



**CANYON LAKE RANCH
PLANNED DEVELOPMENT NO. 73
BASE ZONING DISTRICT: MX-C MIXED USE
COMMERCIAL & SF-2 SINGLE FAMILY RESIDENTIAL
ORDINANCE NO. 24-12-19-52
(ADOPTED 12-19-2024)**

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208
940-498-3200 ▪ 940-498-7576 Fax ▪ www.cityofcorinth.com
Bill Heidemann, Mayor

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 24-12-19-52
CANYON LAKE RANCH PLANNED DEVELOPMENT DISTRICT #73**

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 PD-36 (WITH BASE ZONING DESIGNATIONS OF SF-3 SINGLE FAMILY RESIDENTIAL (DETACHED) AND C-2 COMMERCIAL) AND C-2 COMMERCIAL TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF MX-C MIXED USE COMMERCIAL ON APPROXIMATELY ±26.265 ACRES DESIGNATED AS "SUBDISTRICT A," A BASE ZONING DESIGNATION OF MX-C MIXED USE COMMERCIAL ON APPROXIMATELY ±43.058 ACRES DESIGNATED AS "SUBDISTRICT B," AND A BASE ZONING DESIGNATION OF SF-2 SINGLE FAMILY RESIDENTIAL (DETACHED) ON APPROXIMATELY ±37.029 ACRES DESIGNATED AS "SUBDISTRICT C," WITH THE ENTIRE AREA OF APPROXIMATELY ±106.352 ACRES IDENTIFIED AS CANYON LAKE RANCH PLANNED DEVELOPMENT DISTRICT NO. 73 ("PD-73"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT "A") AND AMENDMENT; APPROVING PLANNED DEVELOPMENT DESIGN STATEMENT (EXHIBIT "B"); APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT "C"); APPROVING A PD CONCEPT PLAN (EXHIBIT "D"); APPROVING AN OPEN SPACE PLAN (EXHIBIT "E"); AND APPROVING A GATING PLAN (EXHIBIT "F"); 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 approximate ±106.352 acres of land as described in **Exhibit "A"** hereto (the **"Property"**), is currently zoned as PD-36 (with Base Districts of SF-3 Single Family Residential (Detached) and C-2 Commercial) and C-2 Commercial under the City's Unified Development Code and as designated on the City's Zoning Map; and

WHEREAS, an authorized person having a proprietary interest in the Property has requested a change in the zoning classification of said Property to PD-Planned Development zoning district with a base zoning district of MX-C Mixed Use Commercial in Subdistrict A, a base zoning district of MX-C Mixed Use Commercial in Subdistrict B, and a base zoning district of SF-2 Single Family Residential (Detached) in Subdistrict C under the City's Unified Development Code ("UDC"), more specifically identified as Canyon Lake Ranch Planned Development District No. 73 ("PD-73"); 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 zoning for 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 on and 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-73 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 classification on approximately ±106.352 acres of land, the overall boundary and legal description as specifically described in

Exhibit “A,” attached hereto and incorporated herein (the “**Property**”), from PD-36, with base zoning districts of SF-3 Single Family Residential (Detached) and C-2 Commercial, and C-2 Commercial to Canyon Lake Ranch Planned Development Zoning District No. 73 (“PD-73”) with a base zoning district of MX-C Mixed Use Commercial on approximately 26.265 acres of land identified as Subdistrict A as more specifically described and depicted in Exhibit “A” hereto, a base zoning district of MX-C Mixed Use Commercial on approximately 43.058 acres of land identified as Subdistrict B as more specifically described and depicted in Exhibit “A” hereto, and a base zoning district of SF-2 Single Family Residential (Detached) on an approximate 37.029 acres of land identified as Subdistrict C as more specifically described and depicted in Exhibit “A” hereto, with the entire area of the approximate 106.352 acres of land identified as “PD-73”. The Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property as PD-73 in accordance with this Ordinance.

SECTION 3.

PLANNED DEVELOPMENT DESIGN STATEMENT AND CONCEPT PLAN

The Planned Development Design Statement for the Property as set forth in **Exhibit “B”, (the “PD Design Statement”)**, a copy of which is attached hereto and incorporated herein and the Planned Development Concept Plan for the Property as set forth in **Exhibit “D”, (the “PD Concept Plan,”)**, a copy of which is attached hereto and incorporated herein, are each 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 Open Space Plan (“**Exhibit E**”) and the Gating Plan (“**Exhibits F**”) and are collectively herein referred to as the “**Ancillary Conceptual Plans**”. The Ancillary Conceptual Plans attached hereto and incorporated herein are hereby adopted.

SECTION 5.

LAND USE REGULATIONS/ZONING MAP

A. The Zoning and **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-73”) with a base zoning district of MX-C Mixed Use Commercial on approximately 26.265 acres of land identified as Subdistrict A, with a base zoning district of MX-C Mixed Use Commercial on approximately 48.058 acres of land identified as Subdistrict B, and with a base zoning district of SF-2, Single Family Residential (Detached) on approximately 37.029 acres of land identified as Subdistrict C, each of the foregoing Subdistricts being more specifically described and depicted in **Exhibit “A”** hereto. In the event of conflict between the provisions of **Exhibit “C”** and provisions of any other City zoning regulations, including without limitation the regulations governing the MX-C Mixed Use Commercial zoning district in Subdistrict A, the MX-C Mixed Use Commercial zoning district in Subdistrict 2, and SF-2 Single Family Residential (Detached) zoning district in Subdistrict C, **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 over-crowding 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 PD Design Statement (**Exhibit “B”**), Planned Development Standards (**Exhibit “C”**), the PD Concept Plan (**“Exhibit D”**), the Ancillary Conceptual Plans (**Exhibit “E”** and **Exhibit “F”**), 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, this Ordinance, and all Exhibits hereto. 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 Design Statement, the Planned Development Standards, 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 PD-36, with base zoning districts of SF-3 Single Family Residential (Detached) and C-2 Commercial, and C-2 Commercial to Canyon Lake Ranch - Planned Development Zoning District No. 73 (“PD-73”) with a base zoning district of MX-C Mixed Use Commercial on approximately 26.265 acres of land identified as Subdistrict A, a base zoning district of MX-C Mixed Use Commercial on approximately 48.058 acres of land identified as Subdistrict B, and a base zoning district of SF-2 Single Family Residential (Detached) on approximately 37.029 acres of land identified as Subdistrict C, and shall be identified as PD-73.

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 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**

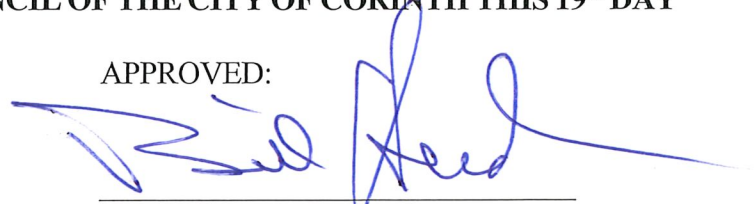
Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 19th DAY OF DECEMBER, 2024.

APPROVED:



Bill Heidemann, Mayor


ATTEST:



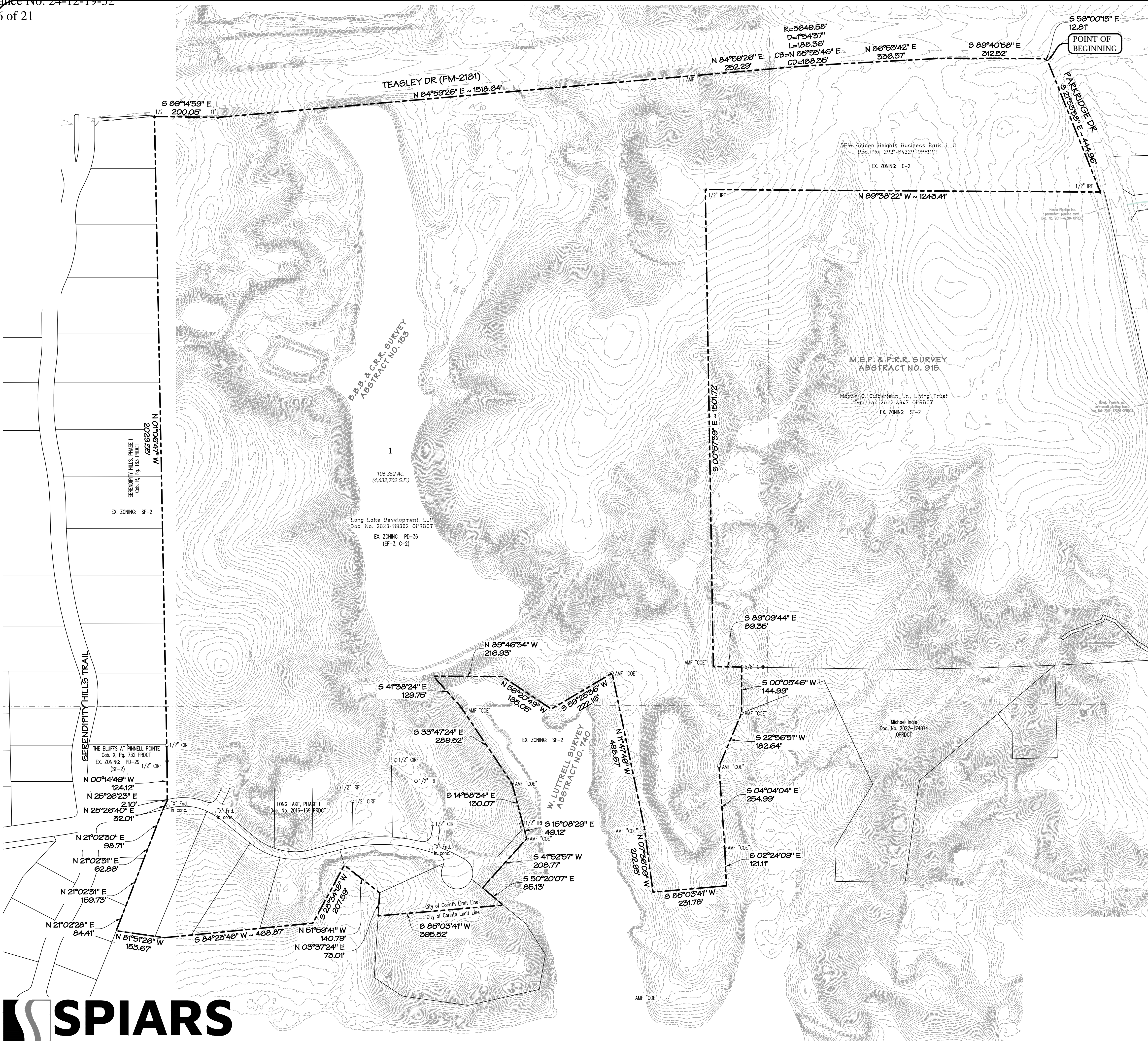
Lana Wylie, City Secretary



APPROVED AS TO FORM:



Patricia Adams, City Attorney



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 135, the M.E.P. & P.R.R. Survey, Abstract No. 915, and the W. Luttrell Survey, Abstract No. 740, City of Corinth, Denton County, Texas, being all of a tract conveyed to Long Lake Development, LLC, by deed recorded in Document No. 2023-119362 of the Official Public Records, Denton County, Texas (OPRDCT), and all of a tract conveyed to DFW Golden Heights Business Park, LLC, recorded in Document No. 2021-84229 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at the south end of a corner clip being the intersection of the south line of Farm to Market Road 2181, a variable width public right-of-way (also known as Teasley Lane), with the west line of Parkridge Drive, a variable width public right-of-way;

THENCE S 21°53'58" E, 444.96 feet along the west line of Parkridge Drive to a 1/2" iron rod found on the north line of a tract conveyed to the Marvin C. Culbertson, Jr., Living Trust, recorded in Document No. 2022-4847 OPRDCT;

THENCE N 89°38'22" W, 1243.41 feet along the common line thereof to a 1/2" iron rod found;

THENCE S 00°57'39" E, 1501.72 feet continuing along the common line thereof to an aluminum monument stamped "USACOE" found;

THENCE S 89°09'44" E, 89.35 feet continuing along the common line thereof to a 5/8" iron rod with plastic cap found for the northwest corner of a tract conveyed to Michael Ingle, recorded in Document No. 2022-174074 OPRDCT;

THENCE S 00°05'46" W, 144.99 feet along the common line thereof to an aluminum monument stamped "USACOE" found for a northerly corner of Lake Lewisville, a United States Army Corps of Engineers property;

THENCE along the common line thereof, the following:

- S 22°56'51" W, 182.64 feet to an aluminum monument stamped "USACOE" found;
- S 04°04'04" E, 254.99 feet to an aluminum monument stamped "USACOE" found;
- S 02°24'09" E, 121.11 feet to an aluminum monument stamped "USACOE" found;
- S 85°03'41" W, 231.78 feet to an aluminum monument stamped "USACOE" found;
- N 07°36'09" W, 202.95 feet to an aluminum monument stamped "USACOE" found;
- N 11°47'49" W, 498.67 feet to an aluminum monument stamped "USACOE" found;
- S 59°25'36" W, 222.16 feet to an aluminum monument stamped "USACOE" found;
- N 56°20'49" W, 185.05 feet to an aluminum monument stamped "USACOE" found;
- N 89°46'34" W, 216.93 feet to an aluminum monument stamped "USACOE" found;
- S 41°38'24" E, 129.75 feet to an aluminum monument stamped "USACOE" found;
- S 33°47'24" E, 289.52 feet to an aluminum monument stamped "USACOE" found;
- S 14°58'34" E, 130.07 feet to a 1/2" iron rod found;
- S 15°08'29" E, 49.12 feet to an aluminum monument stamped "USACOE" found;
- S 41°52'57" W, 208.77 feet to an aluminum monument stamped "USACOE" found;
- S 50°20'07" E, 85.13 feet to an aluminum monument stamped "USACOE" found;
- S 85°03'41" W, 395.52 feet to an aluminum monument stamped "USACOE" found;
- N 03°37'24" E, 73.01 feet to an aluminum monument stamped "USACOE" found;
- N 51°59'41" W, 140.79 feet to an aluminum monument stamped "USACOE" found;
- S 28°34'18" W, 207.59 feet to an aluminum monument stamped "USACOE" found;
- S 84°23'48" W, 468.87 feet to an aluminum monument stamped "USACOE" found;

N 81°51'26" W, 153.67 feet to an aluminum monument stamped "USACOE" found for the southeasterly line of The Bluffs at Pinnell Pointe, an addition recorded in Cabinet X, Pg. 732, PRDCT, also being a common line of thereof and said Long Lake, Phase I;

THENCE along the common line thereof, the following:

- N 21°02'28" E, 84.41 feet; N 21°02'31" E, 159.73 feet; N 21°02'31" E, 62.88 feet; N 21°02'30" E, 98.71 feet; N 25°26'40" E, 32.01 feet; N 25°26'23" E, 2.10 feet; N 00°14'49" W, 124.12 feet;

N 01°06'47" W, passing at 50.21 feet the upper northeast corner of Long Lake, Phase I, being a southeast corner of Serendipity Hills, Phase I, an addition recorded in Cabinet R, Page 163 PRCT, for a total distance of 2029.55 feet to a 1/2" iron rod found with plastic cap found on the south line of Farm to Market Road 2181;

THENCE along the south line of said right-of-way, the following:

- S 89°14'59" E, 200.05 feet to an aluminum monument stamped "TXDOT" found;

THENCE N 84°59'26" E, passing at 1518.64 feet an aluminum monument stamped "TXDOT" found, continuing a total distance of 1770.93 feet;

A non-tangent curve to the right having a central angle of 01°54'37", a radius of 5649.58 feet, a chord of N 85°55'46" E - 188.35 feet, an arc length of 188.36 feet;

- N 86°53'42" E, 336.37 feet;

And S 89°40'58" E, 312.52 feet to the north end of said corner clip;

THENCE S 58°00'13" E, 12.81 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 4,632,702 square feet or 106.352 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

0 75 150 300
1 inch = 150 ft.

TEASLEY DR
SERENDIPITY HILLS
PARKRIDGE DR
PROJECT LOCATION
LOCATION MAP
1" = 2000'

EXHIBIT 'A'

CANYON LAKE RANCH

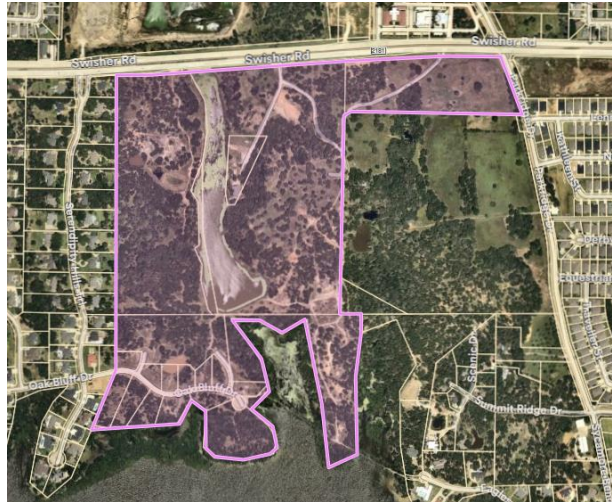
106.352 ACRES
OUT OF THE

M.E.P. & P.R.R. SURVEY - ABSTRACT NO. 915
B.B.B. & C.R.R. SURVEY - ABSTRACT NO. 135
W. LUTTRELL SURVEY - ABSTRACT NO. 740
CITY OF CORINTH, DENTON COUNTY, TEXAS

Scale: 1" = 150' November, 2024 SEI Job No. 24-052

EXHIBIT “B”

PD DESIGN STATEMENT



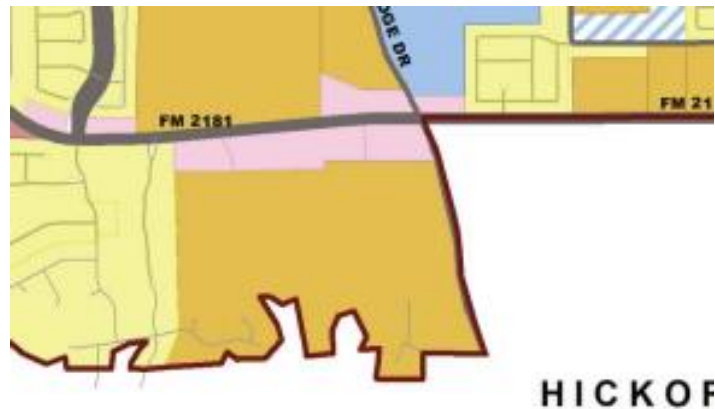
A. Project Acreage and Location

The proposed Canyon Lake Ranch Planned Development is located generally at the southwest corner of Parkridge Drive and FM 2181. The property consists of approximately 104.5 acres. The property is currently zoned C-2 Commercial and PD-36 which utilized SF-3 and C-2 as base zoning with the PD. There is an existing home and lake on the property. The property is bordered on the east by the recently approved Enclave at Canyon Ranch Planned Development, Lake Lewisville to the south, and by Serendipity Hills and the Bluffs at Pinnell Point to the west which are zoned SF-2 and PD-29 (SF-2) respectively. Immediately north of the site across FM 2181 is an existing construction operation that is zoned SF-4 and several commercial properties with C-1, PD-37 (C-1) and PD-3(C-1) zoning.



In accordance with the Envision 2040 Comprehensive Plan, adopted in 2020, the site is identified as both Mixed Residential and Corridor Commercial per the Land Use and Development Strategy with the purpose and intent of supporting new residential communities that capitalize on the existing natural amenities of the land and that preserve the majority of the creek/floodplain/open space for public access as well as providing a strong commercial presence

along FM 2181. The dwelling units envisioned range from larger lot single family to townhomes and multifamily transitions to neighborhood commercial. Streets are designed to provide visual and physical access to open space corridors. Additionally, sustainable priorities include drainage facilities that serve as amenities with trails/street and development frontages.



Additionally, the Envision Corinth 2040 Comprehensive Plan Master Thoroughfare Plan Mobility and Strategy identifies a new Collector Street and a 6'-10' sidewalk/trail to be located through the subject site. The plan further notes that traffic calming measures be considered in order to slow traffic.



In coordination with City Staff and adjacent landowners, the Canyon Lake Ranch Concept shows a new Collector Street shifted to the northern boundary of the subject site rather than through the site. This will improve access to the site as well as increase the capacity to preserve existing natural amenities.

B. Project Overview/Description

The Canyon Lake Ranch Planned Development will be a mixed-use development that integrates commercial, single family acre lots, townhomes, cottage home lots, and multifamily while maintaining a hill country themed aesthetic capitalizing on the existing topography and featured lake.

The Future Land Use designation for this property is Mixed-Residential and Corridor Commercial. The purpose and intent of Mixed- Residential is to build new residential developments that capitalize on existing natural amenities of the land/property through a network of trails with access to creeks,

parks, schools, and other civic destination while preserving a majority of creek, floodplain, and open spaces for public access. The purpose and intent of Corridor Commercial is to accommodate appropriately scaled neighborhood commercial uses while anchoring adjoining multifamily residential transition areas. Canyon Lake Ranch will incorporate a trail system to connect and integrate with surrounding developments as well as providing community access to the existing lake.

The proposed Planned Development will be separated into 3 subdistricts:

- Subdistrict A is generally located along the frontage of FM 2181 and will have a base zoning of MX-C with PD regulations focused on commercial and vertically integrated mixed use developments.
- Subdistrict B is located south of Subdistrict A along the western property line of the Enclave at Canyon Ranch Planned development and will have a base zoning of MX-C with PD regulations focused on multifamily, townhomes, detached single family, and residential condominium development.
- Subdistrict C is located west of the long lake and will have a base zoning of SF-2 with PD regulations focused on a gated subdivision with minimum 0.5 acre single family lots.

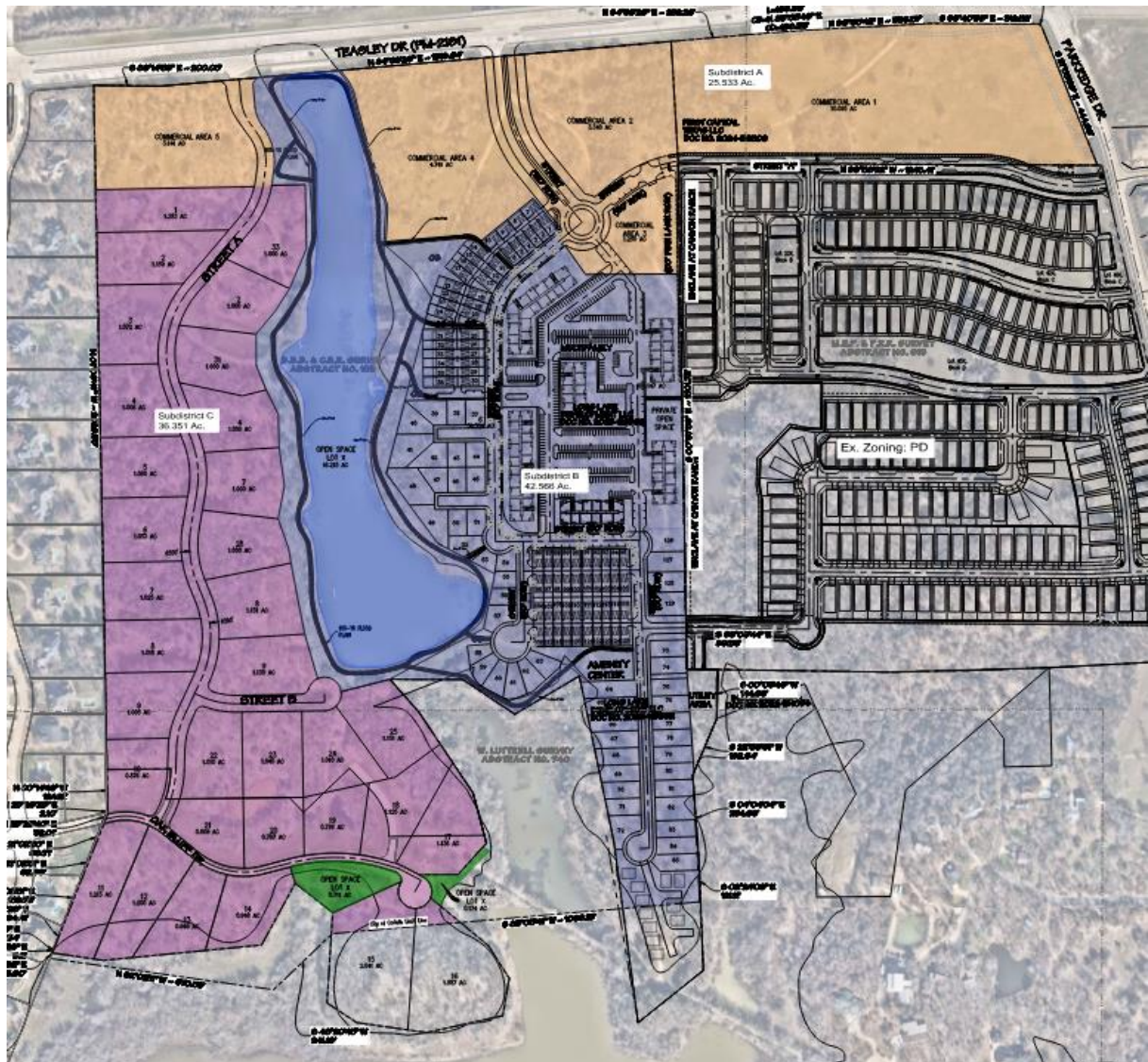


EXHIBIT “C”
PLANNED DEVELOPMENT STANDARDS

SECTION 1: PD APPLICATION AND REVIEW

A. UDC Subsection 2.10.09 PD, Planned Development Application and Review shall apply except as modified below:

1. UDC Subsection 2.10.09.C.2.c.ii [requirement to provide detailed items for Residential and Non-Residential Concept Plan] shall not apply, with the exception that a street grid shall be generally constructed as depicted in Exhibit “D” Concept Plan to assure the intent of a MX-C grid system is maintained and connectivity provided.

- a. Exhibit “D” - PD Concept Plan which depicts Subdistrict A and Subdistrict B is intended to be representative only as the base zoning district is MX-C and therefore will require the detailed layout and design to take place during site plan review and approval process. However, the layout of lots in Subdistrict C shall be generally consistent as presented on Exhibit “D” - PD Concept Plan. Note that should a change to the PD Concept Plan for Subdistrict C, and/or associated Ancillary Concept Plans [e.g., Exhibit “E” – Open Space Plan be 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: BASE DISTRICT

This PD-XX consists of three (3) subdistricts. Subdistrict A and B have a base zoning district of MX-C Mixed Use-Commercial and Subdistrict C has a base zoning district of SF-2 Single-Family Residential as further defined below.

A. Subdistricts A and B (MX-C Mixed Use Commercial)

1. Purpose

The regulations set forth herein provide development standards for Mixed Use Commercial designations for Subdistrict A and Subdistrict B within the Canyon Lake Ranch Planned Development District No.XX (“PD-XX”). The boundaries of PD-XX (Subdistrict A and Subdistrict B) 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. Uses not expressly authorized herein are expressly prohibited in this PD-XX.

2. Base District

In this PD-XX, the “MX-C” Mixed Use Commercial regulations of the Corinth Unified Development Code, Ordinance No. 24-04-04-16, as amended, shall apply to Subdistrict A and Subdistrict B except as modified herein.

B. Subdistrict C (SF-2 Single Family Residential)

1. Purpose

The regulations set forth herein provide development standards for Single Family Residential designations for Subdistrict C within the Canyon Lake Ranch Planned Development District No.XX

(“PD-XX”). The boundaries of PD-XX (Subdistrict C) 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. Uses not expressly authorized herein are expressly prohibited in this PD-XX.

2. Base District

In this PD-XX, the “SF-2” Single Family regulations of the Corinth Unified Development Code, Ordinance No. 24-04-04-16, as amended, shall apply to Subdistrict C except as modified herein.

SECTION 3: USES AND AREA REGULATIONS

A. SUBDISTRICT A (MX-C MIXED USE COMMERCIAL)

1. Purpose

- a. The regulations set forth herein for Subdistrict A are intended to provide for mixed use commercial development on 25.533 acres.

2. Permitted Uses and Use Regulations

- a. In Subdistrict A of the PD-XX 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 MX-C Mixed Use Commercial District regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the MX-C, Mixed Use Commercial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in Subdistrict A of the PD-XX District.
- b. Nonresidential uses shall be required on the ground floor of all buildings within Subdistrict A except that front Street “A” as identified on Exhibit “F”.
- c. UDC Subsection 2.06.02.C Mix of Use Requirements shall not apply.

3. Dimensional Regulations

- a. **UDC Subsection 2.08.05 Nonresidential Dimension** Regulations Chart shall not apply.
- b. **UDC Subsection 2.06.02.K Building Heights** shall apply except as modified below:
 - i. Any portion of a building within twenty (20) feet of the property line of a one (1) story or two (2) story single family home shall not be more than three (3) stories. A forty-five (45) degree transitional height plane shall not apply.

4. Development Standards

Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.06.02, MX-C Mixed Use Commercial of the Unified Development Code, for the MX-C, Mixed Use Commercial base zoning district, and all other requirements of the UDC shall apply to this Subdistrict A, except as modified below:

- a. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- b. **UDC Subsection 2.09.01 Landscaping Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- c. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- d. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02. and as modified below:

- i. The parking ratio shall be a minimum of 1.5 parking stalls per multifamily unit with the additional allowance that adjacent on street parallel parking along both public and private streets is counted towards required parking count.
- e. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- f. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall not apply.
- g. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- h. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- i. **UDC Subsection 3.05.13 Streets** shall apply except as modified below:
 - i. The maximum permitted street grade shall be 12%.
- j. **UDC Subsection 4.01 Sign Regulations** shall apply except where in direct conflict with **UDC Subsection 2.06.02**.
- k. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.

B. SUBDISTRICT B (MX-C MIXED USE COMMERCIAL)

1. Purpose

- a. The regulations set forth herein for Subdistrict B are intended to provide for mixed use commercial development on approximately ±42.566 acres.

2. Permitted Uses and Use Regulations

- a. In Subdistrict B of the PD-XX 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 MX-C Mixed Use Commercial District regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the MX-C, Mixed Use Commercial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in Subdistrict B of the PD-XX District.
- b. UDC Subsection 2.06.02.C Mix of Use Requirements shall not apply.

3. Dimensional Regulations

- a. **UDC Subsection 2.08.05 Nonresidential Dimensional Regulations Chart** shall not apply.
- b. **UDC Subsection 2.06.02.K Building Heights** shall apply except as modified below:
 - i. Any portion of a building within twenty (20) feet of the property line of a one (1) story or two (2) story single family home shall not be more than three (3) stories. A forty-five (45) degree transitional height plane shall not apply.

4. Development Standards

Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.06.02, MX-C Mixed Use Commercial of the Unified Development Code, for the MX-C, Mixed Use Commercial base zoning district, and all other requirements of the UDC shall apply to this Subdistrict B, except as modified below:

- a. **UDC Subsection 2.06.02.M Architectural Standards** shall not apply to single-family detached dwelling units.
- b. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:

- i. 2.07.07.A shall apply as described below for residential uses within this subdistrict
 - a) Single family detached uses shall be subject to UDC Subsections 2.07.07.A.1 and 2.07.07.A.2
 - b) Townhouse (single family attached and condominium) uses shall be subject to UDC Subsection 2.07.07.A.3
 - c) Multi-family uses shall be subject to UDC Subsection 2.07.07.A.4
 - d) UDC Subsection 2.07.07.A.5 shall apply to all residential accessory structures
- c. **UDC Subsection 2.09.01 Landscaping Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. UDC Subsection 2.09.01.A.1 Landscaping Along Street Right-of-Way does not apply.
 - ii. Landscaping rates along public right of way and private drives shall be based on the building setback and are described as follows (nothing in this section shall negate the street tree requirement as described in the Roadside Elements standards of the MX-C District):

Setback	Landscaping Requirement
0' – 3'	No landscaping required
3.1' – 10'	A minimum rate of 6 shrubs per ground floor unit shall be provided to create visual interest along the streetscape. Shrubs may be clustered, soldiered, and organized in a manner to meet the intent of the MX-C District.
10.1' – 20'	A minimum rate of 8 shrubs and one ornamental tree per ground floor unit shall be provided to create visual interest along the streetscape. Plantings may be clustered, soldiered, and organized in a manner to meet the intent of the MX-C District.

- iii. Min. 67% of all single family detached dwellings shall have a minimum 70 sq. ft. front porch with a minimum 7' depth.
- iv. All landscaping and Shade Trees located within public right of way, private drives, and the common open space X-Lots shall be maintained by the Property Owners Association in perpetuity.
- d. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. A minimum of **50%** of the Healthy Protected Tree caliper inches within the common open space as generally depicted on Exhibit “D” Concept Plan and Exhibit “E” Open Space Plan shall satisfy the Tree Preservation and Mitigation requirements within Subdistrict B. Additionally, Healthy Protected Trees within Subdistrict B shall be defined as any tree species other than those specifically identified in UDC Subsection 2.09.02.C.24 as an “Unprotected Tree” and having a trunk caliper of six inches (6”) or more, measured four and one-half (4.5) feet above natural grade level. Excluding 7.5' each side of the centerline of trail (15' total width)
- e. **UDC Subsection 3.05.10 Park and Trail Dedication Regulations** shall not apply, provided that the Common Open Space area which consists of approximately ±16.215 acres and the associated trail linkages, and boardwalk infrastructure are developed as outlined in Section D.

Other Development Considerations and as generally depicted on Exhibit E - Open Space and Trail Map. At a minimum, the developer shall provide a minimum 8' wide community boardwalk that circulates adjacent to and around the central lake feature for the entire Canyon Lake Ranch PD. Pedestrian access easement(s) shall be provided for all trails, boardwalks, and the area around the perimeter of the lake. Maintenance of the trails and amenities in the Common Open Space lot(s) shall be the responsibility of the Property Owners Association and/or Homeowners' Association as applicable.

- i. Further, the developer shall construct a trailhead at the end of the cul-de-sac with associated parking in a manner similar in number to the existing trailhead in Subdistrict C at the east end of Oak Bluff Drive.
- f. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply except where in direct conflict with UDC Subsection **2.06.02** and as modified below:
 - i. The parking ratio shall be a minimum of 1.5 parking stalls per multifamily unit with additional allowance that adjacent on street parallel parking along both public and private streets is counted towards provided parking count.
- g. **UDC Subsection 2.04.04.C.2 Garage Regulations** shall apply, except as modified below:
 - i. The garage door(s) for single family residential dwellings fronting a street or private drive shall not extend in front of the home and shall have a minimum setback of 10 feet from the front façade. This setback shall be measured from the front façade rather than the front yard porch. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation.
 - ii. Driveway width shall be a minimum of 11 feet and a maximum of 16 feet wide up to the inner edge of the sidewalk. If the driveway is less than 16' in width, the curb shall be designed with a rolled curb.
 - iii. Garage doors facing the public street shall be "carriage style" with decorative hardwood and windows. Additionally, sconces shall be provided as an architectural amenity along with the carriage style doors. Garages doors accessed via an alley or internal parking facility are not subject to this provision.
 - a) The following is an example of a garage door that complies with this section



- iv. Garage doors for townhouses shall be located in the rear and accessed via an alley.

- h. UDC Subsection 2.09.04 Building Façade Material Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- i. UDC Subsection 2.09.05 Residential Adjacency Standards** shall not apply.
- j. UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- k. UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- l. UDC Subsection 3.05.13 Streets** shall apply except as modified below:
 - i. The maximum permitted street grade shall be 12%.
 - ii. A cul-de-sac shall not exceed seven hundred feet (700') in length.
 - iii. Dead-end streets measuring less than one hundred fifty feet (150') in length may be permitted as depicted on Exhibit "D" – Concept Plan without a dedicated turnaround subject to final review and approval by the Fire Marshall at the time of Site Plan and/or Civil Plan review.
- m. UDC Subsection 4.01 Sign Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- n. UDC Subsection 4.02 Fence and Screening Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.

C. SUBDISTRICT C (SF-2 SINGLE FAMILY RESIDENTIAL)

1. Purpose

- a.** The regulations set forth herein for Subdistrict C are intended to provide for Single Family Residential development on approximately ±36.351 acres.

2. Permitted Uses and Use Regulations

- a.** In Subdistrict C of the PD-XX 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-2 Single Family Residential (Detached) District regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the SF-2, Single Family Residential (Detached) District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in Subdistrict C of the PD-XX District.

3. Dimensional Regulations

- a. UDC Subsection 2.08.04 Residential Dimensional Regulations Chart** shall apply, except as modified below:

Subdistrict C Dimensional Standards/Modifications		
	SF-2 Base Zoning	Canyon Lake Ranch PD-XX
Front Yard Setback	25' Minimum	25' Minimum
Side Yard Setback: Interior Lot	15' Minimum	15' Minimum

Corner Lot	25' Minimum	25' Minimum
Rear Yard Setback	20' Minimum	20' Minimum
Minimum Lot Area	14,000 sq. ft.	21,780 sq. ft.
Minimum Lot Width	100' at building line	80' at building line
Minimum Lot Depth	110'	90'
Minimum Floor Area	2,000 sq. ft.	2,000 sq. ft.
Maximum Height (feet/stories)	35' / 2.5 Stories	35' / 2.5 Stories
Maximum Building Area (all buildings)	30%	30%

4. Development Standards

Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.04.02, SF-2, Single Family Residential (detached) of the Unified Development Code, for the SF-2, Single Family Residential (detached) base zoning district, and all other requirements of the UDC shall apply to this Subdistrict D, except as modified below:

- a. UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply.
- b. UDC Subsection 2.09.01 Landscaping Regulations** shall apply.
- c. UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply except as modified below:
 - i. It is recognized that certain lots within Subdistrict C are currently platted at the time of this rezoning and others will be replatted in the future. It is therefore the express intent of this section to permit all current and future residential lots within Subdistrict C to follow the requirements of Table 16-A: Replacement Rates for Protected Trees Item 2 and as described below:
 - a)** For single family residential lots, mitigation shall only be required for removal of protected trees when located in an area outside of the building footprint (plus five feet (5')), outside of utility easements, and outside of driveways.
 - b)** Caliper Inches (CI) replacement at a rate of 1:1 for CI removed.
 - ii. All protected trees located within 25' of the eastern property lines of Serendipity Hills and The Bluffs at Pinnell Pointe shall not be removed.
 - iii. Protected trees located within the existing platted and future platted X-Lots within Subdistrict C shall be subject to the full provisions of UDC Subsection 2.09.02 where any tree removal may be necessary.
- d. UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply.
- e. UDC Subsection 2.04.04.C.2 Garage Regulations** shall apply, except as modified below:
 - i. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation.
- f. UDC Subsection 2.09.04 Building Façade Material Standards** shall apply.
- g. UDC Subsection 2.09.05 Residential Adjacency Standards** shall not apply.
- h. UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply.

- i. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
- j. **UDC Subsection 3.05.13 Streets** shall apply except as modified below:
 - i. The maximum permitted street grade shall be 12%.
 - ii. A cul-de-sac shall not exceed nine hundred feet (900') in length.
- k. **UDC Subsection 3.05.14 Private Streets and Gated Subdivisions** shall apply.
- l. **UDC Subsection 4.01 Sign Regulations** shall apply.
- m. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply.

D. OTHER DEVELOPMENT CONSIDERATIONS

1. **Open Space** – All subdistricts shall provide interconnected trails systems that connect to the boardwalk and trails located within the common open space of Subdistrict B as generally depicted on Exhibit “E” Open Space and Trail Plan.
2. **Phasing** – Phasing is currently unknown and will be based on market conditions. However, the developer/property owner shall construct the trail system as shown on Exhibit “C” – Open Space Plan for the portion which is immediately adjacent to and around the lake [commonly referred to as Long Lake] and shall be constructed within 12 months of the receipt of a certificate of occupancy on the 20,000th square foot of commercial building area located in Commercial Area 4 as shown on Exhibit “C”
3. **Traffic Impact Analysis** – A Traffic Impact Analysis will be evaluated at time of Site Plan.
4. **Lift Station and Utility Improvements** – The developer of Canyon Lake Ranch, in conjunction with the Enclave at Canyon Ranch (PD-72), shall construct or shall cause to construct a lift station and force main extension as required for development of both developments.
5. **Collector Street A – Shared Infrastructure** - The developer of Canyon Lake Ranch shall construct the Collector Street A as defined in the Enclave at Canyon Ranch Planned Development (PD-72) with the first phase of the Canyon Lake Ranch development should the Enclave at Canyon Ranch development not move forward with construction prior to the start of Canyon Lake Ranch development.
6. **Drainage** – The Developer of Canyon Lake Ranch shall design and construct the development to ensure that any proposed drainage plans, proposed infrastructure, or modifications to existing infrastructure as proposed for the construction of this development does not result in a negative impact upstream or downstream. This includes but is not limited to negative impacts on properties and drainage systems designed and constructed under Long Lake Phase 1. The developer must provide the City engineered drawings and calculations, showing no adverse impacts are caused by this development, for review prior to approval for construction.
7. **Public or Private Roadway, Fire Lane, Sidewalks** – The Developer of Canyon Lake Ranch shall construct public or private roadway and fire lane access typical sections designed to conform with City Standards and the following. This will be a requirement for any new roadways or modifications to any existing roadways necessary for the development. This would not apply to the existing Oak

Bluff Drive. The existing section of Fragrant Hill Road shall be reconstructed to create a proper transition to the existing Oak Bluff Drive.

- a. Roadway and Fire Lane Design Criteria
 - i. 29' back-to-back pavement street section, where in conflict in Subdistricts A and B, the MX-C Street Cross Section shall control.
 - ii. 5' Sidewalk sections
 - b. Developer shall construct proposed roadways which shall follow, as best as feasibly possible, the existing topography of the site. In areas where existing topography and proposed grades exceed standard ADA slope requirements for sidewalks, Pedestrian Access routes shall not exceed the grade established by the adjacent existing and/or proposed roadways per PROWAG Section R302.4.
8. **Subdistrict Acreage and Boundaries** – The acreage for Subdistrict A (26.265 acres), Subdistrict B (43.058 acres), and Subdistrict C (37.029 acres) represent the approximate acreages zoned for each Subdistrict. The boundaries of each Subdistrict shall be specifically defined at the time of platting and shall be generally consistent with the boundaries as shown in **Exhibit “D”** – Concept Plan.

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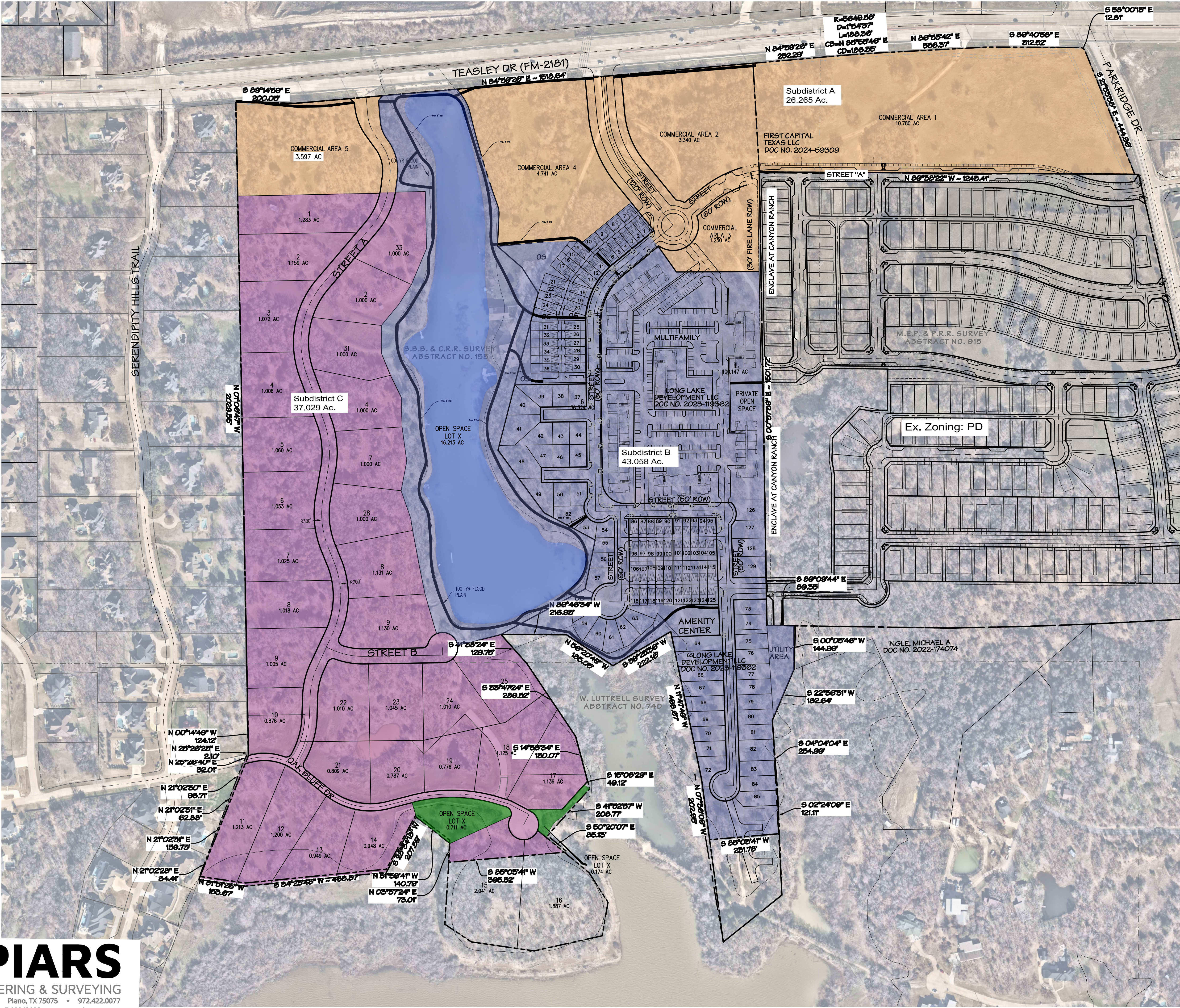


EXHIBIT D
CONCEPT PLAN - KEY MAP
CANYON LAKE RANCH
106.352 ACRES
OUT OF THE
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 915
B.B.B. & C.R.R. SURVEY ~ ABSTRACT NO. 135
W. LUTTRELL SURVEY ~ ABSTRACT NO. 740
CITY OF CORINTH, DENTON COUNTY, TEXAS

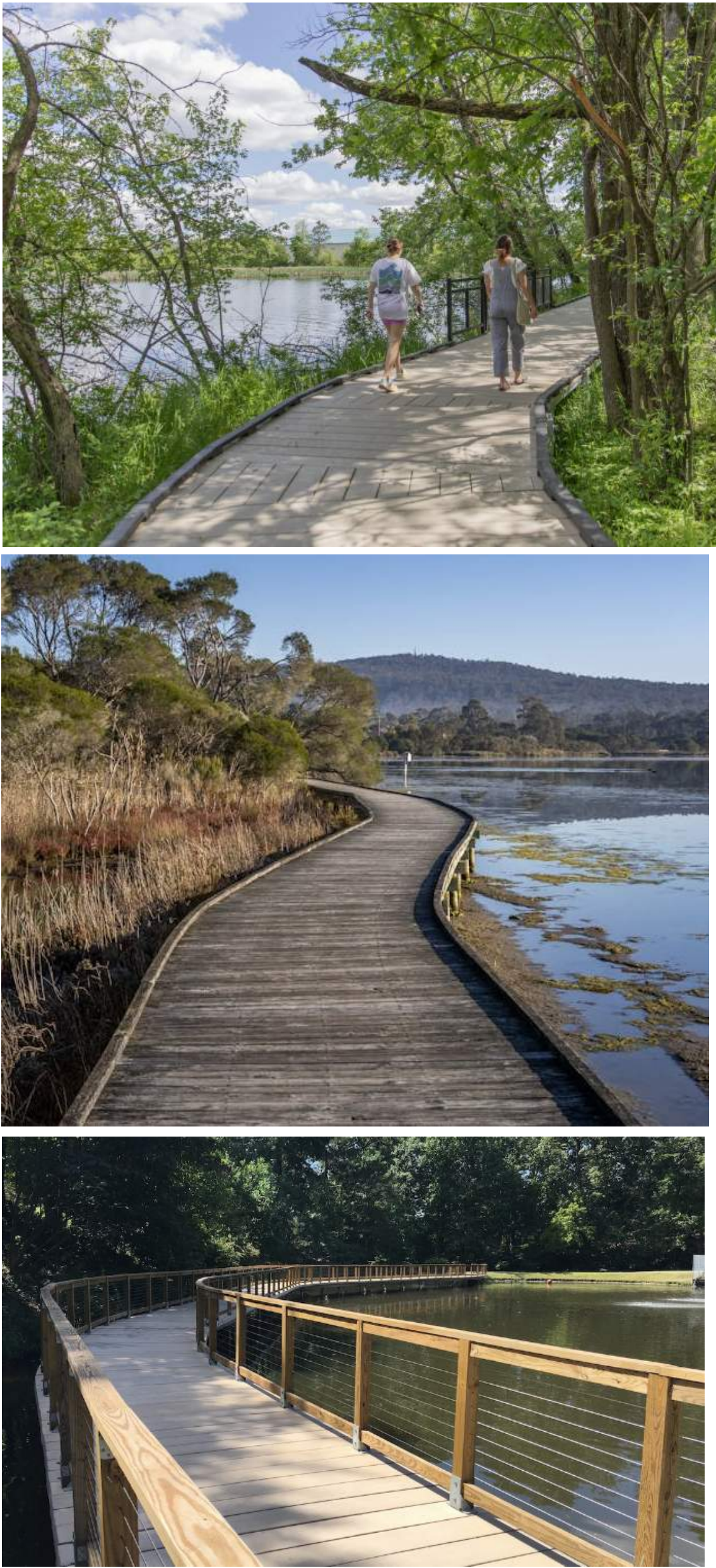
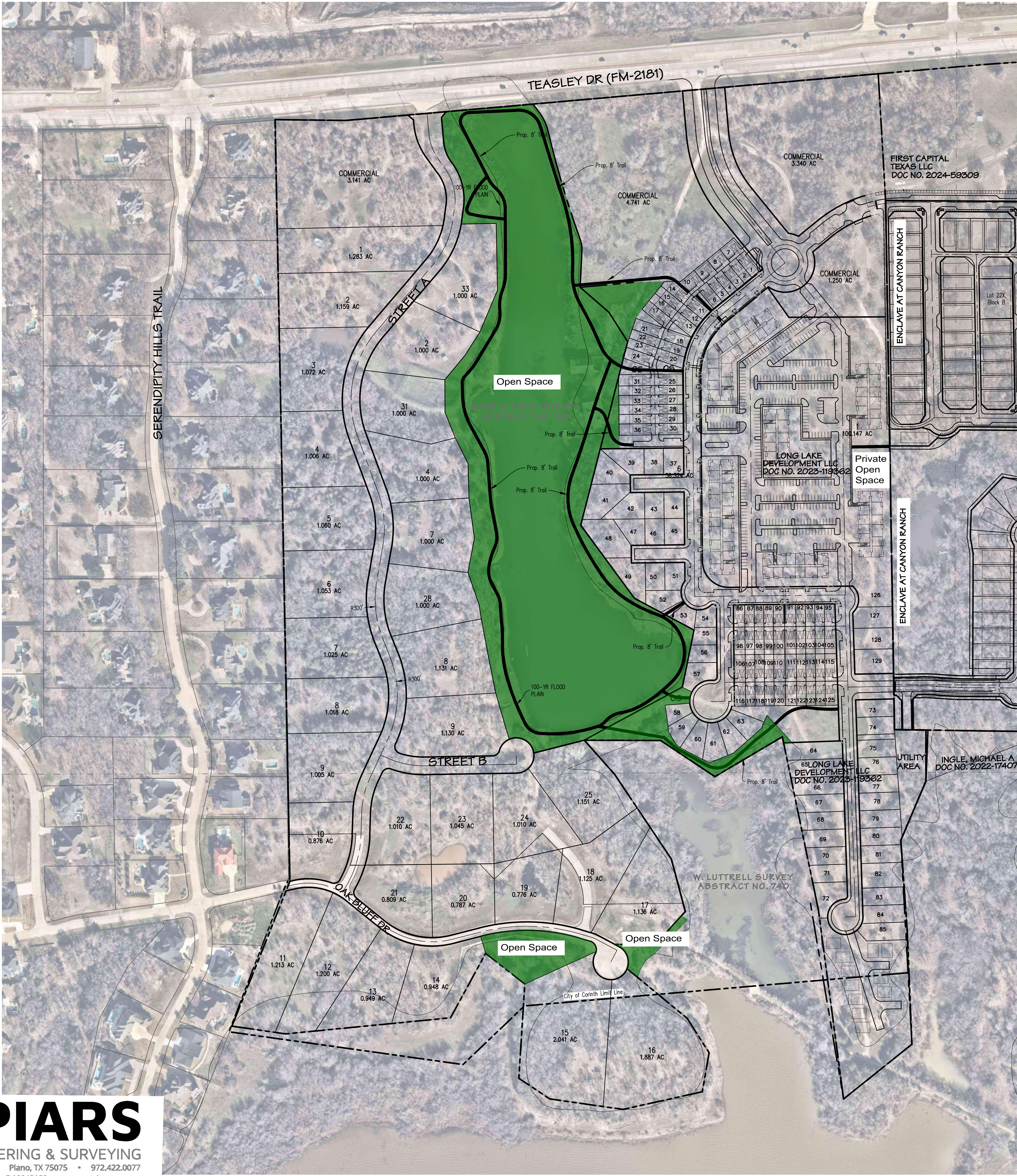
ENGINEER / SURVEYOR/
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

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REPRESENTATIVE TRAIL & BOARDWALK IMAGES

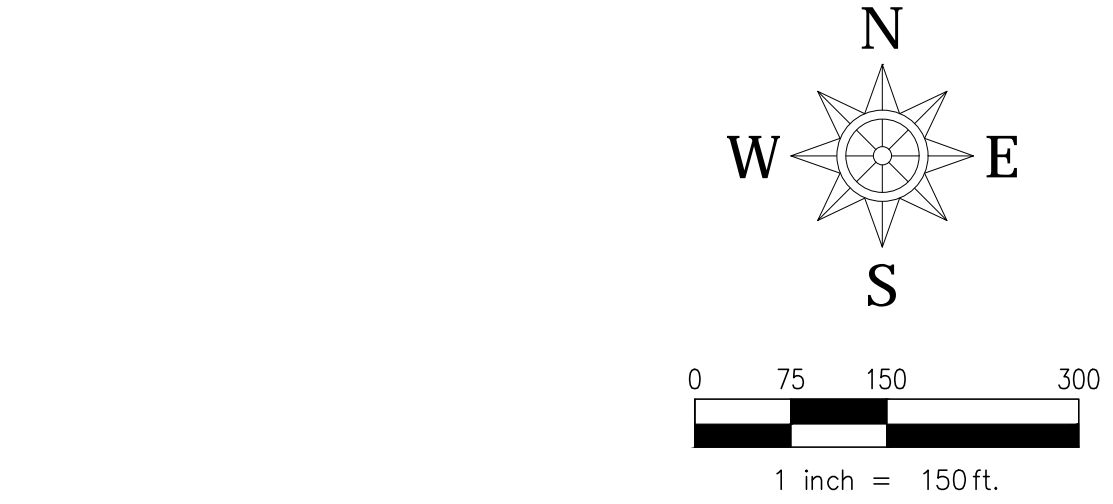


EXHIBIT 'E'
OUT OF THE
CANYON LAKE RANCH
115.039 ACRES
OUT OF THE
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 915
B.B.B. & C.R.R. SURVEY ~ ABSTRACT NO. 135
W. LUTTRELL SURVEY ~ ABSTRACT NO. 740
CITY OF CORINTH, DENTON COUNTY, TEXAS

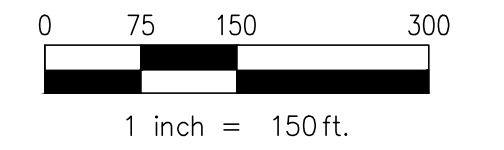


EXHIBIT 'F'
GATING PLAN

CANYON LAKE RANCH

115.039 ACRES
OUT OF THE

M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 915
B.B.B. & C.R.R. SURVEY ~ ABSTRACT NO. 135
W. LUTTRELL SURVEY ~ ABSTRACT NO. 740
CITY OF CORINTH, DENTON COUNTY, TEXAS