



**HONEY ROCK HILL
PLANNED DEVELOPMENT NO. 75
BASE ZONING DISTRICT: SF-2 SINGLE FAMILY
RESIDENTIAL
ORDINANCE NO. 25-03-20-11
(ADOPTED 3-20-2025)**

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. 25-03-20-11
HONEY ROCK HILL PLANNED DEVELOPMENT DISTRICT #75**

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 ADOPTING THIS ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR AN APPROXIMATE ± 2.188 ACRES OF LAND AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A," HERETO FROM ITS CURRENT ZONING DESIGNATION OF SF-2 SINGLE FAMILY RESIDENTIAL (DETACHED) TO A NEW ZONING DESIGNATION OF PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF SF-2 SINGLE FAMILY RESIDENTIAL DISTRICT (DETACHED) AND IDENTIFIED AS HONEY ROCK HILL PLANNED DEVELOPMENT DISTRICT NO. 75 ("PD-75"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION AND AMENDMENT; PROVIDING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B"); APPROVING PLANNED DEVELOPMENT DESIGN STATEMENT (EXHIBIT "C"); APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT "D"); 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 ± 2.188 acres of land as described in **Exhibit "A"** hereto (the **"Property"**), is currently zoned as SF-2 Single Family Residential (Detached), 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 of SF-2 Single Family Residential (Detached) under the City's Unified Development Code ("UDC"), more specifically identified as Honey Rock Hill Planned Development District No. 75 ("PD-75"); 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 to , 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, the limited nature of the requested zoning amendment proposed for existing lots with challenging configuration, and its peculiar suitability for the 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 from SF-2 Single Family residential to PD-75 with a base zoning of SF-2 Single Family residential to accommodate development, 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 by the adoption of this Ordinance to rezone the approximate ± 2.188 acres of land, the overall boundary and legal description as specifically described in **Exhibit "A,"** attached hereto and incorporated herein (the "**Property**") from the current zoning designation of SF-2 Single Family Residential (Detached) to PD-Planned Development Zoning District with a base zoning of SF-2 Single Family Residential (Detached) and identified as Honey Rock Hill Planned Development District

No. 75 (“PD-75”). The Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property as PD-75 in accordance with this Ordinance.

SECTION 3.

PLANNED DEVELOPMENT DESIGN STATEMENT AND CONCEPT PLAN

The Planned Development Concept Plan for the Property as set forth in **Exhibit “B”**, (the “**PD Concept Plan**,”), a copy of which is attached hereto and incorporated herein, and the Planned Development Design Statement as set forth in **Exhibit “C”**, (the “**PD Design Statement**”), a copy of which is attached hereto and incorporated herein and is hereby approved.

SECTION 4.

LAND USE REGULATIONS/ZONING MAP

A. The Zoning and **Planned Development Standards** set forth in **Exhibit “D,”** (the “**PD Development Standards**”) 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-75”) with a base zoning of SF-2, Single Family Residential (Detached). In the event of conflict between the provisions of **Exhibit “D”** and provisions of any other City zoning regulations, including without limitation the regulations governing the SF-2 Single Family Residential (Detached) zoning district, **Exhibit “D”** 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 have 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 “C”) and the PD Development Standards (“**Exhibit D**”) 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 and the PD Concept Plan. 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-2 Single Family Residential (Detached)

to PD-Planned Development Zoning District with a Base Zoning Designation of SF-2 Single Family Residential (Detached) and identified as Honey Rock Hill Planned Development District No. 75 ("PD-75").

SECTION 5. 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 6. 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 7. 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 8. 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 9.

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 20th DAY OF MARCH, 2025.

APPROVED:

Signed by:

Bill Heidemann

AC74FAA88CA6468...

Bill Heidemann, Mayor

ATTEST:
Signed by:

Lana Wylie

D77DD89FB0C3473...

Lana Wylie, City Secretary



APPROVED AS TO FORM:

Patricia Adams

B5BAF55D871D428...

Patricia A. Adams, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

WHEREAS Mark Brandon Chynoweth is the owner of a 2.188 acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 915, Denton County, Texas, and being a portion of Lot 1, Block 1 of Holman Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet G, Page 8, Plat Records, Denton County, Texas (P.R.D.C.T.), and being a portion of Lot 2A, Block 1 of Holman Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 184, P.R.D.C.T., and being the same tracts of land as described by deed recorded under Instrument Number 2023-129443, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

BEGINNING at a 1/2 inch iron rod with cap stamped "Premier Surveying" found for corner being the northwest corner of said Lot 1, same point being the southwest corner of Lot 3, Block 1 of said Holman Addition (Cab. G, Pg. 8);

THENCE North 88 degrees 56 minutes 46 seconds East, a distance of 200.00 feet to an ell corner of said Lot 3, from which a 5/8 inch iron rod found bears South 48 degrees 55 minutes 17 seconds East at 0.47 feet;

THENCE South 01 degrees 03 minutes 14 seconds East, a distance of 140.00 feet to a 1/2 inch iron rod with cap stamped "Premier Surveying" found for corner being an ell corner of said Lot 3;

THENCE North 88 degrees 56 minutes 46 seconds East, a distance of 296.17 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner being in the west right-of-way line of Parkridge Drive as described by deed to the City of Corinth, recorded under Instrument Number 2011-82523, O.P.R.D.C.T., and being the beginning of a non-tangent curve to the left, having a radius of 1080.00 feet;

THENCE over and across said Lot 1, and with the west right-of-way line of said Parkridge Drive, through a central angle of 01 degrees 42 minutes 08 seconds, whose chord bears South 19 degrees 53 minutes 46 seconds East at 32.09 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 20 degrees 37 minutes 51 seconds East, continuing on over and across said Lot 1 and with the west right-of-way line of said Parkridge Drive, a distance of 52.68 feet to a "V" cut found in concrete for corner being in the north line of Lot 2B, Block 1 of said Holman Addition (Cab. I, Pg. 184);

THENCE South 88 degrees 56 minutes 46 seconds West, a distance of 188.14 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner being the northwest corner of said Lot 2B and the northeast corner of said Lot 2A;

THENCE South 01 degrees 13 minutes 09 seconds East, with the west line of said Lot 2B and the east line of said Lot 2A, a distance of 143.06 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner;

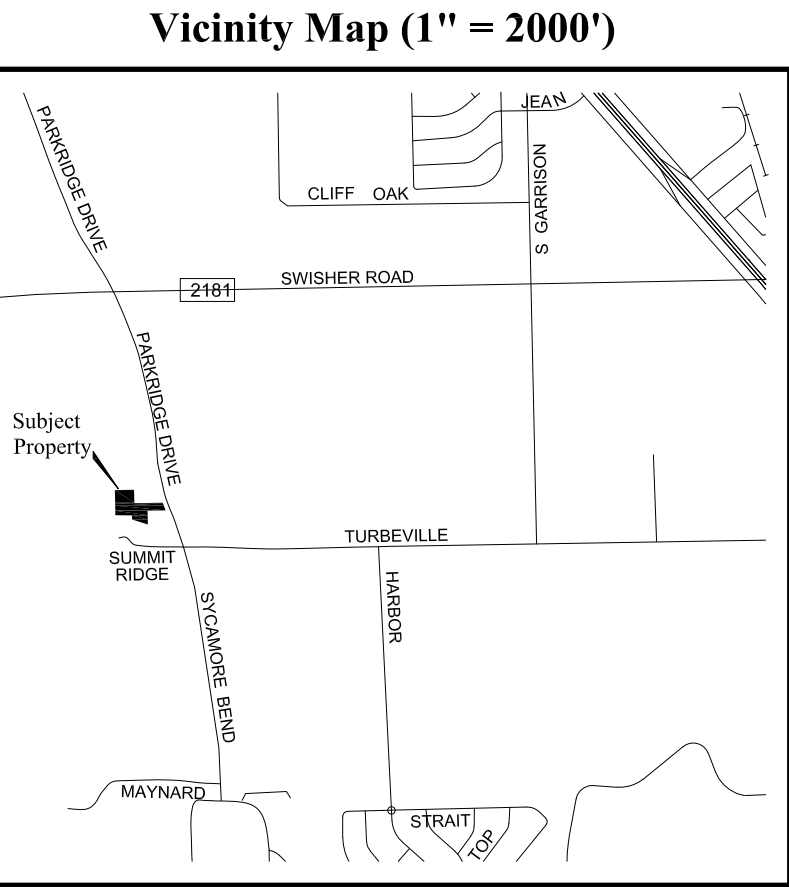
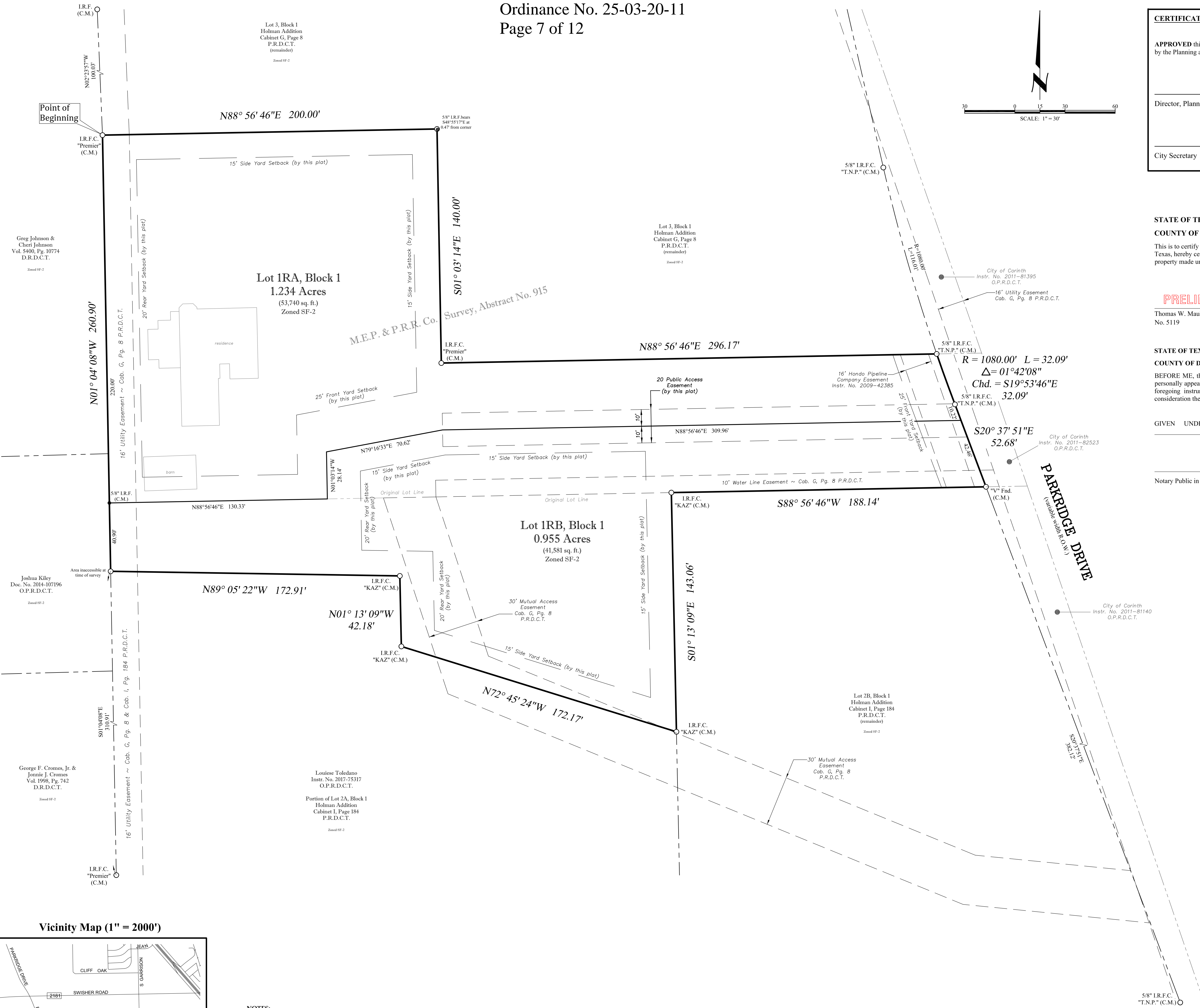
THENCE North 72 degrees 45 minutes 24 seconds West, over and across said Lot 2A, a distance of 172.17 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner;

THENCE North 01 degrees 13 minutes 09 seconds West, over and across said Lot 2A, a distance of 42.18 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner;

THENCE North 89 degrees 05 minutes 22 seconds West, over and across said Lot 2A, a distance of 172.91 feet to the southwest corner of said Chynoweth tract, same point being in the west line of said Lot 2A, and being 0.5 feet west of an existing fence line;

THENCE North 01 degrees 04 minutes 08 seconds West, passing at 40.90 feet a 5/8 inch iron rod found for the northwest corner of said Lot 2A and the southwest corner of said Lot 1, and continuing on for a total distance of 260.90 feet to the **POINT OF BEGINNING** and containing 2.188 acres of land;

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- NOTES:**
- Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
 - The purpose of this replat is to create a 2 lots of record from a previously platted Lot and a portion of a platted Lot conveyed by deed.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 481143-0335-G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).
 - This plat was prepared using title commitment provided by client (Title Resources File No. 2434279). Blanket Style Easements recorded in Vol. 328, Pg. 409, Vol. 460, Pg. 169, Vol. 548, Pg. 566 & Vol. 557, Pg. 515 include the subject tract.

CERTIFICATE OF APPROVAL

APPROVED this ____ day of _____, 2025
by the Planning and Zoning Commission of the City of Corinth, Texas.

Director, Planning and Development

City Secretary

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____ 20__.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Mark Brandon Chynoweth is the owner of a 2.188 acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 915, Denton County, Texas, and being a portion of Lot 1, Block 1 of Holman Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet G, Page 8, Plat Records, Denton County, Texas (P.R.D.C.T.), and being a portion of Lot 2A, Block 1 of Holman Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 184, P.R.D.C.T., and being the same tracts of land as described by deed recorded under Instrument Number 2023-129443, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

BEGINNING at a 1/2 inch iron rod with cap stamped "Premier Surveying" found for corner being the northwest corner of said Lot 1, same point being the southwest corner of Lot 3, Block 1 of said Holman Addition (Cab. G, Pg. 8);

THENCE North 88 degrees 56 minutes 46 seconds East, a distance of 200.00 feet to an ell corner of said Lot 3, from which a 5/8 inch iron rod found bears South 48 degrees 55 minutes 17 seconds East at 0.47 feet;

THENCE South 01 degrees 03 minutes 14 seconds East, a distance of 140.00 feet to a 1/2 inch iron rod with cap stamped "Premier Surveying" found for corner being an ell corner of said Lot 3;

THENCE North 88 degrees 56 minutes 46 seconds East, a distance of 296.17 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner being in the west right-of-way line of Parkridge Drive as described by deed to the City of Corinth, recorded under Instrument Number 2011-82523, O.P.R.D.C.T., and being the beginning of a non-tangent curve to the left, having a radius of 1080.00 feet;

THENCE over and across said Lot 1, and with the west right-of-way line of said Parkridge Drive, through a central angle of 01 degrees 42 minutes 08 seconds, whose chord bears South 19 degrees 53 minutes 46 seconds East at 32.09 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 20 degrees 37 minutes 51 seconds East, continuing on over and across said Lot 1 and with the west right-of-way line of said Parkridge Drive, a distance of 52.68 feet to a "V" cut found in concrete for corner being in the north line of Lot 2B, Block 1 of said Holman Addition (Cab. I, Pg. 184);

THENCE South 88 degrees 56 minutes 46 seconds West, a distance of 188.14 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner being the northwest corner of said Lot 2B and the northeast corner of said Lot 2A;

THENCE South 01 degrees 13 minutes 09 seconds East, with the west line of said Lot 2B and the east line of said Lot 2A, a distance of 143.06 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner;

THENCE North 72 degrees 45 minutes 24 seconds West, over and across said Lot 2A, a distance of 172.17 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner;

THENCE North 01 degrees 13 minutes 09 seconds West, over and across said Lot 2A, a distance of 42.18 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner;

THENCE North 89 degrees 05 minutes 22 seconds West, over and across said Lot 2A, a distance of 172.91 feet to the southwest corner of said Chynoweth tract, same point being in the west line of said Lot 2A, and being 0.5 feet west of an existing fence line;

THENCE North 01 degrees 04 minutes 08 seconds West, passing at 40.90 feet a 5/8 inch iron rod found for the northwest corner of said Lot 2A and the southwest corner of said Lot 1, and continuing on for a total distance of 260.90 feet to the **POINT OF BEGINNING** and containing 2.188 acres of land;

and designated herein as **LOTS 1RA & 1RB, BLOCK 1 OF HOLMAN ADDITION** to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the planning ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

WITNESS my hand this ____ day of _____, 2025.

By: _____
Mark Brandon Chynoweth, Owner

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark Brandon Chynoweth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____ 20__.

Notary Public in and for the State of Texas

EXHIBIT B - Concept Plan

2.188 Acres
being all of Lot 1, Block 1 of Holman Addition,
Cabinet G, Page 8, P.R.D.C.T. & a portion
of Lot 2A, Block 1 of Holman Addition,
Cabinet I, Page 184, P.R.D.C.T.
M.E.P. & P.R.R. Co. Survey,
Abstract Number 915,
City of Corinth, Denton County, Texas
-- Revised: January 31, 2025 --

LEGEND

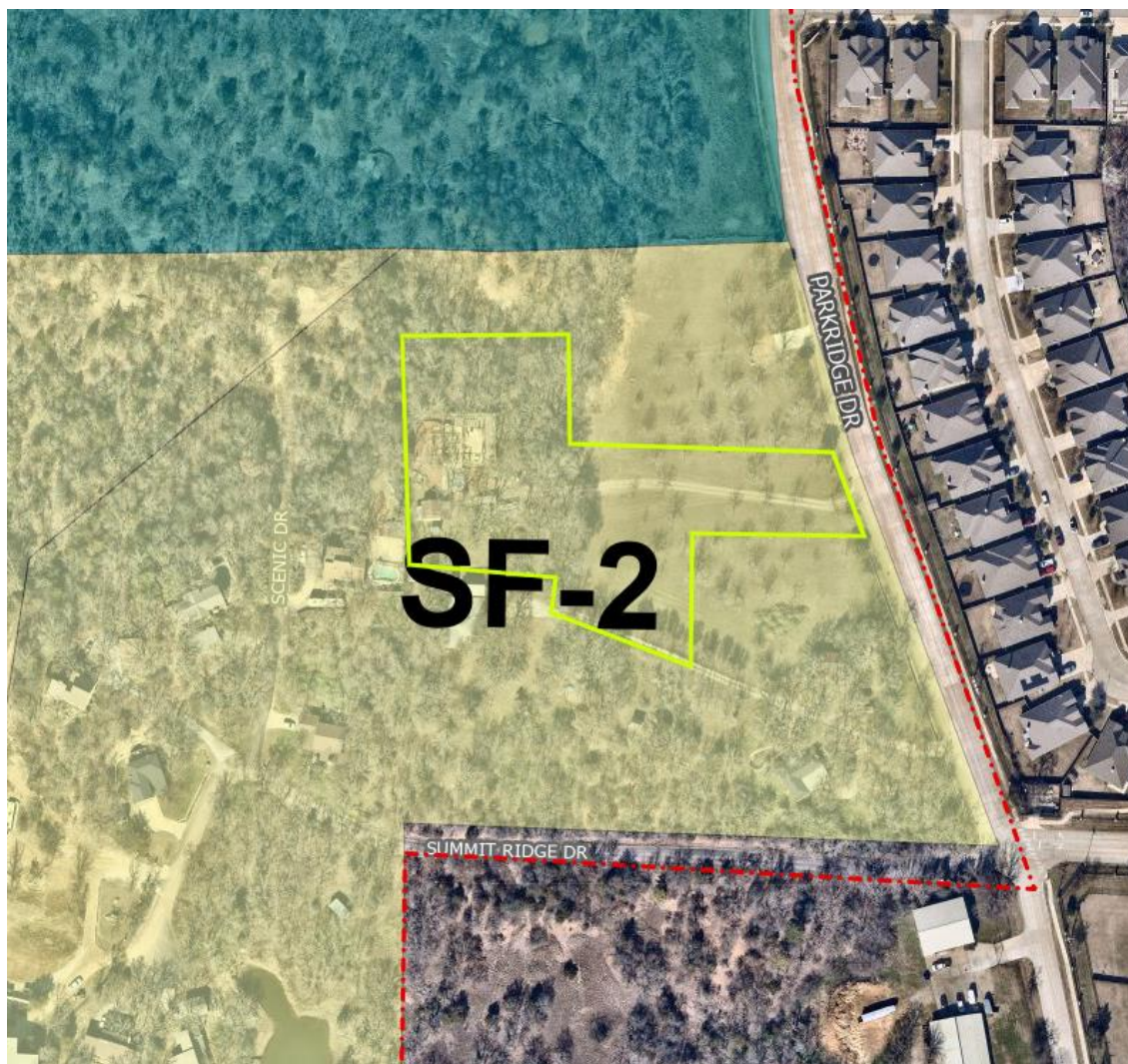
- I.R.F. - 1/2" Iron Rod Found
- I.R.S. - 1/2" Iron Rod Set with blue cap stamped "Old Town Surveying"
- C.M. - Controlling Monument
- R.O.W. - Right-of-Way
- O.P.R.D.C.T. - Official Public Records, Denton County, Texas
- D.R.D.C.T. - Deed Records, Denton County, Texas
- P.R.D.C.T. - Plat Records, Denton County, Texas

OWNER
Mark Brandon Chynoweth
627 Brookstone Dr.
Irving, TX 75039
Ph. 214.687.2074
SURVEYOR
Old Town Surveying, LLC
Professional Land Surveyors
810 Office Park Circle, Suite 130, Lewisville, Texas, 75057
Ph. 469.293.8079 info@oldtownsurveying.com
FERN Number: 10196611

EXHIBIT “C”
PLANNED DEVELOPMENT DESIGN STATEMENT

A. PROJECT ACREAGE AND LOCATION

The proposed Honey Rock Hill Planned Development is located at 3408 Parkridge Drive. The property consists of approximately 2.188 acres. The property is currently zoned SF-2. There is an existing house structure located on the property that is currently being renovated. The property is bounded to the north, west, and south by large lot developments zoned SF-2 Single Family Residential, and to the east by the Town of Hickory Creek.



B. EXISTING CONDITIONS

The subject property is located within the Holman Addition Subdivision, which was originally platted in 1987, then replatted in 1994. At some point since that time, Lot 2 of the Holman Addition was subdivided without a formal Replat being approved. Therefore, the subject property subject to the rezoning consists of all of Lot 1 and a landlocked portion of Lot 2 of the Holman Addition Subdivision, as shown below:



Subject Property: Lot 1 is northern lot, portion of Lot 2 subject to rezoning is southern parcel

C. PROJECT OVERVIEW / DESCRIPTION

The Honey Rock Hill is a two (2) lot single family development that will follow the present SF-2 zoning and is seeking a lone departure from the Zoning Dimensional Regulations of UDC 2.08.04 regarding minimum lot width.

A Replat for the subject property to consolidate both parcels into one platted lot was conditionally approved on February 26, 2024. However, the Applicant expressed the intent to subdivide the parcel into two lots. Upon an informal review of the proposed Replat, Staff informed the Applicant that the proposed lot configuration (Exhibit B – Concept Plan) would not meet the minimum lot width requirement at street frontage of 100' outlined in UDC 2.08.04 for properties zoned SF-2 Single Family residential.

The Applicant chose to request a Planned Development with the lone departure of the minimum lot width to formalize the proposed lot configuration and subsequently will seek approval of the revised Replat from the Planning & Zoning Commission. The minimum lot width shall be generally consistent with the minimum lot widths Exhibit B – Concept Plan.

The Future Land Use designation for this property is Neighborhood. The purpose and intent of Neighborhood is to maintain the character and quality of existing neighborhoods and ensure property values of existing neighborhoods stay stable through focus on maintenance, code enforcement, and neighborhood improvements (pocket parks, sidewalk connections to schools, entry features, etc.).

EXHIBIT “D”
PLANNED DEVELOPMENT STANDARDS

SECTION 1: PURPOSE AND BASE DISTRICT

A. Purpose

The regulations set forth herein provide development standards for single family residential uses within the Honey Rock Hill Planned Development District (PD). The boundaries of the PD 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, the Planned Development “PD” Concept Plan as depicted on Exhibit “B” and the Planned Development Design Statement as set forth in Exhibit “C”, both of which are incorporated herein. Any use that is not expressly authorized herein is expressly prohibited in this PD.

B. Base District

In this PD, the “SF-2” 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 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

The Honey Rock Hill Planned Development is intended to provide a quality residential development utilizing the location and concepts outlined in the Envision Corinth 2040 Comprehensive Plan. The development includes 2 Single-Family Detached lots, as set forth in Exhibit “B” –Concept Plan.

B. Permitted Uses and Use Regulations

In the proposed PD, 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 District (Detached) 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 the proposed PD District. The residential building layout shall be in general conformance with the PD Concept Plan shown in Exhibit “B” attached hereto.

C. Dimensional Regulations

UDC Subsection 2.08.04 Residential Dimensional Regulations Chart for the SF-2 Single Family Residential (Detached) District shall apply, except as modified in Table A – Dimensional Requirements below:

Table A – Dimensional Requirements:

	SF-2 Base:	Dimensional Standards/Modification:
Front Yard Setback	25'	No Change
Side Yard Setback: Interior Lot	15'	No Change
Corner Lot	25'	
Rear Yard Setback	20'	No Change
Garage Setback	25'	No Change
Minimum Lot Area	14,000 SF	No Change
Maximum Density	N/A	N/A
Minimum Lot Width:	100' at building line	40' at building line
Minimum Lot Depth	110'	No Change
Minimum Floor Area	2,000 sq. ft.	No Change
Maximum Height (feet/stories)	35'/2.5	No Change
Maximum Building Area (all buildings)	30%	No Change

D. Development Standards

Except as otherwise set forth, the Development Standards of Subsection 2.04.02, SF-2, Single Family Residential (Detached) of Subsection 2.04, "Residential Zoning Districts" of the UDC, for the SF-2 Single Family District (Detached) and all other requirements of the UDC shall apply to development within the proposed Honey Rock Hill Planned Development.

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, as may be amended.
3. **UDC Subsection 2.09.02 Tree Preservation** shall apply, as may be amended.
4. **UDC Subsection 2.09.03 Vehicular Parking Regulations and Pedestrian Oriented Street Design** shall apply, as may be amended.
5. **UDC Subsection 2.04.04.C.2 Garage Regulations** shall apply, as may be amended.
6. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, as may be amended.
7. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall apply, as may be amended.

8. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply, as may be amended.
9. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply, as may be amended.
10. **UDC Subsection 4.01 Sign Regulations** shall apply, as may be amended.
11. **UDC Subsection 3.05.05 Alley Standards** shall apply, as may be amended.
12. **UDC Subsection 3.05.09 Lot Standards** shall apply, as may be amended.
13. **UDC Subsection 3.05.10 Park and Trail Dedication** requires that Park and Trail dedication for Residentially Zoned Property be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination shall apply, as may be amended.
14. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply, as may be amended.