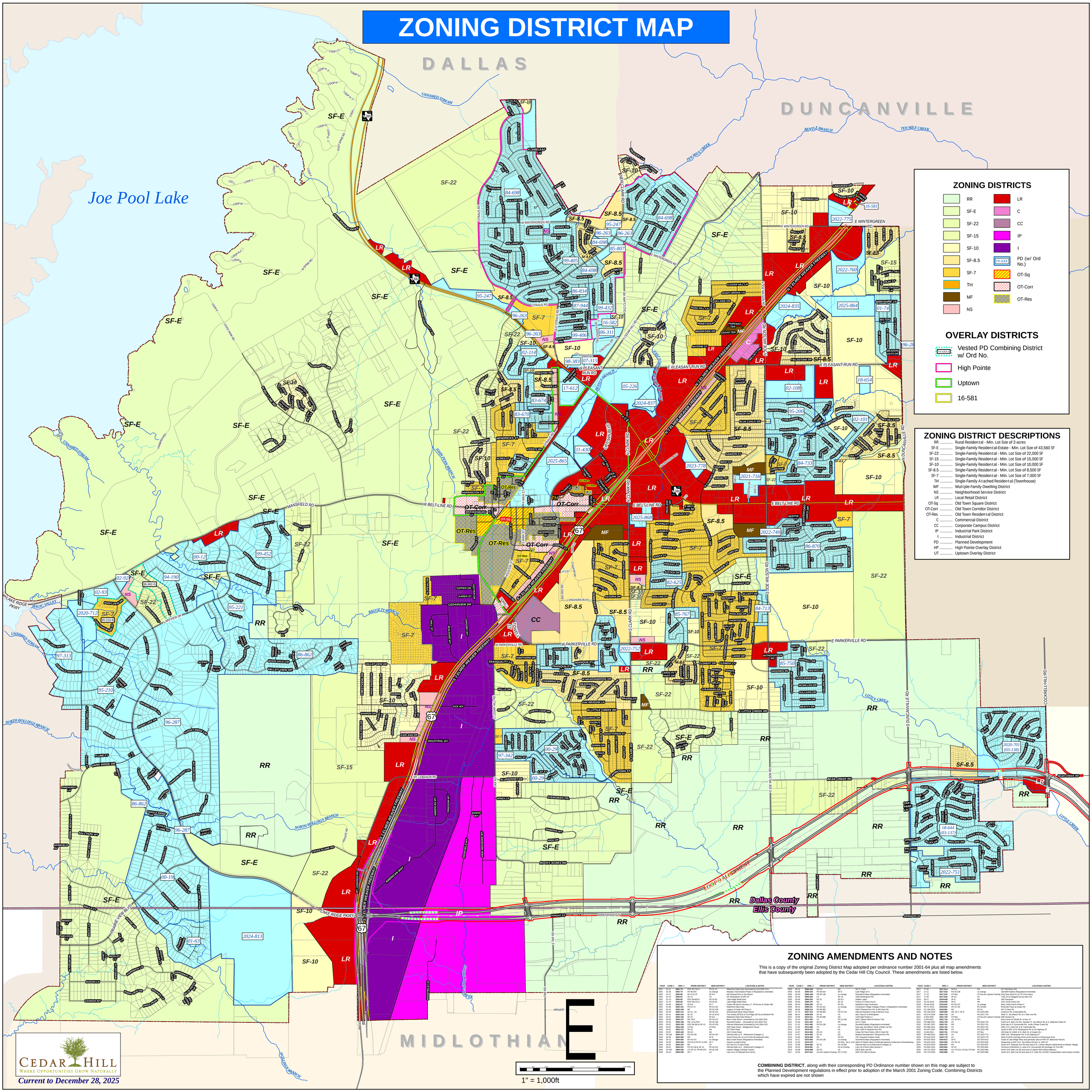
ZONING DISTRICT MAP



ZONING AMENDMENTS AND NOTES

This is a copy of the original Zoning District Map adopted per ordinance number 2001-64 plus all map amendments that have subsequently been adopted by the Cedar Hill City Council. These amendments are listed below.

YEAR	CASE #	ORD. #	PRIOR DISTRICT	NEW DISTRICT	LOCATION & NOTES
2001	01-11	**2001-73**	PDC 94-T10-A	PD 01-73	Waterford Oaks East (Amended by Ord 2002-101)
2001	01-34	**2001-74**	PD 96-28A	no change	Meadow Vista Estates Phase 3 (Regulations amended)
2002	01-72	**2002-90**	SF-10 & LR	SF-8.5	NE Pleasant Run & Joe Wilson
2002	01-73	**2002-91**	SF-10	LR	SE Wintergreen & HWY 67
2002	01-75	**2002-92**	PDC 96-862-E	PD 02-92	Lake Ridge Retail East
2002	01-76	**2002-93**	PDC 96-110-A	PD 02-93	Cedar Hill Baptist Church
2002	01-94	**2002-97**	SF-7	SF-7	Cedar Hill Senior Housing L.P. (Primrose at Cedar Hill)
2002	01-96	**2002-101**	PD-01-73	PD 02-101	Waterford Oaks East
2002	02-10	**2002-108**	MF	PD 02-108	Legacy of Cedar Hill Phase II
2002	02-32	**2002-114**	SF-10, LR	PD 02-114	Shenandoah (Briar Wood Place)
2002	02-41	**2002-115**	SF-10 & 8.5	SF-8.5	The Creeks (SF8.5) & The Ridge (SF15) at Windmill Hill
2002	02-51	**2002-135**	SF-10	SF-8.5	Waterford Oaks East Phase II
2003	02-54	**2003-136**	PDC 96-862	PD 03-136	Hillcrest Retirement (Amended by Ord 2004-204)
2003	02-55	**2003-138**	RR, LR & PDC	PD 03-138	Stonehill Estates (Amended by Ord 2005-701)
2003	02-61	**2003-139**	PDC 96-383 & SF-10	PD 03-139	Hillcrest Retirement (Amended by Ord 2004-197)
2003	03-52	**2003-150**	OT-Sq	OT-Res	409 Cedar Street Wedgeworth House
2003	03-61	**2003-172**	SF-10	NS	507 Clark Road
2003	03-97	**2003-167**	SF-8.5	NS	431 S Clark Road
2004	03-108	**2004-197**	PD 03-139	PD 04-197	Hillcrest Add Lot 4 (Retirement Cottages 1)
2004	04-03	**2004-198**	LR	LR	Cedar Hill Crossing Lot 1 & Lunch Park (Escarpment Add.)
2004	04-14	**2004-204**	PD 03-137	no change	Bear Creek Ranch (Regulations Amended)
2004	04-36	**2004-209**	SF-8.5 & PD 87 & 263	SF-7	Canyon at High Pointe
2004	04-54	**2004-218**	MF	LR	207 and 211 S Clark Road
2004	04-61	**2004-221**	PD 03-139 & SF-10	PD 04-221	Hillcrest Add Lot 3 (Retirement Cottages 2)
2005	04-103	**2005-226**	LR, SF-10, PD-98-376	PD 05-226	Uptown Village (Lifestyle Center)
2005	05-18	**2005-238**	SF-7	LR	Lots 14 & 15 Pleasant Run Farms

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2005	05-19	**2005-239**	SF-8.5	NS	501 E. Clark
2005	05-38	**2005-244**	PD 00-019	SF-E	Lake Ridge 22-A
2005	05-03	**2005-248**	PD 03-138	no change	Stonehill Estates (Regulations Amended)
2005	05-46	**2005-252**	LR	SF-10	1000 Wintergreen Rd.
2005	05-48	**2005-253**	SF-22	SF-8.5	Hidden Lakes
2005	05-49	**2005-254**	LR	LR	Cedar Hill Church
2005	05-04	**2005-255**	SF-10	SF-8.5	Waterford Oaks Southeast
2006	06-43	**2006-101**	PD 04-221	no change	Cresthaven Village Cottages Phase 2 (Regulations Amended)
2006	06-66	**2006-111**	PD 98-383	LR	NWC Pleasant Run Rd. & Old Clark Rd.
2007	07-10	**2007-315**	PD 98-383	PD 07-315	Hillcrest Assisted Living & Memory Care
2008	08-24	**2008-359**	SF-10	LR	SEc Hwy 67 & Wintergreen
2010	10-06	**2010-411**	PD 84-698	NS	1420 High Pointe Ln.
2010	10-25	**2010-423**	LR	PD 10-423	Cedar Hill Crossing Retail & Pioneer Trail
2011	10-26	**2011-424**	SF-22	RR	SLs S. Clark
2011	11-15	**2011-458**	PD 03-138	no change	Stonehill Estates (Regulations Amended)
2012	12-35	**2012-486**	TH	LR	East side Joe Wilson, North of Bell Line Rd.
2013	13-10	**2013-512**	NS	LR	SEc US67 & Pleasant Run Rd.
2014	14-07	**2014-536**	SF-8.5	LR	Cedar Hill Food Pantry, 206 S Clark Rd
2015	14-37	**2015-555**	SF-10	SF-8.5	Medical Development, Pleasant Run Rd
2015	15-07	**2015-562**	LR	SF-8.5	Cedar Hill Crossing Lot 2 & 3
2015	15-11	**2015-560**	PD 03-138	no change	Stonehill Estates (Regulations Amended)
2015	15-33	**2015-575**	I	OT-Res, -Sq & -Corr	West of Tidwell; West of Railroad between Cedarview & Brandenburg
2015	15-39	**2016-582**	SF-10	PD 16-582	Hillcrest Add Lot 6 (Retirement Cottages 3)
2016	16-03	**2016-581**	LR	LR w/ Overlay	Lots 5 & 6 River Oaks Section 2
2016	16-38	**2016-588**	SF-8.5	LR	535 E Bell Line Rd
2017	16-30	**2017-612**	LR w/o Uptown Overlay	PD 17-612	SWC PM 1382 & Straus

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2017	17-04	**2017-614**	SF-8.5	NS	817 Old Straus Rd
2017	17-11	**2017-618**	PD 03-138	no change	Stonehill Estates (Regulations Amended)
2017	17-13	**2017-619**	OT-Res	OT-Sq w/o Uptown Overlay	Orig Town Block 8 Lot 7R (The Lilacs)
2017	17-30	**2017-634**	SF-22	LR	Tract 15 SJ Baggett Survey Abst 131
2018	30-17	**2018-638**	SF-E	RR	305 Evergreen
2018	18-04	**2018-643**	LR	LR	SEc Hwy 67 & Plume Rd
2018	PD-83-2018	**2018-644**	PD 03-137	no change	Bear Creek Ranch Phase II
2018	PD-71-2019	**2018-654**	SF-10, NS	PD 18-654	Riverside Place at Cedar Hill
2019	ZC-184-2019	**2019-691**	NS	SF-10	507 S Clark Rd
2020	PD-159-2019	**2020-696**	NS, SF-7, SF-E	PD 2020-696	Anderson Rd. & Mansfield Rd.
2021	2-274-2020	**2021-716**	LR	PD 2021-716	NWC N. Joe Wilson Rd. & E. Belt Line Rd.
2021	2-303-2020	**2021-719**	OT-Res	OT-Sq w/o Uptown Overlay	306 Houston St
2021	PD-387-2021	**2021-748**	SF-8.5 & SF-7	LR	NEc Cedar Hill Tidwell St. & Hwy. 67
2022	PD-388-2021	**2022-749**	LR	SF-8.5	South of E. Belt Line Rd., between S. Joe Wilson Rd. & S. Waterford Oaks Dr.
2022	PD-387-2021	**2022-751**	RR	PD 2022-751	East side of S. Duncanville Rd., south of Bear Creek Rd.
2022	PD-380-2021	**2022-752**	LR	PD 2022-752	SWC of S. Clark Rd. & W. Parkerville Rd.
2022	PD-407-2021	**2022-760**	LR	PD 2022-760	South of SEC of W. Wintergreen Rd. & US Highway 67
2022	2-429-2022	**2022-761**	OT-Corr	OT-Res	226 Main St. (NWC of S. Main St. & Cooper St.)
2022	PD-488-2022	**2022-775**	LR	PD 2022-775	NWC of E. Wintergreen Rd. & US Highway 67
2022	PD-489-2022	**2022-776**	SF-8.5	SF-E	Stonehill Estates (Regulations Amended) - Lot 1 of Showcase Drive
2024	PD-620-2024	**2024-813**	SF-E	no change	South of Lake Ridge Pkwy and generally west of HWY 67 (Balcones Ranch)
2024	PD-622-2024	**2024-835**	LR, SF-10	PD 2024-835	Dealership at SEc of N. Joe Wilson Rd and N. HWY 67
2024	PD-676-2024	**2024-837**	PD	PD 2024-837	South of E. Pleasant Run Rd and west of N. J Elmer Weaver (Multi-family at Hillside Village)
2025	PD-882-2024	**2025-864**	SF-10	PD 2025-864	Terminus of Birkshire Ln, west of N. Duncanville Rd (Heritage On The Hill)
2025	PD-731-2025	**2025-865**	LR, OT-Corr, OH-Sq, OT-Res	PD 2025-865	North of W. Belt Line Rd and west of Uptown Blvd (West Midtown)
2025	PD-733-2025	**2025-866**	LR	PD 2025-866	South of E. Belt Line Rd and east of S. Clark Rd. (CHISD Transportation and Auxiliary Center)

COMBINING DISTRICT, along with their corresponding PD Ordinance number shown on this map are subject to the Planned Development regulations in effect prior to adoption of the March 2001 Zoning Code. Combining Districts which have expired are not shown