



**TAYLOR ESTATES
PLANNED DEVELOPMENT NO. 62
BASE ZONING DISTRICT: SF-4 SINGLE FAMILY
RESIDENTIAL
ORDINANCE NO. 22-05-05-15
(ADOPTED 5-5-2022)**

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208
940-498-3200 ▪ www.cityofcorinth.com

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 22-05-05-15**

TAYLOR ESTATES PLANNED DEVELOPMENT DISTRICT #62

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-4, SINGLE FAMILY RESIDENTIAL (DETACHED), TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED) ON APPROXIMATELY ±9.6526 ACRES AND IDENTIFIED AS TAYLOR ESTATES PLANNED DEVELOPMENT DISTRICT NO. 62 ("PD-62"); PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT "A"); APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B"); APPROVING A CONCEPTUAL SCREENING AND BUFFERING PLAN (EXHIBIT "C"); APPROVING CONCEPTUAL ELEVATIONS (EXHIBIT "D"); APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT "E"); 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 OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT 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 a single tract of land, approximately 9.6526 acres as described in Exhibit "A" ("Property"), and is currently zoned as SF-4, Single Family Residential (detached), 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-4, Single Family Residential (detached) under the City's Unified Development Code ("UDC"), more specifically identified as Taylor Estates Planned Development District No. 62 ("PD-62"); 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 "E"** 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 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's policy in creating or amending a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; 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 enhanced design and building material standards, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

**SECTION 1.
INCORPORATION OF PREMISES**

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

SECTION 2 LEGAL PROPERTY DESCRIPTION; AMENDMENT

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 ±9.6526 acres of land, described in **Exhibit “A,”** attached hereto and incorporated herein (the “Property”), from SF-4 Single Family Residential (Detached) to PD-Planned Development zoning district with a base zoning of SF-4, Single Family Residential (Detached) and identified as Taylor Estates Planned Development District No. 62 (“PD-62”) subject to the regulations contained in this Ordinance and the UDC, each as amended from time to time. 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,” “PD Concept Plan,”** a copy of which is attached hereto and incorporated herein, is hereby approved.

SECTION 4 ADDITIONAL ANCILLARY CONCEPTUAL PLANS

Additional ancillary conceptual plans apply to the Property and shall be adhered to in the development and use of the Property. Such additional and ancillary conceptual plans are set forth in **Exhibit “C,” “Conceptual Screening and Buffering Plan,”** and **Exhibit “D,” “Conceptual Elevations,”** 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 E,**” 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-4, Single Family Residential (Detached). In the event of conflict between the provisions of “**Exhibit E**” and provisions of any other City zoning regulations, including without limitation the regulations governing SF-4, Single Family Residential (Detached) zoning district, **Exhibit “E”** 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. 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; to provide enhanced design and building material standards, 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 full and complete public hearings 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**”), the Conceptual Screening and Buffering Plan (“**Exhibit C**”), Conceptual Elevations (“**Exhibit D**”), and the Planned Development Standards (“**Exhibit E**”) 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 this Ordinance as well as with all other 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-4, Single Family Residential (Detached), to PD-Planned Development Zoning District with a Base Zoning Designation of SF-4, Single Family Residential (Detached) and identified as Taylor Estates Planned Development District No. 62 (“PD-62”).

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**

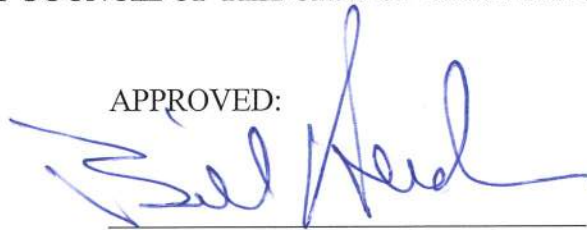
Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense 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 5TH DAY OF MAY, 2022.

APPROVED:



Bill Heidemann, Mayor

ATTEST:


Lana Wylie, City Secretary

APPROVED AS TO FORM:


Patricia A. Adams, City Attorney



EXHIBIT "A"
LEGAL DESCRIPTION (the "Property")

BEING a tract of land situated in the E. Marsh Survey, Abstract Number 833, M.E.P. & P.R.R.Co. Survey, Abstract Number 915 and the W. Wilson Survey, Abstract Number 1383 City of Corinth, Denton County Texas and being all that 4.690 acre tract of land, all that 0.0189 acre tract of land and a portion of that 11.187 acre tract of land conveyed to Foy Taylor & Sons Farms Management LLC, according to the document filed of record in Document Number 2009-45485 and being all that 0.402 acre tract of land conveyed to Foy Taylor & Sons, L.P., according to the document filed of record in Document Number 2015-124822, and being a remainder of that tract of land conveyed to FF Taylor Farms, LP, according to the document filed of record in Document Number 2009-96645, all being recorded in the Real Property Records of Denton County, Texas (R.P.R.D.C.T.) said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the south end of a corner clip in the east line of Lake Sharon Road for a west corner of this tract;

THENCE North 1°41'56" East, with said corner clip, a distance of 18.54 feet to a 1/2" iron rod found in the southerly line of Meadow Oaks Road, at the beginning of a non-tangent curve to the left having a central angle of 7°45'59", a radius of 1042.00 feet, a chord bearing and distance of North 42°09'54" East, 141.13 feet;

THENCE with said southerly line the following four (4) courses and distance:

In a northeasterly direction, with said curve to the left, an arc distance of 141.24 feet to a 1/2" iron rod found for corner;

North 37°18'02" East, a distance of 121.35 feet to a 1/2" iron rod found for corner;

North 37°14'12" East, a distance of 160.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a tangent curve to the right having a central angle of 30°39'24", a radius of 423.00 feet, a chord bearing and distance of North 52°33'54" East, 223.64 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 226.33 feet to a 5/8" iron rod with plastic cap stamped KHA set for the most northerly corner of this tract;

THENCE South 0°34'30" East, leaving the above mentioned southerly line, a distance of 140.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for an interior "ell" corner of this tract, from which a 1/2" iron rod found for reference to said corner bears South 04°00'45" West, 6.23 feet;

THENCE North 89°50'27" East, passing through at a distance of 213.74 feet a 1/2" iron rod found and continuing for a total distance of 394.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of this tract;

THENCE South $0^{\circ}02'53''$ East, passing at a distance of 24.81 feet a $5/8''$ iron rod with plastic cap stamped "Carter Burgess" and continuing for a total distance of 333.83 feet to a $5/8''$ iron rod with plastic cap stamped "KHA" set for a corner of this tract;

THENCE South $0^{\circ}29'04''$ West, passing through at a distance of 26.00 feet a $5/8''$ iron rod with plastic cap stamped "Carter Burgess" also passing through at a distance of 75.73 feet a $5/8''$ iron rod with plastic cap stamped "Carter Burgess" and continuing for a total distance of 186.12 feet to a $5/8''$ iron rod with plastic cap stamped "Carter Burgess" found for the southeast corner of this tract;

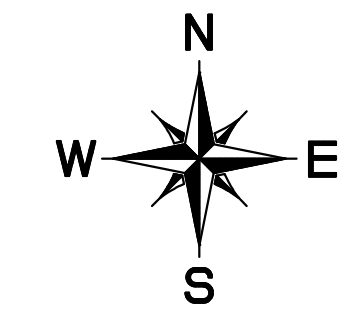
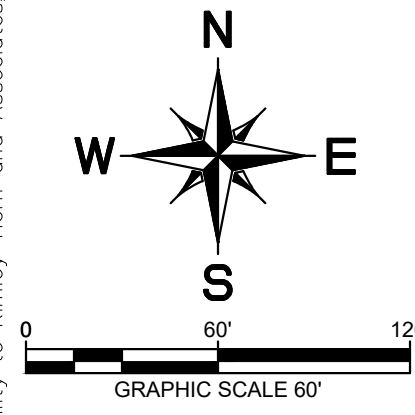
THENCE North $89^{\circ}44'03''$ West, a distance of 289.40 feet to a $5/8''$ iron rod with plastic cap stamped "ANA" found for an interior "ell" corner of this tract;

THENCE South $01^{\circ}03'34''$ East, a distance of 65.82 feet to a $5/8''$ iron rod found for the most southerly southeast corner of this tract;

THENCE South $89^{\circ}38'02''$ West, passing through at a distance of 253.90 feet a $5/8''$ iron rod with plastic cap stamped "ANA", continuing for a total distance of 399.00 feet to a $1/2''$ iron rod found in the east line of Parkridge Drive for the southwest corner of this tract at the beginning of a non-tangent curve to the left, having a central angle of $27^{\circ}36'21''$, a radius of 430.00 feet, a chord bearing and distance of North $27^{\circ}51'57''$ West, 205.18 feet;

THENCE in a northwesterly direction, with said easterly line and curve to the left, an arc distance of 207.18 feet to a $1/2''$ iron rod found for corner;

THENCE North $41^{\circ}34'19''$ West, continuing with said easterly line, a distance of 82.79 feet to the **POINT OF BEGINNING** and containing 9.6526 acres or 420,467 square feet of land, more or less.

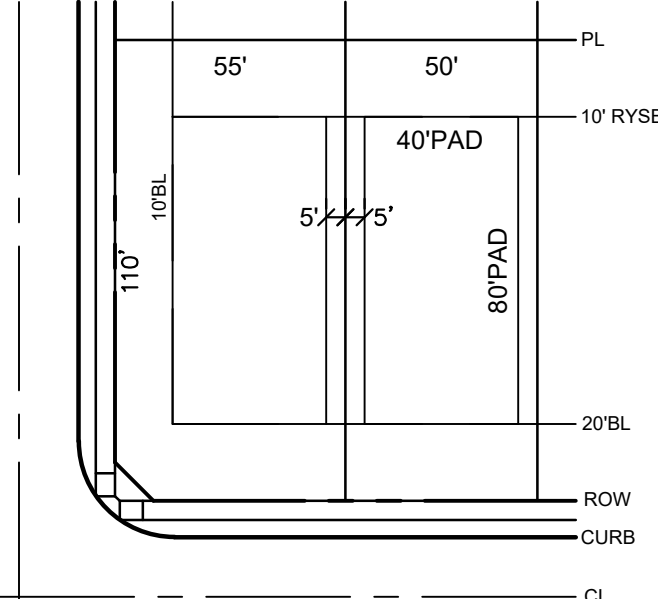


- LEGEND**
- 50' X 95' LOT (2 LOTS)
 - 50' X 100' LOT (12 LOTS)
 - 50' X 105' LOT (14 LOTS)
 - 50' X 110' LOT (16 LOTS)
 - OPEN SPACE (~1.17 ACRES)

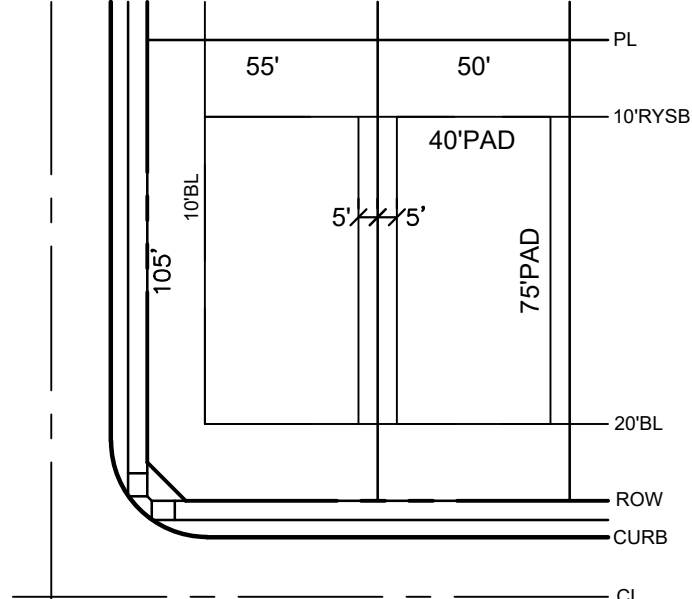
VICINITY MAP
SCALE: 1" = 500'

SITE DATA TABLE	
EXISTING ZONING	SF-4
PROPOSED ZONING	PD (SF-4 BASE)
FUTURE LAND USE	MIXED RESIDENTIAL
GROSS AREA	9.65 ac
ROUNDABOUT ROW	0.07 ac
INTERNAL ROW	2.15 ac
NET AREA	7.43 ac
IMPERVIOUS AREA	4.87 ac
% IMPERVIOUS	50.5%
GROSS DENSITY	4.56 lots/ac
NET DENSITY	5.92 lots/ac
OPEN SPACE AREA	1.16 ac
% OPEN SPACE	12.02%

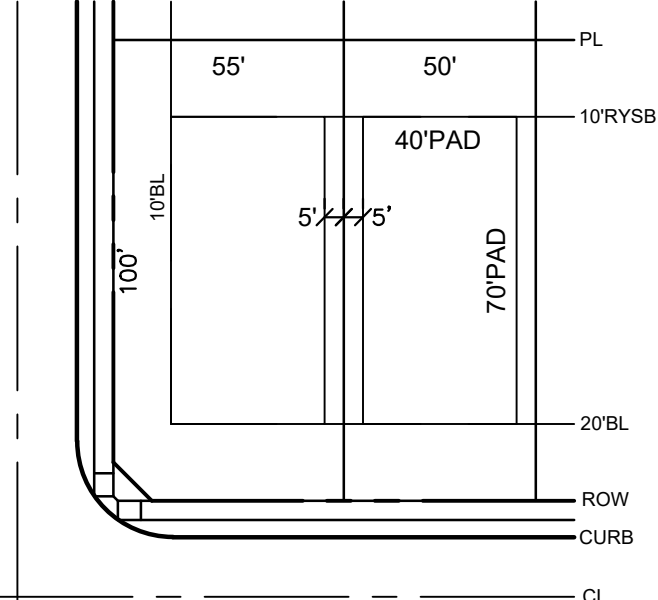
ABBREVIATIONS
 PL - PROPERTY LINE
 CL - CENTERLINE
 ROW - RIGHT OF WAY
 BL - BUILDING SETBACK LINE
 RYSB - REAR YARD SETBACK



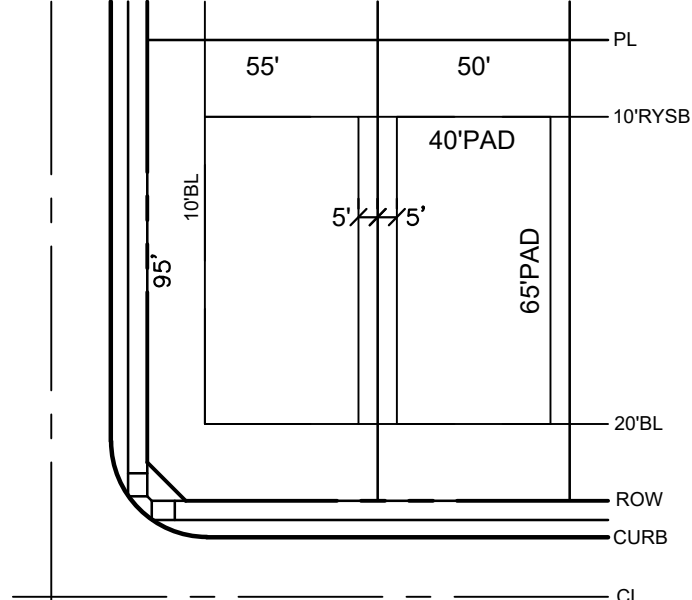
50' X 110' LOT (40' X 80' PAD)



50' X 105' LOT (40' X 75' PAD)



50' X 100' LOT (40' X 70' PAD)



50' X 95' LOT (40' X 65' PAD)



CITY PROJECT NUMBER: ZAPD22-001

EXHIBIT B - PD CONCEPT PLAN
 FOR
TAYLOR ESTATES
 44 RESIDENTIAL LOTS / 3 OPEN SPACES
 BEING 9.65 ACRES
 OUT OF THE
 E. MARSH SURVEY, ABSTRACT NO. 833;
 MEMPHIS, EL PASO AND PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NO. 915
 AND THE
 W. WILSON SURVEY, ABSTRACT NO. 1383
 IN THE
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER: Foy Taylor & Sons Farms Management LLC PO Box 188, Lake Dallas, TX 75065-0188 Contact: Taylor	DEVELOPER: TDI GP, LLC 15441 Knoll Trail, Suite 150 Dallas, TX 75248 Tel: (972) 404-8500 Contact: Stephen Davis	ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: Lori Lusk, P.E.
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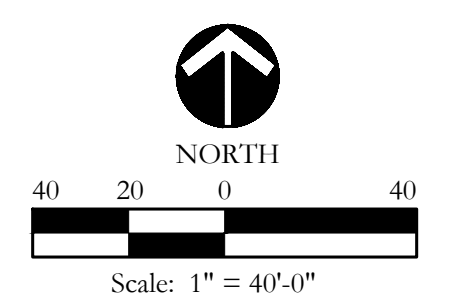
DESIGNED JMH	DRAWN JMH	CHECKED LEL	SCALE AS SHOWN	DATE March, 2022	KH PROJECT NO. 069309069
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PREPARED BY: MACKAN, GUYAN, 3/29/22, 2:56 PM
 DRAWN NAME: KCEIL, CIVIL/SINGLE FAMILY PURSUITS, 2012012025 - TDI COBINTHCAD/PRELIMINARY/PLANS/SHEETS/PO CONCEPT PLAN/REVISED/0302/FINAL/DWG/24-98
 LAST SAVED: 3/30/2022 12:27 PM
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- CALLOUTS LEGEND:**
- 6'-0" HT. BRICK SCREENING WALL WITH 7'-0" HT. STONE COLUMNS SPACED EVERY OTHER LOT CORNER AND AT WALL ENDS, BY DEVELOPER.
 - 8'-0" HT. BOARD ON BOARD WOOD FENCE, BY DEVELOPER.
 - MAIN ENTRY SIGN MONUMENT.
 - 6'-0" HEIGHT ORNAMENTAL METAL FENCE (PORTIONS WILL BE ATOP RETAINING WALL).
 - 5'-0" WIDTH CONCRETE SIDEWALK.
 - HOA COMMON AREA LOTS
 - PROPOSED RETENTION POND
 - 3" CALIPER SHADE TREE, SPECIES SHALL BE A COMBINATION OF CEDAR ELM, LACEBARK ELM, BUR OAK, LIVE OAK, AND TEXAS RED OAK.
 - 2" CALIPER ORN. TREE, SPECIES SHALL BE A COMBINATION OF CRAPE MYRTLE, YAUPON HOLLY, MEXICAN PLUM, AND TEXAS REDBUD.
 - 3" CALIPER EVERGREEN TREE/LIVE SCREEN, SPECIES SHALL BE EASTERN RED CEDAR.

- LANDSCAPE PROVIDED:**
- LAKE SHARON DRIVE**
- A. 1 - 3" CAL. SHADE TREE / 30 LF OF SCREEN WALL
423 LF / 30 LF = 14.1 - 3" CAL. SHADE TREES REQUIRED.
PROVIDED: 15 - 3" CAL. SHADE TREE.
- PARK RIDGE DRIVE**
- A. 1 - 3" CAL. SHADE TREE / 30 LF OF WOOD FENCE ALONG STREET FRONTAGE.
279 LF / 30 LF = 9.3 - 3" CAL. SHADE TREES REQUIRED.
PROVIDED: 10 - 3" CAL. SHADE TREE.
- DETENTION POND**
- A. 1 - 3" CAL. SHADE TREE / 30 LF OF ORN. METAL FENCE.
1 - 2" CAL. ORN. TREE / 2 - 3" CAL. SHADE TREE REQUIRED.
620 LF / 30 LF = 21 - 3" CAL. SHADE TREES REQUIRED.
21 SHADE TREES / 2 = 11 - 2" CAL. ORN. TREE REQUIRED.
PROVIDED: 21 - 3" CAL. SHADE TREES AND
11 - 2" ORNAMENTAL TREES



TAYLOR ESTATES / CONCEPTUAL SCREENING AND BUFFERING

City of Corinth, Denton County, Texas

SHEET 1 OF 2
City Submittal 3-30-2022

EXHIBIT C
CASE NUMBER ZAPD22-0001

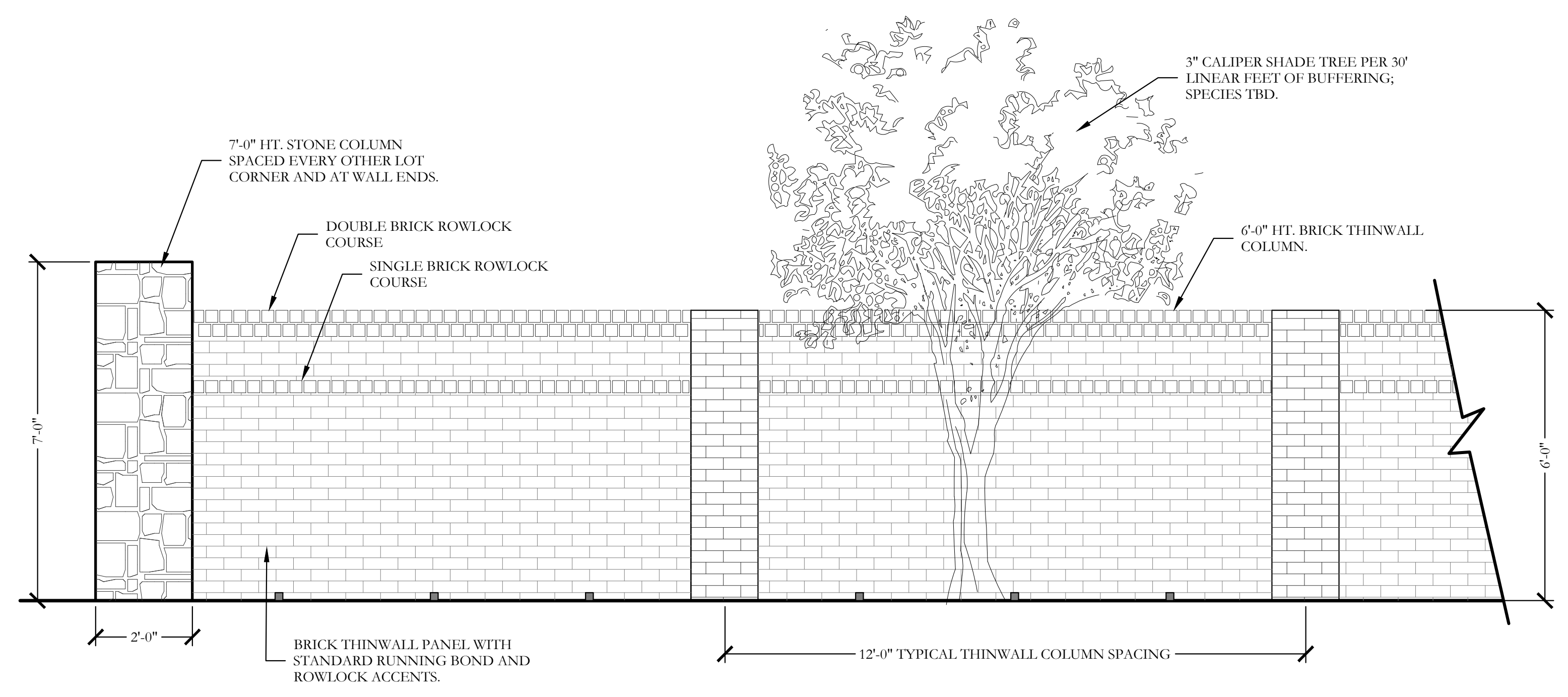
NOTE: ALL PLANS SHOWN HEREIN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

JOHNSON VOLK CONSULTING
 JBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



1 VARIABLE HEIGHT MAIN ENTRY SIGN MONUMENT ELEVATION

SCALE: 1/2" = 1'-0"



2 6'-0" HT. BRICK SCREENING WALL WITH 7'-0" HT. MASONRY COLUMNS ELEVATION

SCALE: 1/2" = 1'-0"

EXHIBIT C
CASE NUMBER ZAPD22-0001

NOTE: ALL PLANS SHOWN HEREIN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

TAYLOR ESTATES / CONCEPTUAL SCREENING AND BUFFERING

City of Corinth, Denton County, Texas

SHEET 2 OF 2
City Submittal 3-30-2022

PREMIER SERIES

Building Footprint: Width: 40' | Depth: 48' – 70' | Add 10' to Depth for Optional Extended Patio



Rosewood

3,050 Approx. Square Feet
4 – 5 Beds | 2 – 3-Car Garage
2.5 – 4 Baths | 2-Story Home

All garage doors are subject to standards presented in Exhibit “E” – Planned Development Standards



Willow

2,500 Approx. Square Feet
3 – 5 Beds | 2 – 3-Car Garage
2.5 – 3 Baths | 1-Story Home

All garage doors are subject to standards presented in Exhibit "E" – Planned Development Standards



Juniper

2,170 Approx. Square Feet
4 – 5 Beds | 2 – 3-Car Garage
3 Baths | 1-Story Home

All garage doors are subject to standards presented in Exhibit “E” – Planned Development Standards



Mahogany

1,850 Approx. Square Feet
3 Beds | 2 – 3-Car Garage
2 Baths | 1-Story Home

All garage doors are subject to standards presented in Exhibit “E” – Planned Development Standards



Mimosa

2,730 Approx. Square Feet
4 Beds | 2 – 3-Car Garage
2.5 Baths | 2-Story Home

All garage doors are subject to standards presented in Exhibit “E” – Planned Development Standards



Hickory

2,470 Approx. Square Feet
4 – 5 Beds | 2 – 3-Car Garage
3 – 4 Baths | 2-Story Home

All garage doors are subject to standards presented in Exhibit "E" – Planned Development Standards



Laurel

2,200 Approx. Square Feet
3 – 4 Beds | 2 – 3-Car Garage
2 Baths | 1 – 2-Story Home

All garage doors are subject to standards presented in Exhibit “E” – Planned Development Standards



Magnolia

2,640 Approx. Square Feet
3 – 5 Beds | 2 – 3-Car Garage
2.5 – 4 Baths | 2-Story Home

All garage doors are subject to standards presented in Exhibit “E” – Planned Development Standards



Oleander

2,210 Approx. Square Feet

3 – 4 Beds | 2 – 3-Car Garage

3 Baths | 1-Story Home

All garage doors are subject to standards presented in Exhibit "E" – Planned Development Standards



Palm

1,970 Approx. Square Feet

3 – 4 Beds | 2 – 3-Car Garage

2 – 3.5 Baths | 1 – 2-Story Home

All garage doors are subject to standards presented in Exhibit “E” – Planned Development Standards

PREMIER SERIES PDF

PDF Includes the Premier Floor Plans, Options, Elevations and Home Photography.

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EXHIBIT D
Case Number ZAPD22-001

**EXHIBIT “E”
ZONING AND PLANNED DEVELOPMENT STANDARDS**

SECTION 1: BASE DISTRICT

A. Purpose

The regulations set forth herein (**Exhibit “E”**) provide development standards for single-family residential uses within the Taylor Estates Planned Development District No. 62_ (**“PD-62”**). The boundaries of PD-62 are identified by metes and bounds on the Legal Description, **Exhibit “A”** to this Ordinance (“PD-62 or the “Property”), and the Property shall be developed in accordance with these regulations and the PD Concept Plan as depicted on **Exhibit “B”**, the concepts presented in the Conceptual Screening and Buffering Plan on **Exhibit “C”**, and Conceptual Elevations as depicted on **Exhibit “D”** to this Ordinance. A use that is not expressly authorized herein is expressly prohibited in this PD-62.

B. Base District

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 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-62 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 forty-four (44) Single-Family Detached Lots, as set forth on **Exhibit “B” – PD Concept Plan**, providing sidewalks throughout that connect to the existing sidewalks along Lake Sharon Drive and Parkridge Drive. Additionally, the project includes a detention/water quality pond with existing trees to be preserved, and landscaped buffers along Lake Sharon Drive and Parkridge Drive as well as an internal open space providing passive green space for the residents.

B. Permitted Uses and Use Regulations

In the PD-62 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-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 in the PD-62 District.

C. Development Standards

Except as otherwise set forth these Development Standards the regulations of Subsection 2.04.04, SF-4, Single Family Residential (Detached) of Subsection 2.04, “Residential Zoning Districts” of the Unified Development Code, for the SF-4 Single Family District (Detached) and all other requirements of the UDC shall apply to all development within PD-62.

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-4 Single Family Residential (Detached) shall apply, except as modified below:

1. **UDC Subsection 2.08 Dimensional Regulations** described for the SF-4 Single Family Residential (Detached) District, shall apply except as modified in **Table A**, below.

Table A - Dimensional Requirements

	SF-4 (Base Zoning)	Taylor Estates Dimensional Standards/Modifications
Minimum Front Yard Setback	25'	20'
Minimum Side Yard Setback on Interior Lots⁽¹⁾	5'	5'
Minimum Side Yard Setback on Corner Lots	15'	10' ⁽²⁾
Minimum Rear Yard Setback	20'	10'
Minimum Garage Setback	25'	20' ⁽³⁾
Minimum Lot Area	7,500 sq. ft.	5,000 sq. ft.
Maximum Density	N/A	N/A
Minimum Lot Width at Platted Building Line	70'	50' ⁽⁴⁾
Minimum Lot Depth	100'	100' ⁽⁵⁾
Maximum Structure Height	35'	35' ⁽⁶⁾
Minimum Floor Area	1,500 sq. ft.	1,800 sq. ft.
Maximum Building Area Coverage⁽⁷⁾	30%	58%

⁽¹⁾ Air conditioning units may be installed within side yard setback.

⁽²⁾ Lot 12 shall have a corner side setback of 15' at the front of setback line and 20' at the rear setback line. Lot 13 shall have a corner side setback of 20'.

⁽³⁾ Section 2.09.03.B.3.b. of the UDC shall be modified to allow a minimum 20' garage setback for front and side entry garages.

⁽⁴⁾ Minimum Lot Width for lots on “Eye Brows” shall be 45'.

⁽⁵⁾ Minimum Lot Depth for lots on “Eye Brows” shall be 95'.

⁽⁶⁾ Structure Height shall comply with Section 2.08.04. of the UDC for the SF-4 District.

⁽⁷⁾ Exclusive of sidewalks, driveways, and accessory structures.

2. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply, as may be amended.
3. **UDC Subsection 2.09.01.2.B.(a)(1) Landscaping Regulations for Detached and Detached Single Family Developments** shall apply.

4. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply, as may be amended.
5. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply, except as modified below:
 - a. **Subsection 2.09.03.B.3 Front and Side Entry Garages** shall apply, except that front entry garages shall be allowed at a minimum of a twenty foot (20') setback.
6. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, except as modified below:
 - a. A minimum of eighty percent (80%) of the home's total exterior area, minus windows and doors must be masonry.
 - b. The following materials shall qualify as masonry: Brick, Stone, and Stucco.
7. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
8. **UDC Subsection 3.05.09 Lot Standards** shall apply.
9. **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 payment of fees-in-lieu or a combination. All fees shall be paid and land dedicated prior to issuance of the first building permit.
10. **UDC Subsection 3.05.13 Street Design Criteria** shall apply, except as modified below:
 - a. Streets shall have a minimum centerline radius of two hundred feet (200').
11. **UDC Subsection 4.01 Sign Regulations** shall apply.
12. **UDC Sections UDC Subsection 4.02 Fencing Requirements** shall apply, except as modified below:
 - a. When a key lot has two (2) front yards and a house is constructed facing one of the two (2) front yards, a fence constructed on the second front yard shall be constructed at the building line. Fences in front of the building line will not be permitted on either front yard of a key lot.
 - b. The Developer shall construct an eight-foot (8') board on board cedar-stained fence along the perimeter of the development, as shown in **Exhibit C – Conceptual Screening and Buffering Plan**, prior to construction of any homes. Posts or columns shall be on the development side of the fence.
 - c. The Developer shall construct an ornamental wrought-iron fence along the perimeter of the retention pond, and along the perimeter of proposed open space lot (Lot 35x), as shown in **Exhibit C – Conceptual Screening and Buffering Plan**.

SECTION 3: OTHER

- A. **Common Open Space Lots.** Common open space lots (X-Lots) as shown on **Exhibits “B”** and **“C”** shall remain as common open space to be owned and maintained by the Homeowners' Association and existing protected trees within common open space lots shall be preserved in perpetuity and maintained by the Homeowners' Association in perpetuity.
- B. **Streets.** All streets and sidewalks shall be designed in accordance with the City's current standards at the time of zoning.
- C. **Right-Of-Way Dedication.** The Developer will dedicate right-of-way for a traffic circle at Lake Sharon Drive and Parkridge Drive as shown on **Exhibit B – PD Concept Plan**.
- D. **Enhanced Home Design Standards.** The Developer shall incorporate the following design standards to homes constructed in the development:
 - a. 8:12 Roof Pitch
 - b. 30 Year Shingles
 - c. Coach Lights

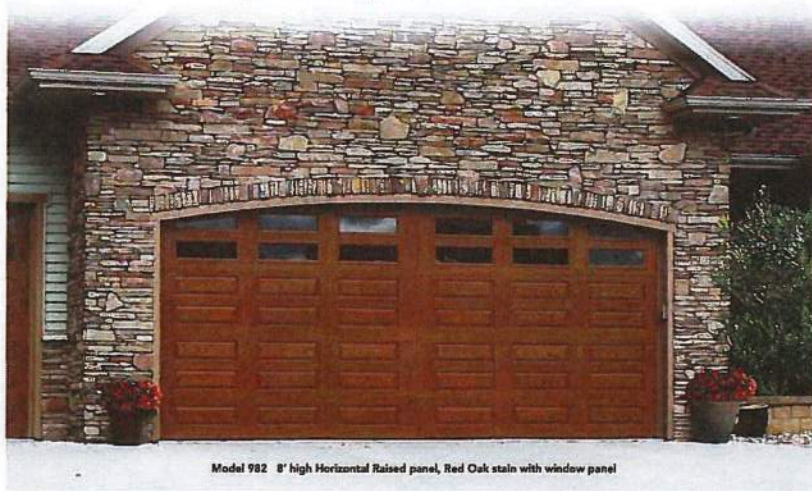
E. **Garage Doors.** The following requirements shall apply:

- a. All garage doors shall be cedar clad doors or an approved equivalent that is constructed of a material that gives the appearance of a real wood door.
- b. Standard, steel doors, painted or stained shall not be permitted. Doors shall be “carriage style” with decorative hardware.
- c. The garage door shall not extend in front of the home and the garages shall be limited to a maximum of a two-car garage door facing the street. No more than two (2) single doors or one (1) double door shall face the primary street on a front elevation. A third garage door may face a side street on a corner lot.
- d. The following are examples of garage doors that comply with the Subsections 3.E.a and 3.E.b above:



Cover image: Model 983 7' high Vertical Slat panel, Cherry stain with 6 Window
Image above: Model 981 8' high Vertical Raised panel, Gray stain with window panel

Impression Collection® doors have been magnificently engineered with an artfully molded wood-grain fiberglass surface concealing durable steel construction.



Model 982 8' high Horizontal Raised panel, Red Oak stain with window panel