



**WALTON RIDGE
PLANNED DEVELOPMENT NO. 51
BASE ZONING DISTRICT: SF-4 SINGLE FAMILY
ORDINANCE NO. 20-12-17-41
(ADOPTED 12-17-2020)**

AMENDED BY:

- **PDA22-0003: MINOR PD AMENDMENT ESTABLISHING FRONT YARD FENCING REGULATIONS IN MEWS LOTS (APPROVED BY STAFF 9-15-2022)**
- **ORDINANCE NO. 23-03-16-10: REDUCING THE BOUNDARY OF PD-51 BY REMOVING TRACT 2 (PD-65) (ADOPTED 3-16-2023)**
- **PDA24-0001: MINOR PD AMENDMENT EXTENDING FRONT YARD FENCING REGULATIONS TO ALL 40'-WIDE COTTAGE LOTS**

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 20-12-17-41
WALTON RIDGE REDESIGN PLANNED DEVELOPMENT DISTRICT #51**

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF CORINTH, EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY, BY AMENDING TWO ZONING CLASSIFICATIONS FROM PD-51 (WITH A BASE DISTRICT OF SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED)) AND INDUSTRIAL TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED) AND MF-3, MULTI-FAMILY RESIDENTIAL APPROXIMATELY ±49.798 ACRES (2,169,219 SQUARE FEET) OF LAND IN THE J. P. WALTON SURVEY, ABSTRACT NO. 1389, CITY OF CORINTH, DENTON COUNTY, TEXAS; THE PROPERTY IS GENERALLY LOCATED NORTH OF WALTON DRIVE, SOUTH OF BLACK JACK LANE, SAND JACK DRIVE, AND DANBURY COVE/CIRCLE, EAST OF NORTH CORINTH STREET, AND WEST OF SHADY REST LANE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT “B”); APPROVING PLANNED DEVELOPMENT LAND USE REGULATIONS (EXHIBIT “C”); 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 ON CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING 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 of the City, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City’s Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

WHEREAS, the property is comprised of “Tract 1” and “Tract 2”, as described in Exhibit “A”(Tract 1 and Tract 2 together the “Property”) with Tract 1 currently zoned PD-51 and Industrial and Tract 2 currently zoned as Industrial, and 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 more specifically identified as Walton Ridge Redesign Planned Development District No. 51 (“PD-51”) with Tract 1 having base zoning designation of SF-4, Single Family Residential (Detached) and Tract 2, having base zoning designation of MF-3, Multi-Family under the City's Unified Development Code and designated on the City’s Zoning Map; 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 pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

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

WHEREAS, the City Council finds that the change in zoning for the Property 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 are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

**SECTION 2
LEGAL PROPERTY DESCRIPTION; AMENDMENT**

That Ordinance 13-05-02-08, adopting the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended to change the zoning classifications on approximately ±49.798 acres of land described in Exhibit “A” attached hereto and incorporated herein (the “Property”), from PD-51 and Industrial zoning district classifications to a PD-Planned Development zoning district subject to the regulations contained in this Ordinance and with Tract 1 having a base zoning designation of SF-4, Single Family Residential (Detached) and totaling 36.219 acres, and Tract 2 having a base zoning designation of MF-3, Multi-Family Residential and totaling 13.579 acres and collectively identified as Walton Ridge Redesign Development District No. 51 (“PD-51”), and the Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property.

**SECTION 3.
PLANNED DEVELOPMENT CONCEPT PLAN**

The Planned Development Zoning Exhibit and Concept Plan (Tract 1) for the Property as set forth in Exhibit “B”, a copy of which is attached hereto and incorporated herein, is hereby approved. Additional ancillary conceptual plans pertaining to Tract 1 lot layout, common open space landscaping, streetscape rendering design, and tree preservation on Open Space Lot 27X-Block E are set forth in Exhibit “C”, Exhibit “D”, Exhibit “E”, and Exhibit “F” respectively, and are included attached hereto and incorporated herein, are hereby approved, as generally depicted (Exhibits “C”, “D”, “E” and “F” together herein referred to as the “Ancillary Conceptual Plans”).

Exhibit “B” shows only the change in base zoning district designation for Tract 2 from Industrial to MF-3 Multi-Family. Any future development proposed on Tract 2 shall require an amendment to this “PD-51” Ordinance. At which time, a Concept Plan, PD Design Statement, and associated land use regulations shall be required for the entirety of Tract 2 and shall follow the application, review, and approval procedures as required by UDC, Section 2.10.09 - PD, Planned Development Application and Review, as they may be amended.

**SECTION 4.
LAND USE REGULATIONS**

Tract 1 (Single-Family)

The Zoning and Land Use Regulations set forth in “Exhibit G” attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district on Tract 1 with base zoning

designation of SF-4, Single Family Residential (Detached) on ±36.219 acres. In the event of conflict between the provisions of “Exhibit G” and provisions of any other City zoning regulations, including without limitation the regulations governing SF-4, Single Family Residential (Detached) zoning district, Exhibit “G” shall control.

That the zoning regulations and districts herein established 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

The Planned Development Concept Plan for Tract 1 (Exhibit “B”), the Ancillary Conceptual Plans (Exhibits “C”, “D”, “E”, and “F”), and the Land Use Regulations (Exhibit “G”) shall control the use and development of Tract 1, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan, Ancillary Conceptual Plans, and Land Use Regulations. The PD Concept Plan, Ancillary Concept Plans and Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.

If a change to the Concept Plan, and/or associated Ancillary Conceptual Plans, if any, is requested for Tract 1, the request shall be processed in accordance with the UDC Section 2.10.09 and development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval.

Tract 2 (Multi-Family)

The Zoning and Land Use Regulations set forth in “Exhibit G” shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district on Tract 2 with the base zoning designation MF-3, Multi-Family Residential on ±13.579 acres, however the owner shall not be eligible to develop Tract 2 or to submit any subsequent Plat or Site Plan until a Concept Plan and a PD Design Statement have been approved using the PD, Planned Development Amendment Approval process. Specifically, any proposed future development of Tract 2 shall be subject to a the Planned Development approval process as set forth in UDC, Section 2.10.09 to ensure a PD Concept Plan and a PD Design Statement have been prepared and Land Use Regulations sufficiently detailed for development are established to govern development on Tract 2, which must be in accordance with the concepts outlined in the Envision Corinth 2020 Comprehensive Plan Land Use and Development Strategies Mixed Use-TOD category. Applications to amend this PD-51 Ordinance may be submitted for only Tract 1, only Tract 2, or for the entire Property.

SECTION 5. 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.

SECTION 6. SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the

remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

**SECTION 7.
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 8.
SAVINGS**

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 9.
EFFECTIVE DATE**

This ordinance shall become effective after approval and publication as provided by law. The City Secretary is directed to publish the caption and penalty of this ordinance two times.

PASSED AND APPROVED THIS 17th DAY OF DECEMBER 2020.

APPROVED:



Bill Heidemann, Mayor

ATTEST:


Lana Wylie, City Secretary



APPROVED AS TO FORM:


Patricia Adams, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

Legal Description – Entire Tract

Zoning Limits

BEING 49.798 acres (2,169,219 square feet) of land in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas; said 49.798 acres (2,169,219 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd., as recorded in Instrument Number 2019-13008, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd. (hereinafter collectively referred to as Shady Grove Lot Venture tract), as recorded in Instrument Number 2019-13009, O.P.R.D.C.T. and being all of that certain tract of land described as Lot 1, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 1), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-30693, Plat Records, Denton County, Texas (P.R.D.C.T.), and being a portion of that certain tract of land described as Lot 1-R, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 1-R), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2007-25053, P.R.D.C.T.; said 49.798 acres (2,169,219 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of said Shady Grove Lot Venture tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block A, Cab Estates (hereinafter referred to as Cab Estates), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-202, Plat Records, Denton County, Texas (P.R.D.C.T.), same also being the existing West right-of-way line of Shady Rest Lane (variable width right-of-way), as recorded in Instrument Number 2014-112539, O.P.R.D.C.T.;

THENCE South 02 degrees 44 minutes 00 seconds East with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 330.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 01 degree 59 minutes 16 seconds East, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 131.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 06 degrees 16 minutes 10 seconds East, a distance of 80.64 feet;

THENCE Southerly, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the left having a radius of 540.00 feet, through a central angle of 8 degrees 33 minutes 49 seconds, for an arc distance of 80.71 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 06 degrees 53 minutes 11 seconds East, a distance of 61.37 feet;

THENCE Southerly, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the right having a radius of 480.00 feet, through a central angle of 7 degrees 19 minutes 52 seconds, for an arc distance of 61.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 03 degrees 13 minutes 14 seconds East, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 163.33 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being in the North line of that certain tract of land described in a Warranty Deed to Alonzo Dorris Cate and wife, Welna June Cate (hereinafter referred to as Cate tract), as recorded in Volume 435, Page 211, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE North 89 degrees 43 minutes 47 seconds West, departing the existing West right-of-way line of said Shady Rest Lane and with the common line between said Shady Grove Lot Venture tract and said Cate tract a distance of 348.32 feet to a one-half inch iron rod found for the Southwest corner of said Tract 1, same being the Northwest corner of said Cate tract, same also being the East line of the remainder of said Ford tract;

THENCE South 02 degrees 18 minutes 13 seconds East with the common line between said Shady Grove Lot Venture tract and said Cate tract, a distance of 585.14 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of the remainder of said Ford tract, same being the West line of said Cate tract, same also being the existing North right-of-way line of Walton Road (variable width right-of-way), as recorded in Volume 5244, Page 411, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE South 89 degrees 50 minutes 35 seconds West, departing the West line of said Cate tract and with the common line between said Shady Grove Lot Venture tract and the existing North right-of-way line of said Walton Road, a distance of 480.38 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN CRAWFORD" found for the Southwest corner of said Shady Grove Lot Venture tract, same being the Southeast corner of said Lot 1;

THENCE South 89 degrees 50 minutes 35 seconds West with the common line between said Lot 1 and the existing North right-of-way line of said Walton Road, a distance of 494.92 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN CRAWFORD" found for the Southwest corner of said Lot 1, same being the Southeast corner of said Lot 1-R;

THENCE South 89 degrees 50 minutes 17 seconds West with the common line between said Lot 1-R and the existing North right-of-way line of said Walton Road, a distance of 579.09 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN CRAWFORD" found for the Southerly Southwest corner of said Lot 1-R, same being the Southeast corner of that certain tract of land described in a Warranty deed to Bennora Real Estate, LLC, (hereinafter referred to as Bennora tract) as recorded in Instrument Number 2015-50494, O.P.R.D.C.T.;

THENCE North 00 degrees 02 minutes 04 seconds East, departing the existing North right-of-way line of said Walton Road, with the common line between said Lot 1-R and said Bennora tract, at a distance of 331.96 feet, pass a one-half inch iron rod found for the Northeast corner of said Benorra tract, and continue said course, crossing said Lot 1-R, a total distance of 529.80 feet;

THENCE North 43 degrees 09 minutes 06 seconds East, continue crossing said Lot 1-R, a distance of 35.84 feet;

THENCE South 89 degrees 43 minutes 48 seconds East, continue crossing said Lot 1-R, a distance of 134.52 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears North 86 degrees 28 minutes 58 seconds East, a distance of 29.73 feet;

THENCE Easterly, continue crossing said Lot 1-R and with said curve to the left having a radius of 225.00 feet, through a central angle of 7 degrees 34 minutes 31 seconds, for an arc distance of 29.75 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 14 minutes 48 seconds West, continue crossing said Lot 1-R, a distance of 784.17 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the North line of said Lot 1-R, same being the South line of that certain tract of land described as Somerset Addition (hereinafter referred to as Somerset Addition), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet R, Page 45, P.R.D.C.T.;

THENCE North 88 degrees 43 minutes 44 seconds East with the common line between said Lot 1-R and said Somerset Addition, a distance of 359.60 feet to a one-half inch iron rod found for corner, same being the Northwest corner of said Shady Grove Lot Venture tract;

THENCE North 89 degrees 33 minutes 38 seconds East with the common line between said Shady Grove Lot Venture tract

and said Somerset Addition, a distance of 422.44 feet to a one-half inch iron rod found for corner;

THENCE North 89 degrees 31 minutes 22 seconds East, continue with the common line between said Shady Grove Lot Venture tract and said Somerset Addition, a distance of 107.59 feet to a five-eighths inch iron rod found for the Southeast corner of said Somerset Addition, same being the Southwest corner of that certain tract of land described as Oaks of Corinth (hereinafter referred to as Oaks of Corinth), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2006-122243, P.R.D.C.T.;

THENCE North 89 degrees 50 minutes 38 seconds East with the common line between said Shady Grove Lot Venture tract and said Oaks of Corinth, a distance of 412.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East with the common line between said Shady Grove Lot Venture tract and said Oaks of Corinth, a distance of 29.15 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of said Oaks of Corinth;

THENCE North 89 degrees 51 minutes 47 seconds East with the North line of said Shady Grove Lot Venture tract, a distance of 5.85 feet to a one-half inch iron rod found for the Southwest corner of the aforesaid Cab Estates;

THENCE South 89 degrees 47 minutes 09 seconds East with the common line between said Shady Grove Lot Venture tract and said Cab Estates, a distance of 317.53 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 49.798 acres (2,169,219 square feet) of land.

Legal Description – Tract 1 (Single-Family Residential (detached))

36.219 ACRES.

BEING 36.219 acres (1,577,736 square feet) of land in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas; said 36.219 acres (1,577,736 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd., as recorded in Instrument Number 2019-13008, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd. (hereinafter collectively referred to as Shady Grove Lot Venture tract), as recorded in Instrument Number 2019-13009, O.P.R.D.C.T. and being a portion of that certain tract of land described as Lot 1, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 1), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-30693, Plat Records, Denton County, Texas (P.R.D.C.T.), and being a portion of that certain tract of land described as Lot 1-R, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 1-R), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2007-25053, P.R.D.C.T.; said 36.219 acres (1,577,736 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of said Shady Grove Lot Venture tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block A, Cab Estates (hereinafter referred to as Cab Estates), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-202, Plat Records, Denton County, Texas (P.R.D.C.T.), same also being the existing West right-of-way line of Shady Rest Lane (variable width right-of-way), as recorded in Instrument Number 2014-112539, O.P.R.D.C.T.;

THENCE South 02 degrees 44 minutes 00 seconds East with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 330.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 01 degree 59 minutes 16 seconds East, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 131.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 06 degrees 16 minutes 10 seconds East, a distance of 80.64 feet;

THENCE Southerly, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the left having a radius of 540.00 feet, through a central angle of 8 degrees 33 minutes 49 seconds, for an arc distance of 80.71 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 06 degrees 53 minutes 11 seconds East, a distance of 61.37 feet;

THENCE Southerly, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the right having a radius of 480.00 feet, through a central angle of 7 degrees 19 minutes 52 seconds, for an arc distance of 61.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 03 degrees 13 minutes 14 seconds East, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 163.33 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being in the North line of that certain tract of land described in a Warranty Deed to Alonzo Dorris Cate and wife, Welna June Cate (hereinafter referred to as Cate tract), as recorded in Volume 435, Page 211, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE North 89 degrees 43 minutes 47 seconds West, departing the existing West right-of-way line of said Shady Rest Lane and with the common line between said Shady Grove Lot Venture tract and said Cate tract a distance of 348.32 feet to a one-half inch iron rod found for the Southwest corner of said Tract 1, same being the Northwest corner of said Cate tract, same also being the East line of the remainder of said Ford tract;

THENCE South 02 degrees 18 minutes 13 seconds East with the common line between said Shady Grove Lot Venture tract and said Cate tract, a distance of 585.14 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of the remainder of said Ford tract, same being the West line of said Cate tract, same also being the existing North right-of-way line of Walton Road (variable width right-of-way), as recorded in Volume 5244, Page 411, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE South 89 degrees 50 minutes 35 seconds West, departing the West line of said Cate tract and with the common line between said Shady Grove Lot Venture tract and the existing North right-of-way line of said Walton Road, a distance of 28.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 16 minutes 13 seconds East, departing the existing North right-of-way line of said Walton Road, crossing said Lot 1, a distance of 588.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 89 degrees 43 minutes 47 seconds West, continue crossing said Lot 1, pass at a distance of 493.58 feet, the West line of said Lot 1, same being the East line of said Lot 1-R, continue with said course crossing said Lot 1-R for a total distance of 583.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 96.19 feet;

THENCE Westerly, continue crossing said Lot 1-R, with said curve to the left having a radius of 225.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 96.94 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 65 degrees 35 minutes 08 seconds West, continue crossing said Lot 1-R, a distance of 106.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner for the beginning of a curve to the right, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 117.56 feet;

THENCE Westerly, continue crossing said Lot 1-R, with said curve to the right having a radius of 275.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 118.48 feet to a five-eighths inch iron rod with

plastic cap stamped "RPLS 4838" set for corner;

THENCE North 89 degrees 43 minutes 47 seconds West, continue crossing said Lot 1-R, a distance of 158.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 02 minutes 04 seconds East, continue crossing said Lot 1-R, a distance of 23.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 43 degrees 09 minutes 06 seconds East, continue crossing said Lot 1-R, a distance of 35.84 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 89 degrees 43 minutes 48 seconds East, continue crossing said Lot 1-R, a distance of 134.52 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears North 86 degrees 28 minutes 58 seconds East, a distance of 29.73 feet;

THENCE Easterly, continue crossing said Lot 1-R and with said curve to the left having a radius of 225.00 feet, through a central angle of 7 degrees 34 minutes 31 seconds, for an arc distance of 29.75 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 14 minutes 48 seconds West, continue crossing said Lot 1-R, a distance of 784.17 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the North line of said Lot 1-R, same being the South line of that certain tract of land described as Somerset Addition (hereinafter referred to as Somerset Addition), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet R, Page 45, P.R.D.C.T.;

THENCE North 88 degrees 43 minutes 44 seconds East with the common line between said Lot 1-R and said Somerset Addition, a distance of 359.60 feet to a one-half inch iron rod found for corner, same being the Northwest corner of said Shady Grove Lot Venture tract;

THENCE North 89 degrees 33 minutes 38 seconds East with the common line between said Shady Grove Lot Venture tract and said Somerset Addition, a distance of 422.44 feet to a one-half inch iron rod found for corner;

THENCE North 89 degrees 31 minutes 22 seconds East, continue with the common line between said Shady Grove Lot Venture tract and said Somerset Addition, a distance of 107.59 feet to a five-eighths inch iron rod found for the Southeast corner of said Somerset Addition, same being the Southwest corner of that certain tract of land described as Oaks of Corinth (hereinafter referred to as Oaks of Corinth), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2006-122243, P.R.D.C.T.;

THENCE North 89 degrees 50 minutes 38 seconds East with the common line between said Shady Grove Lot Venture tract and said Oaks of Corinth, a distance of 412.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East with the common line between said Shady Grove Lot Venture tract and said Oaks of Corinth, a distance of 29.15 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of said Oaks of Corinth;

THENCE North 89 degrees 51 minutes 47 seconds East with the North line of said Shady Grove Lot Venture tract, a distance of 5.85 feet to a one-half inch iron rod found for the Southwest corner of the aforesaid Cab Estates;

THENCE South 89 degrees 47 minutes 09 seconds East with the common line between said Shady Grove Lot Venture tract and said Cab Estates, a distance of 317.53 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 36.219 acres (1,577,736 square feet) of land.

Legal Description – Tract 2 (Multi-Family Residential)

13.579 ACRES.

BEING 13.579 acres (591,482 square feet) of land in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas; said 13.579 acres (591,482 square feet) of land being a portion of that certain tract of land described as Lot 1, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 1), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-30693, Plat Records, Denton County, Texas (P.R.D.C.T.), and being a portion of that certain tract of land described as Lot 1-R, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 1-R), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2007-25053, P.R.D.C.T.; said 13.579 acres (591,482 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped “BRITTIAN CRAWFORD” found for the Southerly Southeast corner of said Lot 1-R, same being the existing North right-of-way line of Walton Road (variable width right-of-way), as recorded in Instrument Number 2007-25053, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), same also being the Southeast corner of that certain tract of land described in a deed to Bennora Real Estate, LLC (hereinafter referred to as Bennora Real Estate tract), as recorded in Instrument Number 2016-50494, O.P.R.D.C.T.;

THENCE North 00 degrees 02 minutes 04 seconds East, departing the existing North right-of-way line of Walton Road, with the common line between said Lot 1-R and said Bennora Real Estate tract, pass at a distance of 331.96 feet, a one-half inch iron rod found for the Northeast corner of said Bennora Real Estate tract, same being the inner-ell corner of said Lot 1-R and continue with said course, crossing said Lot 1-R for a total distance of 506.07 feet to a five-eighths inch iron rod with plastic cap stamped “RPLS 4838” set for corner;

THENCE South 89 degrees 43 minutes 47 seconds East, continue crossing said Lot 1-R, a distance of 158.81 feet to a five-eighths inch iron rod with plastic cap stamped “RPLS 4838” set for corner, same being the beginning of a curve to the left, whose long chord bears North 77 degrees 55 minutes 41 seconds East, a distance of 117.56 feet;

THENCE Easterly, continue crossing said Lot 1-R, with said curve to the left having a radius of 275.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 118.48 feet to a five-eighths inch iron rod with plastic cap stamped “RPLS 4838” set for corner;

THENCE North 65 degrees 35 minutes 08 seconds East, continue crossing said Lot 1-R, a distance of 106.42 feet to a five-eighths inch iron rod with plastic cap stamped “RPLS 4838” set for corner for the beginning of a curve to the right, whose long chord bears North 77 degrees 55 minutes 41 seconds East, a distance of 96.19 feet;

THENCE Easterly, continue crossing said Lot 1-R, with said curve to the right having a radius of 225.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 96.94 feet to a five-eighths inch iron rod with plastic cap stamped “RPLS 4838” set for corner;

THENCE South 89degrees 43minutes 47seconds East, continue crossing said Lot 1-R, pass at a distance of 89.76 feet, the East line of said Lot 1-R, same being the West line of said Lot 1, continue with said course, crossing said Lot 1 for a total distance of 583.35 feet to a five-eighths inch iron rod with plastic cap stamped “RPLS 4838” set for corner;

THENCE South 00 degrees 16 minutes 13 seconds West, continue crossing said Lot 1, a distance of 588.35 feet to a five-eighths inch iron rod with plastic cap stamped “RPLS 4838” set for corner, same being the South line of said Lot 1, same being the existing North right-of-way line of said Walton Road;

THENCE South 89 degrees 50 minutes 35 seconds West with the common line between said Lot 1 and the existing North right-of-way line of said Walton Road, a distance of 466.52 feet to a one-half inch iron rod with plastic cap stamped “BRITTIAN CRAWFORD” found for corner, same being the Southwest corner of said Lot 1, same being the Southeast

corner of said Lot 1-R;

THENCE South 89 degrees 50 minutes 17 seconds West with the common line between said Lot 1-R and the existing North right-of-way line of said Walton Road, a distance of 478.99 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 13.579 acres (591,482 square feet) of land.

EXHIBIT "B" ZONING EXHIBIT (TRACTS 1 AND 2) & CONCEPT PLAN (TRACT 1)

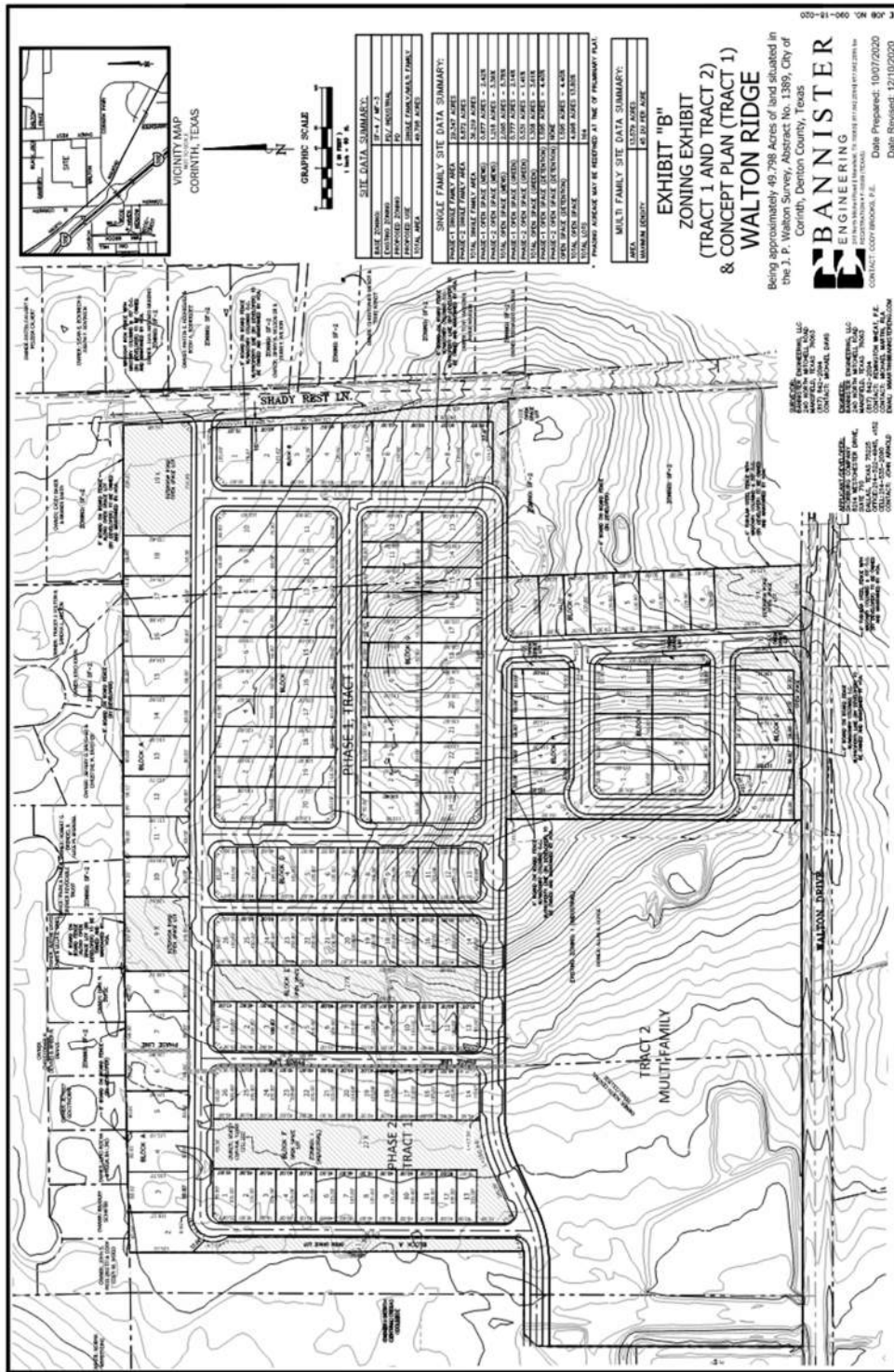


EXHIBIT "D"
COMMON OPEN SPACE LANDSCAPE AND TRAILS (TRACT 1)
(2 of 2 sheets)

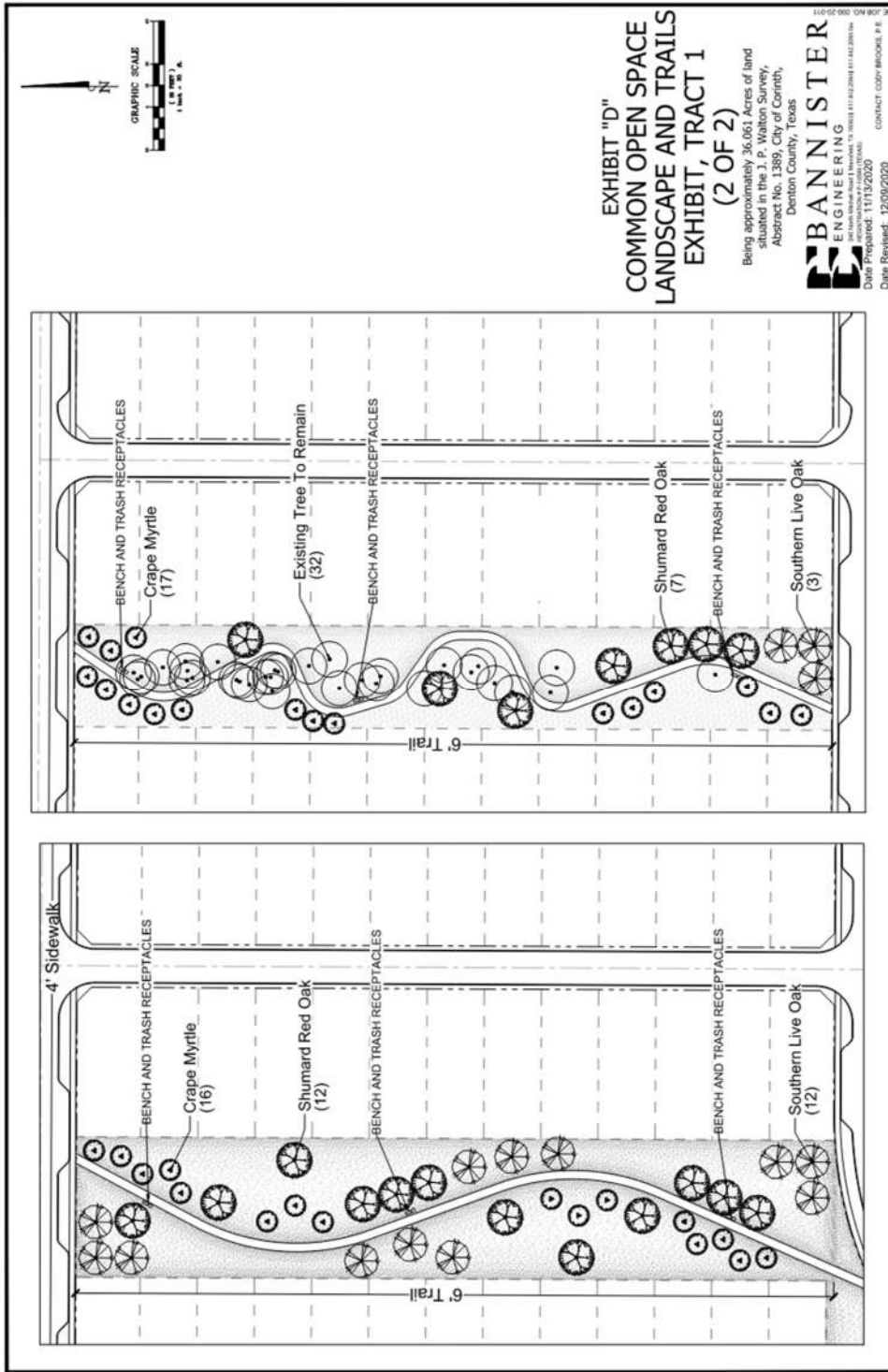


EXHIBIT "E"
STREETSCAPE RENDERING ON MEWS/PATIO HOME LOTS (TRACT 1)

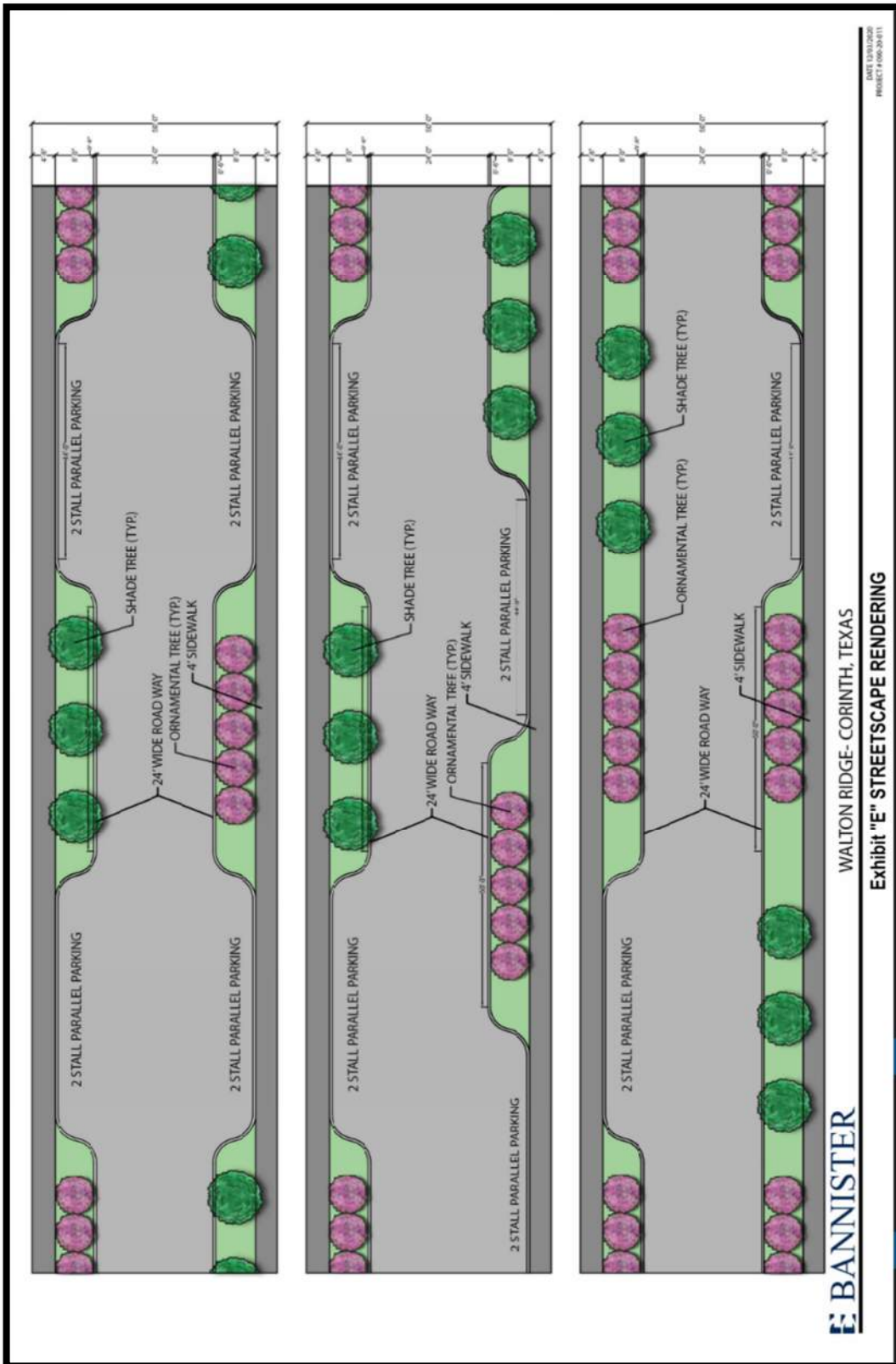
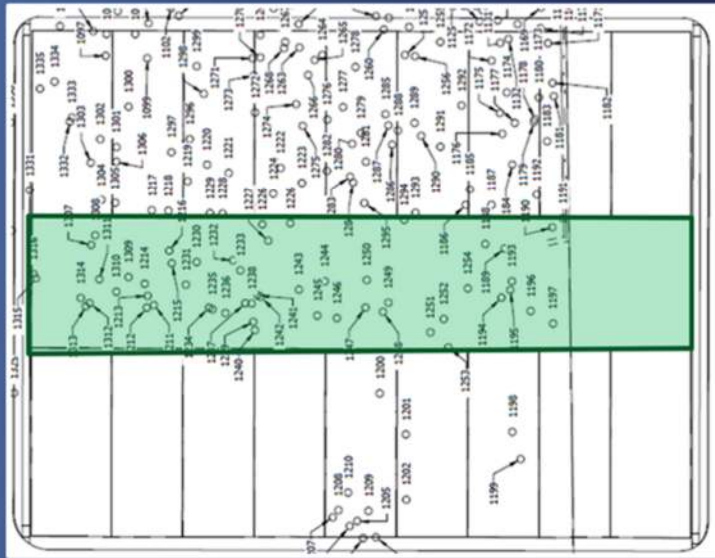


EXHIBIT "F"
TREE PRESERVATION MEWS LOT – (LOT 27X-BLOCK E- TRACT 1)

WALTON RIDGE REDESIGN



Tree Preservation

Topography and grading challenges of the 2018 plan did not allow for the preservation of many, if not any, of the large caliper oak trees

2020 Proposed Plan will provide the opportunity to save a number of large Oak trees in centralized, linear open spaces

Anticipated that approximately 300-350 caliper inches (13 of the trees are 10" – 21" caliper trees) can be saved in these parks



**EXHIBIT “G”
LAND USE REGULATIONS**

SECTION 1: BASE DISTRICTS

A. Tract 1 (Single-Family Residential (detached))

1. Purpose

The regulations set forth in this Exhibit “G” provide development standards for single family residential designations for Tract 1 within the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”). The boundaries of PD-51 (Tract 1) 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 PD Concept Plan as depicted on Exhibit “B” and associated Ancillary Concept Plans as depicted in Exhibits “C, D, E, and F” to this Ordinance. A use that is not expressly authorized herein is expressly prohibited in this PD-51.

2. Base District

In this PD-51, the “SF-4” Single Family Residential District (Detached) regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, as amended, shall apply to Tract 1 except as modified herein. If a change to the Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

B. Tract 2 (Multi-Family Residential)

1. Purpose

The regulations set forth in this Exhibit “G” are to provide only a basis for a “zoning map” change from an Industrial zoning district to a base zoning district of MF-3 Multi-Family Residential on Tract 2 within the Walton Ridge Redesign PD-51. The boundaries of PD-51(Tract 2) are identified by metes and bounds on the Legal Description, Exhibit “A” to this Ordinance. It shall be expressly known that Tract 2 shall not be developed without first being subject to a PD Planned Development Amendment process per UDC Section 2.10.09 in order to establish a PD Concept Plan, a PD Design Statement, and Land Use Regulations sufficiently detailed for development.

2. Base District

In this PD-51 (Tract 2), the “MF-3” Multi-Family Residential District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08 shall only apply to the extent as described herein. The designation of the base district shall be to affect a zoning map change only (from Industrial to PD-51 with a base zoning district MF-3 Multi-Family) and to establish basic development regulations. Any future development of Tract 2 shall require a PD, Planned Development Amendment Approval to establish a Concept Plan, a PD Design Statement, and Land Use Regulations sufficiently detailed for development.

SECTION 2: USES AND AREA REGULATIONS

A. Tract 1 (Single-Family Residential (detached))

1. Purpose

The PD-51 district (Tract 1) is intended to provide for a quality development of a residential community taking advantage of the location and infill qualities and foster the concepts outlined in Envision Corinth 20240 Comprehensive Plan promoting new urbanist design through Mixed Residential and Mixed Use – Transit Oriented Development (TOD) design concepts.

2. Permitted Uses and Use Regulations

In the PD-51 district (Tract 1), no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the SF-4 Single Family Residential District (detached) regulations of the Unified Development Code or as otherwise permitted by this PD Ordinance. The Permitted Uses in the SF-4 Single Family Residential District (Detached) as listed in Subsection 2.07.03 of the Unified Development Code shall be permitted uses in the PD-51 district (Tract 1).

3. Dimensional Regulations

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the base zoning district SF-4 Single Family Residential (Detached) shall apply within Tract 1, except as “modified” below:

General and Lot Specific Dimensional Requirements

	SF-4 (Base Zoning)	Walton Ridge Redesign Planned Development Modified Standards			
		Patio Homes/ Mews Lots	Traditional Single-Family Lots*		
Lot Sizes		40'	50's	60's	80's
Minimum Lot Width	70' at building line	40'	50'	60'	80'* *All lots backing to adjacent existing SF subdivision
Minimum Lot Depth	100'	100'	100'	100'	115'
Minimum Lot Area	7,500 SF	4,000 SF	5,500 SF	6,600 SF	9,500 SF
Minimum Area/Dwelling Unit (SF)/ Minimum Floor Area	1,500 SF	1,500 SF	1,500 SF	1,800 SF	2,000 SF
Minimum Front Yard Setback	25'	5' minimum with Mews Frontage 10' Minimum with Street Frontage	20' for J-swing garages 25' for front entry garages		
Minimum Side Yard Setback	7.5'	5'	5'		
Minimum Rear Yard Setback	20'	20' minimum (for driveways)	10' except: 15' when backing up to an adjacent thoroughfare. 20' when backing up to an existing single-family neighborhood		
Maximum Height	35' / 2.5 Stories	36' / 2.5 Stories	36' / 2.5 Stories		
Maximum Building Coverage	30%	70%	70%		
Garage Orientation		20' from rear property line	All front facing garages must be even with the front building façade or recessed from the front building façade.		

4. **Development Standards**

The Development Standards described in Section 2.04.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the SF-4 Single Family (detached) District and shall apply to all development within Tract 1, except as further described and/or modified below:

See the following sections of the City of Corinth Unified Development Code (“UDC”) for development standards:

**Walton Ridge Redesign Planned Development Requirements
and Modified Standards**

- a. UDC Section 2.09.01 **Landscape Regulations** shall apply, except that a modification to specifically **permit the required landscaping planting material to be located within the right-of-way** as shown on Exhibit “E”, and may be accounted for in part, through the replacement requirements of Protected Trees removed as part of the development of Tract 1 for the portion of the tract designed with 40’ lot widths, is hereby granted, subject to the following conditions:
 1. Replacement tree caliper inches as required under UDC Section 2.09.02 may be used to meet the planting requirements (shade trees only) within the right-of-way as shown on Exhibit “E”.
- b. UDC Section 2.09.01.2.B.(a) (1) **Landscaping Regulations for Attached and Detached Single Family Developments** shall apply, except that, a modification to specifically **permit the landscaping tree planting calculations as required for the 40’ lots** is hereby granted, subject to the following conditions:
 1. Tree caliper inches required by this section (Section 2.09.01.2.B.(a)(1)) for front yard tree plantings, shall permit required trees to be planted on the Mews Open Space Lots; 27X-Block E and Lot 27X-Block F and not within the front yards of 40’ lots. Required trees may also be satisfied by planting in the rear yard. A maximum of one (1) shade tree in the rear yard shall be counted.
 2. Tree caliper inches as required by Section 2.09.01.2.B.(a) (1) may be satisfied by the planting of replacement trees (shade trees only) as required under UDC Section 2.09.02. Alternative Compliance – Tree Preservation-Tree Preservation, and thereby reducing the required caliper inches for replacement trees in direct proportion to tree caliper inches required in Landscaping Requirements (Section 2.09.01.2.B.(a) (1)) for the portion of the tract designated with 40’ lot widths. This provision will be reviewed and considered at the time of Alternative Compliance-Tree Preservation Application as presented in a Tree Protection Plan detailing proposed replacement of protected trees removed on site.
 3. At a minimum, the location of shade trees within Lots 27X Blocks E and F shall include a linear placement 50 feet on center to create a continuous formal canopy running parallel to the required sidewalks thereby creating a more formal park green.
- c. UDC Section 2.09.01.2.B.(b) **Landscaping Regulations for Attached and Detached Single Family Developments** shall apply, except that a modification to specifically **permit the location of trees** to be planted within the parkway, the area between the back of curb and the right-of-way/property based on the alternative Streetscape Design presented in Exhibit “E”, is hereby granted, subject to the following conditions:
 1. Shall be planted as shown on Exhibit “E”, within bulb-out section as well as between the sidewalk and curb (parkway area).
 2. Trees planted within the parkway shall be preserved, maintained and replaced in kind by the Homeowners’ Association in the event of removal, destruction, decline, or death as provided for

in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.

3. Trees planted in right-of-way may be counted towards required replacement trees to mitigate Protected Tree removal on Tract 1 as considered at the time of Alternative Compliance-Tree Preservation Application based on a Tree Protection Plan showing proposed replacement locations.

- d. UDC Section 2.09.02 **Tree Preservation Regulations** shall apply, except that a modification to specifically **exclude Protected Trees from replacement calculations** when located within the Street Right-of-Way, Building Pads (including 5' from the edge of the building pad), Utility Easements, or Driveways, is hereby granted, subject to the following conditions:
 1. Shall apply to Tract 1 as delineated on Exhibit "B".
 2. The existing grove of Protected Trees located within the Mews Lots Open Space Lot 27X-Block E (and as shown in greater detail on Exhibits "E" and "F") shall be preserved and shall be identified in the Tree Survey and Protection Plan as part of an Alternative Compliance Application at or prior to time of Preliminary Plat application. Protected Trees preserved on site shall be maintained and replaced in kind by the Homeowners' Association in the event of removal, destruction, decline, or death as provided for in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.

- e. UDC Section 3.05.13 **Street Design Criteria** shall apply, except that a modification to specifically **permit new urbanist street design standards** to include on-street parallel parking/bulb-outs, shade trees, and other amenities including benches and street lighting as represented on Exhibit "E", is hereby granted, subject to the following:

Conditions:

1. Street design shall follow the concept and cross-section shown in Exhibit "E" and be permitted within the portion of Tract 1 serving the Patio Homes/Mews Lots.
 2. Consists of various street sections:
 - a. 30-foot right-of-way with a 24-foot Alley section
 - b. 50-foot right-of-way with
 - i. 31-foot back-to-back pavement street section – on-street parking allowed
 - i. 25-foot back-to-back pavement street section – no parking
 - ii. 33-foot back-to-back pavement street section – parallel parking on one side
 - iii. 41-foot back-to-back pavement street section – parallel parking on both sides
-
- f. UDC Section 2.09.04 **Building Façade Material Standards** shall apply, except that all garages shall incorporate a minimum of **two (2)** of the following architectural features as follows:
 1. Sconce lighting
 2. Decorative banding or molding
 3. Decorative overhangs above garage doors
 4. Eyebrow soldier course over garage doors
 5. Decorative details above garage
 6. Decorative brackets on garage doors ("carriage-style")
 7. Columns flanking garage doors

- g. UDC Section 4.02 **Fence and Screening Regulations** shall apply, except as follows, and is hereby granted, subject to the following conditions:
1. Developer shall provide an 8-foot spruce fence with masonry columns along the portions of the Property that abut Shady Rest Lane. Where there is a detention pond, the fencing will be tubular steel with masonry columns.
 2. Developer shall provide a 6-foot spruce fence with masonry columns along the portions of the development that abut Walton Road. Where there is a detention pond, the fencing will be tubular steel with masonry columns.
 3. Developer shall install an 8-foot spruce fence along the residential backyards of the northern boundary of Block A (Lots 2-8 and 10-18) and eastern boundary of Block K (lots 1-9) prior to issuance of 1st building permit, by phase, if constructed in phases. Reference Exhibit "B".
 4. Fencing as noted in items 1-2 above shall be owned and maintained by the Homeowners' Association.
 5. Other property boundaries will have spruce fencing as installed by the builders.
- h. UDC Section 3.05.10 **Park and Trail Dedications for Residentially Zoned Property** shall apply, and the requirements are hereby satisfied, subject to the following conditions:
1. Open Space Lots 27X-Block E and 27X-Block F along the Mews Lots shall be reserved and deeded as "common open space" for the enjoyment of the Walton Ridge neighborhood and noted as such in the restrictive covenants.
 2. All common open space lots shall be owned and maintained by the Homeowners' Association.
 3. Trails, sidewalks, and amenities shall be located within the common open space shall be maintained and replaced in kind in the event to removal, disrepair, and/or destruction as provided for the restrictive covenants. The detail of such ownership and maintenance obligation shall be set forth in the covenants and shall be recorded prior to recording of the Final Plat.
 4. All trails and sidewalks shall be provided a public pedestrian access easement.
 5. In the event that Tract 1 is needing to develop in two phases and/or Phase 2 is eliminated, Park and Trail dedication requirements shall be reevaluated for Phase 1 as a standalone project at time of preliminary plat and may require the addition fees-in-lieu-of land dedication to satisfy UDC requirements.
 6. Required landscape plantings and locations of required amenities will be further defined at time of Landscape Plan submission.

5. Amenities

1. **The following amenities shall be required in the common open space areas:**
 - a. All common open space sidewalks will be a minimum width of 5-feet, except that this width may be reduced to 4-feet for sidewalks required along the 40' lots that front directly onto Mews Open Space Lots (Lot 27X-Block E and 27X-Block F) in order to provide interconnectivity along the front of the dwellings and out to the adjoining public street and to the main trail located within the common open space lots and where necessary based on the alternative street design shown on Exhibit "E". A public pedestrian access easement shall be provided in these locations.
 - b. The trail along Shady Rest Lane will be a minimum width of 10-feet and shall be a part of the City of Corinth's Master Trail Plan. Trails shall be provided in public access easements when outside of the public right-of-way. Trails shall be maintained and replaced in kind by the Homeowners' Association as shall be provided for in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.

- c. The trail connecting Shady Rest to Walton Ridge will be 6-feet in width and travel through the single family (Tract 1) and multifamily (Tract 2). Exact location of trail connection through the multifamily tract will be determined at the time of the multi-family concept plan PD amendment.
- d. Pocket parks (Mews Lots) and linear green space lots shall be incorporated throughout the property and shall include amenities including but not limited to benches, picnic tables, and dog waste baskets. Pocket parks (Mews Lots) and amenities shall be owned and maintained by the Homeowners' Association for the property.
- e. 3" tree plantings at 50-feet on center will be planted along Walton Drive and Shady Rest.

2. Common lots will have the following amenities to be owned and maintained by the Homeowners' Association as shall be provided for in the restrictive covenants:

- a. **Lot 9X Block A and Block K** – Tubular steel fencing with masonry columns shall be installed along the detention pond. A 5-foot sidewalk and sod shall also be installed along the interior right-of-way. Park benches (a minimum of two benches), dog waste baskets, and picnic tables shall also be incorporated along the trails.
- b. **Lot 19X Block A** - 10-foot trails with tubular steel fencing with masonry columns along the eastern boundaries. Park benches (a minimum of 2 benches), dog waste baskets, and picnic tables shall also be incorporated along the trail. Sod will also be installed.
- c. **Shady Rest Linear Open Space Lot 10X-Block B** - A 10-foot-wide trail shall be provided with sod. In addition, an 8-foot spruce fence with masonry columns shall be provided along the residential backyards and tubular steel fencing with masonry columns along the section not backing up to lots. Park benches (a minimum of 2 benches) and dog waste baskets shall be incorporated.
- d. **Mews Open Space Lots (27X – Block E and 27X - Block F)** – 6-foot-wide meandering trails with park benches and dog waste baskets and picnic tables shall be incorporated. Sod shall also be installed.
- e. **Walton Ridge Linear Open Space Lot 7X-Block J and Open Space Lot 7X - Block H** - 6-foot spruce fence with masonry columns shall be installed along the residential backyards. A 5-foot sidewalk and sod will shall be installed along the right-of-way or within a public pedestrian access easement (exact location will be determined at time of Preliminary Plat) along Walton Drive and as generally shown on Exhibit "D".

6. Phasing

Tract 1 may be completed in two phases. While at the time of this PD-51 rezoning it is contemplated that Tract 1 will be platted and constructed within a single phase, it is recognized that due to timing constraints, a second phase may be necessary as shown on Exhibit "C". If a second phase (Phase 2) on Tract 1 is determined at the time of preliminary platting stage, Phase 1 shall be designed and constructed as a standalone phase and shall be subject to the conditions listed in Development Regulations above addressing Park and Trail Land Dedication.

B. Tract 2 (Multi-Family Residential)

1. Purpose

The PD-51 district (Tract 2) is intended to serve future Multi-Family development though the designation of MF-3 Multi-Family base zoning district with the intent of fostering the concepts outlined in Envision Corinth 2040 Comprehensive Plan promoting new urbanist design through Mixed Use – Transit Oriented Development (TOD) design concepts.

2. Permitted Uses and Use Regulations

In the PD-51 district (Tract 2), no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless expressly approved by as part of a PD, Planned Development Amendment Approval process (amending this Ordinance) and which shall govern future development on Tract 2 only.

The Permitted Uses in the MF-3 Multi-Family Residential as listed in Subsection 2.07.03 of the Unified Development Code shall be permitted uses in the PD-51 district (Tract 2) only and may be approved at the time of a PD, Planned Development Amendment Approval process governing future development on this Property.

At the time of PD, Planned Development Application Amendment for Tract 2, the PD Concept and PD Design Statement shall specifically define Permitted Use and Use Regulations governing the development and design of Mixed Use-TOD oriented multi-family structures, formal open spaces/greens, and more form based design standards for development along streetscape, and any additional nonresidential uses.

3. Dimensional Regulations

Preliminary development regulations for Tract 2 have been identified in Section 2.B.4. below and will be further defined at the time of a PD, Planned Development Application Amendment for Tract 2.

4. Development Standards

The Development Standards described in Section 2.04.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3 Multi-Family District and shall apply only to the extent that the designation of the base zoning district shows that multi-family uses are intended for development at a future within Tract 2, subject to design, review, and approval as provided below:

- a. UDC Section 2.10.09 **Planned Development Application and Review** shall apply except that, a modification to specifically **permit Tract 2 to be a component of this PD-51 and shown with a base zoning district MF-3 (without a PD Concept Plan, PD Design Statement, or associated Land Use Regulations)**, is hereby granted, subject to the following conditions:
 - a. Any future development proposed on Tract 2 (Exhibit “B”) shall be subject to: (i) a Planned Development Amendment Approval Process, (ii) detailed PD Concept Plan, (iii) PD Design Statement, and (iv) additional Design Development Standards and Use Regulations (e.g., non-residential/commercial uses located on ground floor) that are in keeping with the “Mixed Use - TOD” concepts as outlined in the Envision Corinth Comprehensive Plan (adopted July 2020).
 - b. Maximum density of 45 Dwelling Units per acre.
 - c. Minimum Setbacks: 5-feet for front, side and rear yards.
 - d. Maximum building height of 75 feet and 4 stories, though maximum may be exceeded for unoccupied architectural features.
 - e. Landscaping and formal open space/plaza design standards shall be determined at the time of PD Amendment and shall at a minimum reflect the design principles of new urbanism relative to parking lot location, screening, location, streetscape design and pedestrian amenities.
 - f. Screening on Tract 2 adjacent to Tract 1, Single-Family will not be required.
 - g. Parking shall be provided as one space per bedroom, plus 0.1 space per unit for visitor parking and leasing. Parking may be accommodated through the combination design concepts of on-street and off-street parking areas within the tract.
 - h. Garden style apartments are prohibited.



OFFICIAL USE:
Case Number: PDA22-0003 (Revised 9-15-22)
Fees Paid: N/A

Site Address (Attach Location Map): NWC of Walton Dr. & Shady Rest Ln.

Approved PD: Ordinance No. 20-12-17-41 Walton Ridge Redesign Planned Development District #51

Name (Applicant/Authorized Agent): Walton Ridge SF, Ltd

Applicant Signature: _____

Minor PD, Planned Development Amendment Application*

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

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

APPLICANT MODIFICATION/AMENDMENT REQUEST:

PD to be Amended: Ordinance No. 20-12-17-41 Walton Ridge Redesign Planned Development District #51

DIRECTIONS:

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

Request:

1. All references under Exhibit "G", Section 2: A. 4.g and Exhibit "G", Section 2: A. 5.2 to "spruce" shall be deleted and replaced with "cedar".

2. Item #5 under Exhibit "G", Section 2: A. 4.g "*UDC Section 4.02 Fence and Screening Regulations shall apply, except as follows, and is hereby granted, subject to the following conditions...*" shall be revised as follows:
 5. Other property boundaries will have cedar fencing as installed by the builders with the exception of the Mews (40') lots which shall have 4-foot tubular steel fencing constructed in accordance with the fencing described in item 6 below.

3. The following language be added under Exhibit "G", Section 2: A. 4.g "*UDC Section 4.02 Fence and Screening Regulations shall apply, except as follows, and is hereby granted, subject to the following conditions...*" as item #6:
 6. No Front Yard fencing shall be allowed except for on the Mews (40') lots. Any Front Yard fencing erected in front of the front building line of a Mews (40') lot shall be in accordance with the following:
 1. Decorative metal design only (See Figure 1)
 2. Four (4) feet in height and shall be fifty (50) percent open.
 3. Sight visibility triangle be maintained and not impacted on corner lots.
 4. No additional fencing or non-living screening material other than the Front Yard fencing as described in 1-3 above shall be permitted

Figure 1.



Staff Comments/Conditions:

None.

Approved/Denied:

John S Webb

Approved Digital Signature

John Webb, AICP,

Planning and Development Director

Date: 9-15-22

Exhibit "A"

Walton Ridge Location Map



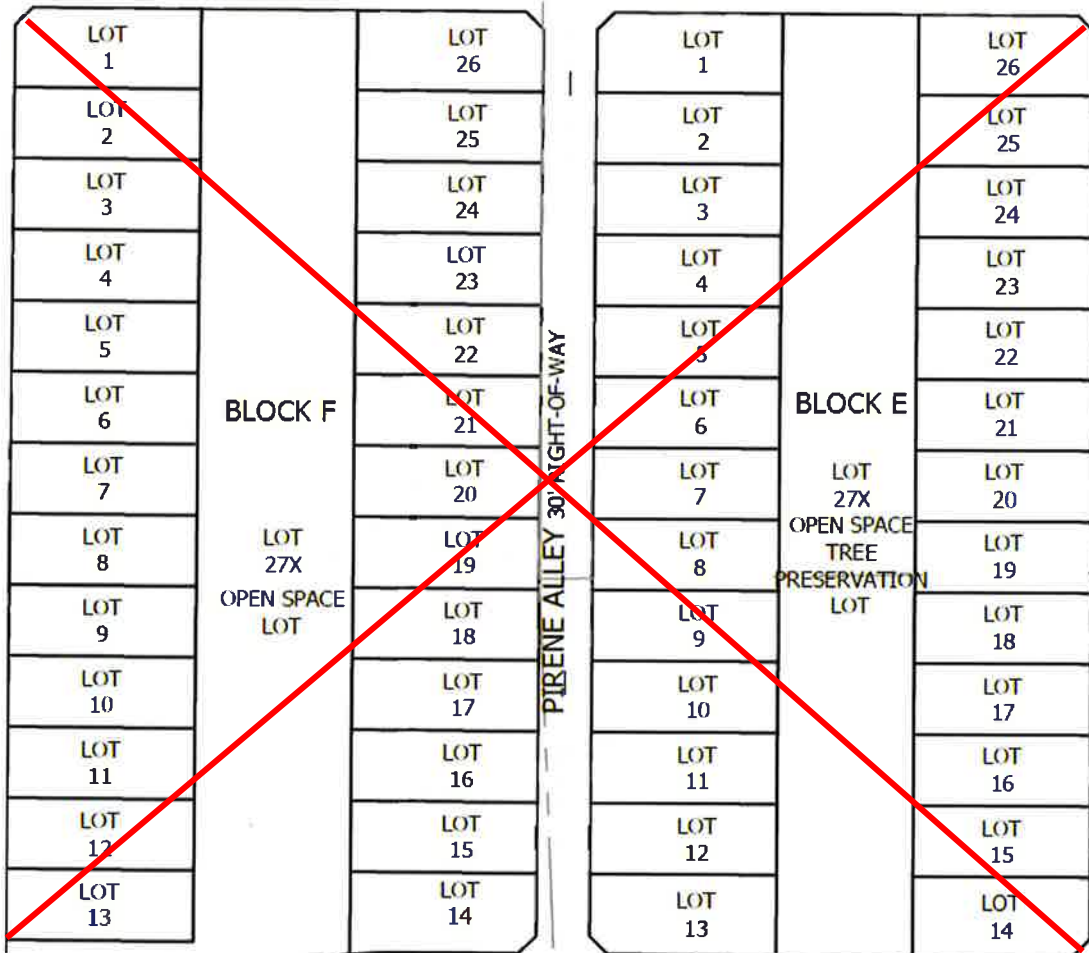
Exhibit "B"

Fencing Figure 1



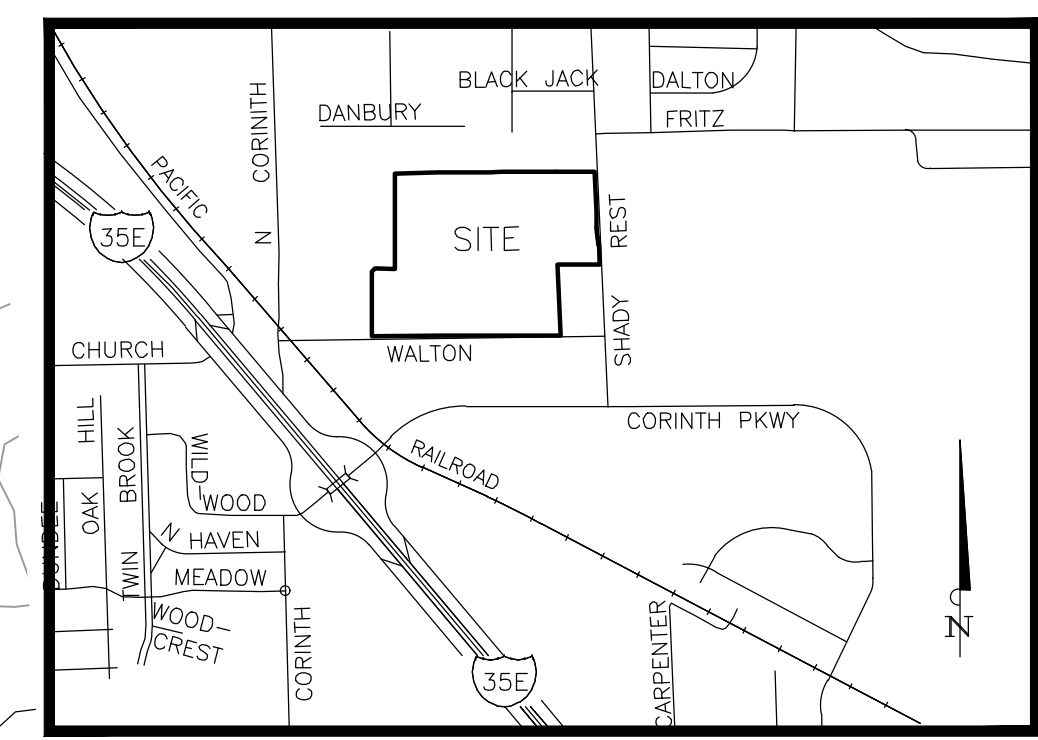
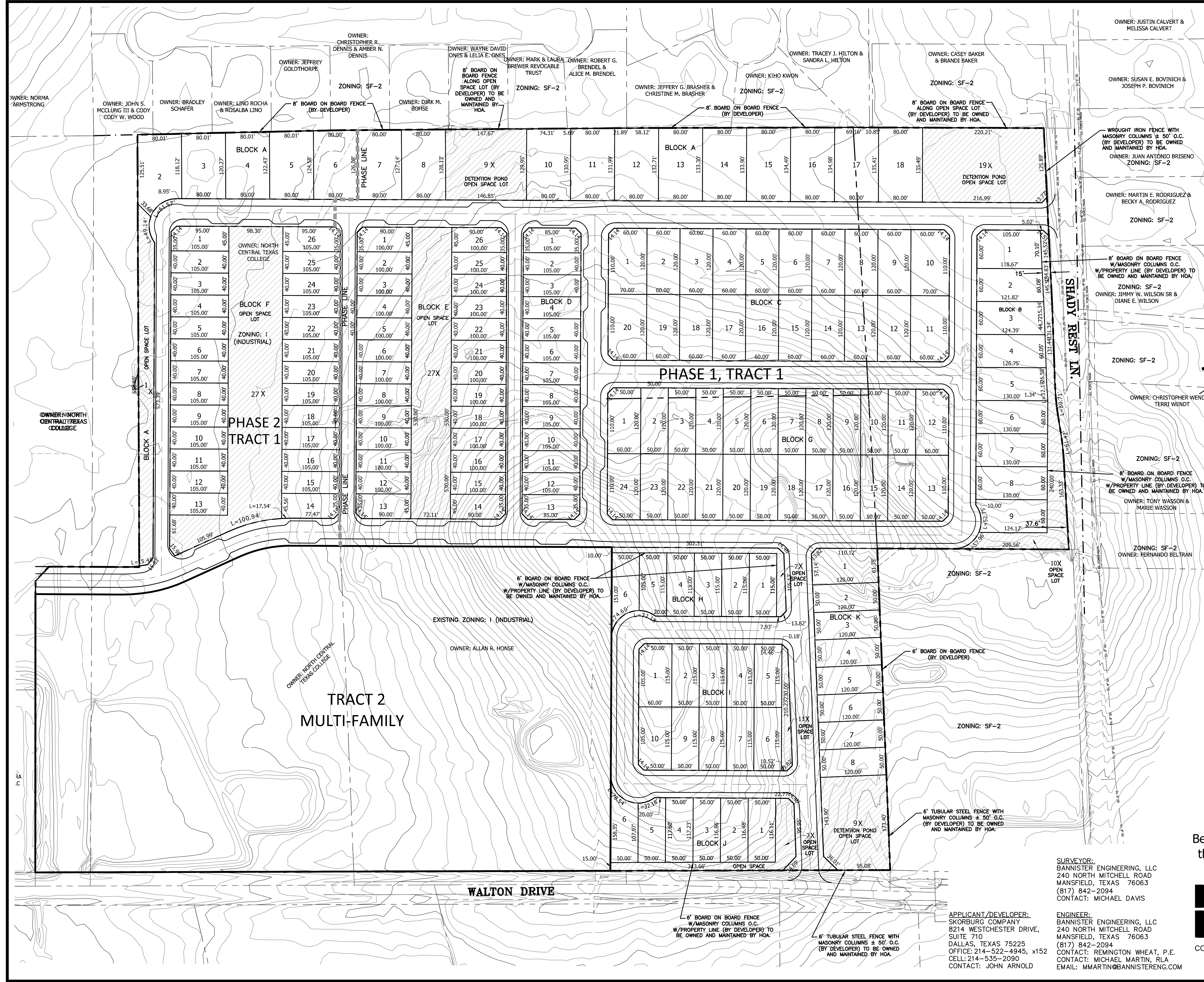
Exhibit "C"

Affected Lots

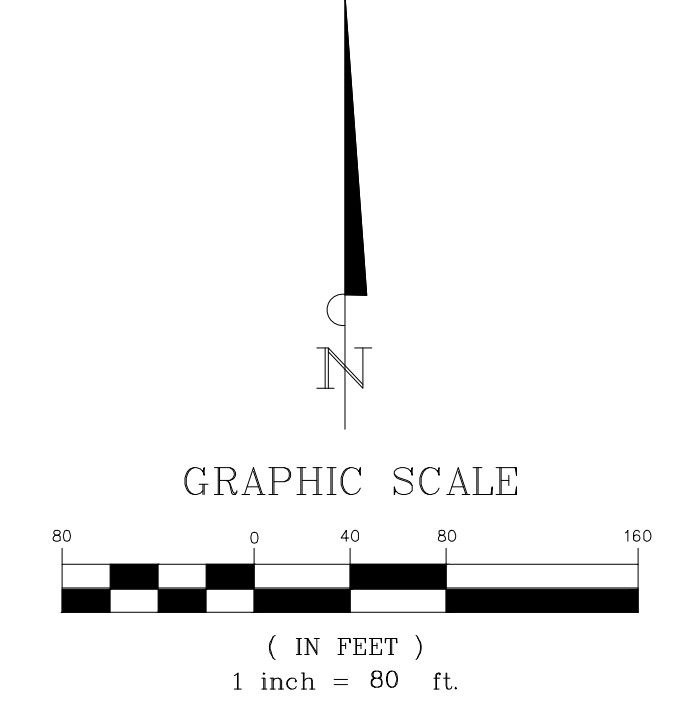


Replaced by PDA24-0001

File: B:\Clients\090 (Stonburg Development)\090-18-020 (Shady Grove - Corinth)\Civil\Exhibit\PD Concept Plan Exhibit - Walton Ridge\8-2020.dwg || Date Plotted: 12/10/2020 11:31:41 AM || Plotted By: john



VICINITY MAP
NOT TO SCALE
CORINTH, TEXAS



SITE DATA SUMMARY:	
BASE ZONING:	SF-4 / MF-3
EXISTING ZONING	PD/ INDUSTRIAL
PROPOSED ZONING	PD
PROPOSED USE	SINGLE FAMILY/MULTI FAMILY
TOTAL AREA	49.798 ACRES

SINGLE FAMILY SITE DATA SUMMARY:	
PHASE-1 SINGLE FAMILY AREA	29.347 ACRES
PHASE-2 SINGLE FAMILY AREA	8.872 ACRES
TOTAL SINGLE FAMILY AREA	36.219 ACRES
PHASE-1 OPEN SPACE (MEWS)	0.877 ACRES - 2.42%
PHASE-2 OPEN SPACE (MEWS)	1.218 ACRES - 3.36%
TOTAL OPEN SPACE (MEWS)	2.095 ACRES - 5.78%
PHASE-1 OPEN SPACE (GREEN)	0.777 ACRES - 2.14%
PHASE-2 OPEN SPACE (GREEN)	0.531 ACRES - 1.41%
TOTAL OPEN SPACE (GREEN)	1.308 ACRES - 3.61%
PHASE-1 OPEN SPACE (DETENTION)	1.595 ACRES - 4.40%
PHASE-2 OPEN SPACE (DETENTION)	NONE
OPEN SPACE (DETENTION)	1.595 ACRES - 4.40%
TOTAL OPEN SPACE	4.998 ACRES 13.80%
TOTAL LOTS	164

* PHASING ACREAGE MAY BE REDEFINED AT TIME OF PRELIMINARY PLAT.

MULTI FAMILY SITE DATA SUMMARY:	
AREA	13.579 ACRES
MAXIMUM DENSITY	45 DU PER ACRE

EXHIBIT "B" ZONING EXHIBIT (TRACT 1 AND TRACT 2) & CONCEPT PLAN (TRACT 1) WALTON RIDGE

Being approximately 49.798 Acres of land situated in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas

BANNISTER ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: CODY BROOKS, P.E.
Date Prepared: 10/07/2020
Date Revised: 12/10/2020

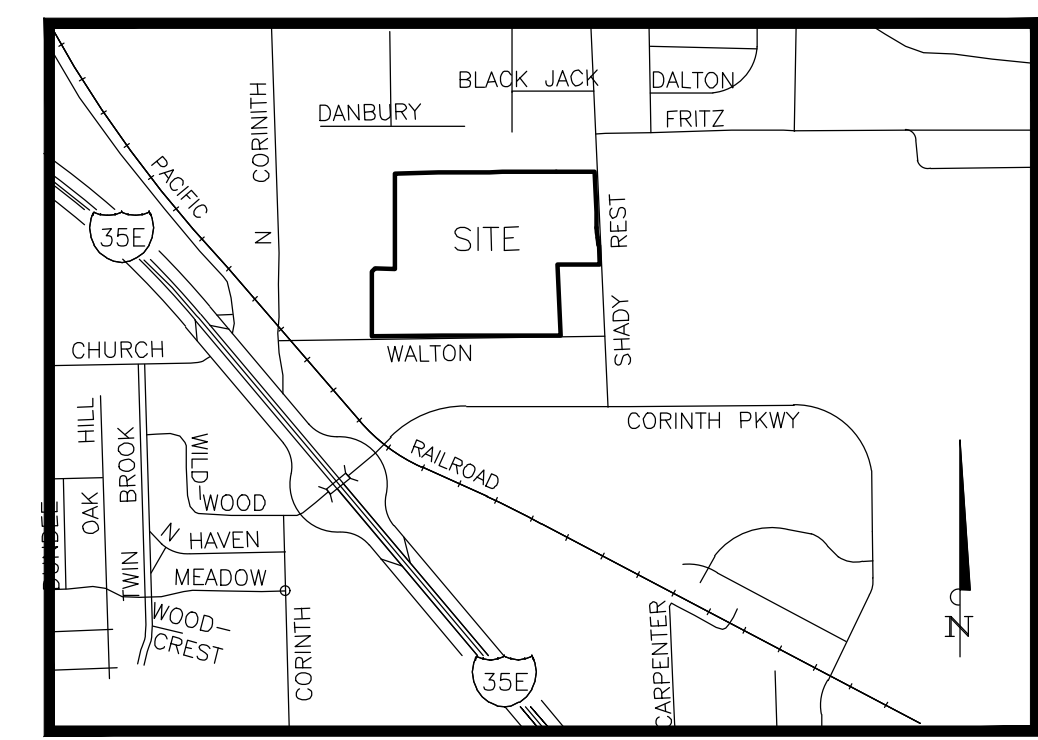
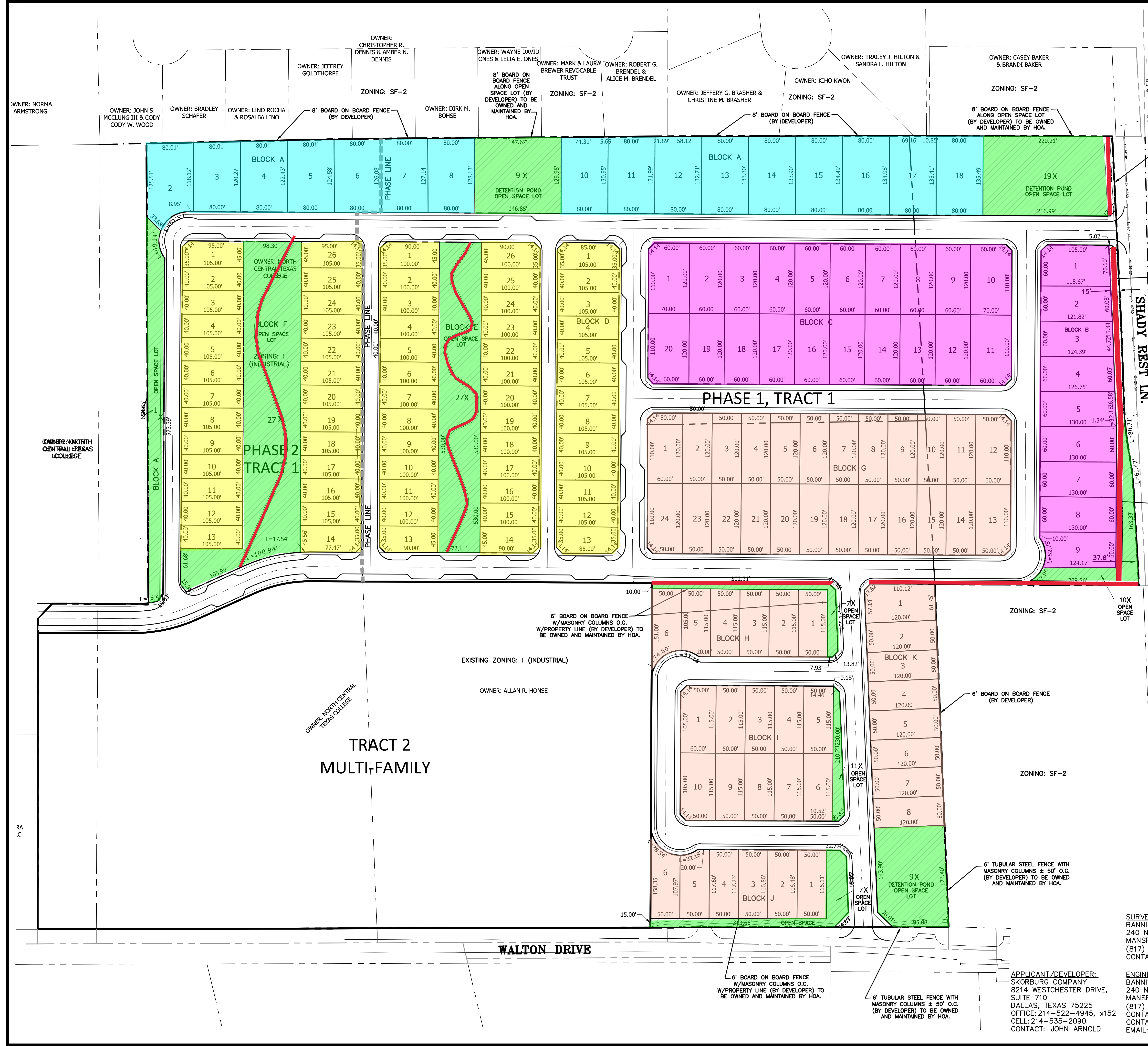
SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS

APPLICANT/DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
OFFICE: 214-522-4945, x152
CELL: 214-535-2090
CONTACT: JOHN ARNOLD

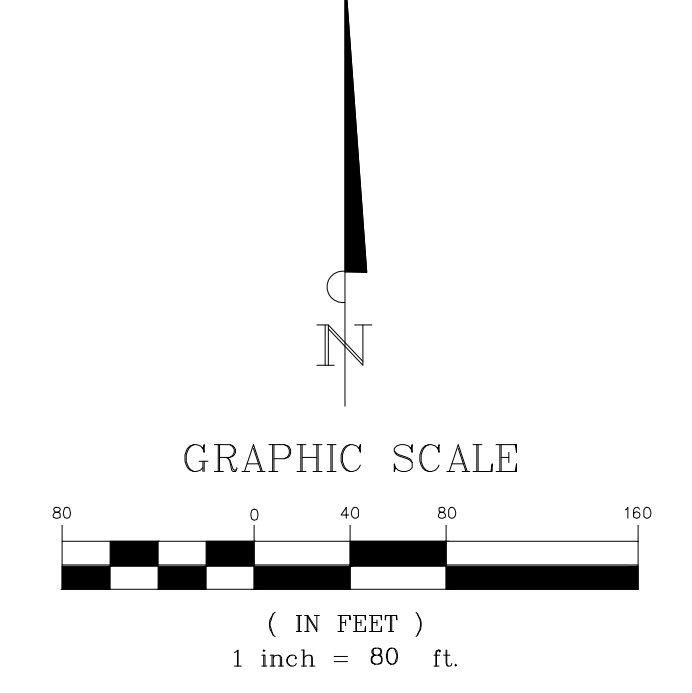
ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: REMINGTON WHEAT, P.E.
CONTACT: MICHAEL MARTIN, RLA
EMAIL: MMARTIN@BANNISTERENG.COM

BE JOB NO. 090-18-020

File: B:\Clients\090 (Stonburg Development)\090-18-020 (Shady Grove - Corinth)\Civil\Exhibit\EXH-C Lot Layout\Tract 1 - Walton Ridge 80-scale.dwg | Date Plotted: 12/10/2020 3:38 PM | Plotted By: John



VICINITY MAP
NOT TO SCALE
CORINTH, TEXAS



SITE DATA SUMMARY:	
BASE ZONING:	SF-4 / MF-3
EXISTING ZONING	PD/ INDUSTRIAL
PROPOSED ZONING	PD
PROPOSED USE	SINGLE FAMILY/MULTI FAMILY
TOTAL AREA	49.798 ACRES

SINGLE FAMILY SITE DATA SUMMARY:	
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TOTAL LOTS	164

* PHASING ACREAGE MAY BE REDEFINED AT TIME OF PRELIMINARY PLAT.

MULTI FAMILY SITE DATA SUMMARY:	
AREA	13.579 ACRES
MAXIMUM DENSITY	45 DU PER ACRE

EXHIBIT "C" LOT LAYOUT EXHIBIT (TRACT 1) WALTON RIDGE

Being approximately 36.219 Acres of land situated in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas

SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS

APPLICANT/DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
OFFICE: 214-522-4945, x152
CELL: 214-535-2090
CONTACT: JOHN ARNOLD

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: REMINGTON WHEAT, P.E.
CONTACT: MICHAEL MARTIN, RLA
EMAIL: MMARTIN@BANNISTERENG.COM



240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
CONTACT: CODY BROOKS, P.E. Date Prepared: 10/07/2020
Date Revised: 12/10/2020

BE JOB NO. 090-18-020

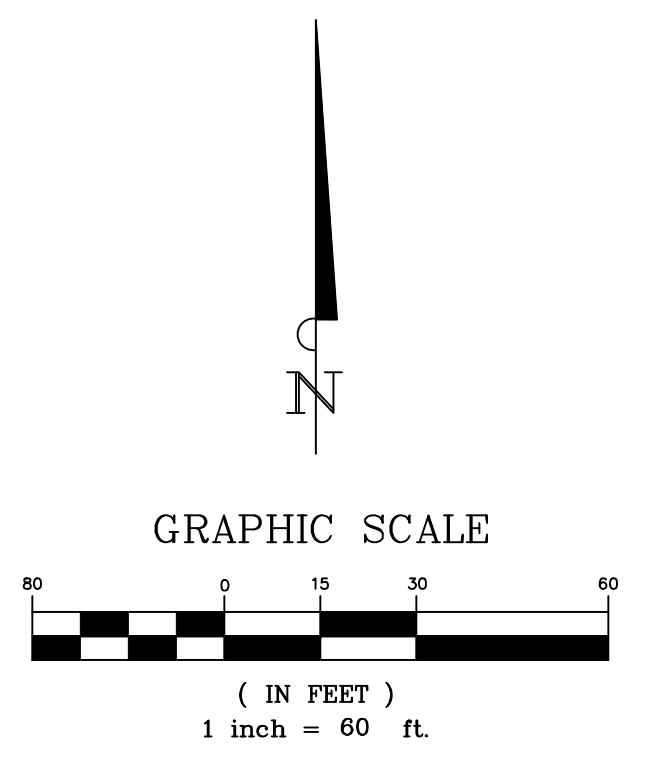
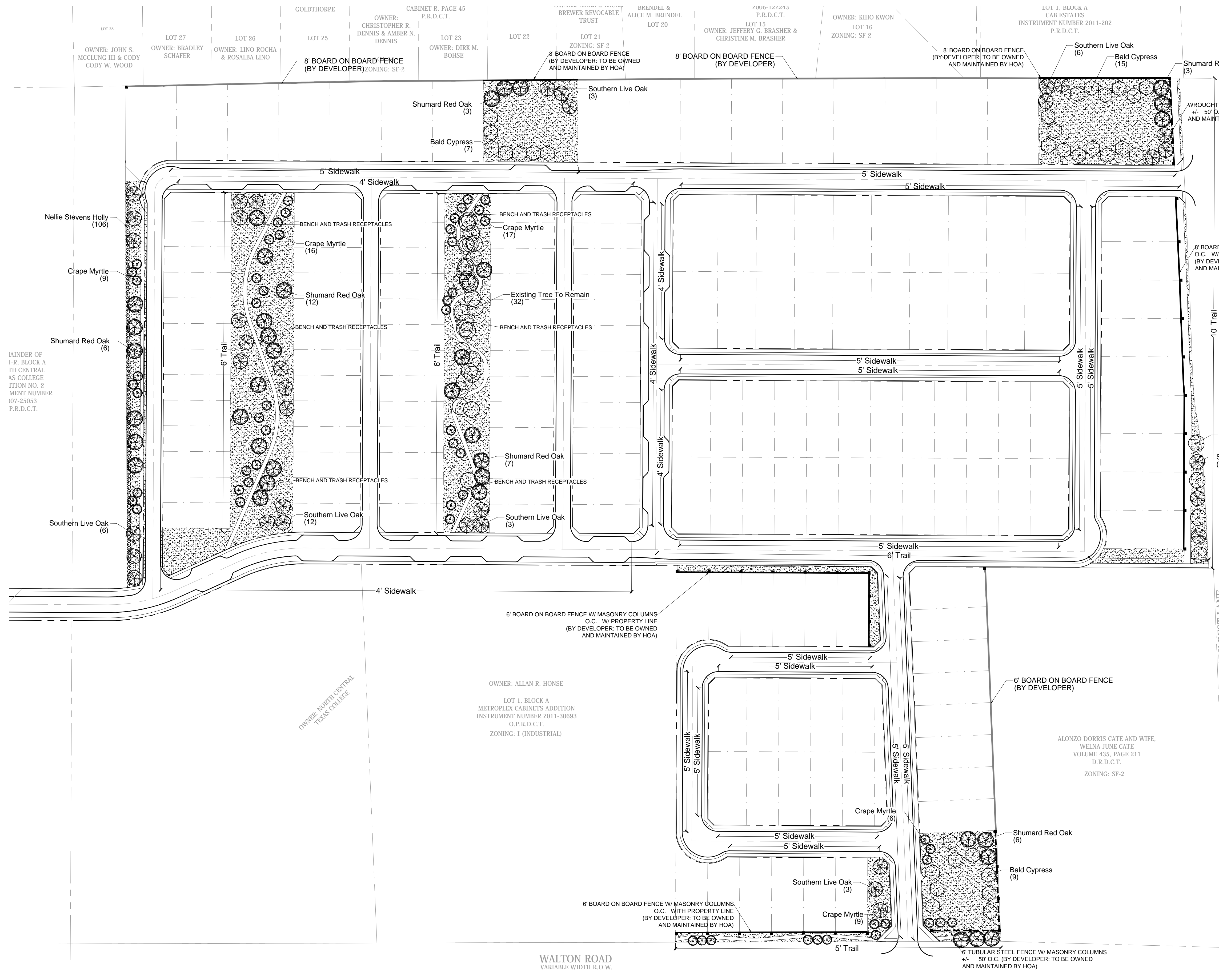


EXHIBIT "D" COMMON OPEN SPACE LANDSCAPE AND TRAILS EXHIBIT, TRACT 1 (1 OF 2)

Being approximately 36.219 Acres of land
situated in the J. P. Walton Survey,
Abstract No. 1389, City of Corinth,
Denton County, Texas

BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
Date Prepared: 11/13/2020
Date Revised: 12/10/2020
CONTACT: CODY BROOKS, P.E.

BE JOB NO. 090-20-011

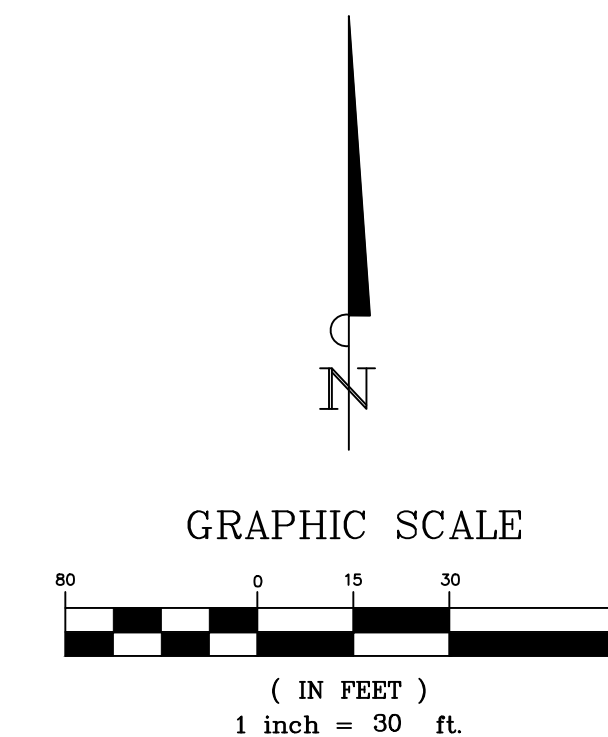
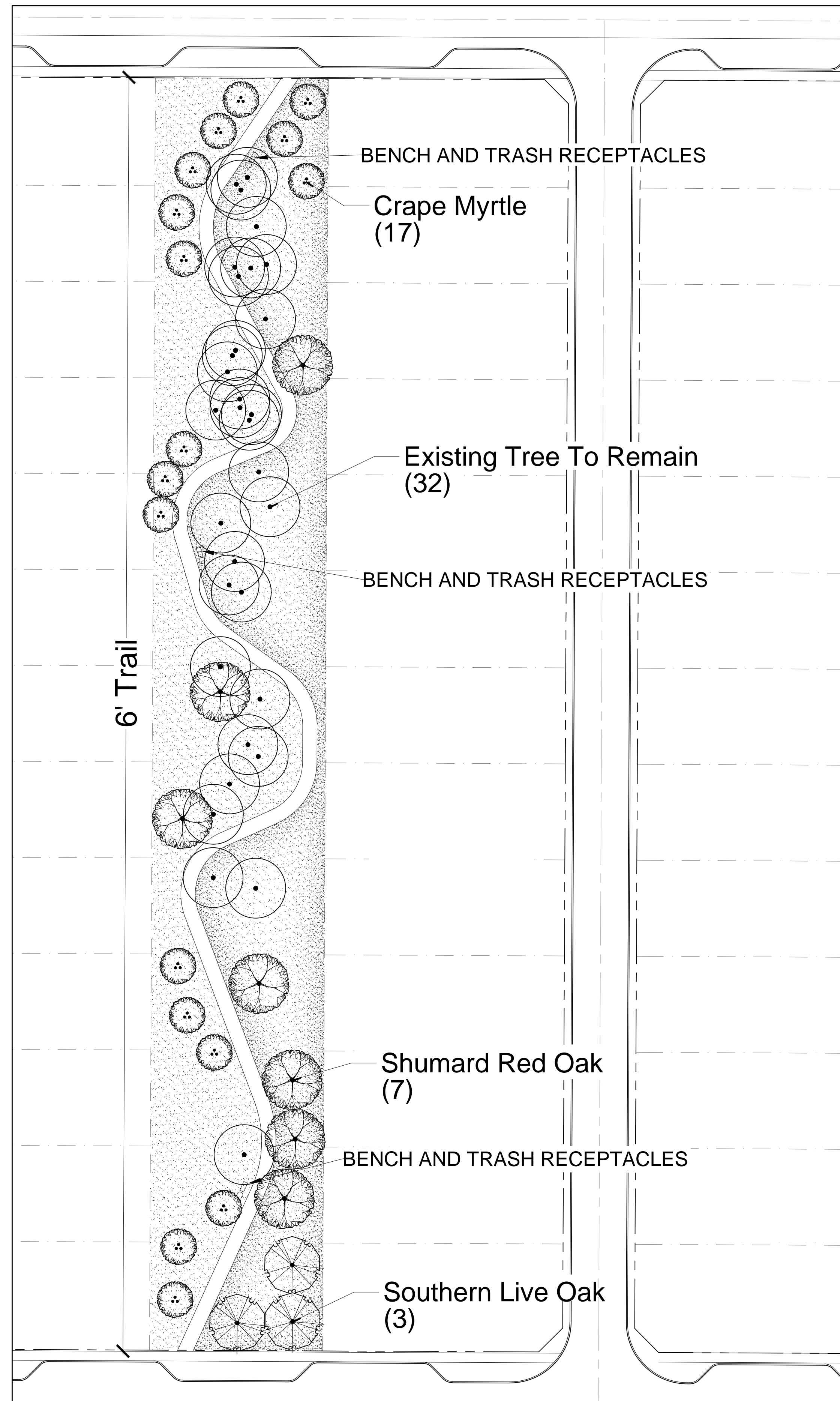
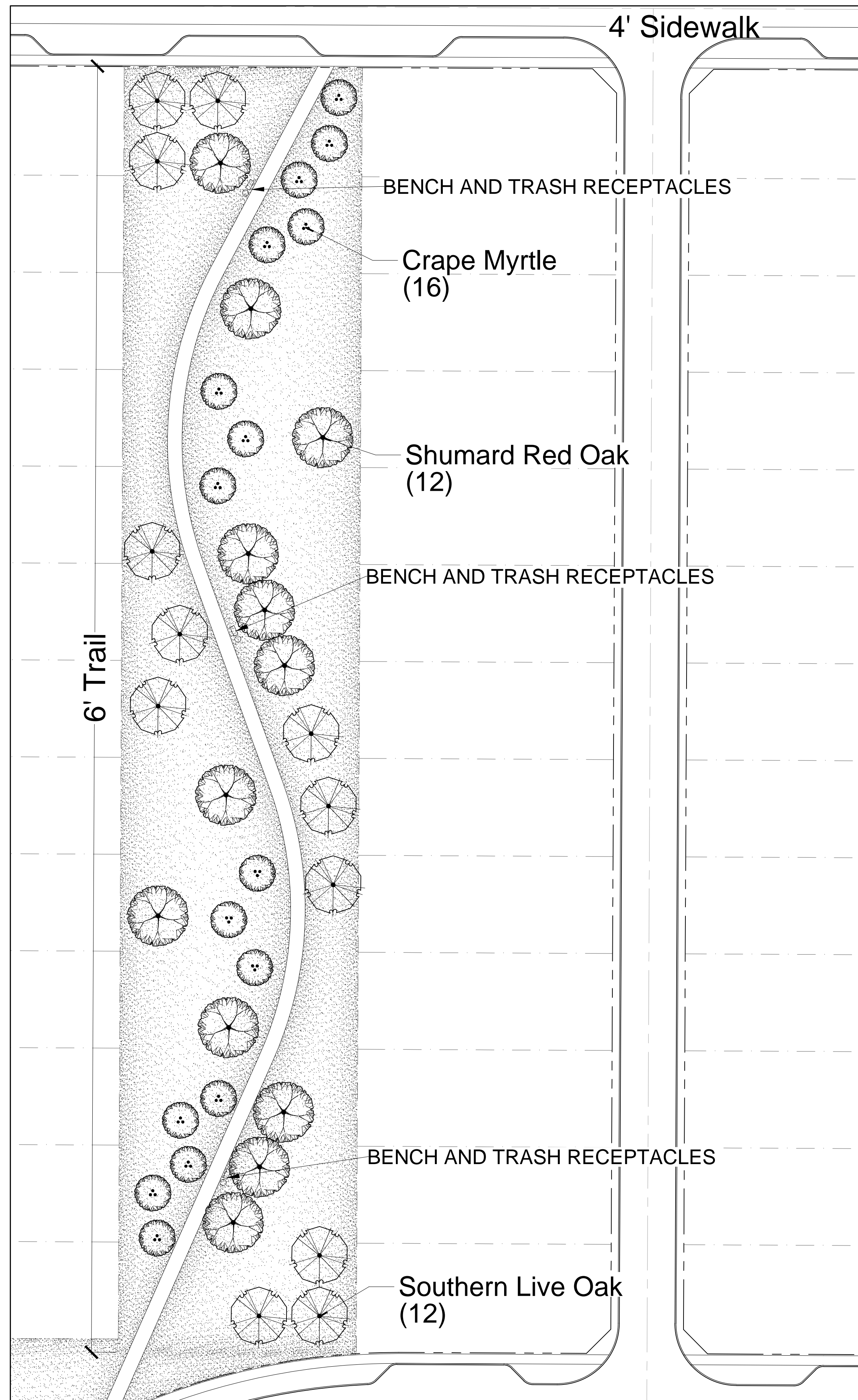


EXHIBIT "D"
COMMON OPEN SPACE
LANDSCAPE AND TRAILS
EXHIBIT, TRACT 1
(2 OF 2)

Being approximately 36.219 Acres of land
 situated in the J. P. Walton Survey,
 Abstract No. 1389, City of Corinth,
 Denton County, Texas

E BANNISTER
 ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

Date Prepared: 11/13/2020

Date Revised: 12/10/2020

CONTACT: CODY BROOKS, P.E.

BE JOB NO. 090-20-011

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 23-03-16-10**

WALTON RIDGE REDESIGN PLANNED DEVELOPMENT DISTRICT #51

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF CORINTH, EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY, BY AMENDING ORDINANCE NO. 20-12-17-41 ADOPTING WALTON RIDGE REDESIGN PLANNED DEVELOPMENT DISTRICT NO. 51 (“PD-51”), WITH A BASE ZONING DESIGNATION OF SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED) ON TRACT 1 (APPROXIMATELY 13.579 ACRES) AND A BASE ZONING DESIGNATION OF MF-3, MULTI-FAMILY RESIDENTIAL ON TRACT 2, (APPROXIMATELY 36.219 ACRES) OF THE APPROXIMATE ±49.798 ACRE TRACT OF LAND LOCATED IN THE J. P. WALTON SURVEY, ABSTRACT NO. 1389, CITY OF CORINTH, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED NORTH OF WALTON DRIVE, SOUTH OF BLACK JACK LANE, SAND JACK DRIVE, AND DANBURY COVE/CIRCLE, EAST OF NORTH CORINTH STREET, AND WEST OF SHADY REST LANE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS TO REDUCE THE BOUNDARY OF PD-51 BY REMOVING TRACT 2, (APPROXIMATELY 13.579 ACRES) FROM THE BOUNDARY OF PD-51 AND REAFFIRMING THAT THE ZONING DESIGNATION ON TRACT 1, (APPROXIMATELY 36.219 ACRES) SHALL REMAIN AS WALTON RIDGE REDESIGN PLANNED DEVELOPMENT NO. 51 (“PD-51”) WITH A BASE ZONING DESIGNATION OF SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED) PROVIDING FOR THE REMOVAL OF TRACT 2 FROM THE BOUNDARY OF PD-51 AND A REPEAL OF ALL REGULATIONS GOVERNING TRACT 2, AND PROVIDING A LEGAL PROPERTY DESCRIPTION FOR THE NEW BOUNDARY OF PD-51 COMPRISED OF A SINGLE TRACT CONSISTING OF APPROXIMATELY 36.219 ACRES AND ZONED FOR SF-4 SINGLE FAMILY RESIDENTIAL (DETACHED) USE (EXHIBIT “A-1”); PROVIDING AN AMENDED PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT “B”); PROVIDING AMENDED ANCILLARY CONCEPTUAL PLANS (EXHIBITS “C”, “D”, “E” AND “F”); PROVIDING AMENDED PLANNED DEVELOPMENT LAND USE REGULATIONS (EXHIBIT “G”); 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 ON CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING 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 of the City, 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, on December 17, 2023, the City adopted Ordinance No. 20-12-14-17 approving the Walton Ridge Redesign Planned Development District No. 51 for property comprised of approximately 47.798 acres of land located in the J.P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas, and generally located north of Walton Drive, south of Black Jack Lane, Sand Jack Drive, and Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane, which property included “Tract 1” (an approximate 36.219 acres) and “Tract 2” (an approximate 13.579 acre tract) as described in Exhibit “A” to Ordinance NO. 20-12-14-17 (“PD-51”); and

Ordinance No. 23-03-16-10

Page 2 of 20

WHEREAS, Tract 1 of PD-51 has a base zoning designation of SF-4, Single Family Residential (Detached) and Tract 2, has a base zoning designation of MF-3, Multi-Family under the City's Unified Development Code and designated on the City's Zoning Map; and

WHEREAS, an authorized person with a proprietary interest in the Property has requested a change in the zoning established pursuant Ordinance No. 20-12-14-17 approving PD-51 by requesting that Tract 2 be removed from the boundary of PD-51 and that all regulations contained in PD-51 governing Tract 2 be repealed, so that Tract 2 may be rezoned as a separate planned development district; 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 pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

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

WHEREAS, the City Council finds that the change in zoning for the Property 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 are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

**SECTION 2
AMENDMENTS**

2.00. Amendments. Section 2, "Legal Property Description; Amendment" of Ordinance No. 20-12-17-41 amending Ordinance No. 13-05-02-08, the Unified Development Code of the City of Corinth ("UDC"), by establishing the Walton Ridge Redesign Planned Development District No. 51 ("PD-51") is hereby amended to rename Section 2.01 from Legal Description; Amendment" to "Boundary Amendment/New PD-51 Boundaries Established; Zoning Map Amendments" and such section shall be and read in its entirety as follows:

**“SECTION 2.
BOUNDARY AMENDMENT/ NEW PD-51 BOUNDARIES ESTABLISHED; ZONING MAP
AMENDMENTS**

2.01 Boundary Adjustment – Tract 2 Removed. Ordinance No. 20-12-17-41 amending 13-05-02-08, 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 as follows:

A. Tract 2 (Multi-Family Residential) Removed. An approximate 13.579 acres of land currently identified as Tract 2 and zoned as part of the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”) with a base zoning designation of MF-3, Multifamily Residential, identified therein as Tract 2 (Multi-Family Residential), and described in **Exhibit “A” to Ordinance No. 20-12-17-41** (the “Tract 2 Property”) is hereby removed from the boundary of the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”); and

B. Tract 2 Regulations Repealed. All provisions contained in Ordinance No. 20-12-17-41 regulating the land use designation and development of Tract 2 are hereby repealed in their entirety, including provisions contained in any Exhibit thereto.

2.02. New PD-51 Boundaries Established. Ordinance No. 20-12-17-41 amending 13-05-02-08, 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 as follows:

The boundary of Walton Ridge Redesign Planned Development District No. 51 (“PD-51”) shall consist of an approximate 36.219 acres of land as more specifically described in **Exhibit “A-1”**, attached hereto and incorporated herein, (the “Property”) and shall have a base zoning designation of SF-4, Single Family Residential (Detached).

2.03. Zoning Map Amendments. The Zoning Map of the City is hereby amended to reflect the removal of Tract 2 from the boundaries of PD-51. The Zoning Map of the City is hereby further amended to reflect the newly established boundaries of PD-51, the boundaries of which are more fully described in Exhibit “A-1” hereto, with the underlying zoning district of SF-4 Single Family Residential (Detached) for the Property as described in this Ordinance.”

**SECTION 3.
AMENDED PLANNED DEVELOPMENT CONCEPT PLAN**

Section 3, “Planned Development Concept Plan” of Ordinance No. 20-12-17-41 amending Ordinance No. 13-05-02-08, the Unified Development Code of the City of Corinth (“UDC”), by establishing the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”) is hereby amended to be and read in its entirety as follows:

**“SECTION 3.
Amended Planned Development Concept Plan**

The Amended Planned Development Concept Plan for the Property as set forth in **Exhibit “B”**, a copy of which is attached hereto and incorporated herein, as approved by Ordinance No. 20-12-17-41 shall remain in full force and effect. Additional ancillary conceptual plans pertaining to the Property’s lot layout, common open space landscaping, streetscape rendering design, and tree preservation on Open Space Lot 27X-Block E are set forth in Exhibit “C”, Exhibit “D”, Exhibit “E”, and Exhibit “F” respectively, attached hereto and incorporated herein, are hereby approved, as generally depicted (Exhibits “C”, “D”, “E” and “F” together herein referred to as the “Ancillary Conceptual Plans”).”

**SECTION 4.
AMENDED LAND USE REGULATIONS**

Section 4, “Land Use Regulations” of Ordinance No. 20-12-17-41 amending Ordinance No. 13-05-02-08, adopting the Unified Development Code of the City of Corinth (“UDC”), by establishing the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”) is hereby amended to be and read in its entirety as follows:

**“SECTION 4.
Amended Land Use Regulations**

The Amended Planned Development Land Use Regulations set forth in “**Exhibit G**” attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district on the Property (**Exhibit “A-1”**) with base zoning designation of SF-4, Single Family Residential (Detached) on ±36.219 acres. In the event of conflict between the provisions of “**Exhibit G**” and provisions of any other City zoning regulations, including without limitation the regulations governing SF-4, Single Family Residential (Detached) zoning district, **Exhibit “G”** shall control.

That the zoning regulations and districts herein established 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

The Amended Planned Development Concept Plan for the Property (**Exhibit “B”**), the Ancillary Conceptual Plans (**Exhibits “C”, “D”, “E”, and “F”**), and the Amended Land Use Regulations (**Exhibit “G”**) shall control the use and development of the Property, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan, Ancillary Conceptual Plans, and Land Use Regulations. The PD Concept Plan, Ancillary Concept Plans and Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.

If a change to the 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 Section 2.10.09 and development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval.”

**SECTION 5.
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.

**SECTION 6.
SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided

Ordinance No. 23-03-16-10

Page 5 of 20

in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

**SECTION 7.
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 8.
SAVINGS**

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 9.
EFFECTIVE DATE**

This ordinance shall become effective after approval and publication as provided by law. The City Secretary is directed to publish the caption and penalty of this ordinance two times.


PASSED AND APPROVED THIS 16th DAY OF March, 2023.

APPROVED:

DocuSigned by:
Bill Heidemann
AC74FAA88CA6468...
Bill Heidemann, Mayor of

ATTEST:

DocuSigned by:
Lana Wylie
D77DD89FB0C3473...
Lana Wylie, City Secretary



APPROVED AS TO FORM:

DocuSigned by:
Patricia Adams
B5BAF55D871D428...
Patricia A. Adams, City Attorney

EXHIBIT "A-1"
LEGAL DESCRIPTION

Legal Description – Entire Tract

Legal Description – Tract 1 (Single-Family Residential (detached))

36.219 ACRES.

BEING 36.219 acres (1,577,736 square feet) of land in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas; said 36.219 acres (1,577,736 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd., as recorded in Instrument Number 2019-13008, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd. (hereinafter collectively referred to as Shady Grove Lot Venture tract), as recorded in Instrument Number 2019-13009, O.P.R.D.C.T. and being a portion of that certain tract of land described as Lot 1, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 1), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-30693, Plat Records, Denton County, Texas (P.R.D.C.T.), and being a portion of that certain tract of land described as Lot 1-R, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 1-R), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2007-25053, P.R.D.C.T.; said 36.219 acres (1,577,736 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of said Shady Grove Lot Venture tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block A, Cab Estates (hereinafter referred to as Cab Estates), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-202, Plat Records, Denton County, Texas (P.R.D.C.T.), same also being the existing West right-of-way line of Shady Rest Lane (variable width right-of-way), as recorded in Instrument Number 2014-112539, O.P.R.D.C.T.;

THENCE South 02 degrees 44 minutes 00 seconds East with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 330.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 01 degree 59 minutes 16 seconds East, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 131.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 06 degrees 16 minutes 10 seconds East, a distance of 80.64 feet;

THENCE Southerly, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the left having a radius of 540.00 feet, through a central angle of 8 degrees 33 minutes 49 seconds, for an arc distance of 80.71 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 06 degrees 53 minutes 11 seconds East, a distance of 61.37 feet;

THENCE Southerly, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the right having a radius of 480.00 feet, through a central angle of 7 degrees 19 minutes 52 seconds, for an arc distance of 61.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 03 degrees 13 minutes 14 seconds East, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 163.33 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being in the North line of that certain tract of land described in a Warranty Deed to Alonzo Dorris Cate and wife, Welna June Cate (hereinafter referred to as Cate tract), as recorded in Volume 435, Page 211, Deed Records, Denton County, Texas (D.R.D.C.T.);

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THENCE North 89 degrees 43 minutes 47 seconds West, departing the existing West right-of-way line of said Shady Rest Lane and with the common line between said Shady Grove Lot Venture tract and said Cate tract a distance of 348.32 feet to a one-half inch iron rod found for the Southwest corner of said Tract 1, same being the Northwest corner of said Cate tract, same also being the East line of the remainder of said Ford tract;

THENCE South 02 degrees 18 minutes 13 seconds East with the common line between said Shady Grove Lot Venture tract and said Cate tract, a distance of 585.14 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of the remainder of said Ford tract, same being the West line of said Cate tract, same also being the existing North right-of-way line of Walton Road (variable width right-of-way), as recorded in Volume 5244, Page 411, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE South 89 degrees 50 minutes 35 seconds West, departing the West line of said Cate tract and with the common line between said Shady Grove Lot Venture tract and the existing North right-of-way line of said Walton Road, a distance of 28.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 16 minutes 13 seconds East, departing the existing North right-of-way line of said Walton Road, crossing said Lot 1, a distance of 588.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 89 degrees 43 minutes 47 seconds West, continue crossing said Lot 1, pass at a distance of 493.58 feet, the West line of said Lot 1, same being the East line of said Lot 1-R, continue with said course crossing said Lot 1-R for a total distance of 583.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 96.19 feet;

THENCE Westerly, continue crossing said Lot 1-R, with said curve to the left having a radius of 225.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 96.94 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 65 degrees 35 minutes 08 seconds West, continue crossing said Lot 1-R, a distance of 106.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner for the beginning of a curve to the right, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 117.56 feet;

THENCE Westerly, continue crossing said Lot 1-R, with said curve to the right having a radius of 275.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 118.48 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 89 degrees 43 minutes 47 seconds West, continue crossing said Lot 1-R, a distance of 158.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 02 minutes 04 seconds East, continue crossing said Lot 1-R, a distance of 23.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 43 degrees 09 minutes 06 seconds East, continue crossing said Lot 1-R, a distance of 35.84 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 89 degrees 43 minutes 48 seconds East, continue crossing said Lot 1-R, a distance of 134.52 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears North 86 degrees 28 minutes 58 seconds East, a distance of 29.73 feet;

THENCE Easterly, continue crossing said Lot 1-R and with said curve to the left having a radius of 225.00 feet, through a central angle of 7 degrees 34 minutes 31 seconds, for an arc distance of 29.75 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

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THENCE North 00 degrees 14 minutes 48 seconds West, continue crossing said Lot 1-R, a distance of 784.17 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the North line of said Lot 1-R, same being the South line of that certain tract of land described as Somerset Addition (hereinafter referred to as Somerset Addition), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet R, Page 45, P.R.D.C.T.;

THENCE North 88 degrees 43 minutes 44 seconds East with the common line between said Lot 1-R and said Somerset Addition, a distance of 359.60 feet to a one-half inch iron rod found for corner, same being the Northwest corner of said Shady Grove Lot Venture tract;

THENCE North 89 degrees 33 minutes 38 seconds East with the common line between said Shady Grove Lot Venture tract and said Somerset Addition, a distance of 422.44 feet to a one-half inch iron rod found for corner;

THENCE North 89 degrees 31 minutes 22 seconds East, continue with the common line between said Shady Grove Lot Venture tract and said Somerset Addition, a distance of 107.59 feet to a five-eighths inch iron rod found for the Southeast corner of said Somerset Addition, same being the Southwest corner of that certain tract of land described as Oaks of Corinth (hereinafter referred to as Oaks of Corinth), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2006-122243, P.R.D.C.T.;

THENCE North 89 degrees 50 minutes 38 seconds East with the common line between said Shady Grove Lot Venture tract and said Oaks of Corinth, a distance of 412.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East with the common line between said Shady Grove Lot Venture tract and said Oaks of Corinth, a distance of 29.15 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of said Oaks of Corinth;

THENCE North 89 degrees 51 minutes 47 seconds East with the North line of said Shady Grove Lot Venture tract, a distance of 5.85 feet to a one-half inch iron rod found for the Southwest corner of the aforesaid Cab Estates;

THENCE South 89 degrees 47 minutes 09 seconds East with the common line between said Shady Grove Lot Venture tract and said Cab Estates, a distance of 317.53 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 36.219 acres (1,577,736 square feet) of land.

EXHIBIT "B" AMENDED PLANNED DEVELOPMENT CONCEPT PLAN

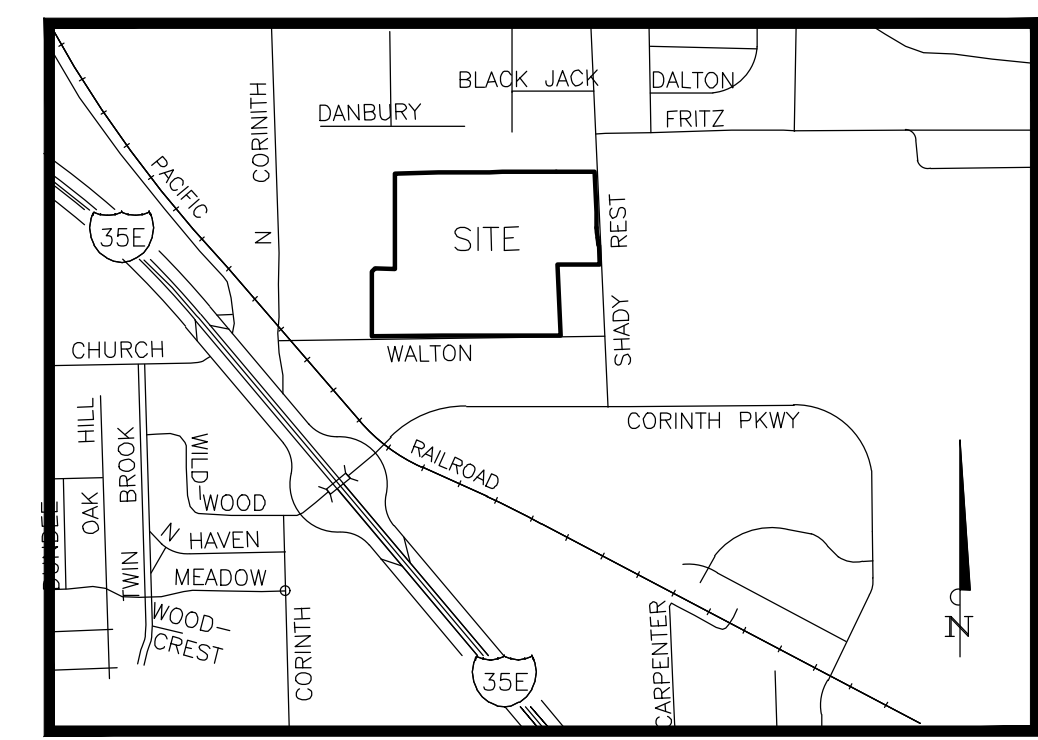
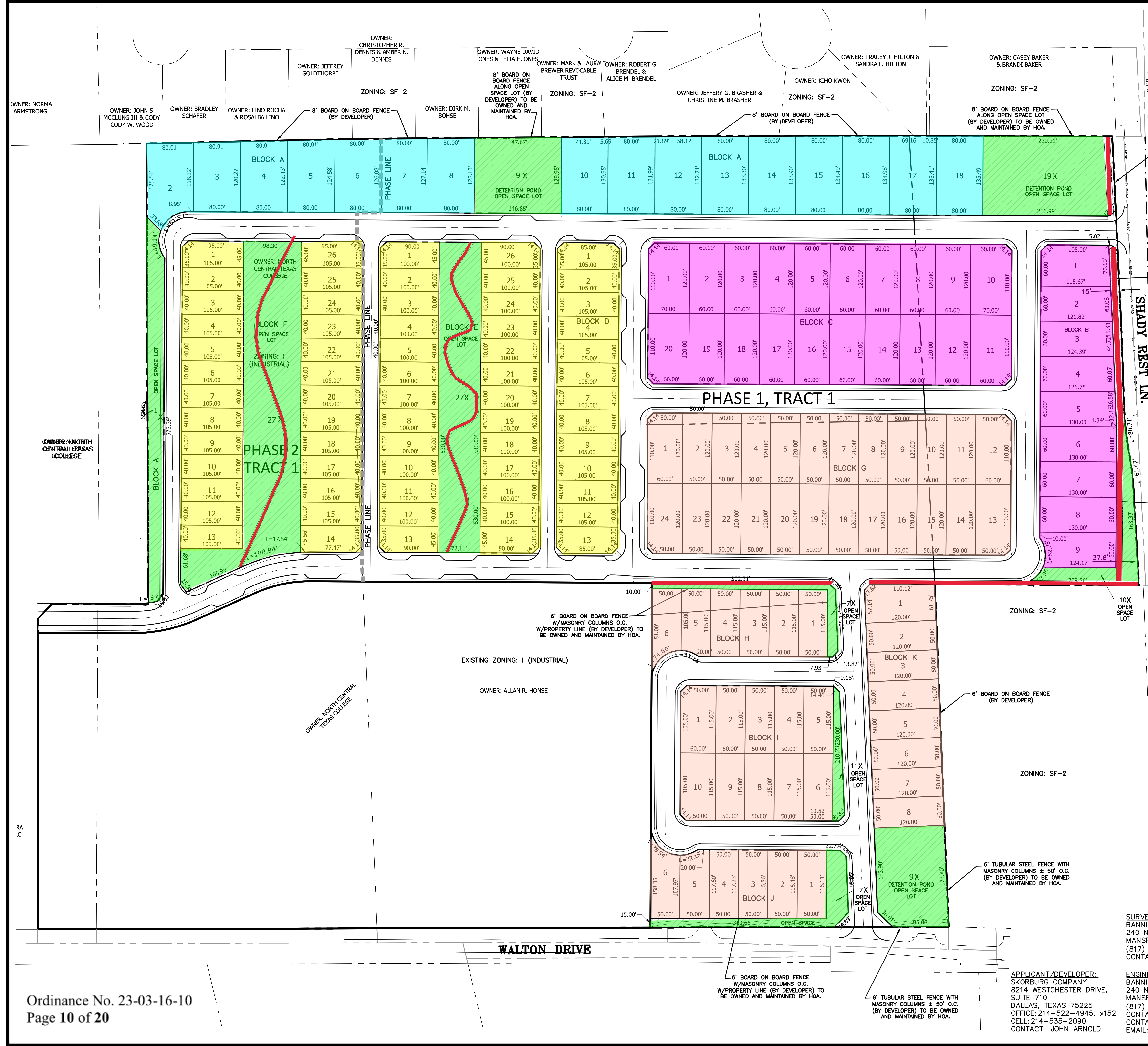


FINAL PLAT WALTON RIDGE

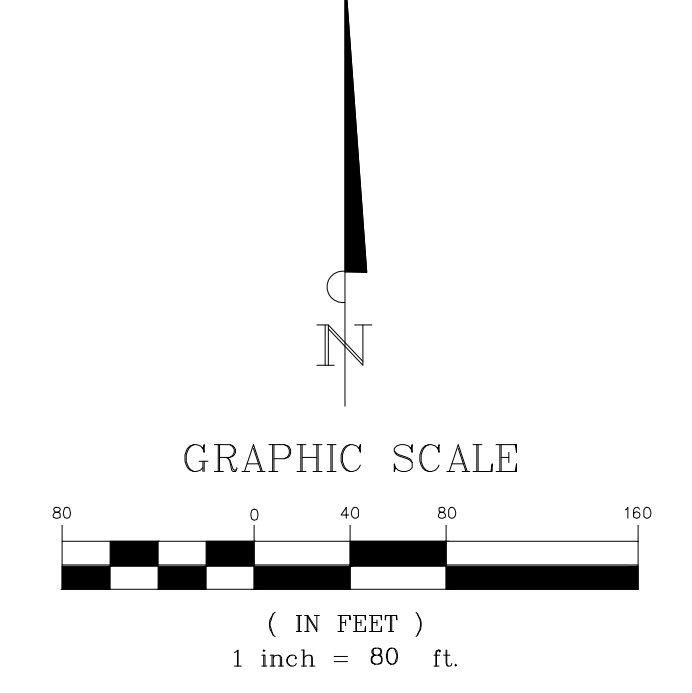
Being a replat of Lot 1R, Block A, Metroplex Cabarets Addition, an addition to the City of Corinth, Denton County, Texas and being a replat of Lot 14, Block A, North Central Park Addition, North Central Park Addition, an addition to the City of Corinth, Denton County, Texas and being a total of 36,220 acres out of the 36,220 acres of the 3 P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas 144 residential lots and 10 Open Space Lots

Preparation Date: May 2022

File: B:\Clients\090 (Stonburg Development)\090-18-020 (Shady Grove - Corinth)\Civil\Exhibit\EXH-C Lot Layout\Tract 1 - Walton Ridge 80-scale.dwg | Date Plotted: 12/10/2020 3:38 PM | Plotted By: John



VICINITY MAP
NOT TO SCALE
CORINTH, TEXAS



SITE DATA SUMMARY:	
BASE ZONING:	SF-4 / MF-3
EXISTING ZONING	PD/ INDUSTRIAL
PROPOSED ZONING	PD
PROPOSED USE	SINGLE FAMILY/MULTI FAMILY
TOTAL AREA	49.798 ACRES

SINGLE FAMILY SITE DATA SUMMARY:	
PHASE-1 SINGLE FAMILY AREA	29.347 ACRES
PHASE-2 SINGLE FAMILY AREA	8.872 ACRES
TOTAL SINGLE FAMILY AREA	36.219 ACRES
PHASE-1 OPEN SPACE (MEWS)	0.877 ACRES - 2.42%
PHASE-2 OPEN SPACE (MEWS)	1.218 ACRES - 3.36%
TOTAL OPEN SPACE (MEWS)	2.095 ACRES - 5.78%
PHASE-1 OPEN SPACE (GREEN)	0.777 ACRES - 2.14%
PHASE-2 OPEN SPACE (GREEN)	0.531 ACRES - 1.41%
TOTAL OPEN SPACE (GREEN)	1.308 ACRES - 3.61%
PHASE-1 OPEN SPACE (DETENTION)	1.595 ACRES - 4.40%
PHASE-2 OPEN SPACE (DETENTION)	NONE
OPEN SPACE (DETENTION)	1.595 ACRES - 4.40%
TOTAL OPEN SPACE	4.998 ACRES 13.80%
TOTAL LOTS	164

* PHASING ACREAGE MAY BE REDEFINED AT TIME OF PRELIMINARY PLAT.

MULTI FAMILY SITE DATA SUMMARY:	
AREA	13.579 ACRES
MAXIMUM DENSITY	45 DU PER ACRE

EXHIBIT "C" LOT LAYOUT EXHIBIT (TRACT 1) WALTON RIDGE

Being approximately 36.219 Acres of land situated in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas

SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: REMINGTON WHEAT, P.E.
CONTACT: MICHAEL MARTIN, RLA
EMAIL: MMARTIN@BANNISTERENG.COM

APPLICANT/DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
OFFICE: 214-522-4945, x152
CELL: 214-535-2090
CONTACT: JOHN ARNOLD

EXHIBIT "D"
COMMON OPEN SPACE LANDSCAPE AND TRAILS FOR THE PROPERTY
(Sheet 1 of 2)

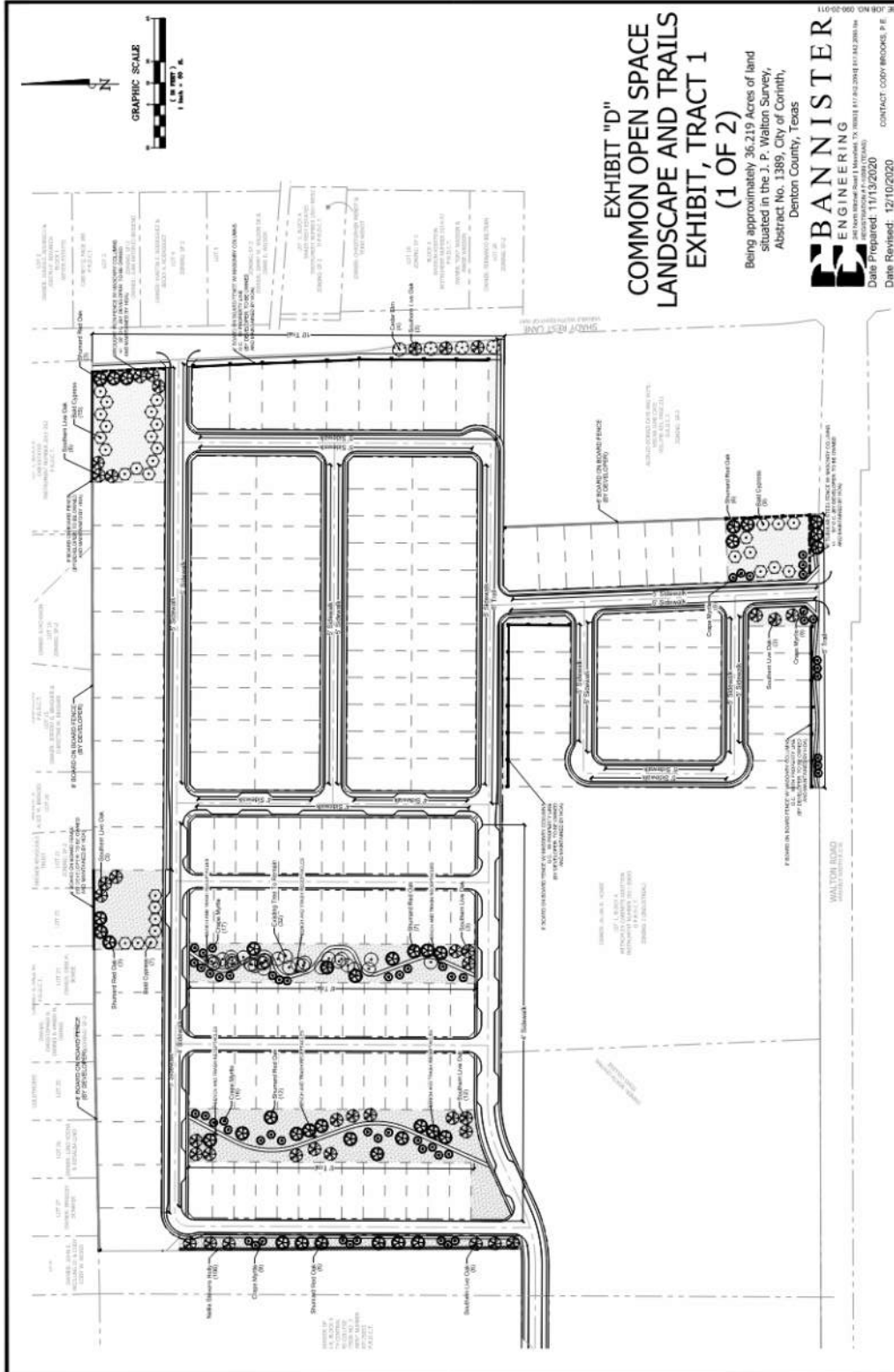


EXHIBIT "D"
COMMON OPEN SPACE
LANDSCAPE AND TRAILS
EXHIBIT, TRACT 1
(1 OF 2)

Being approximately 36.219 Acres of land
situated in the J. P. Walton Survey,
Abstract No. 1389, City of Corinth,
Denton County, Texas

BANNISTER
ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
No. 11511
Date Prepared: 11/13/2020
Date Revised: 12/10/2020
CONTACT: GUY@BANNISTER.PE
TEL: 817-521-0111

EXHIBIT "D"
COMMON OPEN SPACE LANDSCAPE AND TRAILS FOR THE PROPERTY
(Sheet 2 of 2)

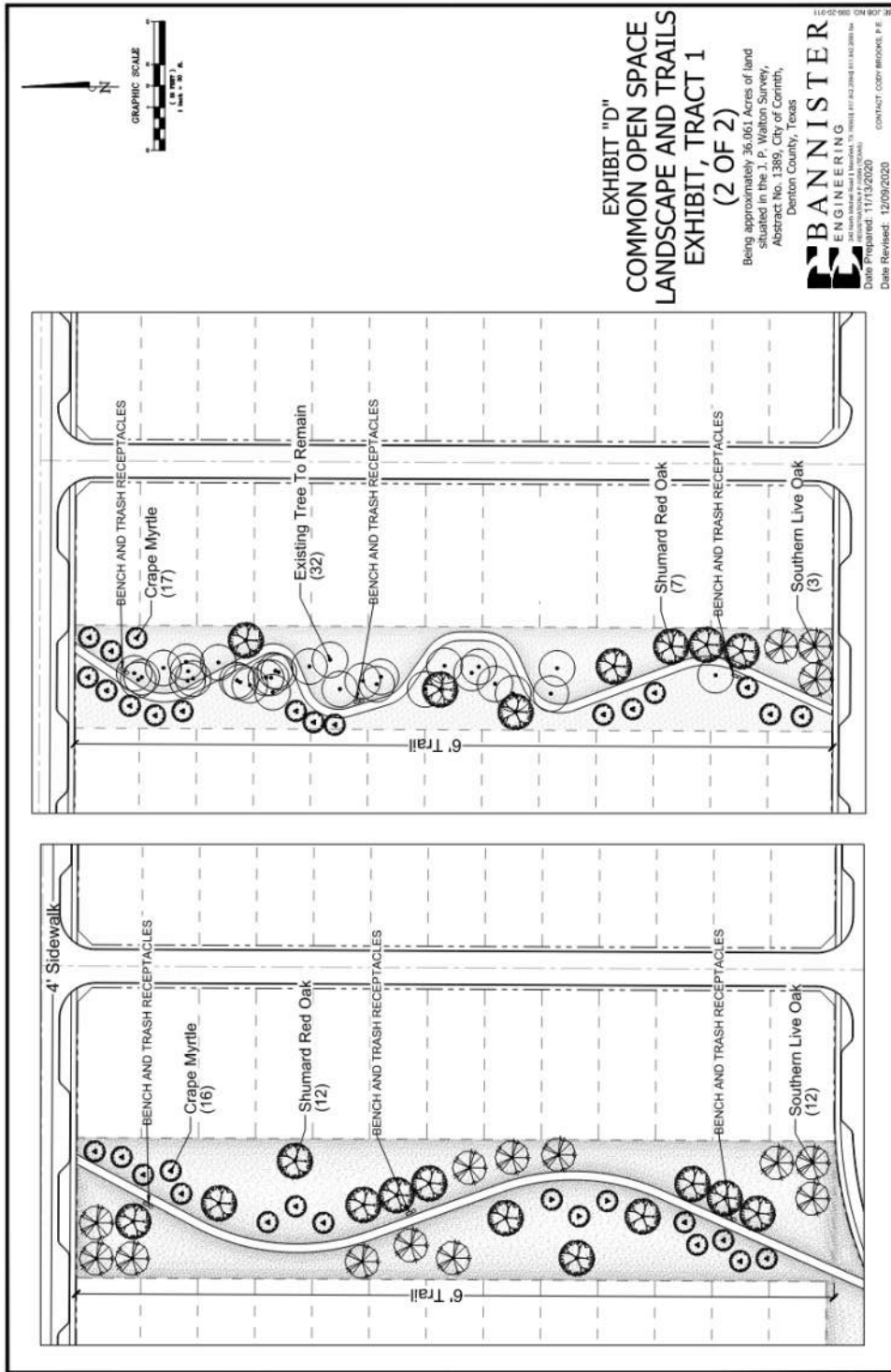


EXHIBIT "E"
STREETSCAPE RENDERING ON MEWS/PATIO HOME LOTS

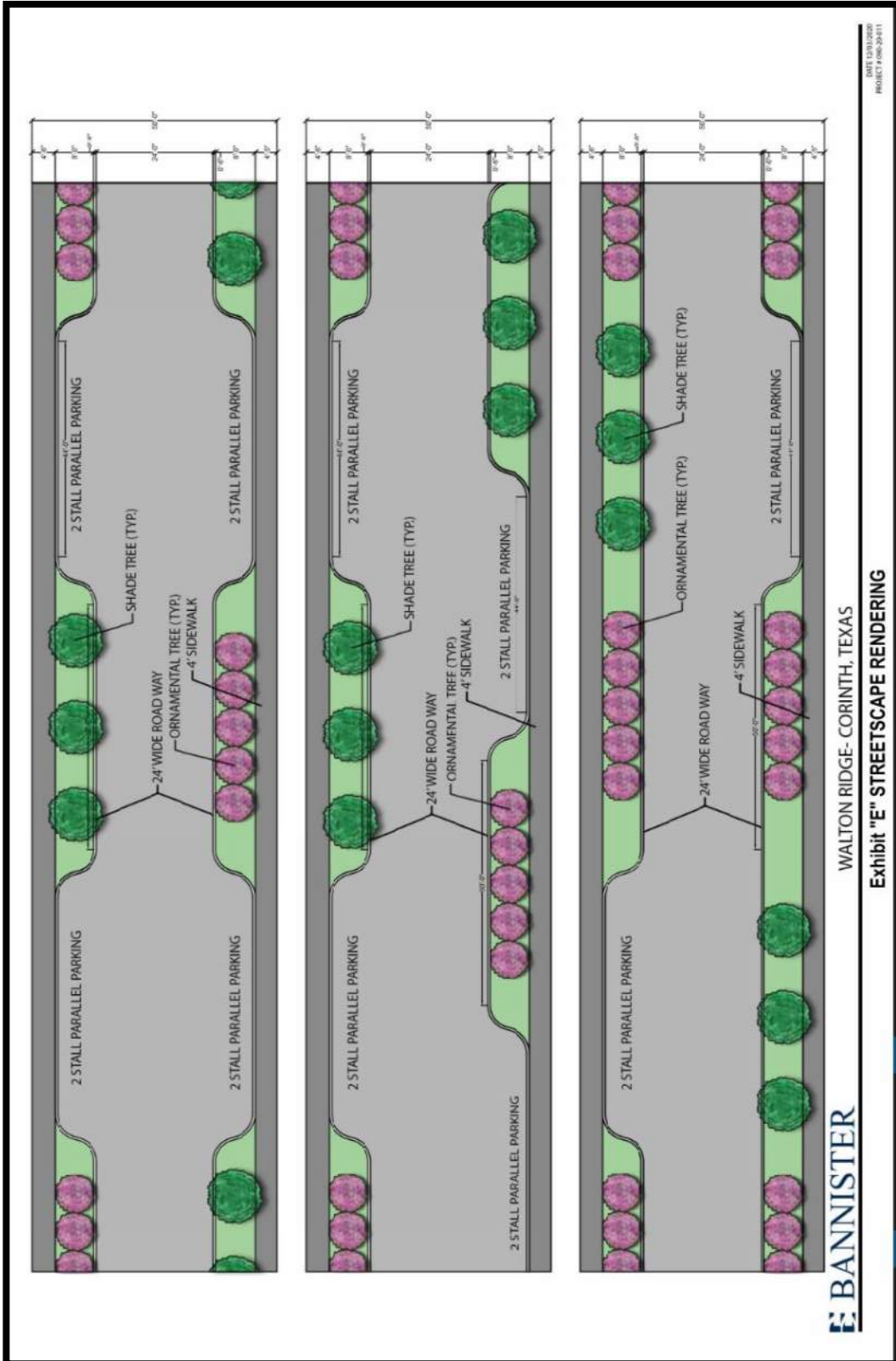
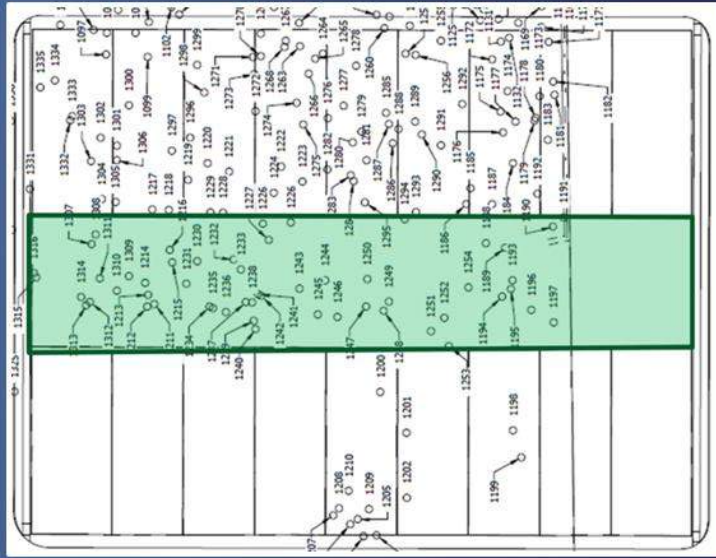


EXHIBIT "F"
TREE PRESERVATION MEWS LOT – (LOT 27X-BLOCK E)

WALTON RIDGE REDESIGN



Tree Preservation
 Topography and grading challenges of the 2018 plan did not allow for the preservation of many, if not any, of the large caliper oak trees
 2020 Proposed Plan will provide the opportunity to save a number of large Oak trees in centralized, linear open spaces
 Anticipated that approximately 300-350 caliper inches (13 of the trees are 10" – 21" caliper trees) can be saved in these parks

**EXHIBIT “G”
AMENDED PLANNED DEVELOPMENT LAND USE REGULATIONS**

SECTION 1: BASE DISTRICTS

A. Property (Single-Family Residential (detached))

1. Purpose

The regulations set forth in this Exhibit “G” provide development standards for single family residential designations the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”). The boundaries of PD-51 are identified by metes and bounds on the Legal Description, **Exhibit “A-1”** to this Ordinance and the Property shall be developed in accordance with these regulations and the PD Concept Plan as depicted on Exhibit “B” and associated Ancillary Concept Plans as depicted in Exhibits “C, D, E, and F” to this Ordinance. A use that is not expressly authorized herein for the Property is expressly prohibited in this PD-51.

2. Base District

In this PD-51, the “SF-4” Single Family Residential District (Detached) regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein. If a change to the Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION 2: USES AND AREA REGULATIONS

A. Property (Single-Family Residential (detached))

1. Purpose

The PD-51 district is intended to provide for a quality development of a residential community taking advantage of the location and infill qualities and foster the concepts outlined in Envision Corinth 20240 Comprehensive Plan promoting new urbanist design through Mixed Residential and Mixed Use – Transit Oriented Development (TOD) design concepts.

2. Permitted Uses and Use Regulations

In the PD-51 district, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the SF-4 Single Family Residential District (detached) regulations of the Unified Development Code or as otherwise permitted by this PD Ordinance. The Permitted Uses in the SF-4 Single Family Residential District (Detached) as listed in Subsection 2.07.03 of the Unified Development Code shall be permitted uses in the PD-51 district (Tract 1).

3. Dimensional Regulations

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the base zoning district SF-4 Single Family Residential (Detached) shall apply within the Property, except as “modified” below:

General and Lot Specific Dimensional Requirements

	SF-4 (Base Zoning)	Walton Ridge Redesign Planned Development Modified Standards			
		Patio Homes/ Mews Lots	Traditional Single-Family Lots*		
Lot Sizes		40'	50's	60's	80's
Minimum Lot Width	70' at building line	40'	50'	60'	80'* *All lots backing to adjacent existing SF subdivision
Minimum Lot Depth	100'	100'	100'	100'	115'
Minimum Lot Area	7,500 SF	4,000 SF	5,500 SF	6,600 SF	9,500 SF
Minimum Area/Dwelling Unit (SF)/ Minimum Floor Area	1,500 SF	1,500 SF	1,500 SF	1,800 SF	2,000 SF
Minimum Front Yard Setback	25'	5' minimum with Mews Frontage 10' Minimum with Street Frontage	20' for J-swing garages 25' for front entry garages		
Minimum Side Yard Setback	7.5'	5'	5'		
Minimum Rear Yard Setback	20'	20' minimum (for driveways)	10' except: 15' when backing up to an adjacent thoroughfare. 20' when backing up to an existing single-family neighborhood		
Maximum Height	35' / 2.5 Stories	36' / 2.5 Stories	36' / 2.5 Stories		
Maximum Building Coverage	30%	70%	70%		
Garage Orientation		20' from rear property line	All front facing garages must be even with the front building façade or recessed from the front building façade.		

4. Development Standards

The Development Standards described in Section 2.04.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the SF-4 Single Family (detached) District and shall apply to all development within the Property, except as further described and/or modified below:

See the following sections of the City of Corinth Unified Development Code ("UDC") for development standards:

**Walton Ridge Redesign Planned Development Requirements
and Modified Standards**

- a. UDC Section 2.09.01 **Landscape Regulations** shall apply, except that a modification to specifically **permit the required landscaping planting material to be located within the right-of-way** as shown on Exhibit "E", and may be accounted for in part, through the replacement requirements of Protected Trees removed as part of the development of the Property for the portion of the tract designed with 40' lot widths, is hereby granted, subject to the following conditions:
 1. Replacement tree caliper inches as required under UDC Section 2.09.02 may be used to meet the planting requirements (shade trees only) within the right-of-way as shown on Exhibit "E".
- b. UDC Section 2.09.01.2.B.(a) (1) **Landscaping Regulations for Attached and Detached Single Family Developments** shall apply, except that, a modification to specifically **permit the landscaping tree planting calculations as required for the 40' lots** is hereby granted, subject to the following conditions:

1. Tree caliper inches required by this section (Section 2.09.01.2.B.(a)(1)) for front yard tree plantings, shall permit required trees to be planted on the Mews Open Space Lots; 27X-Block E and Lot 27X-Block F and not within the front yards of 40' lots. Required trees may also be satisfied by planting in the rear yard. A maximum of one (1) shade tree in the rear yard shall be counted.
 2. Tree caliper inches as required by Section 2.09.01.2.B.(a) (1) may be satisfied by the planting of replacement trees (shade trees only) as required under UDC Section 2.09.02. Alternative Compliance – Tree Preservation-Tree Preservation, and thereby reducing the required caliper inches for replacement trees in direct proportion to tree caliper inches required in Landscaping Requirements (Section 2.09.01.2.B.(a) (1)) for the portion of the tract designated with 40' lot widths. This provision will be reviewed and considered at the time of Alternative Compliance-Tree Preservation Application as presented in a Tree Protection Plan detailing proposed replacement of protected trees removed on site.
 3. At a minimum, the location of shade trees within Lots 27X Blocks E and F shall include a linear placement 50 feet on center to create a continuous formal canopy running parallel to the required sidewalks thereby creating a more formal park green.
- c. UDC Section 2.09.01.2.B.(b) **Landscaping Regulations for Attached and Detached Single Family Developments** shall apply, except that a modification to specifically **permit the location of trees** to be planted within the parkway, the area between the back of curb and the right-of-way/property based on the alternative Streetscape Design presented in Exhibit "E", is hereby granted, subject to the following conditions:
1. Shall be planted as shown on Exhibit "E", within bulb-out section as well as between the sidewalk and curb (parkway area).
 2. Trees planted within the parkway shall be preserved, maintained and replaced in kind by the Homeowners' Association in the event of removal, destruction, decline, or death as provided for in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.
 3. Trees planted in right-of-way may be counted towards required replacement trees to mitigate Protected Tree removal on The Property as considered at the time of Alternative Compliance-Tree Preservation Application based on a Tree Protection Plan showing proposed replacement locations.
- d. UDC Section 2.09.02 **Tree Preservation Regulations** shall apply, except that a modification to specifically **exclude Protected Trees from replacement calculations** when located within the Street Right-of-Way, Building Pads (including 5' from the edge of the building pad), Utility Easements, or Driveways, is hereby granted, subject to the following conditions:
1. Shall apply to the Property as delineated on Exhibit "B".
 2. The existing grove of Protected Trees located within the Mews Lots Open Space Lot 27X-Block E (and as shown in greater detail on Exhibits "E" and "F") shall be preserved and shall be identified in the Tree Survey and Protection Plan as part of an Alternative Compliance Application at or prior to time of Preliminary Plat application. Protected Trees preserved on site shall be maintained and replaced in kind by the Homeowners' Association in the event of removal, destruction, decline, or death as provided for in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.
- e. UDC Section 3.05.13 **Street Design Criteria** shall apply, except that a modification to specifically **permit new urbanist street design standards** to include on-street parallel parking/bulb-outs, shade

trees, and other amenities including benches and street lighting as represented on Exhibit “E”, is hereby granted, subject to the following:

Conditions:

1. Street design shall follow the concept and cross-section shown in Exhibit “E” and be permitted within the portion of the Property serving the Patio Homes/Mews Lots.
 2. Consists of various street sections:
 - a. 30-foot right-of-way with a 24-foot Alley section
 - b. 50-foot right-of-way with
 - i. 31-foot back-to-back pavement street section – on-street parking allowed
 - i. 25-foot back-to-back pavement street section – no parking
 - ii. 33-foot back-to-back pavement street section – parallel parking on one side
 - iii. 41-foot back-to-back pavement street section – parallel parking on both sides
- f. UDC Section 2.09.04 **Building Façade Material Standards** shall apply, except that all garages shall incorporate a minimum of **two (2)** of the following architectural features as follows:
1. Sconce lighting
 2. Decorative banding or molding
 3. Decorative overhangs above garage doors
 4. Eyebrow soldier course over garage doors
 5. Decorative details above garage
 6. Decorative brackets on garage doors (“carriage-style”)
 7. Columns flanking garage doors
- g. UDC Section 4.02 **Fence and Screening Regulations** shall apply, except as follows, and is hereby granted, subject to the following conditions:
1. Developer shall provide an 8-foot spruce fence with masonry columns along the portions of the Property that abut Shady Rest Lane. Where there is a detention pond, the fencing will be tubular steel with masonry columns.
 2. Developer shall provide a 6-foot spruce fence with masonry columns along the portions of the development that abut Walton Road. Where there is a detention pond, the fencing will be tubular steel with masonry columns.
 3. Developer shall install an 8-foot spruce fence along the residential backyards of the northern boundary of Block A (Lots 2-8 and 10-18) and eastern boundary of Block K (lots 1-9) prior to issuance of 1st building permit, by phase, if constructed in phases. Reference Exhibit “B”.
 4. Fencing as noted in items 1-2 above shall be owned and maintained by the Homeowners’ Association.
 5. Other property boundaries will have spruce fencing as installed by the builders.
- h. UDC Section 3.05.10 **Park and Trail Dedications for Residentially Zoned Property** shall apply, and the requirements are hereby satisfied, subject to the following conditions:

1. Open Space Lots 27X-Block E and 27X-Block F along the Mews Lots shall be reserved and deeded as “common open space” for the enjoyment of the Walton Ridge neighborhood and noted as such in the restrictive covenants.
2. All common open space lots shall be owned and maintained by the Homeowners’ Association.
3. Trails, sidewalks, and amenities shall be located within the common open space shall be maintained and replaced in kind in the event to removal, disrepair, and/or destruction as provided for the restrictive covenants. The detail of such ownership and maintenance obligation shall be set forth in the covenants and shall be recorded prior to recording of the Final Plat.
4. All trails and sidewalks shall be provided a public pedestrian access easement.
5. In the event that The Property is needing to develop in two phases and/or Phase 2 is eliminated, Park and Trail dedication requirements shall be reevaluated for Phase 1 as a standalone project at time of preliminary plat and may require the addition fees-in-lieu-of land dedication to satisfy UDC requirements.
6. Required landscape plantings and locations of required amenities will be further defined at time of Landscape Plan submission.

5. Amenities

1. **The following amenities shall be required in the common open space areas:**

- a. All common open space sidewalks will be a minimum width of 5-feet, except that this width may be reduced to 4-feet for sidewalks required along the 40’ lots that front directly onto Mews Open Space Lots (Lot 27X-Block E and 27X-Block F) in order to provide interconnectivity along the front of the dwellings and out to the adjoining public street and to the main trail located within the common open space lots and where necessary based on the alternative street design shown on Exhibit “E”. A public pedestrian access easement shall be provided in these locations.
- b. The trail along Shady Rest Lane will be a minimum width of 10-feet and shall be a part of the City of Corinth’s Master Trail Plan. Trails shall be provided in public access easements when outside of the public right-of-way. Trails shall be maintained and replaced in kind by the Homeowners’ Association as shall be provided for in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.
- c. The trail connecting Shady Rest to Walton Ridge will be 6-feet in width and travel through the single family (Tract 1). Exact location of trail connection through the multifamily tract will be determined at the time of the multi-family concept plan PD amendment.
- d. Pocket parks (Mews Lots) and linear green space lots shall be incorporated throughout the property and shall include amenities including but not limited to benches, picnic tables, and dog waste baskets. Pocket parks (Mews Lots) and amenities shall be owned and maintained by the Homeowners’ Association for the property.
- e. 3” tree plantings at 50-feet on center will be planted along Walton Drive and Shady Rest.

2. **Common lots will have the following amenities to be owned and maintained by the Homeowners’ Association as shall be provided for in the restrictive covenants:**

- a. **Lot 9X Block A and Block K** – Tubular steel fencing with masonry columns shall be installed along the detention pond. A 5-foot sidewalk and sod shall also be installed along the interior right-of-way. Park benches (a minimum of two benches), dog waste baskets, and picnic tables shall also be incorporated along the trails.
- b. **Lot 19X Block A.** - 10-foot trails with tubular steel fencing with masonry columns along the eastern boundaries. Park benches (a minimum of 2 benches), dog waste baskets, and picnic tables shall also be incorporated along the trail. Sod will also be installed.

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- c. **Shady Rest Linear Open Space Lot 10X-Block B** - A 10-foot-wide trail shall be provided with sod. In addition, an 8-foot spruce fence with masonry columns shall be provided along the residential backyards and tubular steel fencing with masonry columns along the section not backing up to lots. Park benches (a minimum of 2 benches) and dog waste baskets shall be incorporated.
- d. **Mews Open Space Lots (27X – Block E and 27X - Block F)** – 6-foot-wide meandering trails with park benches and dog waste baskets and picnic tables shall be incorporated. Sod shall also be installed.
- e. **Walton Ridge Linear Open Space Lot 7X-Block J and Open Space Lot 7X - Block H** - 6-foot spruce fence with masonry columns shall be installed along the residential backyards. A 5-foot sidewalk and sod will shall be installed along the right-of-way or within a public pedestrian access easement (exact location will be determined at time of Preliminary Plat) along Walton Drive and as generally shown on Exhibit “D”.



OFFICIAL USE:
Case Number: PDA24-0001 Amending PDA22-0003
Fees Paid: N/A

Site Address (Attach Location Map): NWC of Walton Dr. & Shady Rest Ln.

Approved PD: Ordinance No. 20-12-17-41 Walton Ridge Redesign Planned Development District #51

Name (Applicant/Authorized Agent): Walton Ridge SF, Ltd

Applicant Signature: _____

Minor PD, Planned Development Amendment Application*

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

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

APPLICANT MODIFICATION/AMENDMENT REQUEST:

PD to be Amended: Ordinance No. 20-12-17-41 Walton Ridge Redesign Planned Development District #51

DIRECTIONS:

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

Request:

Exhibit "C" of the Walton Ridge Minor PD Amendment dated 9/15/2022 is hereby deleted and replaced with the following Exhibit "C" attached hereto.

Staff Comments/Conditions:

Approved/Denied:

**Melissa Dailey, AICP,
 Director of Development Services**

Date: 1-31-2024

Exhibit "C"

Affected Lots

