



**OAK RIDGE PARK
PLANNED DEVELOPMENT NO. 68
BASE ZONING DISTRICT: SF-4 SINGLE FAMILY
RESIDENTIAL
ORDINANCE NO. 24-01-18-04
(ADOPTED 1-18-2024)**

AMENDED BY:

- Minor PD Amendment No. PDA24-0011:
PROVIDING FOR THE MITIGATION OF
REMOVED TREES BELOW THE 10% CALCULATED
IN ORIGINAL PLANNED DEVELOPMENT
(APPROVED 12-18-24)**

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 24-01-18-04**

**OAK RIDGE PARK SINGLE FAMILY PLANNED DEVELOPMENT
DISTRICT #68**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN, FROM SF-4 SINGLE FAMILY RESIDENTIAL AND C-1 COMMERCIAL TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF SF-4, SINGLE FAMILY RESIDENTIAL ON APPROXIMATELY \pm 56.129 ACRES IDENTIFIED AS OAK RIDGE PARK PLANNED DEVELOPMENT DISTRICT NO. ("PD-68"); PROVIDING A LEGAL PROPERTY DESCRIPTION; PROVIDING A GRAPHIC DEPICTION OF THE SITE TO BE REZONED (EXHIBIT "B") APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT "C"); APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "D"); APPROVING A CONCEPTUAL LANDSCAPE PLAN (EXHIBIT "E" AND ASSOCIATED EXHIBITS "E.2" AND "E.3," COTTAGE LANDSCAPE PLAN AND FENCE EXHIBIT, RESPECTIVELY); APPROVING REPRESENTATIVE PRODUCT ELEVATIONS (EXHIBIT "F"); AND APPROVAING REPRESENTATIVE PLAYGROUND PHOTOS (EXHIBIT "G"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas has adopted a Unified Development Code of the City as part of its Code of Ordinances, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City's Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

WHEREAS, the property is comprised of a tract of land, approximately \pm 56.129 acres as described in Exhibit "A" (the "**Property**") and depicted in Exhibit "B" (the "**Graphic Depiction**"), and is currently zoned as SF-2 Single Family Residential (Detached) and C-1 Commercial, under the City's Unified Development Code and as designated on the City's Zoning Map; and

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WHEREAS, an authorized person having a proprietary interest in the Property (the “**Applicant**”) has requested a change in the zoning classification of said Property to a PD-Planned Development zoning district with a base zoning of SF-4 Single Family (Detached) Residential under the City’s Unified Development Code (“UDC”), more specifically identified as Oak Family Planned Development District No. 68 (“PD-68”); and

WHEREAS, the City Council and the Planning and Zoning Commission of the City of Corinth, having given the requisite notices by publication and otherwise, and each, held due hearings and afforded a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, the Planning and Zoning Commission has recommended approval of the requested change in zoning to the Property, and the City Council has determined that the Property has unique characteristics and that zoning through a planned development district is the most appropriate mechanism for zoning the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City’s Unified Development Code, in accordance with the standards and specifications set forth herein, including without limitation the Planned Development Standards set forth in **Exhibit “C”** should be approved; and

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the proposed district and its peculiar suitability for particular use requested and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

WHEREAS, the City Council finds that the requested Amendment to the City’s Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property to PD-66 promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

SECTION 1. INCORPORATION OF PREMISES

The above and foregoing recitals constitute legislative findings of the City Council, are true and correct and are incorporated into the body of this Ordinance for all purposes.

SECTION 2. LEGAL PROPERTY DESCRIPTION; AMENDMENT

That the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended to change the zoning classifications on approximately ± 56.129 acres of land, the overall boundary and legal description as specifically described in **Exhibit “A,”** attached hereto and incorporated herein (the “Property”), and as graphically depicted in **Exhibit “B,”** attached hereto and incorporated herein (the “Graphic Depiction”), from SF-4 Single Family (Detached) Residential and C-1 Commercial to PD-Planned Development zoning district with a base zoning of SF-4, Single Family Residential (Detached), and identified as Oak Ridge Park Single Family Planned Development District No. 68 (“PD-68”) subject to the regulations contained in this Ordinance, including without limitation **Exhibit “C,”** (the “Planned Development Standards”) as further described in Section 5 below. The Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property as PD-68 in accordance with this Ordinance.

SECTION 3. PLANNED DEVELOPMENT CONCEPT PLAN

The Planned Development Concept Plan for the Property as set forth in **Exhibit “D,” “Planned Development Concept Plan,”** a copy of which is attached hereto and incorporated herein, is hereby approved.

SECTION 4. ADDITIONAL ANCILLARY CONCEPTUAL PLANS

Additional ancillary conceptual plans apply to the Property and shall be adhered to in the development and use of the Property. Such additional and ancillary conceptual plans are set forth in the Conceptual Landscape Plan (“**Exhibit E including Exhibits E.2 and E.3 Cottage Landscape Plan and Fence Exhibit, respectively**”), Representative Product Elevations (“**Exhibit “F”**”), Representative Playground Photos (**Exhibit “G”**) are attached hereto and incorporated herein and are collectively herein referred to as the “**Ancillary Conceptual Plans.**”

SECTION 5. LAND USE REGULATIONS/ZONING MAP

A. The Planned Development Standards set forth in **Exhibit “C,”** attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district (“PD-68”) with a base zoning of SF-4 Single Family (Detached) Residential. In the event of conflict between the provisions of **Exhibit “C”** and provisions of any other City zoning regulations, including without limitation, the

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regulations governing the SF-4, Single Family (Detached) Residential zoning district, **Exhibit “C”** shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

B. That the zoning regulations and district herein established for the Property has been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

C. The Planned Development Standards (“**Exhibit C**”), the Planned Development Concept Plan (“**Exhibit D**”), the Conceptual Landscape Plan (“**Exhibit E including Exhibits E.2 and E.3 Cottage Landscape Plan and Fence Exhibit, respectively**”), Representative Product Elevations (“**Exhibits “F”**”), and Representative Playground Photos (**Exhibit “G”**) shall control the use and development of the Property in accordance with the provisions of this Ordinance, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan, and the Ancillary Conceptual Plans. This Ordinance and all Exhibits hereto shall remain in effect as set forth herein unless amended by the City Council, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.

D. If a change to this Ordinance, including without limitation, the PD Concept Plan, and/or associated Ancillary Conceptual Plans, if any, is requested for the Property, the request shall be processed in accordance with the UDC and other development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.

E. The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to document the change in zoning for the Property from SF-4 Single Family (Detached) Residential and Commercial C-1 to PD-Planned Development Zoning District with a Base Zoning Designation of SF-4 Single Family (Detached) Residential and identified as Oak Ridge Park Single Family Planned Development District No. 68 (“PD-68”).

SECTION 6. CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this

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date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 7. SEVERABILITY

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 8. SAVINGS/CONFLICT

In the event of a direct conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

SECTION 9. PENALTY FOR VIOLATIONS

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense.

SECTION 10. PUBLICATION/EFFECTIVE DATE

This Ordinance shall take effect upon its publication as required by law. The City Secretary is directed to publish the caption and penalty of this Ordinance as required by the City Charter and state law.

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**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH
THIS 18th DAY OF JANURARY 18, 2024.**

APPROVED:

Bill Heidemann

AC74FAA88CA6468...

Bill Heidemann, Mayor

ATTEST:

DocuSigned by:

Lana Wylie

D77DD89FB0C3473...

Lana Wylie, City Secretary



APPROVED AS TO FORM:

DocuSigned by:

Patricia Adams

B5BAF55D871D428...

Patricia A. Adams, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

BEING, a tract of land situated in the Brooks Beall Survey, Abstract No. 58 in the City of Corinth, Denton County, Texas, being all of a 60.49 acre tract, as described in Vol. 1459, Pg. 880 in the Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING, at a wood post at the most easterly southeast corner of Fairview West Phase V, an addition to the City of Corinth, as described in Cab. K, Pg. 261 in the Plat Records of Denton County, Texas and being the southwest corner of said 60.49 acre tract;

THENCE, North 00°17'58" East, along the east line of said Fairview West Phase V and the west line of said 60.49 acre tract, for a distance of 1232.17 feet, to a 5/8 inch iron rod found at the northwest corner of said 60.49 acre tract being in the south line of Lake Sharon Drive (Variable R.O.W.), being on a curve to the right, having a radius of 2958.00 feet, a central angle of 05°55'14";

THENCE, departing the east line of said Fairview West Phase V and along the south line of said Lake Sharon Drive and with said curve to the right, for an arc distance of 305.66 feet (Chord Bearing North 86°27'26" East – 305.52 feet), to a ½ inch iron rod found at the point of tangency;

THENCE, North 89°25'03" East, continuing along the south line of said Lake Sharon Drive, for a distance of 1301.27 feet, to a calculated point for corner;

THENCE, South 00°34'57" East, departing said south line, for a distance of 132.83 feet, to a calculated point on a curve to the right, having a radius of 275.00 feet, a central angle of 24°01'41";

THENCE, along said curve to the right for an arc distance of 115.33 feet (Chord Bearing South 67°17'55" East – 114.48 feet), to a calculated point at the point of reverse curvature of a curve to the left, having a radius of 225.00 feet, a central angle of 23°30'52";

THENCE, along said curve to the left for an arc distance of 92.34 feet (Chord Bearing South 67°02'30" East – 91.69 feet), to a calculated point on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 93°30'42";

THENCE, along said curve to the right for an arc distance of 81.60 feet (Chord Bearing South 72°34'44" East – 72.84 feet), to a calculated point for corner;

THENCE, South 89°42'44" East, for a distance of 130.97 feet, to a calculated point in the west line of Taylor's Ridge, an addition to the City of Corinth, as recorded in Cab. Q, Pg. 203 in said Plat Records and being the east line of said 60.49 acre tract;

THENCE, South 00°17'16" West, along the west line of said Taylor's Ridge and with the east line of said 60.49 acre tract, for a distance of 607.89 feet, to a 5/8 inch iron rod found at the

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southwest corner of said Taylor's Ridge and being the northwest corner of Amherst Addition, an addition to the City of Corinth, as described in Doc. No. 2021-202 in said Plat Records;

THENCE, South $00^{\circ}14'30''$ West, continuing along said east line and with the west line of said Amherst Addition, for a distance of 431.32 feet, to a $\frac{5}{8}$ inch iron rod found at the southeast corner of said 60.49 acre tract being the in the north line of Fairview West Phase IV, an addition to the City of Corinth, as described in Cab. L, Pg. 55 in said Plat Records;

THENCE, North $89^{\circ}47'35''$ West, departing the west of said Amherst Addition and along the north line of said Fairview West Phase IV and along the south line of said 60.49 acre tract, for a distance of 318.03 feet, to a $\frac{1}{2}$ inch iron rod found;

THENCE, North $89^{\circ}40'59''$ West, continuing along said north and south lines, for a distance of 406.08 feet, to a $\frac{1}{2}$ inch iron rod found;

THENCE, North $89^{\circ}42'52''$ West, continuing along said lines, for a distance of 267.97

feet, to a $\frac{1}{2}$ inch iron rod found; THENCE, North $89^{\circ}44'59''$ West, continuing along

said lines, for a distance of 201.13 feet, to a $\frac{1}{2}$ inch iron rod found; THENCE, North

$89^{\circ}35'06''$ West, continuing along said lines, for a distance of 265.73 feet, to a $\frac{1}{2}$ inch

iron rod found;

THENCE, North $89^{\circ}43'14''$ Wets, continuing along said lines, for a distance of 540.66 feet, to the POINT OF BEGINNING and containing 56.129 acres of land.



Proposed Zoning Change

Zoning Change

SF-4 and C-1 to PD-68 with SF-4 Base

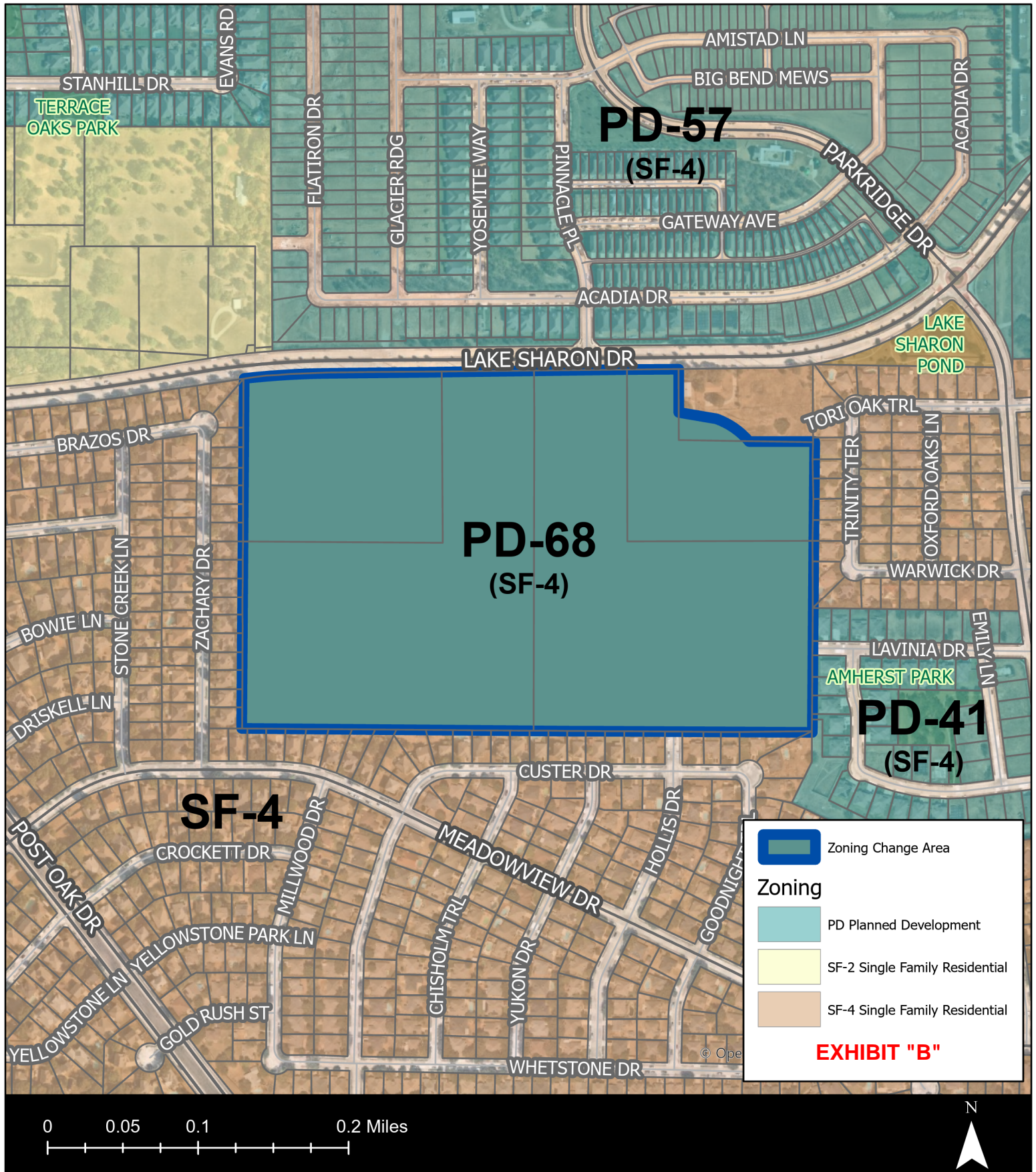


EXHIBIT “C”
PLANNED DEVELOPMENT STANDARDS
OAK RIDGE PARK SINGLE FAMILY RESIDENTIAL DEVELOPMENT

SECTION 1: PURPOSE AND BASE DISTRICT

A. Purpose

The regulations set forth herein (**Exhibit “C”**) provide development standards for single family residential uses within the Oak Ridge Park Planned Development District No. 68 (“PD-68” or the “Property”). The boundaries of PD-68 are identified by metes and bounds on the Legal Description, Exhibit “A” to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development “PD” Concept Plan as depicted on Exhibit “D” and associated Ancillary Concept Plans, Exhibits “D, E, E.2, E.3, F, and G” to this ordinance. A use that is not expressly authorized herein is expressly prohibited in this PD-68.

B. Base District

In this PD-68, the “SF-4” Single-Family Residential District (Detached) regulations of the Corinth Unified Development Code (UDC), Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein. If a change to the PD Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

SECTION 2 – USES AND AREA REGULATIONS

A. Purpose

PD-68, Oak Ridge Park Planned Development is intended to provide a quality residential development taking advantage of the location and concepts outlined in the Envision Corinth 2040 Comprehensive Plan by promoting variation in single-family dwelling types and lot sizes including Cottage, Patio, and Traditional Home lots to create a “traditional neighborhood development” following new urbanist concepts while respecting the larger lot transitions of the existing surrounding neighborhoods. The development includes a maximum of 310 Single-Family Detached lots, as set forth in on Exhibit “D” – PD Concept Plan, providing views and access to common open spaces including a large central green designed to preserve vast groves of existing mature trees and offer open spaces for passive neighborhood gatherings, and includes a playground amenity area and trail network linking to several additional passive open space tree preserves, as well as a stormwater pond designed as a park-like amenity with a landscaped, tree-lined perimeter trail. In addition, the design includes sidewalks, tree lined streets, landscaped medians to promote traffic calming, and on-street parking, as depicted on Exhibit “E” – Conceptual Landscape Plan.

B. Permitted Uses and Use Regulations

In the PD-68 District, no building, or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the SF-4 Single Family Residential District (Detached) regulations of the UDC or otherwise permitted by this PD Ordinance. The Permitted Uses in the SF-4, Single Family Residential (Detached) District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the PD-68 District. The residential building layout shall be in general conformance with the PD Concept Plan shown in Exhibit “D” attached hereto.

C. Dimensional Regulations

UDC Subsection 2.08.04 Residential Dimensional Regulations Chart for the SF-4 Single Family Residential (Detached) District shall apply, except as modified in Table A – Dimensional Requirements below:

Table A – Dimensional Requirements:

SF-4 Base:		Dimensional Standards/Modification:		
		Cottage Homes ⁽¹⁾	Patio Homes ⁽³⁾	Traditional Homes (Type A, B, & C)
Front Yard Setback ⁽²⁾	25'	5'	25'	25'
Side Yard Setback:				
Interior Lot	5'	0'/6' ⁽¹⁾	5'	5'
Corner Lot	15'	6'	10'	10'
Rear Yard Setback	20'	20'	10'	10'
Garage Setback	25'	20' (rear entry) (12' for lots adjacent to alley radii)	25'	25'
Minimum Lot Area	7,500 SF	2,700 SF	6,000 SF	Type A: 7,200 SF Type B: 8,125 SF Type C: 8,750 SF
Maximum Density	N/A			
Minimum Lot Width:	70' at building line	30'	50'	Type A: 60' Type B: 65' Type C: 70'
Minimum Lot Depth	100'	90'	120'	Type A: 120' Type B & C: 125'
Minimum Floor Area	1,500 sq. ft.	1,400 sq. ft.	1,500 sq. ft.	1,800 sq. ft.
Maximum Height (feet/stories)	35'/2.5	36' / 2.5	36' / 2.5	36' / 2.5

Maximum Building Area (all buildings)	30%	65%	55%	55%
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(1) Cottage Homes lots – One (1) side may have a minimum zero foot (0') side yard setback (zero lot line) while the other side shall have a minimum six foot (6') side yard setback. A minimum of six feet (6') shall separate all buildings and include a minimum three foot (3') maintenance easement. Eaves may overhang a neighboring lot line by up to eighteen inches (18") on the zero lot line side.

(2) The front setback for patio and traditional single-family homes may be reduced to a minimum of fifteen feet (15') for the following elements:

- a. A "j-swing" garage provided that the wall of the garage that faces the street contains a glass pane window with a minimum size of three feet (3') by five feet (5') and the height of the garage does not exceed one story.
- b. An unenclosed front porch which has a minimum dimension of seven feet in depth measured from stud to the front edge of the porch and a minimum width of 10 feet (10').

(3) For Patio Home lots with frontage along a median break, or fronting onto a cul-de-sac, the minimum front yard setback and garage setback may be reduced to 20', the minimum rear yard setback may be reduced to 5', and the minimum lot area may be reduced by an amount not to exceed 20% of the typical lot area requirement for the limited number of lots specifically identified on Exhibit "D" – PD Concept Plan with an "*" along Street B and Hollis Drive.

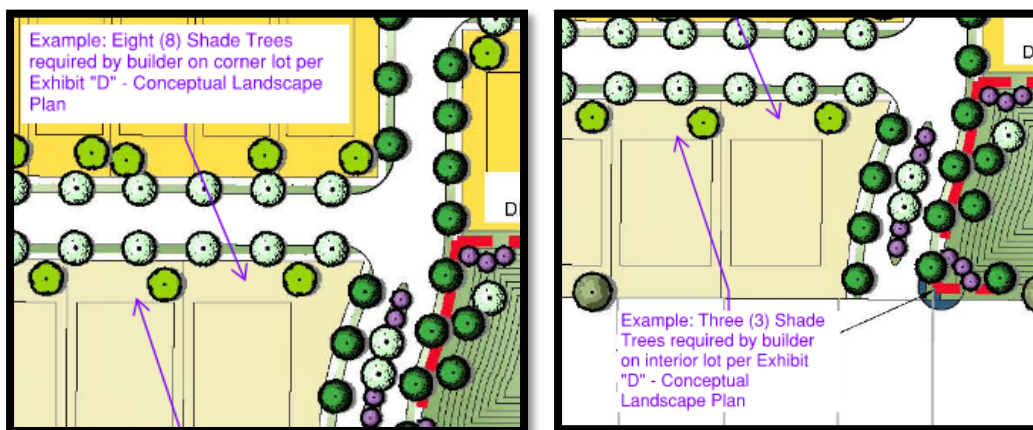
D. Development Standards

Except as otherwise set forth, the Development Standards of Subsection 2.04.04, SF-4, Single Family Residential (Detached) of Subsection 2.04, "Residential Zoning Districts" of the UDC, for the SF-4 Single Family District (Detached and all other requirements of the UDC shall apply to development within PD-68, Oak Ridge Park.

1. UDC Subsection 2.07.07 **Accessory Buildings and Uses** shall apply, as may be amended.
2. UDC Subsection 2.09.01 **Landscaping Regulations for Attached, and Detached Single Family Developments** shall apply, except as modified below:
 - a. Subsection 2.09.01.B.2.A.a. shall be modified to reduce the width of the required landscape edge buffer along Lake Sharon Drive from twenty (20) feet to ten (10) feet. Developer shall be required to plant a minimum of fifty (50) Shade trees (3" caliper minimum) in clusters of five (5) and a minimum of thirty (30) Ornamental trees (2" caliper minimum) in groupings of three (3) in between the required Shade trees clusters along the length of the Lake Sharon Drive frontage, as shown in Exhibit "E".
 - b. Subsection 2.09.01.B.2.B.(a) and (b) **Required Landscaping and Location of Trees** shall be modified to require, at a minimum, the number, size, and

location of Shade Trees for Cottage Home Lots, Patio Home Lots, and Traditional Home Lots as depicted in Exhibit “E” – Conceptual Landscape Plan (where Shade Trees are shown within lots, within the right-of-way, and within Common Open Space X-Lots). The exact location and type of species of Shade Trees along each street shall be further defined on the detailed Landscape Plan to be submitted with Civil Plans. The detailed Landscape Plan shall serve as a guide for the Builder and City Staff during construction by identifying the species to be planted along each street as well as standards for Shade Trees to be located within the public right-of-way (bulb-outs located between on-street parking spaces and in the “Parkway,” where Parkway is defined as the five-foot (5’) area between the sidewalk and curb), and as located within the respective Cottage, Patio, and Traditional Home lots, and for Cottage Home Lots fronting onto common open space X-Lots (where Shade Trees as shown to be located along the sidewalk/trail).

- i. The Builder shall be responsible for the installation of the Shade Trees associated with each Cottage, Patio, and Traditional Home Lot as described above and depicted on Exhibit “E” – Conceptual Landscape Plan and as shall be further defined on the Landscape Plan as noted above. This shall include Shade Trees to be located in the Parkway adjacent to each lot (front and side frontage) and trees shown within the lot or a common open space lot, where applicable. The installation of the Shade Trees shall be satisfied prior to issuance of a Certificate of Occupancy/Building Final. Reference example below illustrating required Shade Tree plantings for a corner lot and an interior lot.



- c. The Developer shall be responsible for installing Shade Trees within all “Parkway” locations that abut common open space lots (X-Lots and Detention Pond Lots as shown on Exhibit “E” shown on Exhibit “E” and as shall be further defined in the Landscape Plan to be submitted at time of Civil Plans.
- d. Cottage Home Lots shall be modified to require only twelve (12) shrubs to be

planted within the front yard and with Shade Trees to be planted by “block face” within the “Parkway” as depicted on Exhibit “E”.

- e. The four (4) medians provided in the Right-of-Way shall be planted with trees, as shown in Exhibit “E” by the Developer.
- f. All trees and shrubs shall be of a species listed in the plant list, as shown in Exhibit “E”.
- g. Trees and other plant material planted within in bulb-outs, parkway, and medians, as shown in Exhibit “E”, shall be maintained by the Homeowners Association in perpetuity and utilize City approved root barrier systems when trees are within 5’ of pavement.
- h. All landscaping and Shade Trees within the Parkway for the Cottage Home Lots shall be maintained by the Homeowners Association in perpetuity.

3. 2.09.02 **Tree Preservation** shall apply, except as modified below:

- a. The Developer shall preserve areas of Healthy Protected Trees totaling a minimum of 10.1%, or 4,002.9”, of the total caliper inches (CI) of Healthy Protected Trees on site, which shall be wholly located within common open space lots (X-Lots) as labeled on Exhibit “E” and graphically depicted on Exhibit “E” – Conceptual Landscape Plan. Note that existing trees identified on Exhibit “E” that are shown to be located within private lots shall not count toward satisfying the minimum 10.1% saved base percent or 4,002.9 CI. Documentation of the minimum base save percentage of 10.1% as noted above, shall be based on a Tree Survey and further documented as part of a Tree Protection/Mitigation Plan included with the Civil Plan set submittal and field verified as part of the Tree Removal Permit process, prior to release for any grading and/or tree removal activities.
- b. UDC Subsection 2.09.02.G. Table 16-A Replacement Rates for Protected Trees and Table 16-B Credits for Healthy Protected Tree Preservation Efforts shall not apply.
 - i. In lieu of these provisions, the Developer shall mitigate a flat number of 2,000 CI either through the replanting of Shade Trees and/or by paying a fee-in-lieu-of replacement in accordance with the Fee Schedule at \$150.00 per CI.
 - ii. Any mitigation replacement Shade Trees proposed for replanting shall be identified at the time of Civil Plan Set submittal and shown on the Landscape Plan/Tree Protection/Mitigation Plan and shall be planted within the common open space (X-Lots) in areas where it was noted at time of Landscape Plan preparation that the design would benefit from additional tree plantings other than what is shown currently on Exhibit “E” – Conceptual Landscape Plan. Note that the replanting of

mitigation trees shall be in addition to the minimum Shade Tree landscape requirements of the UDC per residential lot and such trees identified in this PD for plantings of Street Trees within the right-of-way (including medians), and the perimeter areas of the stormwater pond used to satisfy Park and Trail Dedication requirements as depicted on Exhibit "E."

- c. UDC Subsection 2.09.02.F.4.a. shall be altered to permit the use of a Tree Survey prepared within three (3) years of the date of the filing of a Tree Removal Permit Application provided that a Registered Landscape Architect or Certified Arborist certifies the accuracy of the base saved percentage of Healthy Protected Trees comprising the 10.1% preserved as noted above and documented as part of the Tree Preservation/Mitigation Plan, and field-verified prior to release for any grading and/or tree removal activities.
- d. Should it be determined at the time of Tree Survey field verification and Tree Preservation/Mitigation Plan preparation, that the number of protected Healthy Trees to be preserved falls below the 4,002.9 CI identified to be saved, the Developer shall identify additional areas to be preserved within a common open space X-lot to maintain that base minimum.
- e. Protected Trees preserved (saved) and planted to satisfy required mitigation on site shall be maintained, cared for, and replaced by the Homeowners' Association in perpetuity.
 - i. In the event of necessary removal of an existing preserved (saved) Protected Tree due to natural events such as disease, lightning strike, tornado, or flood that causes the destruction, severe decline, or death, trees affected that are up to twenty (20) caliper inches shall be replaced with a three-inch (3") Canopy (shade) tree. Each Protected Tree greater than twenty (20) caliper inches and up to forty (40) caliper inches shall be replaced with three (3) three-inch (3") caliper Canopy (shade) trees each. Each Protected Tree greater than forty (40) caliper inches shall be replaced with five (5) three-inch (3") caliper Canopy (shade) trees in an effort to reestablish the canopy lost. Replacement Canopy (shade) trees shall be selected from table 15 of subsection 2.09.07, landscaping Regulations, of the UDC and no such replacement tree shall be smaller than three (3) caliper inches at the time of planting.
 - ii. Replacement mitigation trees planted on site that are removed due to "natural event" as described above shall be mitigated on a 1:1 basis.
- 4. UDC Subsection 2.09.03 **Vehicular Parking Regulations** shall apply, except as modified below:
 - a. A minimum of eighty-five (85) defined on street parking spaces shall be

provided within protected parking spaces (parking between bulb-outs planting areas) located along the frontage of Cottage Home Lots. This is in addition to the on-street parking located along typical local residential streets as represented on Exhibit “E”.

- b. A parking area with a minimum of ten (10) spaces shall be constructed on the east side of Street D, along the northern boundary of Blk C, to serve playground visitor parking. The westernmost two (2) parking spaces shall be designated as handicap parking spaces.
 - i. The parking area shall be signed to indicate that the spaces are for the benefit of “Park Visitors Only.”
- c. On-street parking shall be limited to a 24-hour period as enforced by the Homeowner’s Association.

5. UDC Subsection 2.04.04.C.2 **Garage Regulations** shall apply, except as modified below:

- a. The garage door(s) shall not extend in front of the home and shall have a minimum setback of 25 feet. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation. A third garage door may be located as a “j-swing” door or may face a side street on a corner lot. The modification to this subsection shall only apply to Patio and Traditional Single-Family Lots.
- b. For any dwelling on a lot less than 50’ in width, the garage shall be accessed by alley.

6. UDC Subsection 2.09.04 **Building Façade Material Standards** shall apply, except as modified below:

- a. Exterior wall materials – 75% of each façade (excluding doors and windows) shall consist of masonry construction materials and/or fiber-reinforced cementitious board. However, no more than 30% of any façade shall be fiber-reinforced cementitious board. Reference Exhibit “F” – Representative Product which depicts examples of dwellings proposed for each lot type; Cottage, Patio, and Traditional Home Lots.
- b. Each building shall include at least four (4) of the following architectural elements:
 - i. Awnings/canopies;
 - ii. Balconies (a minimum of 25 square feet in size);
 - iii. Dormers;
 - iv. Offsets within each building (a minimum 5 feet to receive credit);
 - v. Patio (a minimum of 25 square feet in size);
 - vi. Porches (a minimum of 25 feet in size);
 - vii. Stoops (a minimum of 2 feet tall by 4 feet wide);
 - viii. Varied roof height in building (a minimum 10-foot difference);

- ix. Sconce lighting;
- x. Decorative banding or molding
- xi. Decorative overhangs;
- xii. Front porch columns;
- xiii. Bay windows; and
- xiv. Shutters.

7. UDC Subsection 2.09.05 **Residential Adjacency Standards** shall apply.
8. UDC Subsection 2.09.06 **Nonresidential Architectural Standards** shall apply.
9. UDC Subsection 2.09.07 **Lighting and Glare Regulations** shall apply.
10. UDC Subsection 4.01 **Sign Regulations** shall apply.
11. UDC Subsection 3.05.05 **Alley Standards** shall apply, except as modified below:
 - a. Mews alleys shall be provided where Cottage Home lots front onto open spaces and fire access to such lots is provided from the alley. Mews alleys shall have a thirty-foot (30') right-of-way with a minimum twenty-four foot (24') edge-to-edge concrete paving, as shown in Exhibit "D". The modification shall only apply to Cottage Home lots.
12. UDC Subsection 3.05.09 **Lot Standards** shall apply, except that Cottage Home Lots fronting onto Common Open Space X-lots, with rear entry access provided by an alley, shall be allowed, as shown in Exhibit "D". The modification shall only apply to Cottage Home lots.
13. UDC Subsection 3.05.10 Park and Trail Dedication requires that Park and Trail dedication for Residentially Zoned Property to be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination shall apply, except as modified below:
 - a. Exhibits "D" and "E" show common open space land to be owned and maintained by the Homeowners Association. Of that land area, 7.512 acres shall be counted towards satisfying the Park and Trail requirements of Subsection 3.05.10 as outlined in item e. below.
 - b. Existing protected trees and any required mitigation trees to be replanted within common open space lots shall be preserved in perpetuity and cared for by the Homeowner's Association.
 - c. Trails, sidewalks, and amenities located within the common open space (X-lots) shall be maintained and replaced in kind in the event of removal, disrepair, and/or destruction as provided for the restrictive covenants. The detail of such ownership and maintenance obligation shall be set forth in the covenants and shall be recorded prior to recording of the Final Plat for Phase 1.

- d. Trails shall utilize bollard lighting in strategic locations in line with best practices. Location of bollard lighting to be ultimately determined at the time of full landscape plan submittal.
- e. The 7.512 acres of common open space land counted toward Park and Trail Land Dedication is broken out as follows:
 - i. 1.917 acres designated for a detention or retention basin (*for stormwater management purposes*). The 1.917 acre southeast detention basin area (Blk D, Lot 6) shown on Exhibit “D” and Exhibit “E” shall be designed either as a either wet retention pond or dry detention pond as detailed in items a. and b. below to off-set a direct proportion of the acreage required for Park Land dedication (in the form of common open space X-Lot):
 - a. Wet retention areas shall be improved with a minimum twenty foot (20’) wide area that is capable of accommodating a five foot (5’) meandering trail around the perimeter with defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. These shade trees are in addition to and shall not count toward the required Cottage Lot shade tree plantings permitted to be planted in common area open spaces as described in Section 2.a In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. The pond shall include a fountain feature.
 - b. Dry detention areas shall be improved with a minimum twenty foot (20’) wide area that is capable of accommodating a five foot (5’) meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. These shade trees are in addition to and shall not count toward the required Cottage Lot shade tree plantings permitted to be planted in common area open spaces as described in Section 2.a. In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. Further, a minimum of twenty-five percent of the pond perimeter shall have a 10:1 side slope; an alternate to this percentage may be considered based on best practices for planning and engineering as determined at time of Civil Plan submittal and as approved by the Director of Development

Services should the alternative design meet the intent of the gradual slope and perimeter distance. The remaining perimeter area shall not exceed a maximum side slope of 4:1. The flat bottom of the basin shall be kept manicured, maintained, and in a condition that will not promote standing water, and be of a sufficient size to accommodate active play space no less than ¼ acre (10,890 sf) in area. Alternative perimeter side slopes may be considered by the City at the time of preliminary plat based on best engineering practices and safety. Mitigation trees such as Bald Cypress may be planted in clusters in strategic locations within the basin area to create small groves and shade around the edges of the pond provided, trees do not interfere with the function of the pond as determined at time of Civil Plan review. Such trees shall be identified on the Landscape Plan/Tree Preservation Mitigation Plan.

- ii. 5.595 acres consist of common area linear open spaces, parkland, and trails and shall include the following requirements, as depicted on Exhibit “E”.
 - a. Developer shall remove the existing four foot (4’) sidewalk along Lake Sharon Drive and construct a new five feet (5’) sidewalk. A pedestrian public access easement shall be provided should the sidewalk need to be extended outside of the public right-of-way and into the common open space lots (X-lots).
 - b. Developer shall construct a six foot (6’) concrete trail through Oak Ridge Park from Lavinia Drive to Lake Sharon Drive in accordance with ADA standards, as shown in Exhibit “E”. A pedestrian public access easement shall be provided when the trail meanders outside of the public right-of-way.
 - c. Developer shall construct a five foot (5’) concrete trail through the common open space lots (X-lots) in accordance with ADA standards, as shown in Exhibit “E”. A pedestrian public access easement shall be provided when the trail meanders outside of the public right-of-way and into the common open space lots (X-lots).
 - d. The sidewalk along the northern end of the cul-de-sac of Hollis Drive shall be allowed to meander through the northern open space to a connection point along the trail in order to avoid negatively impacting the existing mature trees located at this terminus. This section of sidewalk shall not be required to follow the perimeter edge of the cul-de-sac paving section however, Street Trees shall be provided within the Parkway area 5’ from back of curb by the Developer.
 - e. Developer shall construct a playground in the central open space Blk

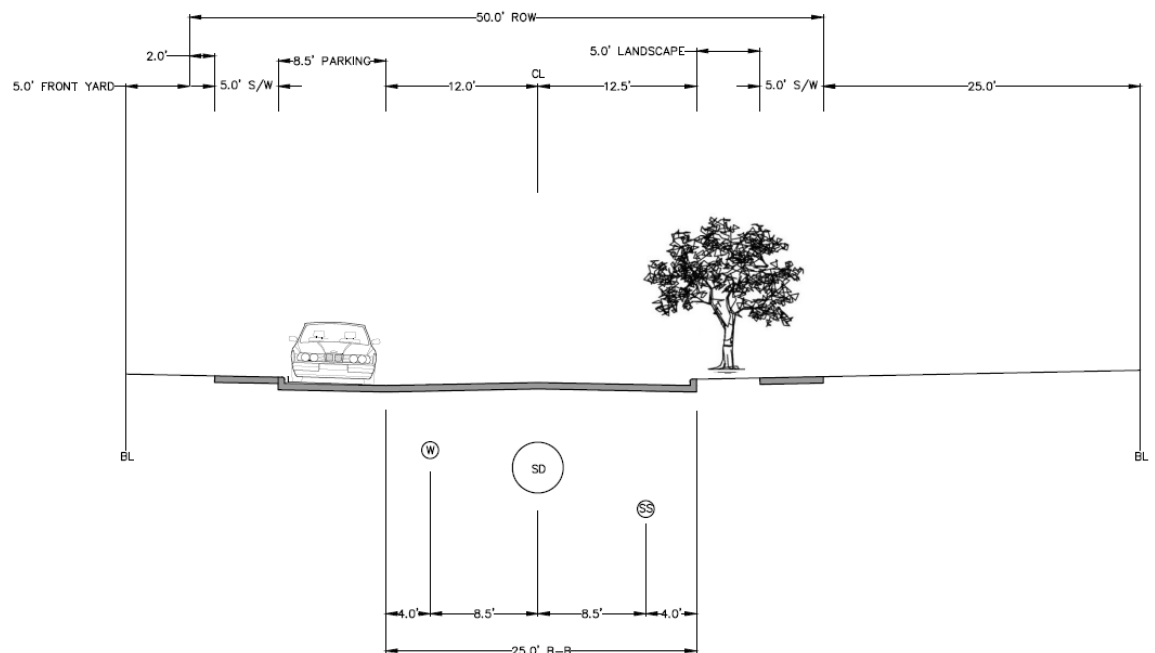
G Lot 46X, as shown in Exhibit “D” and “E” and further illustrated on Exhibit “G” – Representative Playground Photos. Playground shall include a significant portion of playscape that is certified for ADA accessibility standards and designed in conformance with best practice accommodations for handicapped children. In addition to the playground, Developer shall provide a shade structure and benches throughout the open space. The Playground and associated amenities shall be installed with Phase 1 as designed within the Landscape Plan/Hardscape Plan and shall be owned and maintained by the Homeowners’ Association in perpetuity.

14. UDC Subsection 3.05.13 **Street Design Criteria** shall apply, except as modified below:

- a. For Street Cross Section A-2 shown below parking shall be limited to parallel parking locations only.

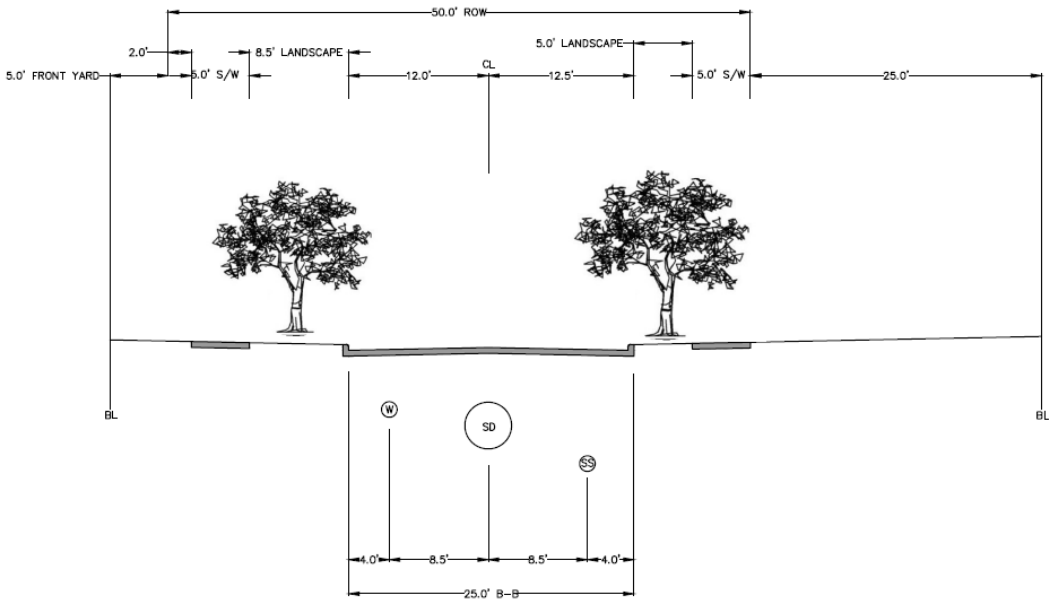
Street Cross Section A

One Side On Street Parking
Streets B, C, D, and H



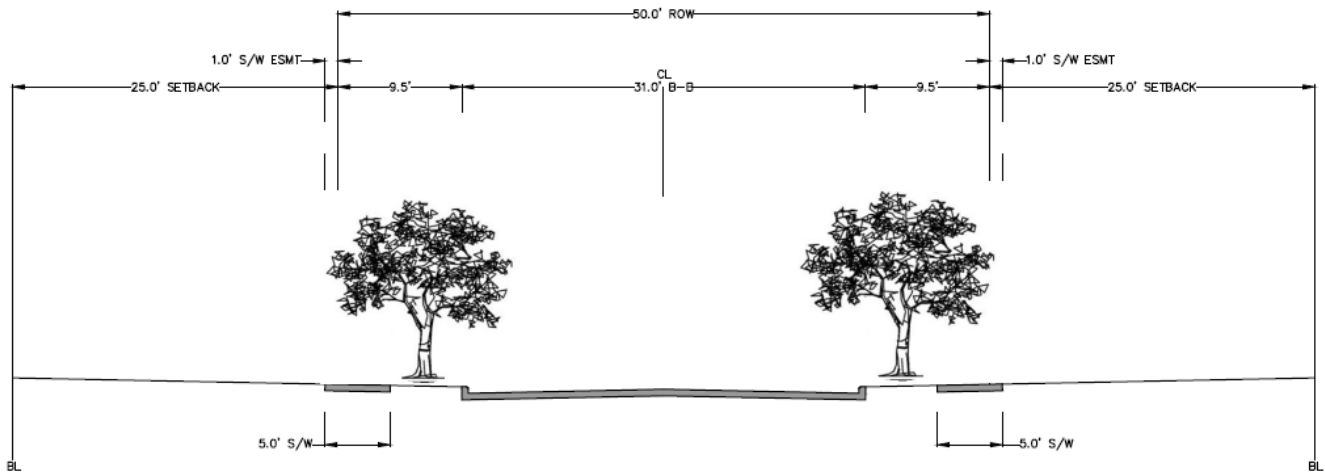
Street Cross Section A-2

One Side On Street Parking
(Landscape Locations)
Streets B, C, D, and H



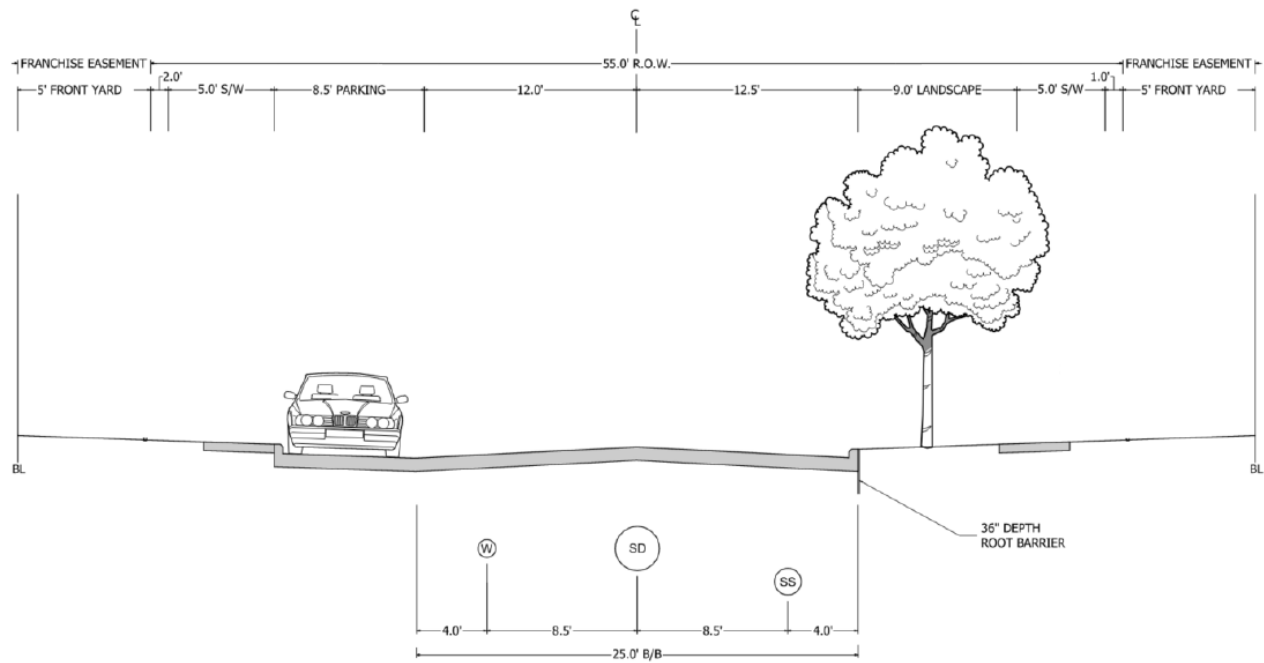
Street Cross Section B -

Streets A, E, F, I, and J



Street Cross Section C

Side Two Sided On Street Parking
Street G



15. UDC Subsection 4.02 Fence and Screening Regulations shall apply, except as modified below:

- a. Developer shall construct a six foot (6') high brick screening wall with seven foot (7') high stone columns spaced every other lot corner and at wall ends along Lake Sharon Drive. The developer shall construct all perimeter fencing adjacent to surrounding subdivisions with eight foot (8') board-on-board fencing as depicted on Exhibit "E-3" – Fencing Exhibit prior to the acceptance of public improvements.
- b. Lots abutting detention ponds or open space lots (X-lots) shall only be permitted to install ornamental fencing but may place a vegetation screen for privacy within the yard of the lot.
- c. Opaque evergreen vegetative screening along with a six foot (6') ornamental metal fence shall be installed by Developer along the side perimeter of the lots directly adjacent to divided boulevard Lake Sharon main entry.
- d. Opaque evergreen vegetative screening along with a six foot (6') ornamental metal fence shall be installed by Developer along the perimeter of the alley adjacent to the western Lake Sharon entry.
- e. Opaque evergreen vegetative screening shall be installed by Developer along the eastern and southern perimeter edge of the Street D and Street G alley adjacent to the northeast open space.
- f. Opaque evergreen vegetative screening shall installed by Developer along the northern edge of the parking lot.
- g. Opaque evergreen vegetative screening shall be installed by Developer along the northern edge of the Street B alley adjacent to the northern open space perimeter; as shown on Exhibit E.

SECTION 3: OTHER DEVELOPMENT CONSIDERATIONS:

- A. Access Management.** Left turn lanes shall be constructed at the western and eastern median openings on Lake Sharon Drive to access the site, and that the middle existing median opening shall be closed as part of the construction of this development.
- B. Central Green/Playground On-street parking along Street D.** The location of additional on-street parking (including the addition of handicapped accessible spaces along the west side of Street D) shall be further evaluated at time of Civil Plan submittal considering best practices in pedestrian safety and access. This evaluation may also include the alteration to the median and lane width from what is expressly depicted on Exhibit "D" – Concept Plan and Exhibit "E" Conceptual Landscape) as may be considered and administratively approved by City Staff per City ordinance.

C. Sidewalks

1. Sidewalks shall be provided for all Cottage Home Lots fronting or siding onto the Central Green Common open space to provide front access to the lots and interconnection to the broader sidewalk and trail network.
2. Sidewalk along Lake Sharon Drive may meander within the Landscape Edge Buffer provided with a pedestrian access easement. In no instance shall the sidewalk be located closer than two (2) of the curb along Lake Sharon Drive.

D. Street (Shade) Trees

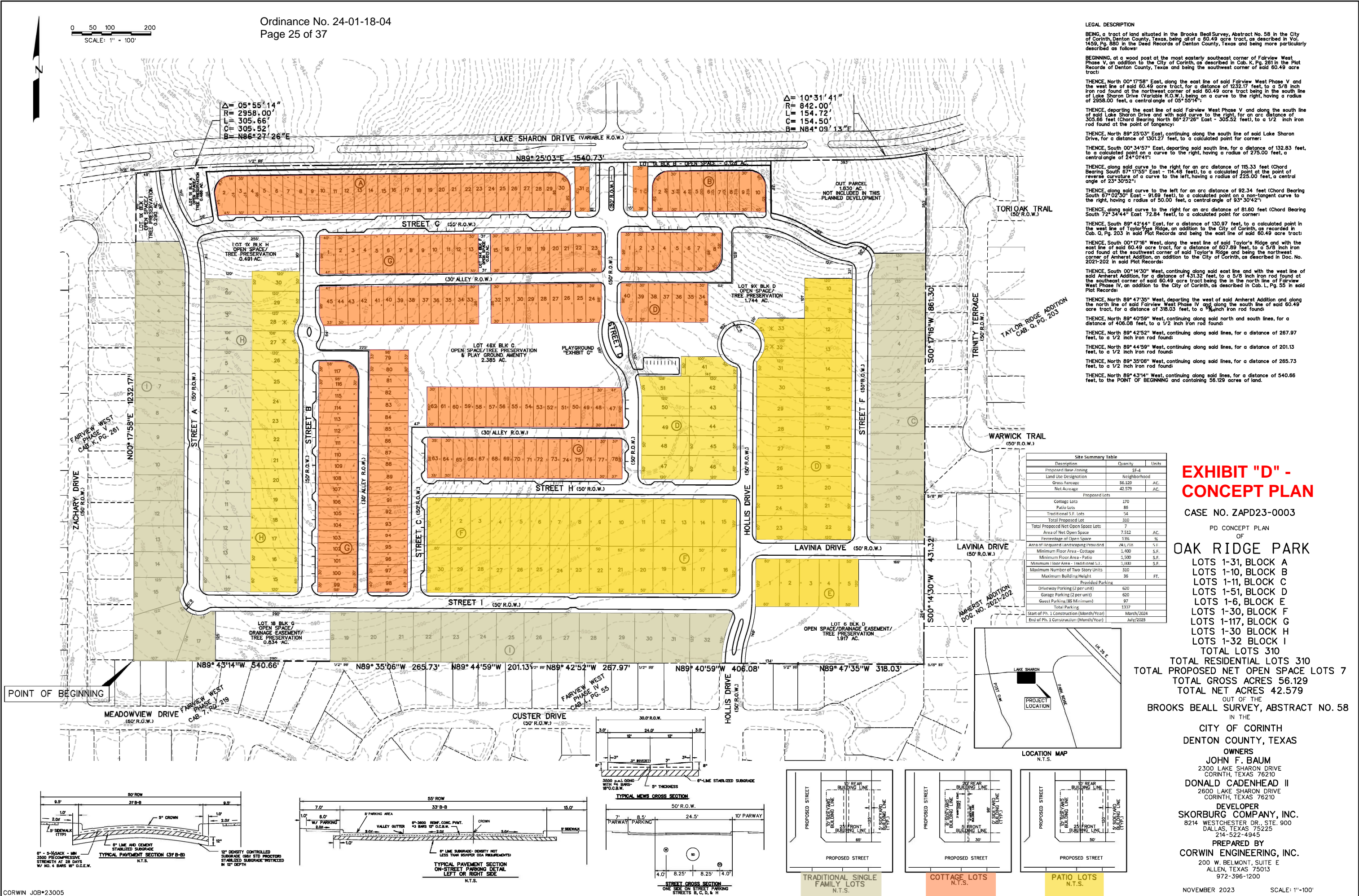
1. Shade Trees to be installed by the Developer shall be in accordance with the number, size, and location within the Parkway as depicted on Exhibit “E” – Conceptual Landscape Plan and as shall be further detailed in the Landscape Plan at time of Civil Plan submittal.” It is a requirement of the Developer to install Street Trees (Shade Trees) within the Parkway as shown along all Common Open Space Lots (X-Lots), Stormwater Management Lots, and along the north eastside of Street F where the street abuts the out parcel. Street Trees shall be installed prior acceptance of the subdivision.
2. The Homeowners Association shall maintain and care for shade trees located within the Parkway in perpetuity throughout the Subdivision.

E. Existing Gas Well

1. The owner/operator of the gas wells will commence the plugging and abandonment within 60 days of the Developer closing and funding on the property. The owner/operator will complete the plugging and abandonment operation within 90 days after commencement, subject to extensions for delay caused by Force Majeure (occurrence beyond the reasonable control of the owner/operator). The plugging and abandonment will be done in conformance with the rules of the Texas Railroad Commission, and the owner/operator will file all reports required by the Texas Railroad Commission for the plugging and abandonment of the wells.

F. Phasing

1. The ultimate phasing timeline shall be determined at the time of platting once more preliminary engineering and design work is completed.



LEGAL DESCRIPTION

BEING, a tract of land situated in the Brooks Beall Survey, Abstract No. 58 in the City of Corinth, Denton County, Texas, being all of a 60.49 acre tract, as described in Vol. 1459, Pg. 880 in the Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING, at a wood post at the most easterly southeast corner of Fairview West Phase V, an addition to the City of Corinth, as described in Cab. K, Pg. 261 in the Plat Records of Denton County, Texas and being the southwest corner of said 60.49 acre tract;

THENCE, North 00°17'58" East, along the east line of said Fairview West Phase V and the west line of said 60.49 acre tract, for a distance of 1232.17 feet, to a 5/8 inch iron rod found at the northwest corner of said 60.49 acre tract being in the south line of Lake Sharon Drive (Variable R.O.W.) being on a curve to the right, having a radius of 2958.00 feet, a central angle of 05°55'14";

THENCE, departing the east line of said Fairview West Phase V and along the south line of said Lake Sharon Drive and with said curve to the right, for an arc distance of 305.66 feet (Chord Bearing North 86°27'26" East - 305.52 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 89°25'03" East, continuing along the south line of said Lake Sharon Drive, for a distance of 1301.27 feet, to a calculated point for corner;

THENCE, South 00°34'57" East, departing said south line, for a distance of 132.83 feet, to a calculated point on a curve to the right, having a radius of 275.00 feet, a central angle of 24°01'41";

THENCE, along said curve to the right for an arc distance of 115.33 feet (Chord Bearing South 87°17'55" East - 114.48 feet), to a calculated point at the point of reverse curvature of a curve to the left, having a radius of 225.00 feet, a central angle of 23°30'52";

THENCE, along said curve to the left for an arc distance of 92.34 feet (Chord Bearing South 87°02'30" East - 91.69 feet), to a calculated point on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 93°30'42";

THENCE, along said curve to the right for an arc distance of 81.60 feet (Chord Bearing South 72°34'44" East - 72.84 feet), to a calculated point for corner;

THENCE, South 89°42'44" East, for a distance of 130.97 feet, to a calculated point in the west line of Taylor's Ridge, an addition to the City of Corinth, as recorded in Cab. Q, Pg. 203 in said Plat Records and being the east line of said 60.49 acre tract;

THENCE, South 00°17'16" West, along the west line of said Taylor's Ridge and with the east line of said 60.49 acre tract, for a distance of 607.89 feet, to a 5/8 inch iron rod found at the southwest corner of said Taylor's Ridge and being the northwest corner of Amherst Addition, an addition to the City of Corinth, as described in Doc. No. 2021-202 in said Plat Records;

THENCE, South 00°14'30" West, continuing along said east line and with the west line of said Amherst Addition, for a distance of 431.32 feet, to a 5/8 inch iron rod found at the southeast corner of said 60.49 acre tract being in the north line of Fairview West Phase IV, an addition to the City of Corinth, as described in Cab. L, Pg. 55 in said Plat Records;

THENCE, North 89°47'35" West, departing the west of said Amherst Addition and along the north line of said Fairview West Phase IV and along the south line of said 60.49 acre tract, for a distance of 318.03 feet, to a 5/8 inch iron rod found;

THENCE, North 89°40'59" West, continuing along said north and south lines, for a distance of 406.08 feet, to a 1/2 inch iron rod found;

THENCE, North 89°42'52" West, continuing along said lines, for a distance of 267.97 feet, to a 1/2 inch iron rod found;

THENCE, North 89°44'59" West, continuing along said lines, for a distance of 201.13 feet, to a 1/2 inch iron rod found;

THENCE, North 89°35'06" West, continuing along said lines, for a distance of 265.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°43'14" West, continuing along said lines, for a distance of 540.66 feet, to the POINT OF BEGINNING and containing 56.129 acres of land.

Site Summary Table		
Description	Quantity	Units
Proposed Wave Zoning	SF-4	
Land Use Designation	Neighborhood	
Gross Acreage	56.129	AC.
Net Acreage	42.579	AC.
Proposed Lots		
Cottage Lots	170	
Patio Lots	86	
Traditional S.F. Lots	54	
Total Proposed Lot	310	
Total Proposed Net Open Space Lots	7	
Area of Net Open Space	7.512	AC.
Percentage of Open Space	1.8%	%
Area of Required Landscaping (Provided)	1,400	S.F.
Minimum Floor Area - Cottage	1,500	S.F.
Minimum Floor Area - Patio	1,000	S.F.
Minimum Floor Area - Traditional S.F.	1,000	S.F.
Maximum Number of Two-Story Units	310	
Maximum Building Height	36	FT.
Provided Parking		
Driveway Parking (2 per unit)	620	
Garage Parking (2 per unit)	620	
Guest Parking (85 Minimum)	97	
Total Parking	1337	
Start of Ph. 1 Construction (Month/Year)	March/2024	
End of Ph. 1 Construction (Month/Year)	July/2025	

EXHIBIT "D" -
CONCEPT PLAN

CASE NO. ZAPD23-0003

PD CONCEPT PLAN
OF

OAK RIDGE PARK

- LOTS 1-31, BLOCK A
- LOTS 1-10, BLOCK B
- LOTS 1-11, BLOCK C
- LOTS 1-51, BLOCK D
- LOTS 1-6, BLOCK E
- LOTS 1-30, BLOCK F
- LOTS 1-117, BLOCK G
- LOTS 1-30 BLOCK H
- LOTS 1-32 BLOCK I
- TOTAL LOTS 310

TOTAL RESIDENTIAL LOTS 310
TOTAL PROPOSED NET OPEN SPACE LOTS 7
TOTAL GROSS ACRES 56.129
TOTAL NET ACRES 42.579

OUT OF THE
BROOKS BEALL SURVEY, ABSTRACT NO. 58
IN THE

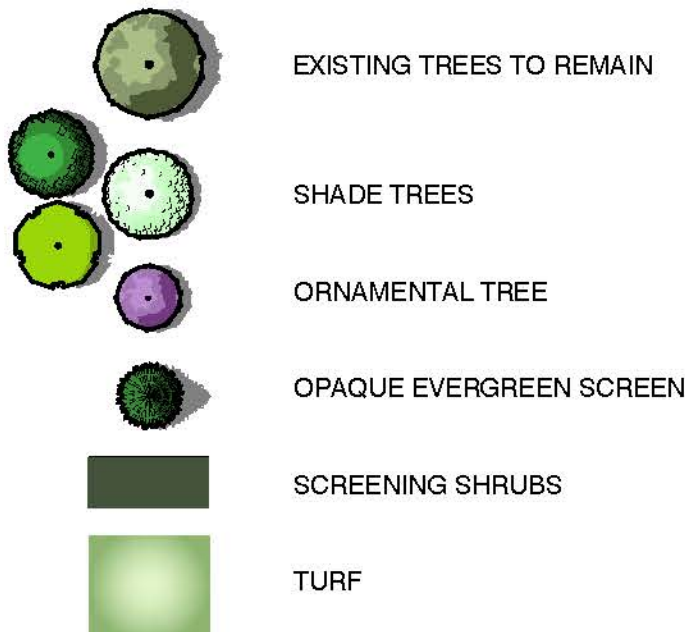
CITY OF CORINTH
DENTON COUNTY, TEXAS

OWNERS
JOHN F. BAUM
2300 LAKE SHARON DRIVE
CORINTH, TEXAS 76210
DONALD CADENHEAD II
2600 LAKE SHARON DRIVE
CORINTH, TEXAS 76210

DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

LEGEND



CONCEPTUAL PLANT LIST

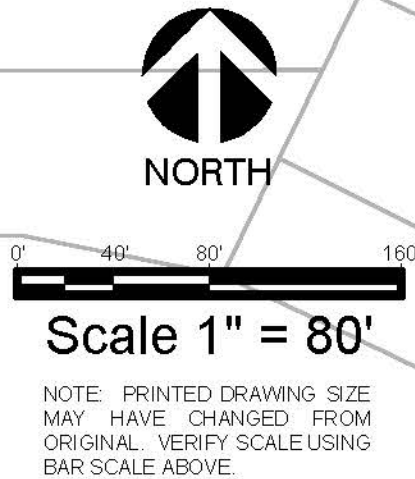
- SHADE TREES -**
LIVE OAK (QUERCUS VIRGINIANA)
CEDAR ELM (ULMUS CRASSIFOLIA)
HONEY LOCUST (GLEDDITSIA TRIACANTHOS INERMIS)
SHUMARD OAK (QUERCUS SHUMARDII)
CHINQUAPIN OAK (QUERCUS MUHLENBERGII)
ORNAMENTAL TREES -
DESERT WILLOW (CHILOPSIS LINEARIS)
TEXAS PISTACHE (PISTACIA TEXANA)
TEXAS REDBUD (CERCIS CANADENSIS VAR. TEXENSIS)
ORANGE MYRTLE (LAGERSTROEMIA INDICA)
OPAQUE EVERGREEN SCREEN -
NELLIE R. STEVENS HOLLY (ILEX CORNUTA 'NELLIE R. STEVENS')
WAX MYRTLE (MYRTICA CERIFERA)

- Landscape Edge Requirements:**
Required Shade Trees (3" cal.) - Rows of 5
Required Ornamental Trees (2" cal.) - Clusters of 3
Cottage Lot Planting Requirements:
Required Shade Trees (3" cal.) - Two per Lot - Planted in Bulbout, Parkway, or Common Open Space
Patio Lot Planting Requirements:
Required Shade Trees (3" cal.) - One per Lot - Planted in Front Yard
Required Shade Trees (3" cal.) - One per Lot - Planted in Parkway
Traditional SF Lot Planting Requirements:
Required Shade Trees (3" cal.) - Two per Lot - Planted in Front Yard
Required Shade Trees (3" cal.) - One per Lot - Planted in Parkway
Retention Area Planting Requirements:
Required Shade Trees (3" cal.) - One per thirty linear feed of trail - Approx: 1,200 LF
Required Ornamental Trees (2" cal.) - One per every two (2) shade trees provided.

Total Shade Trees Required (3" cal.)	764	2292 in.
Total Ornamental Trees Required (2" cal.)	50	100 in.
Total Shade Trees Provided (3" cal.)	815	2445 in.
Total Ornamental Trees Provided (2" cal.)	68	136 in.

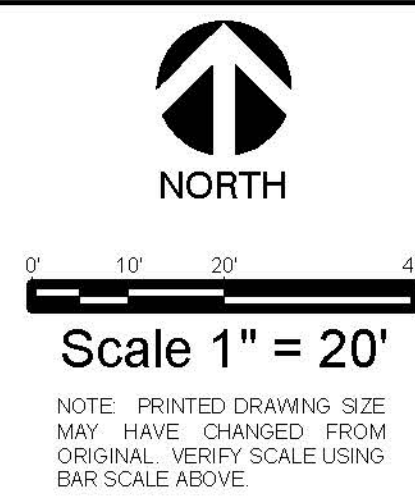
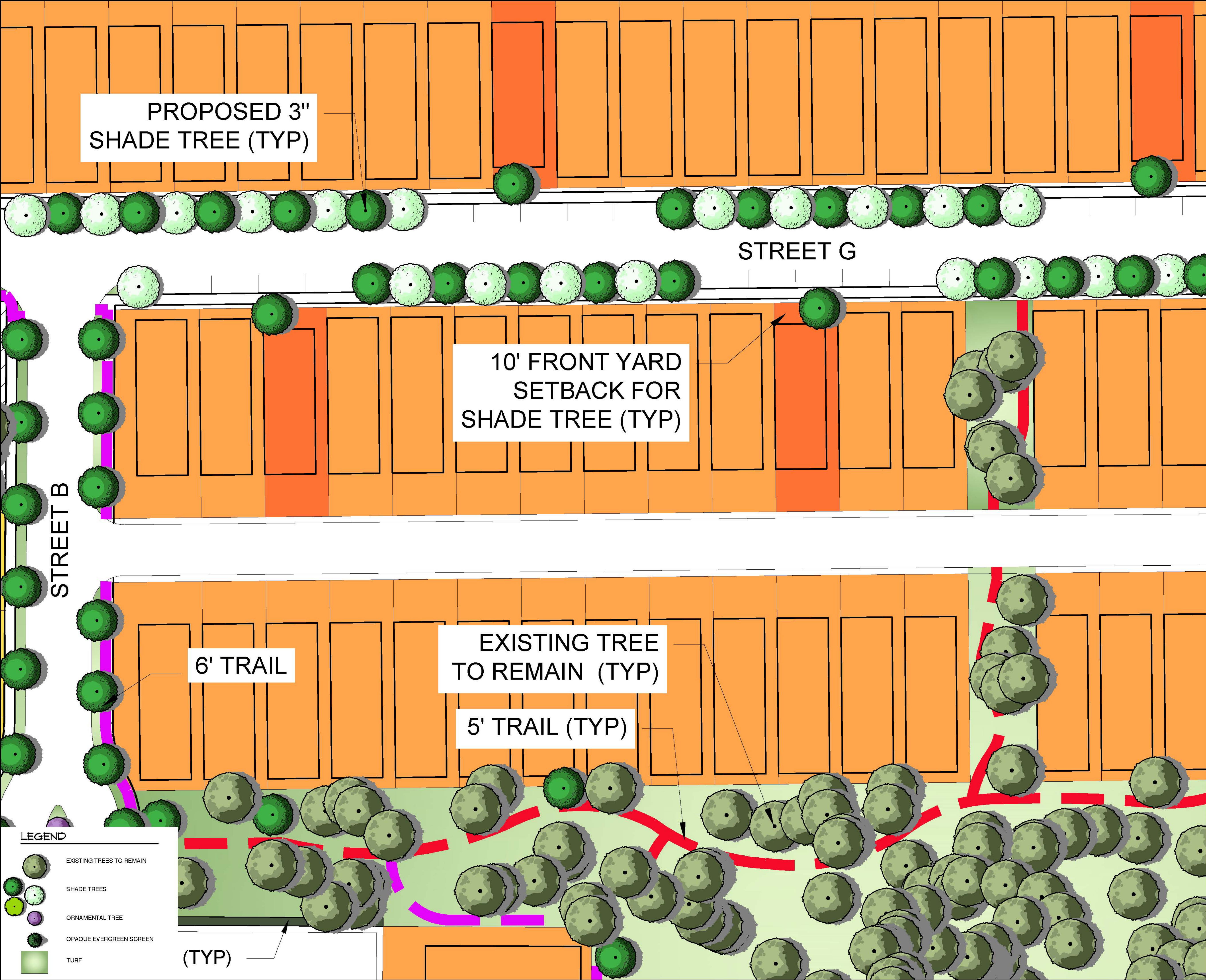
Total	Cum. Inches
50	150 in.
30	60 in.
340	1020 in.
86	258 in.
86	258 in.
108	324 in.
54	162 in.
40	120 in.
20	40 in.
764	2292 in.
50	100 in.
815	2445 in.
68	136 in.

SECONDARY SIGN LOCATION



CASE NO. ZAPD23-0003
EXHIBIT "E"
CONCEPTUAL LANDSCAPE PLAN
OF
OAK RIDGE PARK
LOTS 1-31, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-51, BLOCK D
LOTS 1-6, BLOCK E
LOTS 1-30, BLOCK F
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TOTAL LOTS 310
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OUT OF THE
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IN THE
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DENTON COUNTY, TEXAS
OWNERS
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2900 LAKE SHARON DRIVE
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DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4845
PREPARED BY
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY., STE. 600
ADDICKS, TX 75001
(800) 680-6630
NOVEMBER 2023 SCALE: 1"=80'



THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
NOVEMBER 9, 2023

Owner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name
OAK RIDGE PARK
City of Corinth, Denton County, TX

EXHIBIT "E.2"
30' COTTAGE
LOTS LANDSCAPE
PLAN

Date	Comment

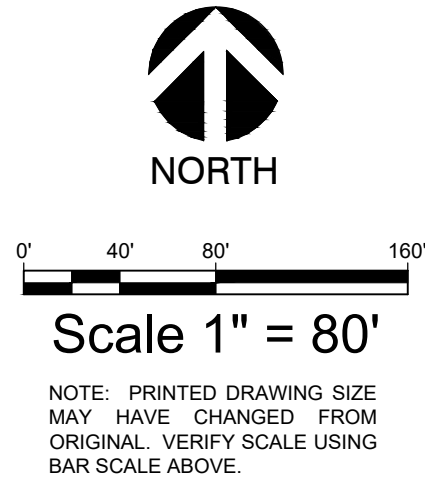
Project Number
Date **11/09/2023**
Drawn By **MNB**
Checked By **MB/RM**

LP-2

CASE NO. ZAPD23-0003

OF
OAK RIDGE PARK
LOTS 1-31, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-51, BLOCK D
LOTS 1-6, BLOCK E
LOTS 1-30, BLOCK F
LOTS 1-117, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-32, BLOCK I
TOTAL LOTS 310
TOTAL RESIDENTIAL LOTS 310
TOTAL PROPOSED NET OPEN SPACE LOTS 7
TOTAL GROSS ACRES 56.129
TOTAL NET ACRES 42.579
OUT OF THE
BROOKS BEALL SURVEY, ABSTRACT NO. 58

IN THE
CITY OF CORINTH
DENTON COUNTY, TEXAS
OWNERS
JOHN F. BAUM
2650 LAKE SHARON DRIVE
CORINTH, TEXAS 76010
DONALD CADENHEAD II
2650 LAKE SHARON DRIVE
CORINTH, TEXAS 76010
DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4845
PREPARED BY
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY., STE. 600
ADDICKS, TX 75001
(800) 680-6630
NOVEMBER 2023 SCALE: 1"=20'



THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
NOVEMBER 9, 2023

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

OAK RIDGE PARK
City of Corinth, Denton County, TX

EXHIBIT "E.3"
FENCING EXHIBIT

Date	Comment

Project Number

Date **11/09/2023**

Drawn By **MNB**

Checked By **MB/RM**

LP-3

CASE NO. ZAPD23-0003

OF

OAK RIDGE PARK

LOTS 1-31, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-11, BLOCK C
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IN THE
CITY OF CORINTH
DENTON COUNTY, TEXAS
OWNERS
JOHN F. BAUM
2300 LAKE SHARON DRIVE
CORINTH, TEXAS 76210
DONALD CADENHEAD II
2600 LAKE SHARON DRIVE
CORINTH, TEXAS 76210
DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY., STE. 600
ADDISON, TX 75001
(800) 680-6630
NOVEMBER 2023 SCALE: 1"=80'

EXHIBIT “F”
OAK RIDGE PARK
CASE NO. ZAPD23-0003
REPRESENTATIVE PRODUCT

Representative Product – Cottage Homes



EXHIBIT "F"

Representative Product – Cottage Homes



EXHIBIT "F"

Representative Product – Patio Homes



EXHIBIT "F"

Representative Product – Patio Homes



EXHIBIT "F"

Representative Product – Traditional Homes



EXHIBIT "F"

Representative Product – Traditional Homes

EXHIBIT "F"

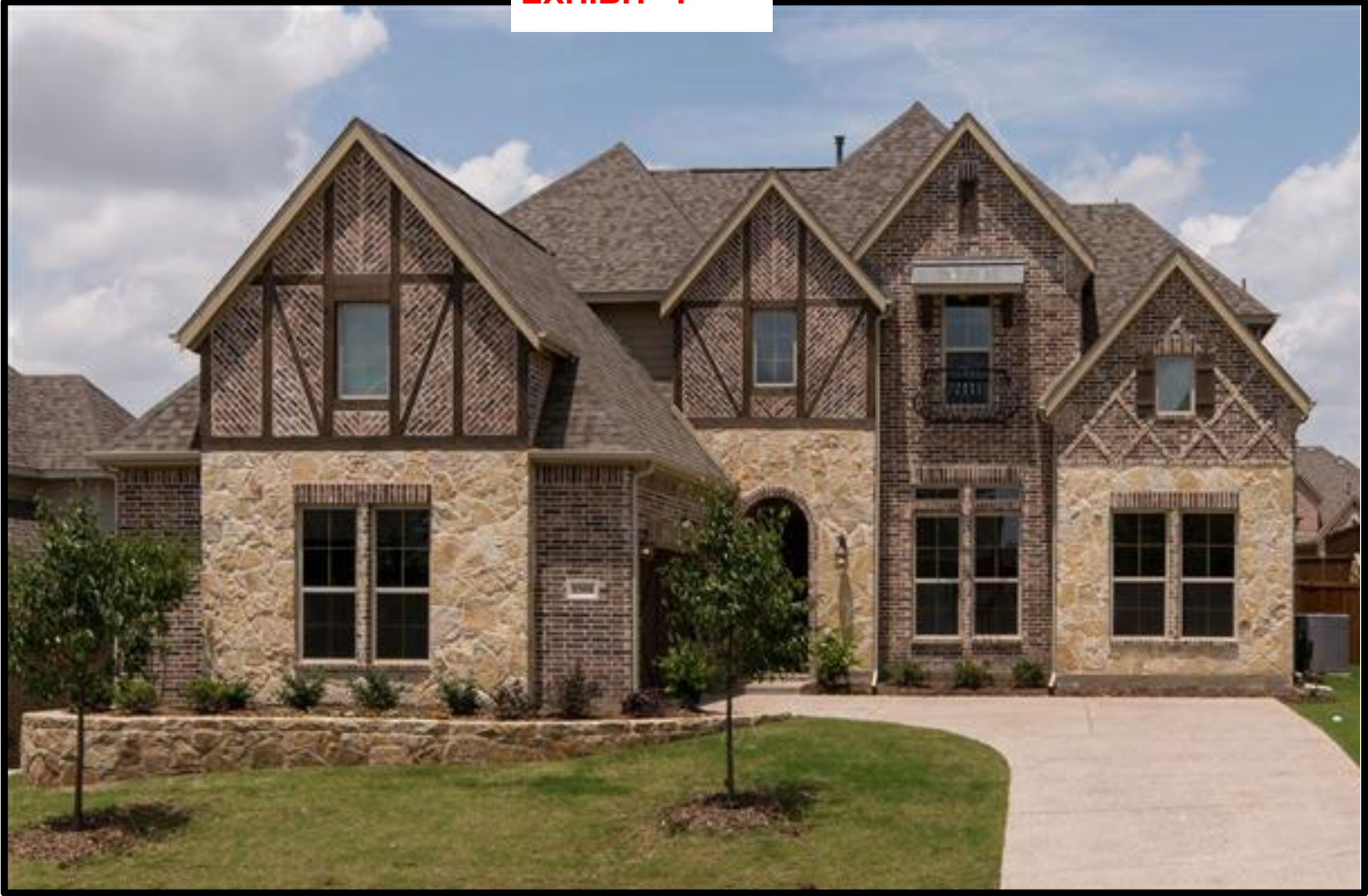


EXHIBIT "F"

EXHIBIT “G”
OAK RIDGE PARK
CASE NO. ZAPD23-0003
REPRESENTATIVE PLAYGROUND PHOTOS

Representative Playground Photos



EXHIBIT "G"



OFFICIAL USE:
Case Number: PDA24-000X
Fees Paid: N/A

Site Address (Attach Location Map): 2300 Lake Sharon Drive

Approved PD: PD-68: Oak Ridge Park

Name (Applicant/Authorized Agent): Rob McClain

Applicant Signature: [Signature]

Minor PD, Planned Development Amendment Application*

In accordance with UDC Section 2.10.09.D.1., The Director of Development Services may administratively approve or defer to City Council a Minor PD Amendment and Adjustment to the Planned Development Ordinance.

* Please also complete and attach a [Universal Planning Application](#).

APPLICANT MODIFICATION/AMENDMENT REQUEST:

PD to be Amended: PD-68 Corinth Corners

DIRECTIONS:

Describe the requested modification(s)/amendment to the requirements of the Approved PD Ordinance in the space provided below. Be specific. Provide accompanying exhibits when applicable.

REQUEST:

- A. To amend Exhibit "C" – Planned Development Standards to reflect the following changes (old text in strikethrough, new text in red):

Section 2.D.3[d] shall be modified to be replaced in its entirety and read as follows:

- d. ~~Should it be determined at the time of Tree Survey field verification and Tree Preservation/Mitigation Plan preparation, that the number of protected Healthy Trees to be preserved falls below the 4,002.9 CI identified to be saved, the Developer shall identify additional areas to be preserved within a common open space X lot to maintain that base minimum.~~
- d. Should it be determined at the time of Tree Survey field verification and Tree Preservation/Mitigation Plan preparation that the number of protected Healthy Trees to be preserved falls below the 10.1% minimum to be preserved (which was initially calculated to be 4002.9 caliper inches), the Developer shall mitigate this difference by planting a row of 2 caliper inch minimum ornamental trees at a spacing of 15' on-center within the "parkway" (area between curb and sidewalk) along Lake Sharon Drive – inclusive of the Lake Sharon Drive frontage in the area of PD-70. The species of trees shall be chosen to permit the trimming of these trees to create visual interest and provide visibility for pedestrians and includes but is not limited to Crape Myrtles and/or Mountain Laurels or other similar species that creates the desired effect. The ground cover for this parkway area shall consist of crushed granite. Additionally, the Developer shall be responsible for the installation and maintenance of an irrigation system and obtain the necessary

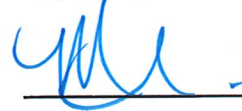
agreements with the Public Works Department to permit the private ownership and maintenance of irrigation systems in the right-of-way.

Staff Comments/Conditions:

The number of caliper inches of protected Healthy Trees to be preserved as documented on sheet TD-24, dated 10/18/2024, of the Civil Engineering Construction Plans reviewed by the Planning Division on 12/9/2024, is 3,451.5 (9.8% of healthy protected trees on-site).

If at the time of Final Acceptance, the number of caliper inches of healthy protected trees preserved on site falls below 3,451.5 (9.8% of healthy protected trees on-site), as documented on sheet TD-24 (dated 10/18/2024) of the Civil Engineering Construction Plans reviewed by the Planning Division on 12/9/2024, this shall constitute a violation of the Planned Development No. 68 Ordinance and require that the Developer shall mitigate that new remaining difference at a rate of 5:1 per caliper inch that was not preserved."

Approved/Denied:



Melissa Dailey, AICP
Director of Development Services

Date: 12/18/24