



**TERRACE OAKS  
PLANNED DEVELOPMENT NO. 39  
BASE ZONING DISTRICT: SF-4 SINGLE FAMILY  
ORDINANCE NO. 15-06-18-15  
(ADOPTED 6-18-2015)**

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208  
940-498-3200 ▪ [www.cityofcorinth.com](http://www.cityofcorinth.com)

**ORDINANCE NO. 15-06-18-15**

**TERRACE OAKS PLANNED DEVELOPMENT DISTRICT**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, BY AMENDING PD-39 ZONED PLANNED DEVELOPMENT SINGLE FAMILY-4 (PD SF-4) ON 62.565 ACRES OF LAND LEGALLY DESCRIBED AS 7.74 ACRES BEING TRACT 10 SITUATED IN THE WILLIAM GARRISON SURVEY, COUNTY ABSTRACT 508 AND 10.3797 ACRES BEING TRACT 18 SITUATED IN THE WILLIAM WILSON SURVEY, COUNTY ABSTRACT 1383 AND .6553 ACRES BEING TRACT 3 SITUATED IN THE D. A. WARE SURVEY, COUNTY ABSTRACT 1580, 2.002 ACRES BEING TRACT 25 SITUATED IN THE WILLIAM WILSON SURVEY, COUNTY ABSTRACT 1383, 10.584 ACRES BEING TRACTS 19, 20, 21, 22, AND 23 SITUATED IN THE WILLIAM WILSON SURVEY, COUNTY ABSTRACT 1383, 27.419 ACRES LEGALLY DESCRIBED AS A PART OF LOT 1, BLOCK A HAISLIP FAMILY FARM ADDITION, AND 3.78 ACRES OF 21.013 ACRES OF LAND LEGALLY DESCRIBED AS E. BLOUNT SUBDIVISION LOT 1; PROVIDING FOR A REVISED DESIGN STATEMENT AND LAND USE REGULATIONS; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A REVISED PLANNED DEVELOPMENT MASTER PLAN; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Corinth, Texas has adopted Ordinance 13-05-02-08, which adopts a Unified Development Code, 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 hereinafter described property (previously known as PD-5) was zoned as Planned Development Single Family-4 on March 5, 2015 under the City's Unified Development Code, with the adoption of Ordinance No. 15-03-05-07, and an authorized person having a proprietary interest in the property has requested changes to said ordinance; and

**WHEREAS**, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, having given the requisite notices by publication and otherwise, and after holding due hearings and affording 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, the City of Corinth City Council is of the opinion that said change in zoning should be made; 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 the 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 the neighborhood; location, lighting 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 districts and their peculiar suitability for particular uses 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 change in zoning 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 I - LEGAL PROPERTY DESCRIPTION; AMENDMENT**

That in accordance with the Unified Development Code, the Zoning Map of the City of Corinth is hereby amended on 62.565 acres of land described in "Exhibit A" attached. There is 0.634 acres not described in "Exhibit A" that remains unchanged and is not included in this District.

### **SECTION II – PLANNED DEVELOPMENT MASTER PLAN**

The PD Design Statement and PD Concept Design Map documents approved and described as "Exhibit B" attached hereto and made a part hereof are approved.

### **SECTION III – LAND USE REGULATIONS**

- A. The Zoning and Land Use Regulations set forth in "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development Single Family District.
- B. That the zoning regulations and districts as herein established have been made 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. If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Unified Development Code, Planned Development Application and Review. An extension of the two year expiration shall be granted if a development Application for the PD has been submitted and is undergoing the development review process or if the Director of Planning determines development progress is occurring.

- D. The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council. The property owner shall furnish a reproducible copy of the approved PD Concept Design Map for signature by the mayor and acknowledgement by the City Secretary. The Planned Development Master Plan, including the signed map shall be made a part of the permanent file and maintained by the City Secretary.

#### SECTION IV – PENALTY FOR VIOLATIONS

Any person, firm, or corporation violating any of the provisions of this ordinance shall upon conviction be fined a sum not to exceed two thousand dollars (\$2,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

#### SECTION V – SEVERABILITY CLAUSE AND CUMULATIVE CLAUSE

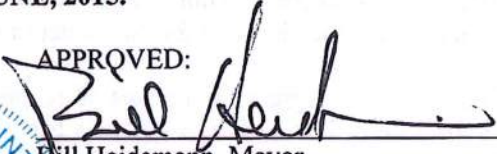
- A. If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.
- B. Exhibits "B" and "C" of Ordinance No. 15-03-05-07 are hereby amended as set forth herein.

#### SECTION VI – EFFECTIVE DATE

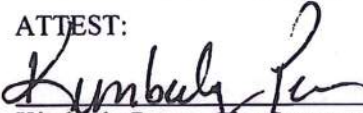
This ordinance shall become effective after approval and publication as provided by law.

PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF JUNE, 2015.

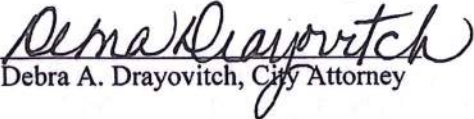
APPROVED:

  
Bill Heidemann, Mayor

ATTEST:

  
Kimberly Pence, City Secretary

APPROVED AS TO FORM:

  
Debra A. Drayovitch, City Attorney



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**BEGINNING** at a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the southwest corner of the herein described tract, same being the southeast corner of that certain tract of land described by deed to the City of Corinth for right-of-way dedication for Post Oak Drive, as recorded in Volume 1727, Page 279, R.P.R.D.C.T., same being the beginning of a non-tangent curve to the right with a radius of 970.00 feet and whose chord bears North 01 degrees 33 minutes 03 seconds West, a distance of 313.11 feet;

**THENCE** with the east line of said Post Oak Drive and with said curve to the right, through a central angle of 18 degrees 34 minutes 34 seconds, an arc length of 314.49 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner;

**THENCE** North 07 degrees 44 minutes 14 seconds East, continuing with the east line of said Post Oak Drive, a distance of 98.93 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner in the south line of said "TRACT ONE" of two Hutchison tracts;

**THENCE** North 82 degrees 24 minutes 42 seconds West, continuing with the south line of said "TRACT ONE" of the Hutchison Tracts, a distance of 10.35 feet to a point within concrete for corner, and being within north-south road commonly known as "Post Oak Drive":

**THENCE** North 07 degrees 37 minutes 57 seconds East, with said Post Oak Drive, a distance of 187.40 feet to a point within concrete for corner;

**THENCE** South 89 degrees 50 minutes 36 seconds East, along the north line of "TRACT ONE", a distance of 21.54 feet to a ½ inch iron rod for the westernmost southwest corner of said Robinson tract;

**THENCE** North 08 degrees 54 minutes 43 seconds East, continuing with the east line of said Post Oak Drive, a distance of 250.71 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the northwest corner of said Robinson tract, same being the westernmost southwest corner of that certain tract of land described by deed to Teresa Gail Fletcher as recorded in Volume 796, Page 920, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

**THENCE** South 89 degrees 00 minutes 08 seconds East, with a south line of said Fletcher tract, passing en route the southwest and southeast corner of that certain tract of land described by deed to Charles I. Fletcher and wife, Teresa Gail Fletcher, as recorded in Volume 5428, Page 7919, R.P.R.D.C.T., continuing on said course and with a south line of said Fletcher tract (Vol. 796, Pg. 920), a total distance of 1453.14 feet to a ½ inch iron rod found for an inner-ell corner thereof;

**THENCE** South 01 degrees 32 minutes 45 seconds West, with a west line of said Fletcher tract, a distance of 247.19 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the southernmost southwest corner thereof;

**THENCE** South 88 degrees 25 minutes 48 seconds East, with the south line of said Fletcher tract, a distance of 121.43 feet to a ½ inch iron rod found for the southwest corner of Lot 1, Block A of Haislip Family Farm, an addition to the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Cabinet 1, Page 181, P.R.D.C.T., same being the westernmost northwest corner of said Lot 1 of E. Blount Subdivision,;

**THENCE** North 00 degrees 05 minutes 01 seconds East, with the east line of said Fletcher tract, a distance of 498.71 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner;

**THENCE** South 89 degrees 54 minutes 59 seconds East, traversing over and across said Lot 1 of Haislip Family Farm, a distance of 547.13 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner;

**THENCE** North 00 degrees 05 minutes 01 seconds East, a distance of 911.43 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner in the south line of that certain tract of land described by deed to Gary H. Kirchoff as Trustee of the Kent Key Replacement Property Irrevocable Trust, as recorded in Volume 4360, Page 1081, R.P.R.D.C.T.;

**THENCE** North 89 degrees 56 minutes 34 seconds East, with the south line of said Kirchoff tract, a distance of 520.98 feet to a ½ inch iron rod found for the southeast corner thereof;

**THENCE** North 01 degrees 41 minutes 03 seconds East, with the east line of said Kirchoff tract, a distance of 1300.46 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner;

**THENCE** North 89 degrees 55 minutes 17 seconds East, traversing over and across said Lot 1 of Haislip Farm, a distance of 59.94 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner in the west line of that certain tract of land described by deed to Robert W. Parr, Trustee of the Robert W. Parr Family Trust, as recorded in Document No. 2011-62011; R.P.R.D.C.T.;

**THENCE** South 01 degrees 41 minutes 12 seconds West, with the west line of said Parr tract, passing en route the northwest and southwest corners of that certain tract of land described by deed to the City of Corinth, as recorded under County Clerk's File No. 96-R0001162, R.P.R.D.C.T., continuing on said course for a total distance of 1300.40 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for an inner-ell corner of said Lot 1 of Haislip Family Farm;

**THENCE** South 88 degrees 42 minutes 01 seconds East, with a north line of said Lot 1 of Haislip Family Farm, a distance of 22.23 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for a salient northeast corner thereof, same lying 1.30 feet west of the monumented west line of Corinth Amity Village, an Addition to the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Volume 2, Page 209, P.R.D.C.T.;

**THENCE** South 00 degrees 32 minutes 22 seconds West, with an east line of said Lot 1 of Haislip Family Farm, a distance of 1329.92 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the northernmost northwest corner of said E. Blount Subdivision;

**THENCE** South 01 degrees 19 minutes 16 seconds West, with a west line of said E. Blount Subdivision, a distance of 82.38 feet to a ½ inch iron rod found for an inner-ell corner thereof;

**THENCE** North 89 degrees 51 minutes 15 seconds West, with a north line of said E. Blount Subdivision, a distance of 615.28 feet to a ½ inch iron rod set in said north line of Lot 1 as described in the E. Blount Subdivision plat in Cabinet K, Page 268, P.R.D.C.T.,

**THENCE** South 00 degrees 08 minutes 45 seconds West, a distance of 312.90 feet to a ½ inch iron rod set in the south line of said Blount tract and the north line of that certain tract of land described by deed to Fay F. Taylor, as recorded under County Clerk's File No. 93-R0051801, R.P.R.D.C.T.,

**THENCE** South 89 degrees 34 minutes 49 seconds West, along the southern boundary of said Blount tract a distance of 522.86 feet to a ½ inch iron rod found for the southwest corner of said Blount tract and the north line of that certain tract of land described by deed to Fay F. Taylor, as recorded under County Clerk's File No. 93-R0051801, R.P.R.D.C.T.,

**THENCE** South 01 degrees 04 minutes 57 seconds West, with the west line of said Taylor tract, a distance of 299.29 feet to a ½ inch iron rod found for the northeast corner of that certain tract of land described by deed to Gary Don Bird and Cynthia Ann Bird, as recorded in Document No. 2008-37892, R.P.R.D.C.T.;

**THENCE** North 89 degrees 08 minutes 43 seconds West, with the north line of said Bird tract, passing at a distance of 208.83 feet a 3/8 inch iron rod found for the northeast corner of that certain tract of land described by deed to Byron Kyle Jones and Susan Ressler Jones, as recorded in Document No. 2010-125510, R.P.R.D.C.T., continuing on said course passing at a distance of 442.44 feet a ½ inch iron rod found for the northeast corner of that certain tract of land described by deed to Peter Farrell and Susan Farrell, as recorded in Document No. 2011-45701, R.P.R.D.C.T., continuing on said course, passing at a distance of 897.84 feet a ½ inch iron rod found for the northeast corner of that certain tract of land described by deed to Peter Farrell and wife, Susan Farrell, as recorded in Document No. 2009-68707, R.P.R.D.C.T., continuing on said course, passing at a distance of 1173.77 feet the northeast corner of Lot 1, Block A of Hess Addition, an Addition to the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Cabinet H, Page 34, P.R.D.C.T., continuing on said course, passing at a distance of 1601.25 feet a ½ inch iron rod found for the northwest corner of said Lot 1, continuing on said course for a total distance of 1637.88 feet to the **POINT OF BEGINNING** and containing a total of 62.565 acres of land, more or less, and being subject to any and all easements that may affect.

**EXHIBIT "B"**  
**TERRACE OAKS PD MASTER PLAN**  
**PD DESIGN STATEMENT**

The following information shall serve as a PD Design Statement for the Terrace Oaks residential subdivision located east of Post Oak Drive and south of Church Drive in Corinth, Texas. This information will include the current and requested zoning classifications, development contact information, engineering infrastructure information, and any other items that are necessary when considering rezoning this property.

**General Property Information**

The Terrace Oaks Planned Development is located on the west side of the City of Corinth. The site is approximately 2,400 feet south of Church Drive on the east side of Post Oak Drive. The property is a compilation of four different properties pieced together to create one larger, 62.565 acre development. The Developer of Terrace Oaks is David C. Davis with D2 Investments, Inc. The following property owners will be contributing a significant portion or all of their property for the overall development.

G.W. Robinson – 18.789 acres  
Robert C. and Ruth Hutchison – 2.00 acres  
Norbert J. Roessner – 10.575 acres  
Haislip Family Farm – 27.419 acres  
Blount – 3.782 acres

**Property Adjacency**

The Terrace Oaks property is located within a predominately low density residential portion of the City of Corinth. To the north is portion of land that is zoned as SF-2 residential zoning with the Provence SF-3 residential subdivision north of these tracts. To the east is the Corinth Amity Village subdivision with SF-4 zoning. The properties to the southwest are zoned SF-2 but are currently undeveloped or larger estates. However, the properties to the southeast which are south of the Haislip Family Farm are zoned as PD-5 which includes SF-4 residential zoning. West of the subject site and west of Post Oak Drive is the Hidden Lakes subdivision which is zoned SF-4. Hidden Lakes is on the south side of the Windsor Ridge development which is PD-10 zoning with much smaller lots.

**Existing and Requested Zoning Classifications**

Currently, the property includes two different zoning classifications. The western portion of the property is zoned as SF-2 residential zoning. This includes the Robinson, Hutchison, and Roessner properties. The Haislip Family Farm and the Blount tract are located within an existing Planned Development District, PD-5, which states for this property to include a SF-4 residential zoning classification. The PD-5 district extends to the south and includes all of the property to the immediate south of the Haislip Family Farm. The zoning of the Haislip property matches the zoning classification of the residential development to the immediate east as well, Corinth Amity Village. As a part of this request for rezoning, the Terrace Oaks residential development is requesting to be a Planned Development district with the equivalent of MXD residential zoning except as noted in Exhibit C of this submittal. The PD specifying the SF-4 residential zoning includes three areas of different lot sizes. The northern most section of the western 31.364 acre portion (Area A) will have lots that are a minimum 7,800 square feet in size. The lots will decrease in size to 5,000 square feet moving to the east and southeast, with a final lot size, Garden Homes, conforming to the Medium density classification along the southern boundary of areas A and B consisting of lots not less than 4,000 square feet. Area B, 31.835 acre portion will contain lots that are a minimum 4,000 square feet in size. The difference in minimum lot sizes provides for an adequate transition of lot size from the SF-2 and PD-10 zoning on the west to the existing SF-4 development to the east. Open space, park land and trails are also



provided within the development as shown on the Terrace Oaks Parks & Trails Exhibit which is a part of this zoning application.

**Proposed Densities**

The current Concept Plan for the requested zoning of the Terrace Oaks development includes a total of 218 lots over the 62.565 acres of land. The overall density of the property is 3.48 lots per acre. Area A with a total acreage of 31.364 acres contains a total lot count of 108 lots for a density of 3.44 lots per acre. Area B to the east has a total acreage of 31.201 acres with a lot count of 110 lots for a density of 3.53 units per acre.

**Development Concept Design**

As a part of the zoning documents for this development, Exhibit C has been provided. This exhibit includes specific requirements for the residential lot sizes and amendments to the existing City of Corinth Unified Development Code (UDC) provisions.

**Dimensional Regulations – Area A:** The dimensional regulations of Area A shall match the restrictions of the SF-4 zoning as stated in the UDC, except for the following items.

- Minimum Lot Area = 5,000 square feet
- Minimum Lot Width = 50' at the building line
- Minimum Floor Area = 2,200 square feet
- Maximum Building Area Coverage = 55%
- Side yard Setbacks = 5 feet
- Front and Rear Yard Setbacks = 20 feet

**Dimensional Regulations – Area B:** The dimensional regulations of Area B shall match the restrictions of the SF-4 zoning as stated in the UDC, except for the following items.

- Minimum Lot Area = 4,000 square feet
- Minimum Lot Width = 40' at the building line
- Minimum Floor Area = 1,500 square feet
- Maximum Building Area Coverage = 55%
- Side yard Setbacks = 5 feet
- Front and Rear Yard Setbacks = 20 feet

**Building types** – All buildings will be single family residential and permitted accessory buildings.

**Open space** – Open space is provided in both Area A and Area B as shown on the Concept Plan. Approximately 6.93 acres (11%) of the development is open space and pocket parks. This area includes landscape buffers and open space area adjacent to the west-east thoroughfare as shown on the Concept Plan.

**Layout** – The residential lot layout for the development shall be in general conformance to the Concept Plan as shown on the Requested Future Land Use Plan and as approved with the Final Plat.

**Sequence of Development / Phases**

Currently, the Developer of the Terrace Oaks development has chosen to develop the property in two (2) different sections or phases. The second phase shall be Area B, which is the eastern portion of the property. This phase will include 110 residential lots, 4 neighborhood parks, a Hike and Bike Trail running north and south along the thoroughfare, oversized sidewalks throughout the neighborhood connecting the park areas, a detention pond and the construction of the north-south thoroughfare.

Phase 1 of the Terrace Oaks development shall be Area A, which is the western portion of the property. This phase will include 108 residential lots, 5 neighborhood parks, oversized sidewalks throughout the

neighborhood connecting the park areas, oversized sidewalks through the parks connecting the streets in the neighborhood, a detention pond landscape buffer and right-of-way dedication along Post Oak Drive, and a connection to Area B to create one development. Due to the economic market, house sales and other timing factors outside of the Developer's control, the Developer reserves the right to develop all of the lots as one (1) phase or break up the phases into multiple phases of development.

#### **Thoroughfare Impact**

The Terrace Oaks development will be located along the east side of Post Oak Drive. With the development of Area A, right-of-way will be dedicated along Post Oak Drive as required to provide for the eastern portion of the required right-of-way width of 84 feet of the Type B – Minor Arterial roadway.

The existing Thoroughfare Plan for the City includes a north-south collector that passes through the proposed development. The north-south collector coincides with the portion of the property known as the Haislip Family Farm that extends north to Church Drive. This roadway is a Rural Collector with a 60' right-of-way and 27 ft paving width. There is also a proposed trail located along the Collector alignment as shown in the Trails Plan for the City of Corinth. The Concept Plan for Terrace Oaks includes the Collector as shown on the Thoroughfare Plan to the southern end of the Terrace Oaks property.

#### **Environmental Aspects**

The Terrace Oaks development is currently used for large estate residential or agricultural purposes. The following items are concerning the environmental aspects of the site.

**Elevation and Slope Analysis:** The elevation high point for the area is located near the middle of Area A at the approximate elevation of 660. From there, the property drains toward Post Oak Drive to an elevation of 648. The remainder of the site drains toward the east to an elevation of 594. Most of the elevation change is on the western portion of the site. The eastern portion of the site was used as a polo practice field and still includes many horses on the Haislip Family Farm; therefore, it is much flatter in slope.

**Soil Characteristics:** The general soil characteristics for the site are included in the Soil Survey for Denton County. This site is located within the Birome-Gasil-CALLisburg formation. The characteristics of this soil is that it is well drained, gently sloping to moderately steep loamy soils that have moderate to slow permeability. A geotechnical investigation will be performed during the engineering design process to further examine the soils onsite.

**Tree cover:** The middle of Area A includes areas that are heavily treed near the highest elevation of the site. Smaller clusters of trees grow around existing house structures on the site. The eastern half is mostly cleared with only trees around the boarder of this area. A Tree Survey for the site will be performed with the topographic survey of the site during the engineering design stage.

**Topo map:** As discussed above, the topography of the site will greatly affect the drainage and proposed grades of the site. The existing contours of the site have been shown on the Requested Land Use Plan exhibit for this site. Actual field survey will be performed during the engineering design stage of the project.

#### **Drainage information**

The existing topography of the Terrace Oaks development site has been reviewed to better understand the drainage constraints and requirements for the site. The following bullet points address some of the drainage items that have been noted.

**Drainage for the western portion of the site:** Matching the existing elevations of the site, the western portions of the site drains toward Post Oak Drive. An offsite drainage analysis will need to be performed to ensure

that the downstream drainage structures can handle the surface runoff from the site. The area of the site draining in this direction is 11.28 acres.

Drainage from the western portion of the site draining to the southeast: From the highpoint of the site to the east, the majority of the remainder of Area A drains to the southeast. There are existing ponds toward the southeast that capture the runoff flow that will need to continue going in this direction so that the ponds do not dry up. However, analysis will need to be performed to make sure properties to the southeast of the site are not negatively impacted. The area of the site draining in this direction is 18.55 acres.

Drainage for the eastern portion of the site: A small portion of the north side of Area and all of Area B will drain toward the Corinth Amity Village subdivision. There is an existing channel located south of Silver Meadow Lane that will capture the runoff from the eastern Terrace Oaks site. However, this drainage structure is not sized for the fully developed site runoff. Therefore, a detention pond will need to be constructed within the Terrace Oaks development to capture the runoff and reduce the flow to an amount that the downstream channel can carry without flooding houses downstream. There is also an existing drainage channel along the eastern portion of the site. The detention pond and drainage channels will be analyzed with the engineering design to make sure that no adjacent houses are flooded based on reasonable drainage calculations. The area of the site draining in this direction is 29.59 acres.

The actual drainage areas for the site draining toward the west and to the east will be analyzed within the engineering design of the project. The proposed runoff from the site will need to be reviewed so that it does not negatively impact the downstream conditions. Detention will be provided, as stated, on the east side of the site due to the undersized downstream conditions.

#### **Utility Infrastructure**

The existing water and sanitary sewer systems have been reviewed for the site. The following is a summary of the existing utilities and their connection to the site.

Water service loop: The Terrace Oaks development shall have looped water service by connecting to the existing water lines on the west and east sides of the site and / or two connection points along Post Oak for Phase 1. On the west side, there is an existing 12" water line on the west side of Post Oak Drive. This development will bore under Post Oak Drive to connect into the existing 12" line. Fire hydrants are located along Post Oak Drive both north and south of the site. On the east side, the water line will be connected to an existing 6" water line located at the intersection of Silver Meadow Lane and Sharon Lane. The water lines in the existing development to the east are all 6" in size, so there is not any access to larger lines to the east. Water lines within the development will be 8" in size and connect to the above lines as stated. All water lines will be dedicated to the City once constructed and accepted.

Sanitary Sewer connection – west: The western portion of the site from the high point to the west shall drain toward Post Oak Drive. Once the sanitary sewer line reaches Post Oak Drive, it shall be extended to the north and tie into an existing 8" sewer line located on the west side of Post Oak Drive at the intersection with Creekside. The sanitary sewer line extension will be constructed within easements to extend to the north to reach the existing manhole.

Sanitary Sewer connection – east: The eastern portion of the site from the high point to the east shall drain to the east toward the Corinth Amity Village development. A 12" sanitary sewer line has been extended to the end of Silver Meadow Lane for connection for service to the Terrace Oaks site.

#### **Overall Project Summary**

The Terrace Oaks development will be a great development for this area of Corinth. The lot sizes provide a great transition from the larger houses on the west with SF-2 zoning to the SF-4 zoning of the neighboring

development to the east. The range of lots conforms to the Future Land Use designation of MXD for the area approaching the Town Center Land Use designation. A mixture of house types ranging from patio / garden homes (classified Medium Density) to large lot single family detached homes (classified as Low Density) will be placed throughout the development. The development is divided into an Area A and Area B with different specific requirements for both as outlined in this document and in Exhibit C.

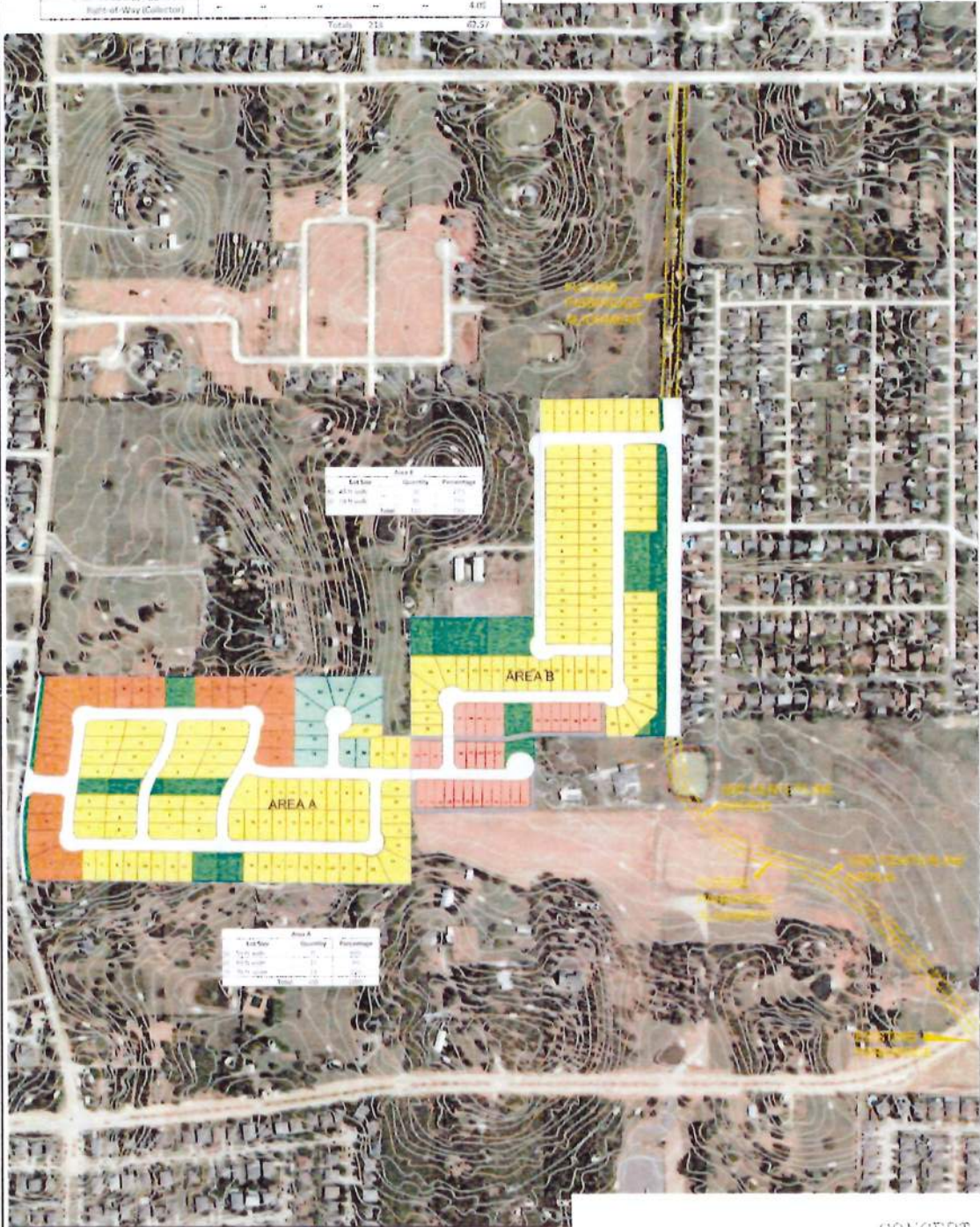
The development will include open spaces, neighborhood gathering areas, trail connectivity and parks. An offsite sanitary sewer extension will be necessary, but for the most part, the utility connections are located relatively close to the site. Additional calculations will be necessary and actual field topographic survey performed during the engineering design phase.



Click [here](#) for higher resolution scan

**EXHIBIT "B"**  
**TERRACE OAKS PD MASTER PLAN**  
**PD CONCEPT DESIGN MAP**  
**ORDINANCE NO. 15-06-18-15**  
**TERRACE OAKS PLANNED DEVELOPMENT DISTRICT**  
 Page 12

Zone	LAND USE SUMMARY					
	Min. Lot Area	Min. Lot Width	Setbacks / Restrictions	Units	Acres	
20' 20' Wide Lots	7,800 sf	70'	20' / 5' / 20'	23	10.5%	5.29
10' 10' Wide Lots	7,800 sf	60'	20' / 5' / 20'	30	4.5%	2.47
10' 10' Wide Lots	5,000 sf	50'	20' / 5' / 20'	155	71.10%	27.74
10' 10' Wide Lots	4,000 sf	40'	20' / 5' / 20'	30	13.76%	3.58
Park Open Space (PDA)	-	-	-	-	-	6.93
Right of Way (Internal)	-	-	-	-	-	11.99
Right of Way (Collector)	-	-	-	-	-	4.05
<b>Totals</b>						<b>62.57</b>



**CERTIFICATE OF APPROVAL - PD DESIGN MAP**

*William F. Garrison* 8/3/15

3. *Kendy*



**CONCEPT DESIGN MAP OF TERRACE OAKS**  
 A PROPOSED RESIDENTIAL DEVELOPMENT  
 62.565 ACRES  
 WILLIAM F. GARRISON SURVEY A-509 & WILLIAM WILSON SURVEY A-1993  
 CITY OF CORNELL DESIGN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
 210 BROADVIEW LANE  
 FORT WORTH, TEXAS 76104  
 TEL: 817.335.4444 FAX: 817.335.4444  
 WWW.ECONCEPTSANDDESIGN.COM

DATE: MAY 20, 2015

- b. Access to the garage shall be by means of a driveway connecting with an adjacent public street, alley, public access easement, approved private street, or approved private access easement.
  - c. Lots less than 50 feet wide shall be rear-loaded garage served.
  - d. Front yard setbacks may be reduced by 5 feet for swing entry garages.
12. **Driveways**  
a. Residential lots shall have concrete driveways.
13. **Emergency Access**  
An emergency access easement from Post Oak through Lot 4 shall be provided, and if or when required by the City and Lake Cities Fire Department, a second entry point to the development shall be constructed.

**E. Parks and Open Space**

- 1. This Ordinance does not serve as acceptance of any park dedication; dedication shall be determined at a later date. The developer and owner of the District shall adopt covenants and restrictions to provide for the maintenance of the green spaces in the District in perpetuity. The restrictions for maintenance shall be subject to the approval of the City.
- 2. A Homeowners Association shall be established for the regulation of restrictions and for the maintenance of the Parks and Open Spaces and fence described in D above.
- 3. Green Spaces
  - a. The green spaces shall be distributed through the development, but may vary based on lot layout refinement.
  - b. The green spaces shall provide continuous intuitive linkages through the neighborhood and planned development for the regional trail system by aligning with street connections.
  - c. Useable green spaces must be designed for passive activities as well as retention/detention during storm events.

**F. Public Improvements**

The developer/owner shall obtain and dedicate a 60 foot right-of-way for the extension of the road from the north property line of the District to Church or, at the option of the City, from the south property line to Lake Sharon Parkway prior to issuance of any building permits in Area B, Phase 2. The road selected by the City is designated as the "Road." No permits shall be issued for homes in Area B until the Road is constructed to a width determined by the city engineer.



**EXHIBIT "C"**  
**LAND USE REGULATIONS**

**A. Purpose**

The regulations set forth in this Exhibit provide development standards for a Single Family Residential designation within the Terrace Oaks Planned Development District. The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted on Exhibit B. Every use not authorized herein is prohibited in this Planned Development (PD) District.

**B. Base Districts**

In Area "A" and Area "B", the "SF-4" Single Family Residential District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, as amended, shall apply except as modified herein.

**SECTION 2: USES**

**A. Single Family Residential**

In the Planned Development (PD) District for Single Family Residential Uses, no building, or land shall be used and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided in the Single Family-4 (SF-4) District regulations of the Unified Development Code.

**SECTION 3: AREA REGULATIONS**

**A. Purpose**

1. This district is intended to provide for development of single family dwelling units on lots of not less than five thousand (5,000) square feet in Area "A" and lots not less than four thousand (4,000) square feet in Area "B".
2. The district shall contain at least three housing types. Each housing type can vary with administrative approval from the Director of Planning up or down by 33%. This mix must be maintained throughout the planned development district.

**B. Permitted Uses and Use Regulations**

The Permitted Uses in the SF-4, Single Family Residential District, as listed in Subsection 2.07 of the Unified Development Code, shall be permitted uses.

**C. Dimensional Regulations**

1. The Dimensional Regulations described in Section 2.04.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Single Family-4 (SF-4) District shall apply to the development of the property, except as follows:

**Area A:** The dimensional regulations of Area A shall comply with the dimensional regulations of the SF-4 zoning district as stated in the UDC, except for the following items.



Minimum Lot Area = 5,000 square feet  
**Minimum Lot Width = 50'** at the building line\*  
Minimum Floor Area = 2,200 square feet  
Maximum Building Area Coverage = 55%  
Side yard Setbacks = 5 feet  
Front and Rear Yard Setbacks = 20 feet

\* the 50 foot building line minimum width lots will be in the percentages shown on the Concept Design Map.

**Area B:** The dimensional regulations of Area B shall comply with the dimensional regulations of the SF-4 zoning district as stated in the UDC, except for the following items.

Minimum Lot Area = 4,000 square feet  
**Minimum Lot Width = 40'** at the building line\*  
Minimum Floor Area = 1,500 square feet  
Maximum Building Area Coverage = 55%  
Side yard Setbacks = 5 feet  
Front and Rear Yard Setbacks = 20 feet

\* the 40 foot building line minimum width lots will be in the percentages as shown on the Concept Design Map.

Building types – All buildings will be single family residential and permitted accessory buildings.

**D. Development Standards**

The Development Standards for this PD are the development standards for SF-4 Single Family Residential, Section 2.04.04 of the City's Unified Development Code except as otherwise stated herein.

1. UDC 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC 2.09.01 **Landscape Regulations** shall apply.
3. UDC 2.09.02 **Tree Preservation Regulations** shall apply.
4. UDC 2.09.03 **Vehicle Parking Regulations** shall apply.
5. UDC 2.09.04 **Building Façade Material Standards** shall apply.
6. UDC 2.09.05 **Residential Adjacency Standards** shall apply.
7. UDC 2.09.06 **Nonresidential Architectural Standards** shall apply.
8. UDC 2.09.07 **Lighting and Glare Regulations** shall apply.
9. UDC 4.01 **Sign Regulations** shall apply.
10. UDC 4.02 **Fence and Screening Regulations** shall apply.
  - a. A board-on-board fence eight feet in height shall be constructed and shall align with the property line of the Spirit Horse / Fletcher property and the lots shown on the Concept Map as Lots 5 through 15, 23 through 27, and 36 through 40.
  - b. The fence shall be constructed in an easement as required by Section 4.02 and shall be perpetually maintained through covenants adopted by the homeowner's association for the development.
11. **Garages**
  - a. Each home shall have at a minimum, a two-car enclosed garage, 20' x 20' minimum.



**EXHIBIT "B"**  
**PD DESIGN MAP**

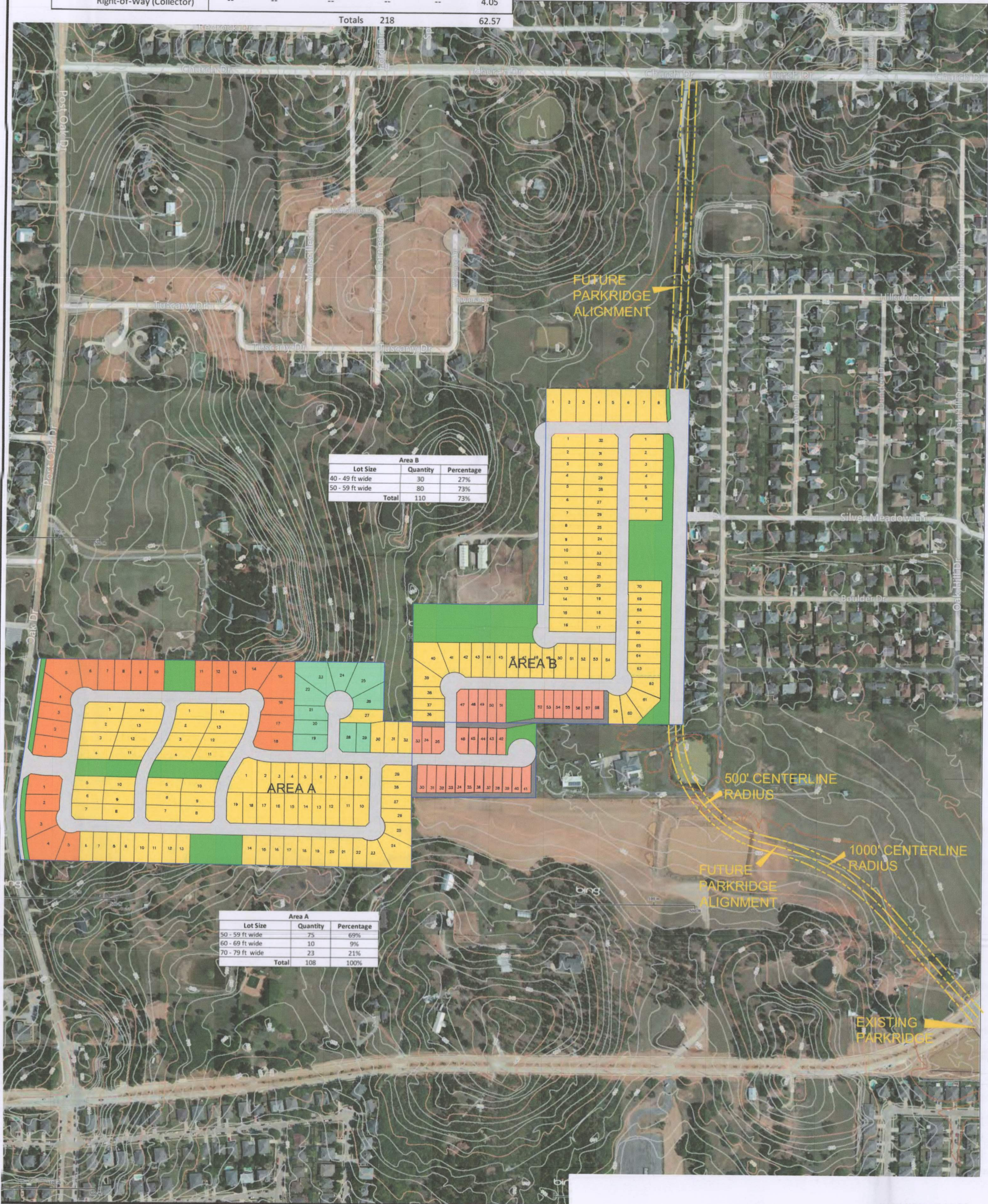
ORDINANCE NO. 15-06-18-15  
TERRACE OAKS PD SF-4 DISTRICT  
Page 12

**LAND USE SUMMARY**

Zone	Lot Requirements / Breakdown					
	Min. Lot Area	Min. Lot Width	Setbacks (F/S/R)	Unit Quantity	% of Total Units	Acres
70'-79' Wide Lots	7,800 sf	70'	20' / 5' / 20'	23	10.55%	5.79
60'-69' Wide Lots	7,800 sf	60'	20' / 5' / 20'	10	4.59%	2.47
50'-59' Wide Lots	5,000 sf	50'	20' / 5' / 20'	155	71.10%	27.74
40'-49' Wide Lots	4,000 sf	40'	20' / 5' / 20'	30	13.76%	3.59
Park Open Space (HOA)	--	--	--	--	--	6.93
Right-of-Way (Internal)	--	--	--	--	--	11.99
Right-of-Way (Collector)	--	--	--	--	--	4.05
<b>Totals</b>				<b>218</b>		<b>62.57</b>

Area B		
Lot Size	Quantity	Percentage
40 - 49 ft wide	30	27%
50 - 59 ft wide	80	73%
<b>Total</b>	<b>110</b>	<b>73%</b>

Area A		
Lot Size	Quantity	Percentage
50 - 59 ft wide	75	69%
60 - 69 ft wide	10	9%
70 - 79 ft wide	23	21%
<b>Total</b>	<b>108</b>	<b>100%</b>



**CERTIFICATE OF APPROVAL - PD DESIGN MAP**

Approved  
*Clifton Huder* 8/13/15  
Mayor, City of Corinth, Texas Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Design Map for the Terrace Oaks development was submitted to the City Council on the 18<sup>th</sup> day of June, 2015, and the Council, by formal action, then and there accepted the PD Design Map, and said Council further authorizes the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this 3<sup>rd</sup> day of August, 2015.



*Kendy L...*  
City Secretary  
City of Corinth, Texas



200 100 0 200 400  
SCALE IN FEET  
1" = 200'

**CONCEPT  
DESIGN MAP  
OF  
TERRACE OAKS**  
A PROPOSED RESIDENTIAL DEVELOPMENT  
**62.565 ACRES**  
WILLIAM C. GARRISON SURVEY, A-508  
& WILLIAM WILSON SURVEY, A-1383  
CITY OF CORINTH, DENTON COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

218 RESIDENTIAL LOTS  
9 COMMON AREA TRACTS