

The Center of Development Excellence has assembled ordinances, codes, design guidelines, incentives, and other innovative local government practices from the North Central Texas region that serve as practical examples of tools to advance its mission and Ten Principles of Development Excellence. Cities, counties, and development interests are encouraged to utilize this resource as new ordinances and developments are considered.

The tools are available for viewing and download from the Technical Tools page at [www.developmentexcellence.com](http://www.developmentexcellence.com). The ordinances, plans, and policies are organized in categories under the Principles of Development Excellence. Each tool is accompanied by a statement from the submitting jurisdiction highlighting the relevance of the ordinance or policy as a Development Excellence technical tool. Categories include:

**Principles: Development Options, Efficient Growth, and Implementation**

- Comprehensive Plans
- Zoning Ordinances
- Strategic Planning Initiatives

**Principles: Pedestrian Design and Transportation Efficiency**

- Bike Plans
- Street Standards

**Principle: Housing Choice**

- Residential Zoning

**Principle: Activity Centers**

- Mixed Use Zoning
- Town Centers

**Principle: Environmental Stewardship**

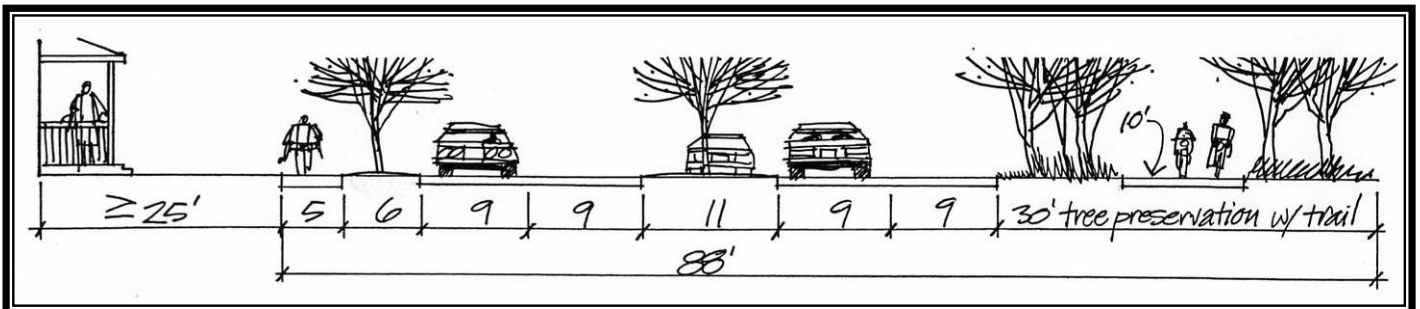
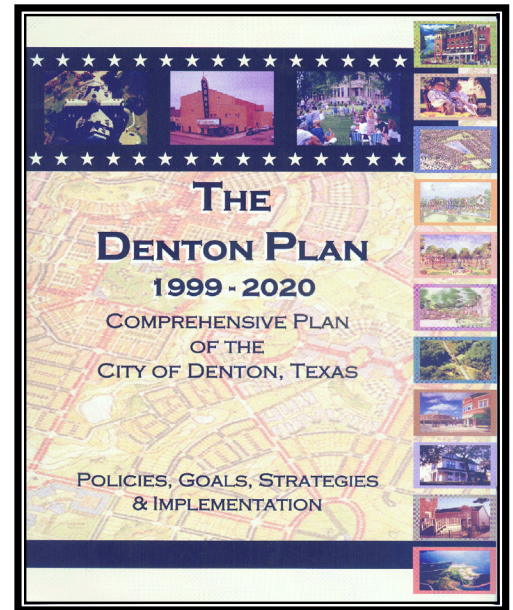
- Tree Preservation
- Natural Features Protection
- Open Space and Park Dedication Requirements

**Principle: Quality Places**

- Overlay Districts
- Historic Preservation
- Landscaping Requirements

**Principle: Resource Efficiency**

- Green Building Programs



## Center of Development Excellence – Library of Technical Tools

The Library of Technical Tools contains roughly 45 tools from several local governments including:

Town of Addison  
City of Benbrook  
City of Colleyville  
City of Denton  
City of Fort Worth  
City of Frisco

City of Keller  
City of Lancaster  
City of Plano  
City of Red Oak  
City of Southlake  
City of Wylie

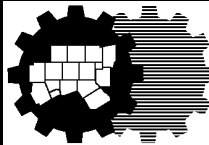
Additional tools will be added to the Library as they become available. Local governments are encouraged to submit ordinances, codes, design guidelines, incentives, and other innovative local government practices for consideration as Development Excellence Technical Tools.

### Mission and Principles

The **Mission of the Center of Development Excellence** is to promote quality growth in North Central Texas that enhances the built environment, reduces vehicle miles of travel, uses water & energy resources effectively and efficiently, and helps advance environmental stewardship in order to ensure continued economic vitality and provide the highest attainable quality of life for all residents.

The **Ten Principles of Development Excellence** have been designed to address the many issues that will impact the North Central Texas region as its population grows including, but not limited to, transportation, air quality, water supply, and the environment. The Principles are:

- **Development Options** – Provide a variety and balance of development options and land use types in communities throughout the region
- **Efficient Growth** – Foster redevelopment and infill of areas with existing infrastructure and promote the orderly and efficient provision of new infrastructure
- **Pedestrian Design** – Create more neighborhoods with pedestrian-oriented features, streetscapes, and public spaces
- **Housing Choice** – Sustain and facilitate a range of housing opportunities and choices for residents of multiple age groups and economic levels
- **Activity Centers** – Create mixed use and transit-oriented developments that serve as centers of neighborhood and community activity
- **Environmental Stewardship** – Protect sensitive environmental areas, preserve natural stream corridors, and create developments that minimize impact on natural features
- **Quality Places** – Strengthen community identity through use of compatible, quality architectural and landscape designs and preservation of significant historic structures
- **Transportation Efficiency** – Develop land uses, building sites, and transportation infrastructure that enhance the efficient movement of people, goods, and services
- **Resource Efficiency** – Provide functional, adaptable, and sustainable building and site designs that use water, energy, and material resources effectively and efficiently
- **Implementation** – Adopt comprehensive plans and ordinances that support Development Excellence and involve citizens and stakeholders in all aspects of the planning process



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