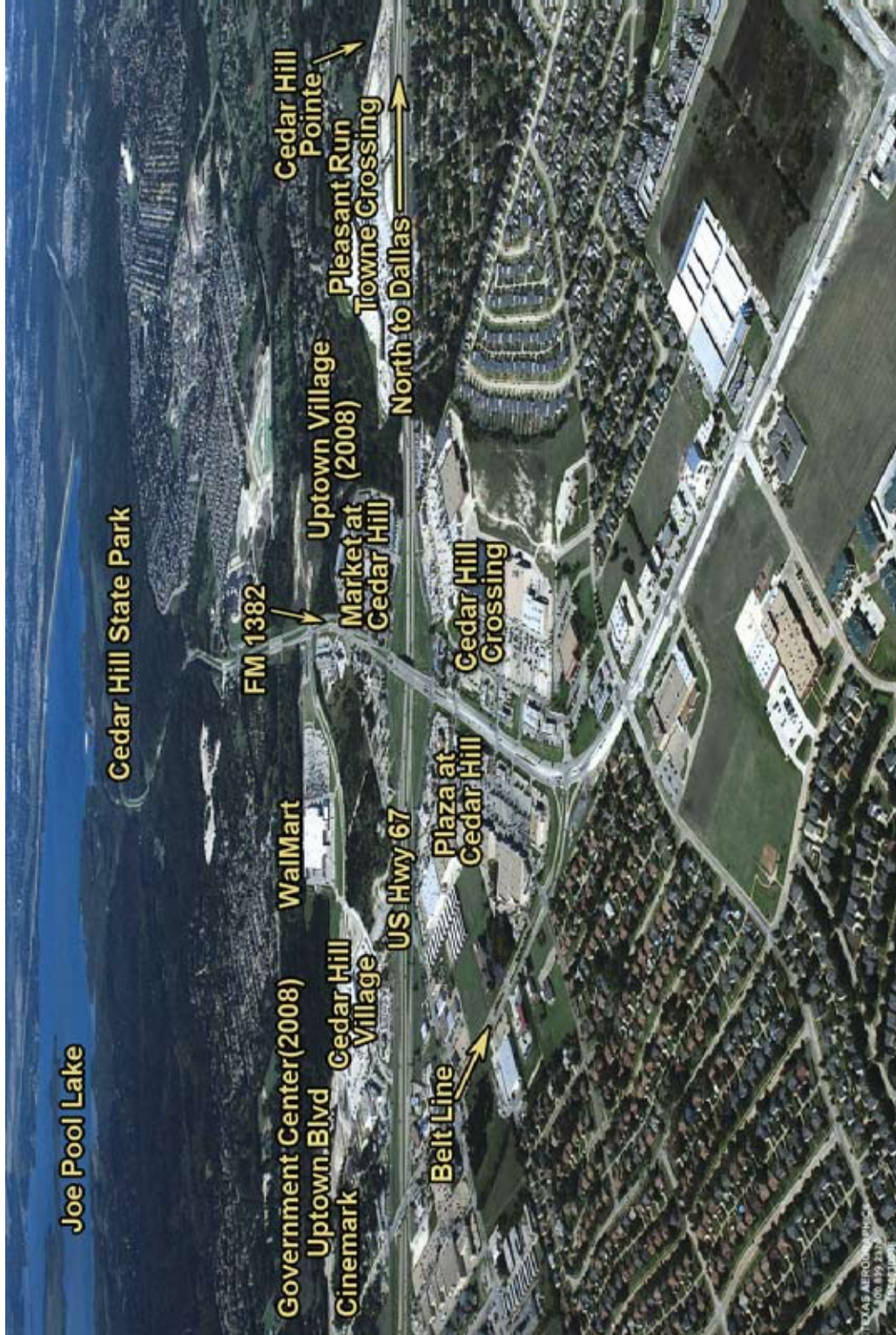


-  Existing and Planned Grade Separation Intersections
-  Class I - Principal Arterial - 4 - 8 lane divided roadway - 112 feet of ROW
-  Class II - Minor Arterial - 4 lane divided roadway - 90 feet of ROW
-  Class III - Major Collector - 4 lane undivided - 68.43 feet of ROW
-  Class IV - Minor Collector - 2 - 4 lane undivided roadway - 45 feet of ROW
-  Class V - Residential / Local Street - 27 feet of pavement within 50 feet of ROW
-  Existing Roadway
-  Future Roadway
-  Loop-9 Alternative-1
-  Loop-9 Alternative-2

Adopted March 23, 2009 and amended per:
 Ord. 2009-022 - July 23, 2009 - Realigned Loop-9 west
 Ord. 2009-024 - Aug. 24, 2009 - Aligned Uptown Blvd.
 Ord. 2009-041 - Feb. 11, 2009 - Realigned Loop-9 east
 Ord. 2009-078 - Oct. 14, 2009 - Reconfiguration of Park Ridge Dr.
 Ord. 2009-179 - Nov. 11, 2009 - Extension of Blanton Road Loop and Extension to 1182
 Ord. 2009-262 - Dec. 27, 2009 - Realignment of Pleasant Run Road from
 FM 1182 to classification adjustment; add Uptown connector street
 Ord. 2009-022 - Aug. 14, 2009 - Realignment of Minor Collectors at Prairie View
 & at Westinghouse; removal of three minor collectors; two near Sherry
 Creek Substation and one near Woodruff; Realignment of Future
 Loop-9 to match the two current State alignments being considered;
 and adjustment of the Lake Ridge Parkway / Sherry Creek Road intersection.

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CORE RETAIL AREA -- CITY OF CEDAR HILL



SOUTHEAST INDUSTRIAL PROPERTIES -- CITY OF CEDAR HILL

