



**TIMBER RIDGE
PLANNED DEVELOPMENT NO. 60
BASE ZONING DISTRICT: SF-A SINGLE FAMILY
ATTACHED
ORDINANCE NO. 22-03-17-10
(ADOPTED 3-17-2022)**

AMENDED BY:

- PDA22-0002: MINOR PD AMENDMENT – SITE DESIGN CHANGES (APPROVED BY STAFF 4-20-2022)**

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 22-03-17-10**

TIMBER RIDGE PLANNED DEVELOPMENT DISTRICT #60

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN, FROM SF-3, SINGLE FAMILY RESIDENTIAL (DETACHED), TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF SF-A, SINGLE FAMILY RESIDENTIAL (ATTACHED) ON APPROXIMATELY ±8.251 ACRES AND IDENTIFIED AS TIMBER RIDGE PLANNED DEVELOPMENT DISTRICT NO. 60 ("PD-60"); PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B-2"); APPROVING LANDSCAPE SCREENING CONCEPT PLAN (EXHIBIT "D-2"); APPROVING CONCEPTUAL ELEVATIONS (EXHIBIT "E"); APPROVING ROW-STREET DESIGN (EXHIBIT "G"); APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT "H"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS ON CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION 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 a single tract of land, approximately 8.25 acres as described in Exhibit "A" ("Property"), and is currently zoned as SF-3, Single Family Residential (ATTACHED), under the City's Unified Development Code and as designated on the City's Zoning Map; and

WHEREAS, 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 with a base zoning of SF-A, Single Family Residential (Attached) under the City's Unified Development Code ("UDC"), more specifically identified as Timber Ridge Planned Development District No. 60 ("PD-60"); and

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

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

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

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

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

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

**SECTION 1.
INCORPORATION OF PREMISES**

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

SECTION 2
LEGAL PROPERTY DESCRIPTION; AMENDMENT

That the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended to change the zoning classifications on approximately ±8.251 acres of land, described in **Exhibit “A,”** attached hereto and incorporated herein (the “Property”), from SF-3 Single Family (Detached) to PD-Planned Development zoning district with a base zoning of SF-A, Single Family Residential (Attached) and identified as Timber Ridge Planned Development District No. 60 (“PD-60”) subject to the regulations contained in this Ordinance, 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 Concept Plan for the Property as set forth in **Exhibit “B-2,” “PD Concept Plan,”** a copy of which is attached hereto and incorporated herein, is hereby approved.

SECTION 4
ADDITIONAL ANCILLIARY CONCEPTUAL PLANS

Additional ancillary conceptual plans apply to the Property and shall be adhered to in the development and use of the Property. Such additional and ancillary conceptual plans are set forth in **Exhibit “C,” “Existing Site Conditions,” Exhibit “D-2,” “Landscape and Screening Concept Plan,” Exhibit “E,” “Representative Product Elevations” “Exhibit F” “Existing Tree Cover”, and Exhibit “G,” “ROW(Street Design)”**, are attached hereto and incorporated herein, and are collectively herein referred to as the “**Ancillary Conceptual Plans**”.

SECTION 5.
LAND USE REGULATIONS/ZONING MAP

A. The Zoning and Planned Development Standards set forth in “**Exhibit H,**” attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district with a base zoning of SF-A, Single Family Residential (ATTACHED). In the event of conflict between the provisions of “**Exhibit H**” and provisions of any other City zoning regulations, including without limitation the regulations governing SF-A, Single Family Residential (ATTACHED) zoning district, **Exhibit “H”** shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

B. That the zoning regulations and district herein established for the Property has been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration

of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

C. The Planned Development Concept Plan (“**Exhibit B-2**”), the Existing Site Conditions (“**Exhibit C**”), the Landscape and Screening Concept Plan (“**Exhibit D-2**”), Conceptual Elevations (“**Exhibit E**”), Existing Tree Coverage (“**Exhibit F**”), ROW Street Design (“**Exhibit G**”), and the Planned Development Standards (“**Exhibit H**”) shall control the use and development of the Property in accordance with the provisions of this Ordinance, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan, and the Ancillary Conceptual Plans. This Ordinance and all Exhibits hereto shall remain in effect as set forth herein unless amended by the City Council, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.

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

E. The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to document the change in zoning for the Property from SF-3, Single Family Residential (Detached), to PD-Planned Development Zoning District with a Base Zoning Designation of SF-A, Single Family Residential (ATTACHED) and identified as Timber Ridge Planned Development District No. 60 (“PD-60”).

SECTION 6. CUMULATIVE REPEALER

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

SECTION 7. SEVERABILITY

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

**SECTION 8.
SAVINGS/CONFLICT**

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

**SECTION 9.
PENALTY FOR VIOLATIONS**

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

**SECTION 10.
PUBLICATION/EFFECTIVE DATE**

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

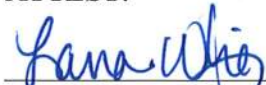
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS
17 DAY OF March, 2022.

APPROVED:



Bill Heidemann, Mayor

ATTEST:



Lana Wylie, City Secretary



APPROVED AS TO FORM:



Patricia Adams, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

BEING all of that certain tract of land in the J. B. Thetford Survey, Abstract Number 1308, City of Corinth, Denton County, Texas, described in a Special Warranty Deed to John Gordon Bennett (hereinafter referred to as Bennett tract), as recorded in Volume 4730, Page 2345, Deed Records, Denton County, Texas (D.R.D.C.T.), and being all of that certain tract of land described in a Quit Claim Deed to John Gordon Bennett (hereinafter referred to as John Bennett tract), as recorded in Instrument Number 2010-108055, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described, by metes and bounds, as follows:

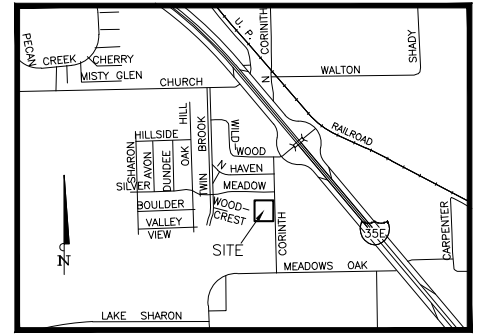
BEGINNING at a one-half inch iron rod found for the Northwest corner of said Bennett tract, same being an inner-ell corner of that certain tract of land described as Corinth Shores Estates, an addition in Denton County, Texas, according to the plat recorded in Cabinet A, Page 47, Plat Records, Denton County, Texas (P.R.D.C.T.); THENCE South 88 degrees 09 minutes 03 seconds East with the common line between said Bennett tract and said Corinth Shores Estates, pass at a distance of 619.27 feet, a one-half inch iron rod found for reference, continue with said course, continue with the common line between said Bennett tract and said Corinth Shores Estates for a total distance of 627.47 feet to the Northeast corner of the remainder of said Bennett tract, same being the existing right-of-way line of South Corinth Parkway (variable width right-of-way), as recorded in Instrument Number 2009-119589, O.P.R.D.C.T.;

THENCE South 00 degrees 27 minutes 06 seconds East with the common line between the remainder of said Bennett tract and the existing right-of-way line of said South Corinth Parkway, a distance of 404.12 feet;

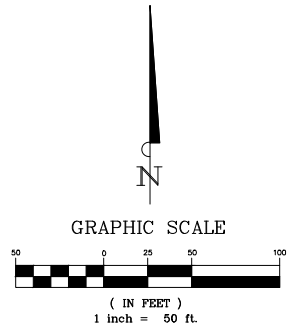
THENCE South 00 degrees 52 minutes 18 seconds West, continue with the common line between the remainder of said Bennett tract and the existing right-of-way line of said South Corinth Parkway, a distance of 171.52 feet to the Southeast corner of the remainder of said Bennett tract;

THENCE North 88 degrees 09 minutes 25 seconds West, departing the existing right-of-way line of said South Corinth Parkway, pass at a distance of 16.60 feet, the Southeast corner of said John Bennett tract, same being the Northeast corner of that certain tract of land described as The Boulevard Apartments Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-208, O.P.R.D.C.T., continue with said course, with the common line between said John Bennett tract and said The Boulevard Apartments Addition, pass at distance of 207.97 feet, the West corner of said John Bennett tract, continue with said course, leaving said common line and with the South line of said Bennett tract for a total distance of 619.23 to the Southwest corner of said Bennett tract, same being the Southerly Southeast corner of the aforesaid Corinth Shores Estates;

THENCE North 00 degrees 52 minutes 32 seconds West with the common line between said Bennett tract and said Corinth Shores Estates, a distance of 576.00 feet to the PLACE OF BEGINNING, 8.251 acres or (359,425 square feet) of land.



VICINITY MAP
NOT TO SCALE
CORINTH, TEXAS



| SITE DATA SUMMARY: | |
|------------------------------------|--------------------------|
| BASE ZONING: | SF-A |
| PROPOSED ZONING: | PD - DEVELOPMENT PLAN |
| LAND USE DESIGNATION | TOWN HOME |
| GROSS ACREAGE: | 8.251 AC. (359,425 S.F.) |
| NET ACREAGE | 6.531 AC. (284,509 S.F.) |
| NUMBER OF PROPOSED RES. LOTS | 53 |
| NUMBER OF PROPOSED OPEN SPACE LOTS | 5 |
| DWELLING UNITS PER ACRE (GROSS) | 6.42 UNITS PER ACRE |
| DWELLING UNITS PER ACRE (NET) | 8.12 UNITS PER ACRE |
| AREA OF OPEN SPACE | 118,343 S.F. |
| PERCENTAGE OF OPEN SPACE | 32.9% |
| MINIMUM FLOOR AREA | 1,300 S.F. |
| MAXIMUM NUMBER OF TWO STORY UNITS | 55 |
| MAXIMUM BUILDING HEIGHT | 35' |
| START OF CONSTRUCTION MONTH/YEAR | JULY, 2022 |
| END OF CONSTRUCTION MONTH/YEAR | SEPTEMBER, 2023 |

Case NO. ZAPD21-0004

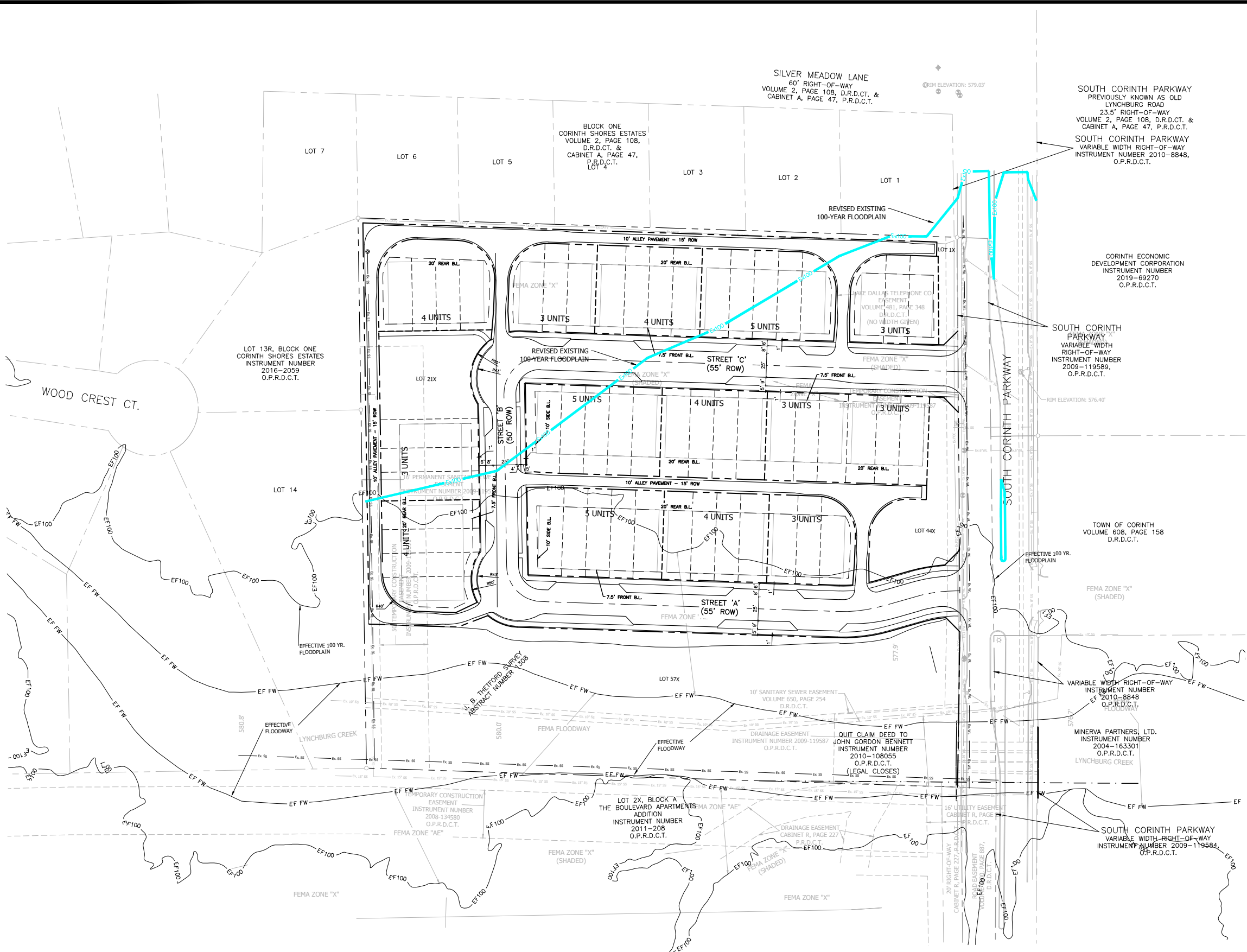
EXHIBIT "B-2" PLANNED DEVELOPMENT CONCEPT PLAN TIMBER RIDGE

Being approximately 8.251 Acres of land situated in the
J. B. Thetford Survey, Abstract No. 1308, 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: 10/20/2021

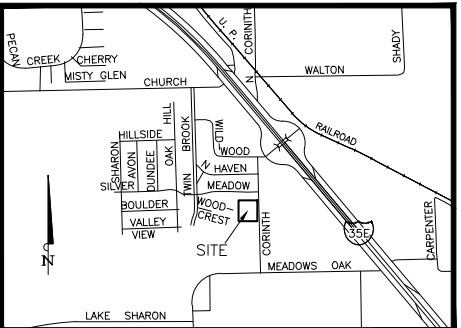
Date Revised: 2/24/2022



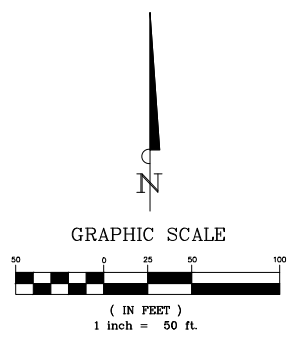
APPLICANT/DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
OFFICE: 214-522-4945, x152
CELL: 214-535-2090
CONTACT: JOHN ARNOLD

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

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



VICINITY MAP
NOT TO SCALE
CORINTH, TEXAS



Case NO. ZAPD21-0004

EXHIBIT "C"
EXISTING SITE CONDITIONS
TIMBER RIDGE

Being approximately 8.251 Acres of land situated in the
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Corinth, Denton County, Texas

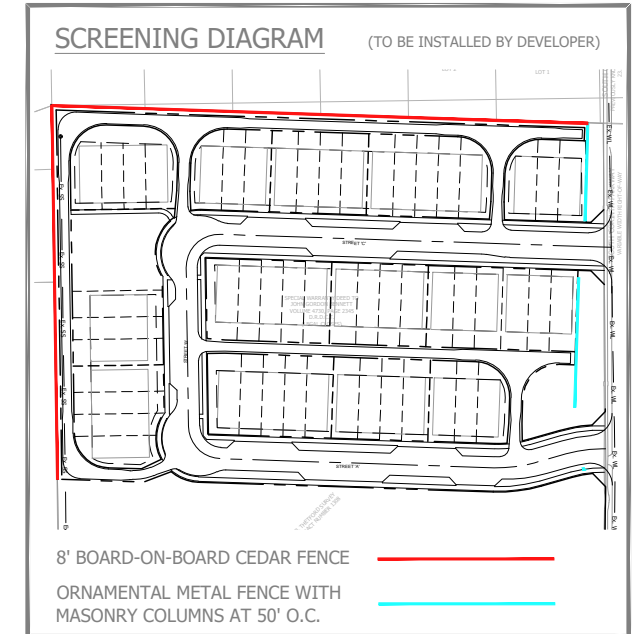
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
CONTACT: CODY BROOKS, P.E.

Date Prepared: 10/20/2021
Date Revised: 1/10/2022

APPLICANT/DEVELOPER:
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SUITE 710
DALLAS, TEXAS 75225
OFFICE: 214-522-4945, x152
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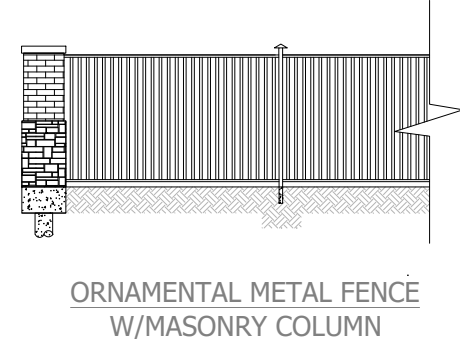
ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: REMINGTON WHEAT, P.E.
CONTACT: CODY BROOKS, P.E.
EMAIL: CODY@BANNISTERENG.COM

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CONTACT: MICHAEL DAVIS



LEGEND

- EXISTING PROTECTED TREE TO REMAIN
- CANOPY TREE
- SMALL UNDERSTORY TREE
- LANDSCAPE HEDGEROW
- OPAQUE EVERGREEN SCREENING SHRUB
- LOTS
- LANDSCAPE AREA



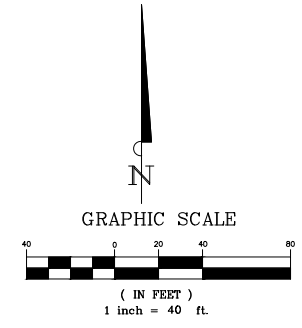
Case NO. ZAPD21-0004

EXHIBIT "D-2"
LANDSCAPE AND SCREENING
CONCEPT PLAN
TIMBER RIDGE

Being approximately 8.251 Acres of land situated in the J. B. Thetford Survey, Abstract No. 1308, City of Corinth, Denton County, Texas

LANDSCAPE CALCULATIONS

| | Count | Cumulative Inches |
|---|-------|-------------------|
| Required Canopy Trees Planted in Perimeter Landscape Edge (3" cal.) | 9 | 27 in |
| Trees Required on Residential Lots (53 Lots) | - | 265 in |
| Canopy Trees (3" cal.) Planted in Front Yard (or Bulb-Outs/Open Space per PD) | 53 | 159 in |
| Ornamental Trees (2" cal.) Planted in Front Yards | 53 | 106 in |
| Remaining Trees/Inches Required | 0 | 0 in |



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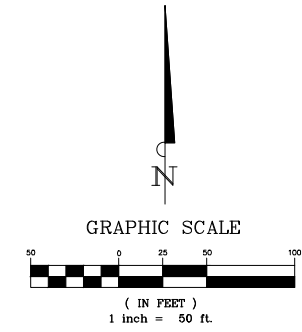
Date Prepared: 10/20/2021
 Date Revised: 2/7/2022

EXHIBIT “E”

Case NO. ZAPD21-0004

Representative Product





| TREE COVERAGE | |
|---------------|------------|
| LOT AREA | 359,476 sf |
| TREE AREA | 236,474 sf |
| COVERAGE | 65.70% |

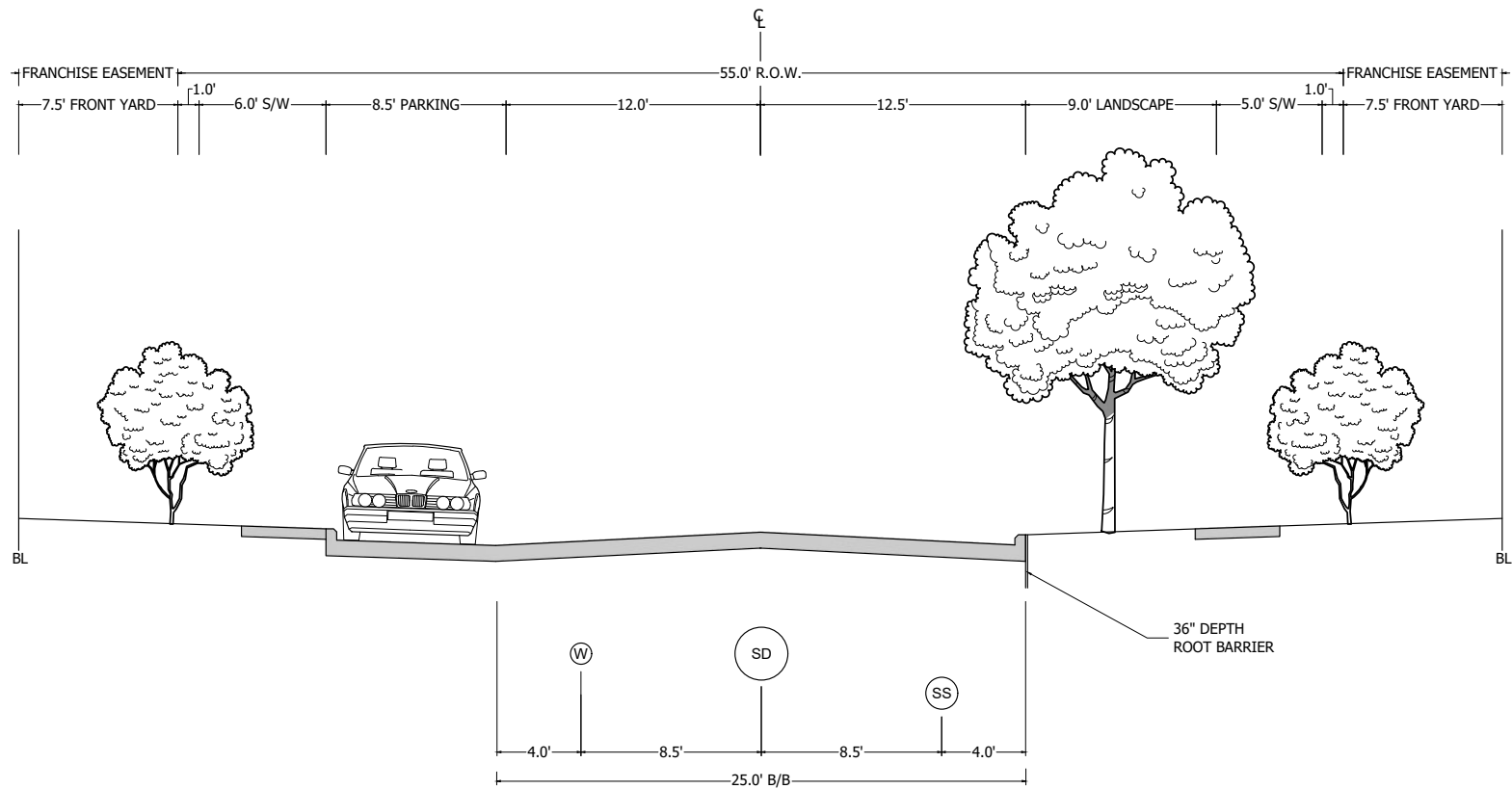
Case NO. ZAPD21-0004
EXHIBIT "F"
EXISTING TREE COVERAGE
TIMBER RIDGE
 Being approximately 8.251 Acres of land situated in the
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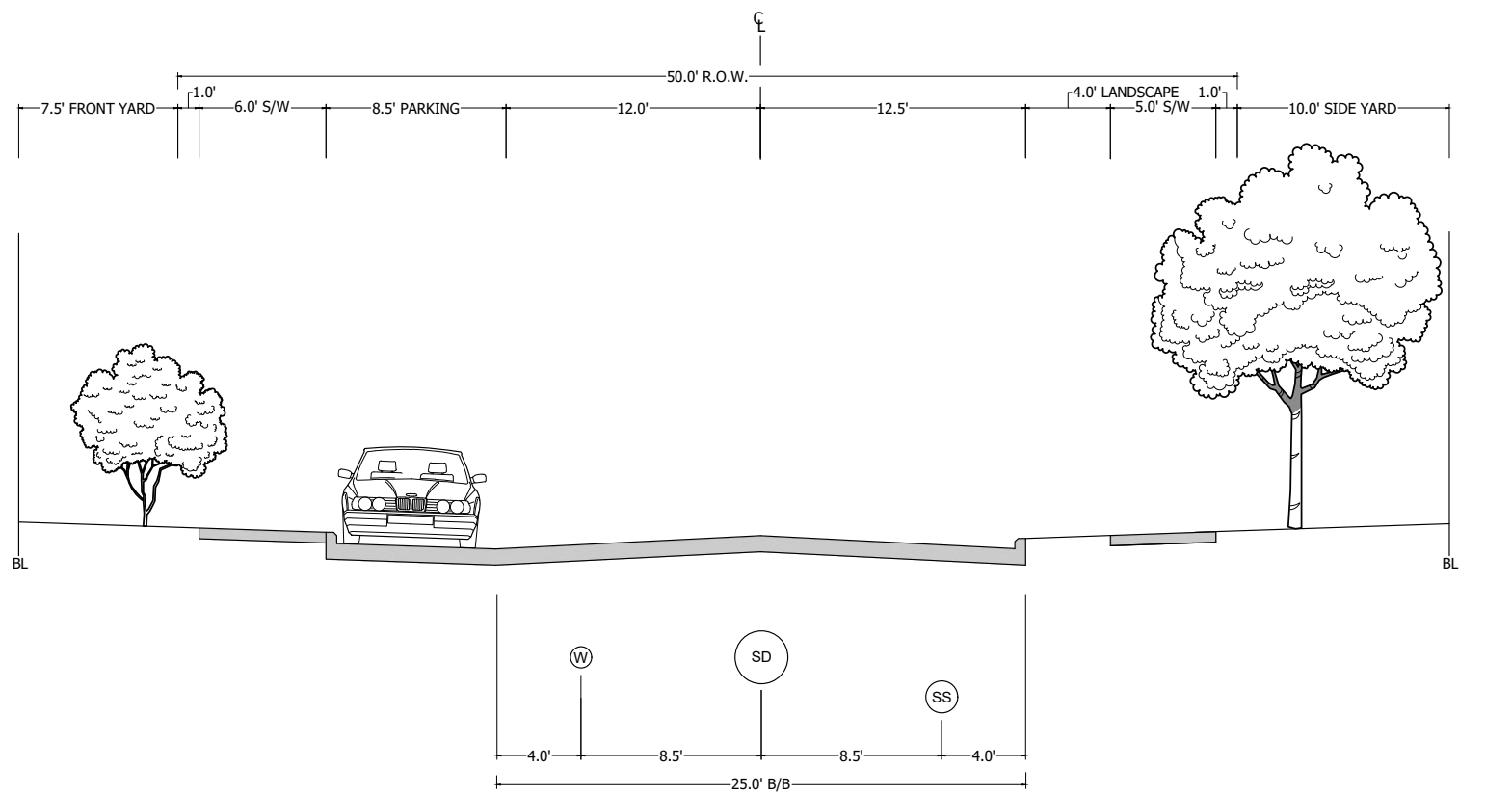
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 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)
 CONTACT: CODY BROOKS, P.E. Date Prepared: 10/20/2021
 Date Revised: 12/16/2021



55' R.O.W. EXHIBIT - STREET 'A' & STREET 'C'



50' R.O.W. EXHIBIT - STREET 'B'

Case NO. ZAPD21-0004

EXHIBIT "G"
55' AND 50' R.O.W. EXHIBIT
TIMBER RIDGE

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 REGISTRATION # F-10599 (TEXAS)

CONTACT: CODY BROOKS, P.E.

Date Prepared: 12/01/2021

Date Revised: 1/10/2022

**EXHIBIT “H”
PLANNED DEVELOPMENT STANDARDS**

SECTION 1: BASE DISTRICT

A. Purpose

The regulations set forth herein (**Exhibit “H”**) provide development standards for single-family residential uses within the Timber Ridge Planned Development District No. 60_ (“**PD-60**”). The boundaries of PD-60 are identified by metes and bounds on the Legal Description, **Exhibit “A”** to this Ordinance (“PD-60 or the “Property”), and the Property shall be developed in accordance with these regulations and the PD Concept Plan as depicted on **Exhibit “B-2”**, the concepts presented in the Landscape and Screening Concept Plan on **Exhibit “D-2”**, and associated Ancillary Concept Plans as depicted in **Exhibits “E, and G”** to this Ordinance. A use that is not expressly authorized herein is expressly prohibited in this PD-60.

B. Base District

The “SF-A” Single-Family Residential District (Attached) 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 PD Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

SECTION 2: USES AND AREA REGULATIONS

A. Purpose

PD-60 is intended to provide for a quality development of a residential community taking advantage of the location and the concepts outlined in Envision Corinth 2040 Comprehensive Plan by promoting variation in single-family dwelling types which includes a maximum of fifty-five (55) Single Family Attached (Townhouse) Lots, as set forth on **Exhibit “B-2” – PD Concept Plan**, providing a views and access common open spaces including the Lynchburg Creek stream corridor and several lots specifically preserving groves of mature trees and providing for passive neighborhood gathering spaces, maintaining a maximum gross density of 7.03 dwelling units per acre (*and net density of 8.88 dwelling units per acre*), and providing unique new urbanist streetscape design that promotes walkability and community connection by linking to the common open space lots located throughout the neighborhood.

B. Permitted Uses and Use Regulations

In the PD-60 District, no building, or land shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the SF-A Single Family Residential District (Attached) regulations of the Unified Development Code or as otherwise permitted by this PD Ordinance. The Permitted Uses in the SF-A Single Family Residential District (Attached) as listed in Subsection 2.07.03 of the Unified Development Code shall be permitted in the PD-60 District.

C. Development Standards

Except as otherwise set forth these Development Standards the regulations of Subsection 2.04.05, SF-A, Single Family Residential (Attached) of Subsection 2.04, “Residential Zoning Districts” of the Unified Development Code, for the SF-A Single Family District (Attached) and all other requirements of the UDC shall apply to all development within PD-60.

D. Dimensional Regulations

The Dimensional Regulations described in Subsection 2.08.04, “Residential Dimensional Regulations Chart” of Subsection 2.08, “Zoning Dimensional Regulations” of the Unified Development Code, for the base zoning district SF-A Single Family Residential (Attached) shall apply, except as modified below:

1. **UDC Subsection 2.08 Dimensional Regulations** described for the SF-A Single Family Residential (Attached) District, shall apply except as modified in **Table A**, below. Additionally, the minimum separation between noncontiguous, adjacent structures shall be ten (10) feet and with (five (5’) side yard required on each end unit and where such yard area is located between noncontiguous, adjacent structures, that area shall be designated as a common open space x-lot to be owned and maintained by the Homeowners’ Association.

| | SF-A Base District: | Timber Ridge Dimensional Standards/Modifications: |
|--|--|--|
| Minimum Front Yard Setback | 25’ dwelling units/50’ other buildings | 7.5’ |
| Minimum Side Yard Setback: | | 0’ |
| Interior Lot | 0’ | |
| Corner Lot | 15’ | 10’ 5’ adjacent to alleys |
| Minimum Rear Yard Setback | 20’ | 20’ 12’ for lots adjacent to alley radii |
| Garage Setback | 3’ front entry prohibited | 20’ front entry prohibited |
| Minimum Lot Area | 1,250 sq. ft. | 2,000 sq. ft. |
| Maximum Density | 10 DU/A | 7.03 DU/A (Gross Density) 8.88 DU/A (Net Density) |
| Minimum Lot Width: | 22’ | 22’ |
| Minimum Lot Depth | 90’ | 90’ |
| Minimum Floor Area | 1,050 sq. ft. | 1,300 sq. ft. |
| Maximum Height (feet/stories) | 35’/2 (50’ with Additional Setback) | 35’/2 |
| Maximum Building Area (all buildings) | 55%/60% including accessory | 80% |

2. **UDC Subsection 2.09.01.2.B.(a)(1) Landscaping Regulations for Attached, and Detached Single Family Developments** shall apply, except as modified below:

- a. Subsection 2.09.01.B.1. shall not apply.
- b. Subsection 2.09.01.B.2.a. shall be modified to require the developer to plant nine (9) shade trees (3” caliper minimum), in addition to the (3) existing trees to be kept within the required twenty (20’) foot landscape buffer along Corinth Parkway to meet the perimeter landscaping requirements, as shown in Exhibit “D-2”.

- c. Subsection 2.09.01.B.2.b. shall be modified to require the builder to plant trees at a rate of five (5) caliper inches per residential lot equating to one (1) shade tree (3" caliper minimum) and one (1) ornamental tree (2" caliper minimum).
 - d. A minimum of one (1) ornamental tree shall be planted in the front yard of all residential lots along with the required twelve (12) shrubs.
 - i. However, due to the reduced front yard setback, an alternative planting location for the required shade trees shall be permitted within the bulb-out section of the street as well as between the sidewalk and curb (parkway area) and in deeded common open space lots (X-Lots), as shown on Exhibit "D-2", which shall be maintained by the Homeowners' Association in perpetuity.
 - ii. The Builder will coordinate with the City Chief Building Official prior to issuance of Certificate of Occupancy to confirm the location of the Shade Tree plantings (shown on Exhibit "D-2"), as the required number of Shade Trees may not necessarily be located within an area immediately adjacent to the respective unit/building ready for occupancy.
 - iii. The Chief Building Official shall maintain a tally of Street Trees planted to ensure compliance. City approved root barrier systems will be utilized when trees are within 5' of pavement. The typical cross section showing streetscape planting is presented in **Exhibit "G"**.
3. **UDC Subsection 2.09.02 Tree Preservation Regulations** described shall apply, except as modified below (subject to change upon completion of Tree Mitigation Plan and Tree Survey):
- a. The City agrees to the proposed removal of trees, in accordance with the approval of a Tree Survey, Tree Protection Plan or Tree Mitigation Plan based on the existing Protected Trees to remain as shown on **Exhibit "D-2"**, and in accordance with the provisions specifically outlined below:
 - i. A Protected Tree shall mean any species of tree, except those identified in Table 16 of subsection 2.09.02 of the UDC, having a trunk caliper of six inches (6'') or more measured approximately four feet six inches (4'6'') (breast height) above existing natural grade and currently in a healthy condition.
 - ii. The Developer shall be allowed to provide mitigation by using any combination of replacement trees or payment of the required fee in lieu amounts. The use of replacement trees will be considered as the first choice for mitigation, where practical, as determined at time of Alternative Compliance Approval.
 - iii. A replacement tree shall mean any tree planted within, open space or landscape edge, in addition to the trees required in subsection 2.09.01 of the UDC, that are of a species of Canopy (shade) tree from table 15 of subsection 2.09.01. Canopy (shade) trees shall not be smaller than three (3) caliper inches at the time of planting.
 - iv. The fee in lieu of replacement trees shall be one hundred fifty dollars (\$150) per caliper inch.
 - v. The following replacement rate multiplier for Protected Trees (sliding scale size categories) shall apply:

| Size of Protected Tree | CI Replacement Rate Per CI Removed |
|------------------------|------------------------------------|
| 6'' – 20'' | 1:1 |
| 20.1'' – 36'' | 1.5:1 |
| 36.1'' – 48'' | 2:1 |
| 48.1'' + | 4:1 |

- vi. The following credits shall apply for tree preservation efforts:
 - i. Saved Tree Base Credit (Sliding Scale): When 15% - 20% or more total healthy Protected Tree CI on site, the following Sliding Scale Credit shall apply. See footnote (1) to Section 2.09.02(A) of the Tree Preservation Ordinance, as it exists or may be amended.

| Size of Protected Tree | Credit Offered to Off-Set CI Replacement Required |
|------------------------|---|
| 6'' – 12'' | 2:1 |
| 12.1'' – 20'' | 3:1 |
| 20.1'' – 36'' | 3.5:1 |
| 36.1'' – 48'' | 4:1 |
| 48.1'' + | 5:1 |

(1) Healthy is rated in “good or excellent condition” by a Certified Arborist or Registered Landscape Architect.

- vii. A Bonus Credit: A credit of 0.5:1 CI shall be permitted to reward design efforts for increasing the proposed common open space mews Lot 21X to preserve a grove of six (6) existing Protected Trees as depicted in Exhibit “D-2”.
- viii. Public Right-of-Way Credit: If 20% or more of total Healthy Protected Tree CI are preserved, the Public Right-of-Way credit shall be permitted to reward design efforts for increasing the proposed common open space mews Lot 21X in order to preserve a grove of six (6) existing Protected Trees as depicted in Exhibit “D-2”. Accordingly, the same percentage of Healthy Protected Trees preserved may be credited against the CI removed within the public right-of-way.
- ix. Standard Deduction Credit: If at least 20% of existing Healthy Protected Tree CI on site have been saved, a 50% reduction of any remaining mitigation requirements may be offered after Saved Tree Base Credits are applied. If 20% of the existing Protected Tree CI saved on site is not met, then no Standard Deduction Credit will be given. There shall not be less than 15% of existing Healthy Protected Tree CI saved on site.
- x. The Protected Trees as generally depicted on Exhibit “D-2” within the common open space Lots 1X, 21X, 44X, x and 57x contain a minimum of 20% of the existing Protected Tree CI on site.
- xi. Existing Protected Trees shall remain in perpetuity and shall be maintained in perpetuity by the Homeowners’ Association as will be further defined in the Covenants, Conditions and Restrictions at the time of Final Plat.
- xii. Protected Trees preserved (saved) and planted to satisfy required mitigation on site shall be maintained and replaced by the Homeowners’ Association.
 - 1. In the event of necessary removal due to natural events such as disease, lighting strike, tornado, or flood that causes the destruction, severe decline, or death, trees affected that are up to twenty (20) caliper inches (DBH) shall be replaced, with a three (3) caliper inch Canopy (shade) tree. Each Protected Tree greater than twenty (20) caliper inches (DBH) and up to forty (40) caliper inches shall be replaced with two (2), three (3) caliper inch Canopy (shade) trees each, and each Protected Tree over forty (40) caliper inches shall be replaced with three (3), three (3) caliper inch Canopy (shade) trees each in an effort to reestablish canopy loss. Replacement Canopy (shade) trees shall be selected from table 15 of subsection 2.09.01, Landscaping Regulations, of the UDC and no such replacement tree shall be smaller than three (3) caliper inches at the time of

planting. This provision shall not apply to a “developer controlled” Homeowners’ Association. Protected Trees preserved (saved) and replacement mitigation trees planted on site that are removed due to “natural event” during that time shall be mitigated on a 1:1 basis to maintain the “Saved Tree Base” of 15% -20% which is the basis for the award of the “sliding scale credits” for the development.

2. Protected Tree removal not due to a “natural event” would be required to follow the standard mitigation replacement rate chart as referenced in subsection D.3.a.v. above which starts at a minimum of 1:1 replacement rate. This replacement is necessary to maintain the minimum “Saved Tree Base of 15% - 20% which is the basis for the award of the “sliding scale credits” for the development.
3. 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.
4. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, except as modified below:
 - a. Exterior wall materials – 75% of each façade (excluding doors and windows) shall consist of masonry construction materials or fiber-reinforced cementitious board. However, no more than 30% of the façade shall be fiber-reinforced cementitious board.
 - b. Each building shall include at least four (4) of the following architectural elements
 - i. Awnings/canopies;
 - ii. Balconies (a minimum of 25 square feet in size);
 - iii. Dormers;
 - iv. Offsets within each building (a minimum 5 feet to receive credit);
 - v. Patio (a minimum of 25 square feet in size);
 - vi. Porches (a minimum of 25 feet in size);
 - vii. Stoops (a minimum of 2 feet tall by 4 feet wide);
 - viii. Varied roof height in building (a minimum 10-foot difference);
 - ix. Sconce lighting;
 - x. Decorative banding or molding
5. **UDC Subsection 3.05.05 Alley Standards** shall apply, except as modified below:
 - a. Alleys serving the single-family residential townhomes shall have a minimum right-of-way width of fifteen feet (15’) with a minimum paving width of ten feet (10’) and with twelve feet (12’) where city standards require.
6. **UDC Subsection 3.05.09 Lot Standards** shall apply, except as modified below:
 - a. Mews lots fronting open space, with rear entry access provided by an alley, shall be allowed, for Lots 17-20 as shown in Concept Plan, Exhibit “B-2” attached hereto.
7. **UDC Subsection 3.05.10 Park and Trail dedication for Residentially Zoned Property** shall apply at a rate of one (1) acre per/50 DU and/or fees-in-lieu-of or combination shall apply, except as modified below:
 - a. Payment of money in lieu of dedication of land for park purposes shall be made at time of building permit issuance. If all permits are not issued within thirty-six (36) months of the first building permit, then the remaining fees will be paid by the Developer at that time.
8. **UDC Subsection 3.05.13 describing Street Design Criteria** shall apply, except as modified below to permit “new urbanist style” street design in accordance with the following standards and as shown in **Exhibit “G”**.
 - a. On street parallel parking/bulb-outs

- b. Fifty-foot (50') or fifty-five foot (55') right of way with a 25' back-to-back pavement street section, and eight (8') foot to eight and a half (8.5') foot parking spaces in certain areas
9. **UDC Sections UDC Subsection 4.02 Fencing requirements** shall apply, except as modified below:
- a. The Developer shall construct a six foot (6') high ornamental metal screening fence with masonry columns located every fifty feet (50') along Corinth Parkway.
 - i. Additionally, landscaping shall be planted directly in front the decorative metal screening fence, as shown in **Exhibit "D-2"**.
 - b. The Developer shall construct an eight-foot (8') board on board cedar-stained fence along the northern and western property boundaries, as shown in **Exhibit "D-2"**.
 - i. The Developer intends to place metal posts for the fence at \pm 8' on-center and located on the Timber Ridge side of the northern and western property line perimeters unless a neighboring property owner prefers such posts on its side of the common property line.
 - ii. The fence shall be constructed prior to the first Building Permit.
10. **UDC Subsection n 4.02.13 Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties** shall not apply as the Single-Family Attached units will be individually served.

SECTION 3: OTHER

- A. **Common Open Space Lots.** Common open space lots (X-Lots) as shown on **Exhibits "B-2"** and **"D-2"** shall remain as common open space/parkland to be owned and maintained by the Homeowners Association and existing protected trees and any required mitigation trees to be replanted within common open space lots shall be preserved in perpetuity and maintained by the Homeowners' Association in perpetuity.
- a. The developer shall construct a five-foot (5') trail through the floodplain with 2 park benches, as shown in **Exhibit "D-2"** along Lynchburg Creek common open space lot 57X.
 - b. In addition, the developer shall install a picnic table and grill within the common open space Lot 44X located along Street "A" to provide for a neighborhood gathering space.
- B. **Townhouse Lot Yard Areas.** In addition to all common open space X-Lots, the Homeowners' Association shall maintain the front, side, and rear yards of the individual townhome lots shown as "Landscape Area" on **Exhibit "D-2"**.



| |
|---|
| OFFICIAL USE: |
| Case Number: PDA22-0002 (amending PD-60 Timber Ridge SF Attached Townhouse Ordinance No. 22-03-17-10) |
| Fees Paid: N/A |

Site Address: 2000 N. Corinth Parkway

Approved PD: PD-60 (8.25 acres)

Name (Applicant/Authorized Agent): John Arnold – Skorburg Company

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: PD-60 Timber Ridge SF Attached Townhouse

Request: To amend PD-60 to reflect the concepts presented in the attached Exhibit "D-2" Landscape and Screening Concept Plan to adjust the site design to address stormwater management on site and floodplain challenges.

Design changes include:

- (1) loss of two lots along Street A, (2) addition of one lot along Street B, (3) the enlargement of the "common open space gathering area" on east side of site between Streets A and C., (4) A wet retention pond with a "fountain" and a perimeter lawn area being added to the common open gathering open space (picnic/grill area) including short hard edge along western side of pond, (5) stairs are being provided from Street A (north) down into the open space/pond area and will be constructed of concrete with stone veneer on the exposed eastern face, (6) a decomposed granite path is being provided from Street C (south) into the "gathering space from the sidewalk, (7) a Protected Tree located within the area of the "gathering space" is being removed due to the location of the pond, however, another Protected Tree is being preserved at the south side of the intersection of Street C/Corinth Parkway.

Additionally, PD-60 reserves the right to develop the site under the original PD Concept Plan should future findings related to the Flood Study permit the original design.

Staff Comments/Conditions:

The amended design meets the intent and requirements of PD-60.

Approved/Denied:

John Webb, AICP,
Planning and Development Director

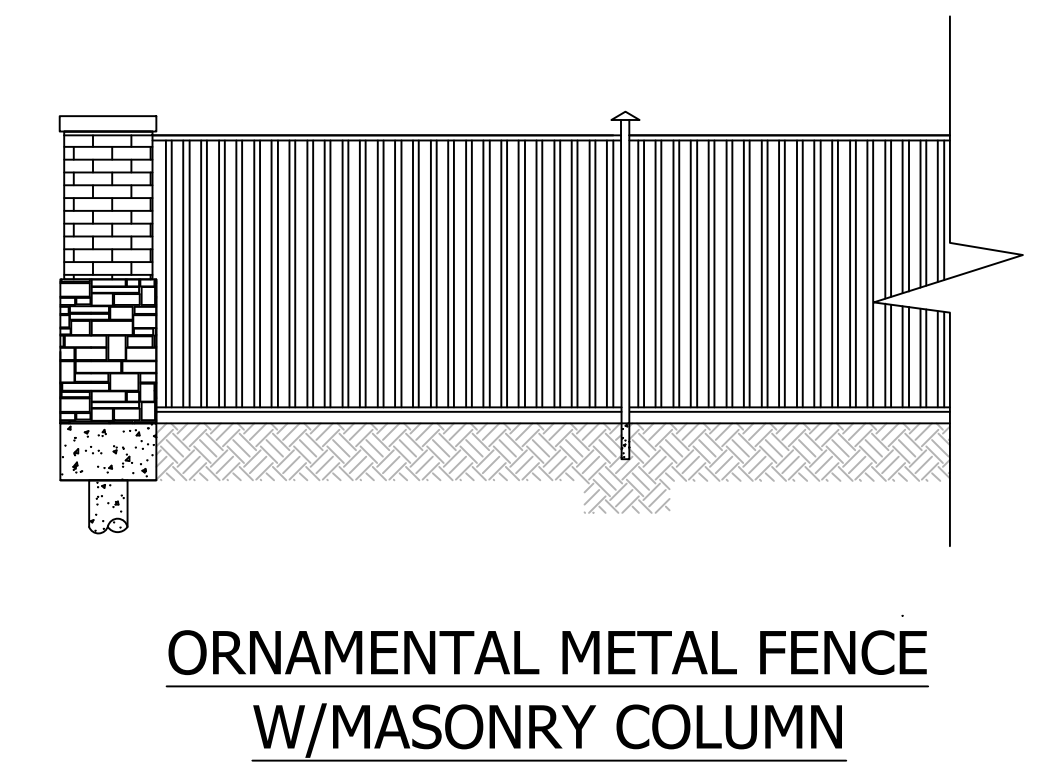
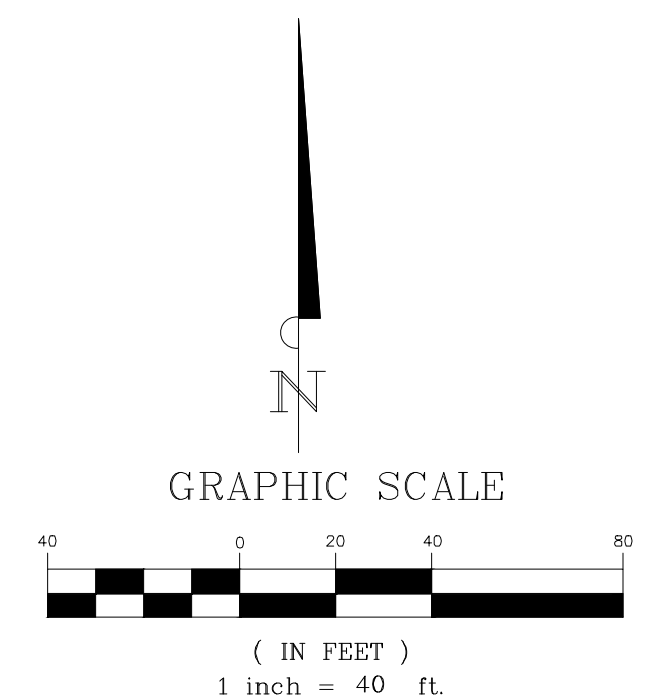
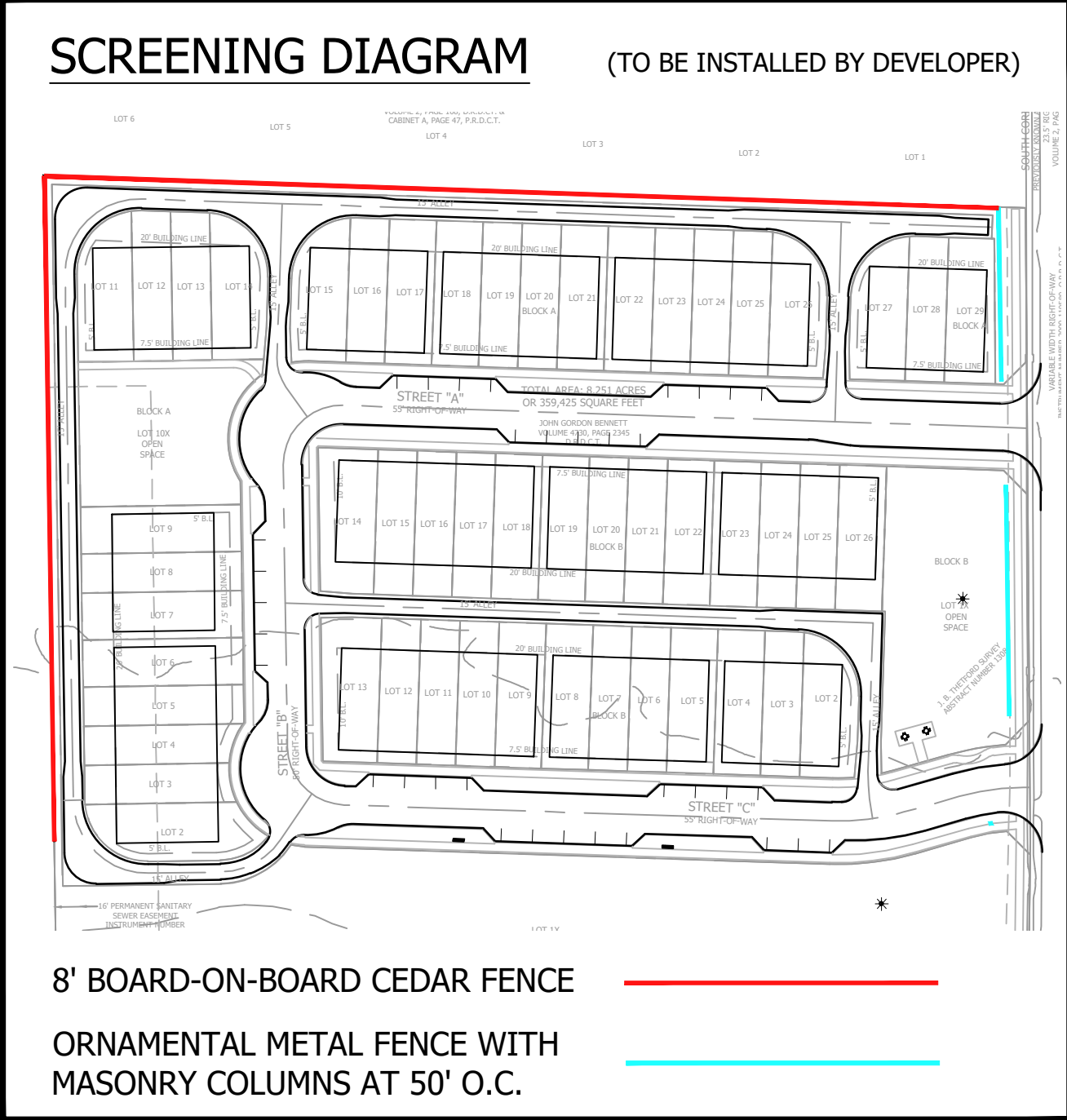
Date: 4-20-21

File: B:\Clients\0606 (Skorburg Development)\0606-22-003 (Timber Ridge - Corinth)\Civil\Exhibit\Exhibit D - Landscape Concept Plan.dwg | Date Plotted: 4/13/2022 1:38 PM | Plotted By: mmwison



LEGEND

- EXISTING PROTECTED TREE TO REMAIN
- CANOPY TREE
- SMALL UNDERSTORY TREE
- LANDSCAPE HEDGEROW
- OPAQUE EVERGREEN SCREENING SHRUB
- LOTS
- LANDSCAPE AREA



LANDSCAPE CALCULATIONS

| | Count | Cumulative Inches |
|---|-------|-------------------|
| Required Canopy Trees Planted in Perimeter Landscape Edge (3" cal.) | 9 | 27 in |
| Trees Required on Residential Lots (53 Lots) | - | 265 in |
| Canopy Trees (3" cal.) Planted in Front Yard (or Bulb-Outs/Open Space per PD) | 53 | 159 in |
| Ornamental Trees (2" cal.) Planted in Front Yards | 53 | 106 in |
| Remaining Trees/Inches Required | 0 | 0 in |

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

CONTACT: Remington C. Wheat, P.E.

APPLICANT/DEVELOPER:
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 CELL: 214-535-2090
 CONTACT: JOHN ARNOLD

ENGINEER:
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 240 NORTH MITCHELL ROAD
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 CONTACT: REMINGTON WHEAT, P.E.
 CONTACT: CODY BROOKS, P.E.
 EMAIL: CODY@BANNISTERENG.COM

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

EXHIBIT "D-2"

LANDSCAPE AND SCREENING CONCEPT PLAN

Timber Ridge

2000 Corinth Parkway
 Being 8.251 acres or (359,425 square feet) out of the
 J. B. Thetford Survey, Abstract No. 1308
 City of Corinth, Denton County, Texas
 Date Prepared: April 11, 2022