



AMHERST
PLANNED DEVELOPMENT NO. 41
BASE ZONING DISTRICT: SF-4 SINGLE FAMILY
ORDINANCE NO. 16-03-03-05
(ADOPTED 3-3-2016)

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

ORDINANCE NO. 16-03-03-05

AMHERST PLANNED DEVELOPMENT DISTRICT

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING CLASSIFICATION FROM SF-4 SINGLE FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT SINGLE FAMILY-4 (PD SF-4) ON 14.8722 ACRES OF LAND LEGALLY DESCRIBED AS A TRACT OF LAND SITUATED IN THE BROOK BEALL SURVEY, ABSTRACT NO. 58, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, PROVIDING FOR A DESIGN STATEMENT; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas has adopted Ordinance 13-05-02-08, which adopts a Unified Development Code, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City's Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

WHEREAS, the hereinafter described property is zoned as SF-4 Single Family Residential Classification under the City's Unified Development Code and an authorized person having a proprietary interest in the property has requested a change in the zoning classification of said property; and

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Corinth City Council is of the opinion that said change in zoning should be made; and

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

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

WHEREAS, the City Council finds that the change in zoning promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

SECTION I - LEGAL PROPERTY DESCRIPTION; AMENDMENT

That in accordance with the Unified Development Code, the Zoning Map of the City of Corinth is hereby amended by amending the zoning map of the City of Corinth, Texas on 14.8722 acres of land described in "Exhibit A" attached, from SF-4 Single Family Residential District to Planned Development Single Family-4 (PD SF-4) District.

SECTION II – PLANNED DEVELOPMENT MASTER PLAN

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

SECTION III – LAND USE REGULATIONS

- A. The Zoning and Land Use Regulations set forth in "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development Single Family District.
- B. That the zoning regulations and districts as herein established have been made in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community
- C. If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Unified Development Code, Planned Development Application and Review. An extension of the two year expiration shall be granted if a development Application for the PD has been submitted and is undergoing the development review process or if the Director of Planning determines development progress is occurring.
- D. The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council. The property owner shall furnish a reproducible copy of the approved PD Concept Design Map for signature by the mayor and acknowledgement by the City Secretary. The Planned Development Master Plan, including the signed map shall be made a part of the permanent file and maintained by the City Secretary.

- E. If a change to the Concept Plan, if any, 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 IV – PENALTY FOR VIOLATIONS

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

SECTION V – SEVERABILITY CLAUSE

If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI – EFFECTIVE DATE

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

PASSED AND APPROVED THIS 3rd DAY OF MARCH, 2016.

APPROVED:



Bill Heidemann

Bill Heidemann, Mayor

ATTEST:

Kimberly Pence

Kimberly Pence, City Secretary

APPROVED AS TO FORM:

Debra A. Drayovitch

Debra A. Drayovitch, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
14.8722 ACRE RESIDENTIAL TRACT

BEING a tract of land situated in the BROOK BEALL SURVEY, Abstract No. 58, in the City of Corinth, Denton County, Texas, and being Lots 1 thru 16, in Block 6; Lots 1 thru 22, in Block 7; Lots 1 thru 6, in Block 8, the dedicated street right of way for Russet Lane, Downtree Way, The Glade, and Parkridge Road, and the alley dedication of FORESTWOOD I, an addition to the City of Corinth, Denton County, Texas according to the plat thereof recorded in Volume 11, Page 18, of the Map Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found for corner at the northwest corner of said Lot I6 in Block 6 of FORESTWOOD 1 ADDITION, same being the southwest corner of TAYLOR'S RIDGE ADDITION, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet Q, Page 203, of the Map Records of Denton County, Texas, and same also being in the east line of a tract of land as described in deed to Baum Family Partnership recorded in Volume I459, Page 874, of the Deed Records of Denton County, Texas.

THENCE South 88 degrees 49 minutes 22 seconds East, along the south line of said TAYLOR'S RIDGE ADDITION, a distance of 723.24 feet to a 5/8 inch capped iron rod found for corner at the Southeast corner of Lot 26 in Block 1 of said TAYLOR'S RIDGE ADDITION in the existing west line of Parkridge Drive, and continuing for a total distance of 736.34 feet to an "X" cut set in concrete, same being the northeast corner of a 13 foot right of way dedication as per plat of said FORESTWOOD 1 ADDITION;

THENCE South 07 degrees 14 minutes 17 seconds East, along the east line of said 13 foot right of way dedication, a distance of 794.58 feet to a 5/8 inch yellow capped iron rod stamped "JDJR" set for corner, same being the southeast corner of said dedication;

THENCE South 82 degrees 43 minutes 36 seconds West, passing at 31.00 feet, the northeast corner of Lot 21 in Block 34, of FAIRVIEW WEST PHASE IV, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet L, Page 55, of the Map Records of Denton County, Texas, and continuing along the north line of said Block 34, for a total distance of 523.23 feet to 5/8 inch yellow capped iron rod stamped "JDJR" set for corner;

THENCE North 64 degrees 04 minutes 23 seconds West, along the said north line of Block 34, a distance of 435.66 feet to a 5/8 inch yellow capped iron rod stamped "JDJR" set for corner;

THENCE North 26 degrees 01 minutes 24 seconds East, along the east line of said Block 34, a distance of 155.46 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 32 minutes 32 seconds East, along the said east line of Block 34, a distance of 108.06 feet to a 5/8 inch capped iron rod found for corner at the east corner of Lot 5 in said Block 34, same also being the southeast corner of said Baum Family Partnership tract;

THENCE North 00 degrees 42 minutes 17 seconds East, along the said east line of Baum Family Partnership tract, a distance of 431.41 feet to the Point of Beginning, and containing a computed area of 14.8722 Acres or 647,833.99 square feet of land, more or less.

EXHIBIT "B"
AMHERST PD CONCEPT PLAN
PD DESIGN STATEMENT

AMHERST is a planned development residential subdivision on 14.8722 acres previously known as Forestwood 1 Addition. The development includes usable open spaces, amenity opportunities, and pedestrian connectivity as illustrated in Exhibit C, the PD Design Concept Map. There are 51 residential lots, a 1.53 open space lot and a 1.09 acre lot to be dedicated to the City of Corinth as a public park. Below is a summary of the number of lots and density:

Gross Area	Number of residential lots	Density
14.8722 acres	51 lots	3.43 dwelling units per acre

The amount of open space including the HOA open space lot and the public park is 17.67 percent. Both open spaces will be usable areas designed to enhance the quality of life for the residents.

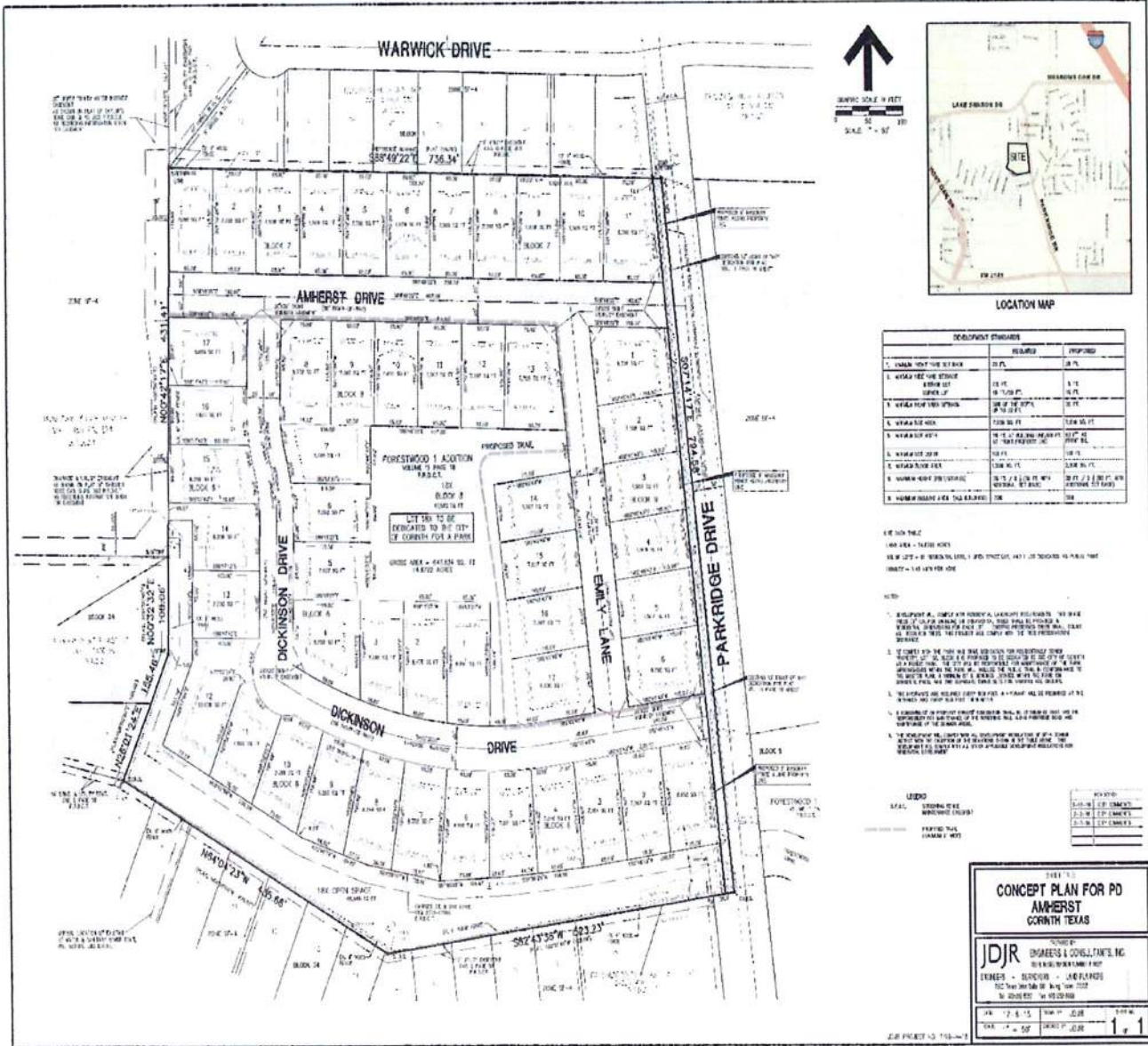
The intent of the Planned Development is not to increase density over the base zoning district, but to establish development regulations that create a more modern and successful development.

The living area of the homes will range from a minimum of 2,000 sq. ft. to 4,000 sq. ft. The homes will include custom designs for this development with many varying floor plans. All of the homes will be built using the finest quality materials, including energy efficient materials. The homes will include up-to-date technologies for life safety, HVAC, and electrical systems.

The prosed development will be constructed in one single phase.

Click [here](#) for higher resolution scan

PD DESIGN MAP
 PD CONCEPT PLAN



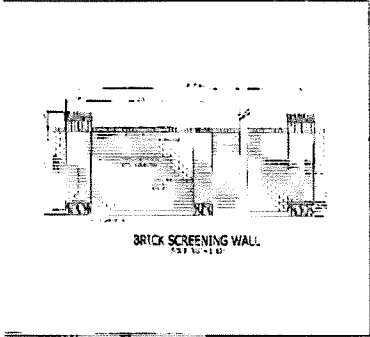
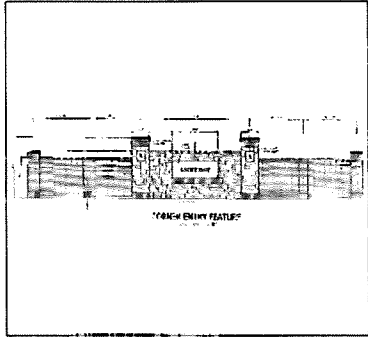
CONCEPT PLAN FOR PD
 AMHERST
 CORNITH TEXAS

JDJR ENGINEERS & CONSULTANTS, INC.
 1000 W. 10TH ST. SUITE 100
 FORT WORTH, TEXAS 76102
 TEL: 817.335.1111
 FAX: 817.335.1112

JAN 17, 2015 11:00 AM
 SHEET NO. 1 OF 1

Click [here](#) for higher resolution scan

LOT AREA TABLE	
NO.	BLK. AREA (SQ. FT.)
1	4,142
2	4,489
3	1,184
4	1,446
5	1,446
6	6,539
7	6,539
8	6,539
9	6,539
10	6,539
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SCREENING WALL DETAIL
 1/4" = 1'-0"

CONCEPT PLAN FOR PD
 AMHERST
 COUNTY TEXAS

JDJR ENGINEERS & CONSULTANTS, INC.
 1000 WEST WASHINGTON
 SUITE 1000
 FORT WORTH, TEXAS 76102
 (817) 335-1111

DATE	NO.	BY	CHK
11/11/15	01	JDR	JDR

2.2

EXHIBIT "C"
LAND USE REGULATIONS

SECTION 1: REGULATIONS

A. Purpose

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

B. Base Districts

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

SECTION 2: USES

A. Single Family Residential

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

B. Open Space

Lot 18X, Block 6 (approx. 1.53 acres) shall be dedicated for the use of the homeowners within this development. This Open Space lot will be owned and maintained by the Homeowner's Association (HOA).

C. Park Land Dedication

1. Lot 18X, Block 8 (approx. 1.09 acres) shall be dedicated to the City of Corinth for a public park. This park land dedication was approved in concept by the City Council on December 17, 2015. The park shall be dedicated in compliance with the UDC requirements and then owned and maintained by the City of Corinth.
2. The developer shall install 6 park benches on concrete pads and two swing sets, one for toddlers and one for older children.

3. A minimum 6' wide pedestrian trail sidewalk shall be installed through the development from Parkridge Drive to the west boundary of the development at the location of the street extension. This hardscape trail shall go through the park.

SECTION 3: AREA REGULATIONS FOR SITE PLAN "AREA A" – Planned Development Single Family Residential (PD SF-4) District

A. Purpose

This district is intended to provide for development of single family dwelling units on lots of not less than 7,500 square feet.

B. Permitted Uses and Use Regulations

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

C. Dimensional Regulations

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

Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback Interior Lot	5 feet
Corner Lot	15 feet
Minimum Rear Yard Setback	20 feet
Minimum Lot Width	60 feet at building line
Minimum Floor Area	2,000 sq. ft.
Maximum Building Coverage	55 percent

D. Development Standards

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

1. UDC 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC 2.09.01 **Landscape Regulations** shall apply.
3. UDC 2.09.02 **Tree Preservation Regulations** shall apply.

4. UDC 2.09.03 **Vehicle Parking Regulations** shall apply except:
 - a. Side entry garages may face a side property line for interior lots only.

5. UDC 2.09.04 **Building Façade Material Standards** shall apply except:
 - a. The exterior facades of a main residential building or structure shall be constructed of one hundred (100) percent Class 1: Residential Masonry Construction with no more than 85% of one product.

6. UDC 2.09.05 **Residential Adjacency Standards** shall apply.

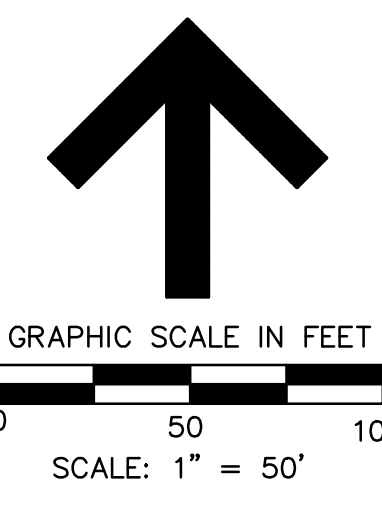
7. UDC 2.09.07 **Lighting and Glare Regulations** shall apply.

8. UDC 4.02 **Fence and Screening Regulations** shall apply, including the following:
 - a. The masonry screening wall shall be located within an easement to the HOA, entry features/signs at both street intersections and must be owned and maintained by a property owner's association, such as an HOA, with provisions for maintenance and documents which evidence such provision which are recorded in the County Deed Records.

9. **Garages**
 - a. Each home shall have at least a two car enclosed garage, 20'x20' minimum.
 - b. Access to the garage shall be by means of a driveway connecting with an adjacent public street, alley, public access easement, approved private street, or approved private access easement.

10. **Driveways**
 - a. Residential lots shall have concrete driveways.
 - b. Driveways shall be designed and maintained to prevent all-weather surface materials from being deposited on public streets and rights-of-way by storm water runoff.

WARWICK DRIVE



LOCATION MAP

DEVELOPMENT STANDARDS		
	REQUIRED	PROPOSED
1. MINIMUM FRONT YARD SET BACK	25 FT.	20 FT.
2. MINIMUM SIDE YARD SETBACK INTERIOR LOT CORNER LOT	7.5 FT. 15 FT./25 FT.	5 FT. 15 FT.
3. MINIMUM REAR YARD SETBACK	30% OF THE DEPTH, UP TO 30 FT.	20 FT.
4. MINIMUM LOT AREA	7,500 SQ. FT.	7,500 SQ. FT.
5. MINIMUM LOT WIDTH	70 FT. AT BUILDING LINE/60 FT. AT FRONT PROPERTY LINE	60 FT. AT FRONT B.L.
6. MINIMUM LOT DEPTH		100 FT.
7. MINIMUM FLOOR AREA	1,500 SQ. FT.	2,000 SQ. FT.
8. MAXIMUM HEIGHT (FEET/STORIES)	35 FT. / 2 1/2 (50 FT. WITH ADDITIONAL SET BACK)	35 FT. / 2 1/2 (50 FT. WITH ADDITIONAL SET BACK)
9. MAXIMUM BUILDING AREA (ALL BUILDINGS)	30%	55%

SITE DATA TABLE
 LAND AREA - 14.8722 ACRES
 NO. OF LOTS = 51 RESIDENTIAL LOTS, 1 OPEN SPACE LOT, AND 1 LOT DEDICATED AS PUBLIC PARK
 DENSITY = 3.43 LOTS PER ACRE

- NOTES:**
- DEVELOPMENT WILL COMPLY WITH RESIDENTIAL LANDSCAPE REQUIREMENTS. TWO SHADE TREES (3" CALIPER MINIMUM) OR ORNAMENTAL TREES SHALL BE PROVIDED IN RESIDENTIAL SUBDIVISIONS FOR EACH LOT. EXISTING PRESERVED TREES SHALL COUNT AS REQUIRED TREES. THIS PROJECT WILL COMPLY WITH THE TREE PRESERVATION ORDINANCE.
 - TO COMPLY WITH THE PARK AND TRAIL DEDICATION FOR RESIDENTIALLY ZONED PROPERTY, LOT 18X, BLOCK 8 IS PROPOSED TO BE DEDICATED TO THE CITY OF CORINTH AS A PUBLIC PARK. THE CITY WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PARK. IMPROVEMENTS WITHIN THE PARK WILL INCLUDE THE PUBLIC TRAIL IN CONFORMANCE TO THE MASTER PLAN, A MINIMUM OF 6 BENCHES LOCATED WITHIN THE PARK ON CONCRETE PADS, AND TWO SEPARATE SWING SETS FOR VARYING AGE GROUPS.
 - FIRE HYDRANTS ARE REQUIRED EVERY 500 FEET. A HYDRANT WILL BE REQUIRED AT THE ENTRANCE AND EVERY 500 FEET THEREAFTER.
 - A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION SHALL BE ESTABLISHED THAT HAS THE RESPONSIBILITY FOR MAINTENANCE OF THE SCREENING FENCE ALONG PARKRIDGE ROAD AND MAINTENANCE OF THE COMMON AREAS.
 - THE DEVELOPMENT WILL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SF-4 ZONING DISTRICT WITH THE EXCEPTION OF THE DEVIATIONS SHOWN IN THE TABLE ABOVE. THIS DEVELOPMENT WILL COMPLY WITH ALL OTHER APPLICABLE DEVELOPMENT REGULATIONS FOR RESIDENTIAL DEVELOPMENT.

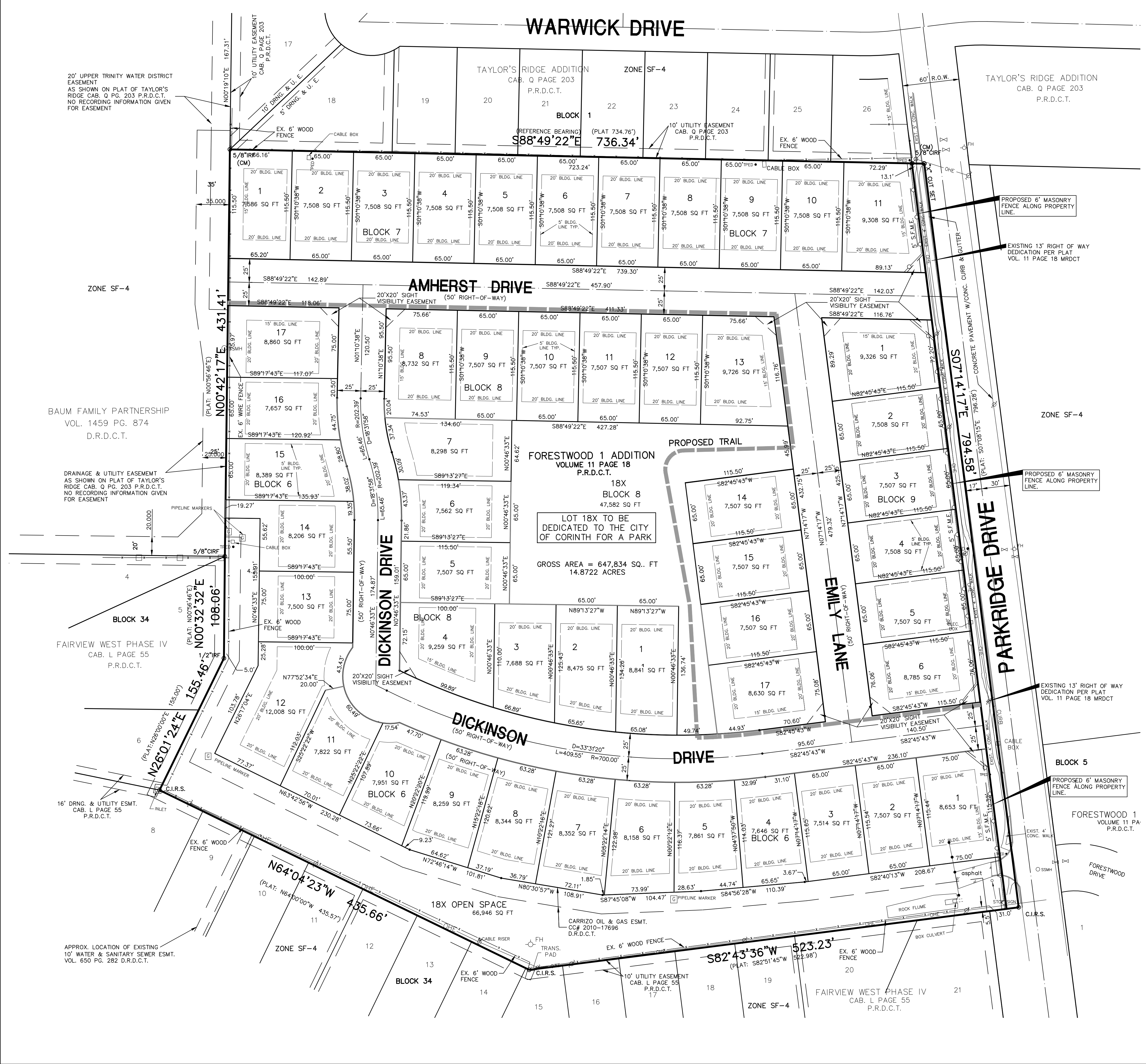
LEGEND		REVISIONS:	
S.F.M.E.	SCREENING FENCE MAINTENANCE EASEMENT	1-12-16	CITY COMMENTS
---	PROPOSED TRAIL (MINIMUM 6' WIDE)	2-2-16	CITY COMMENTS
		3-7-16	CITY COMMENTS

SHEET TITLE:
CONCEPT PLAN FOR PD AMHERST CORINTH TEXAS

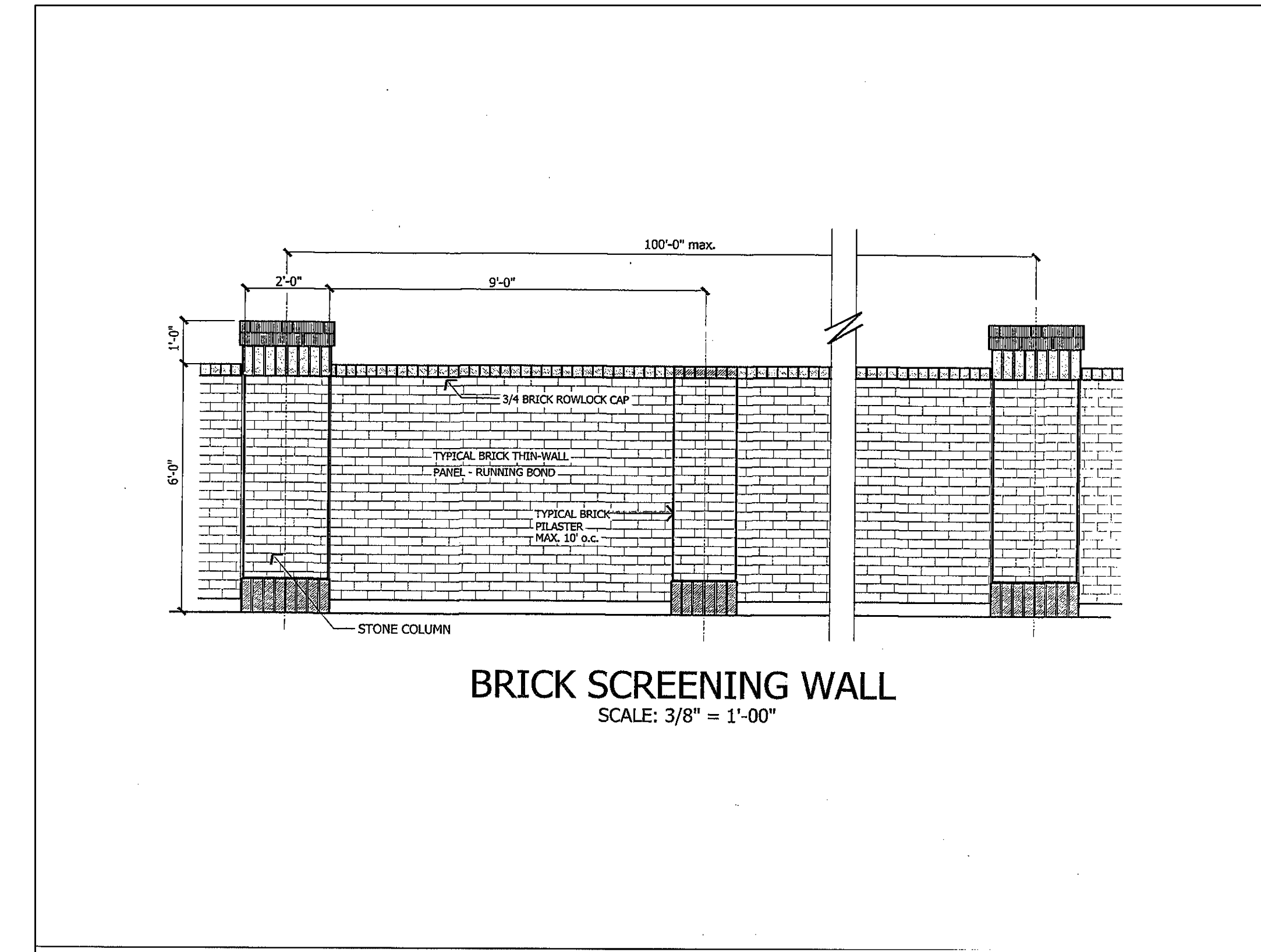
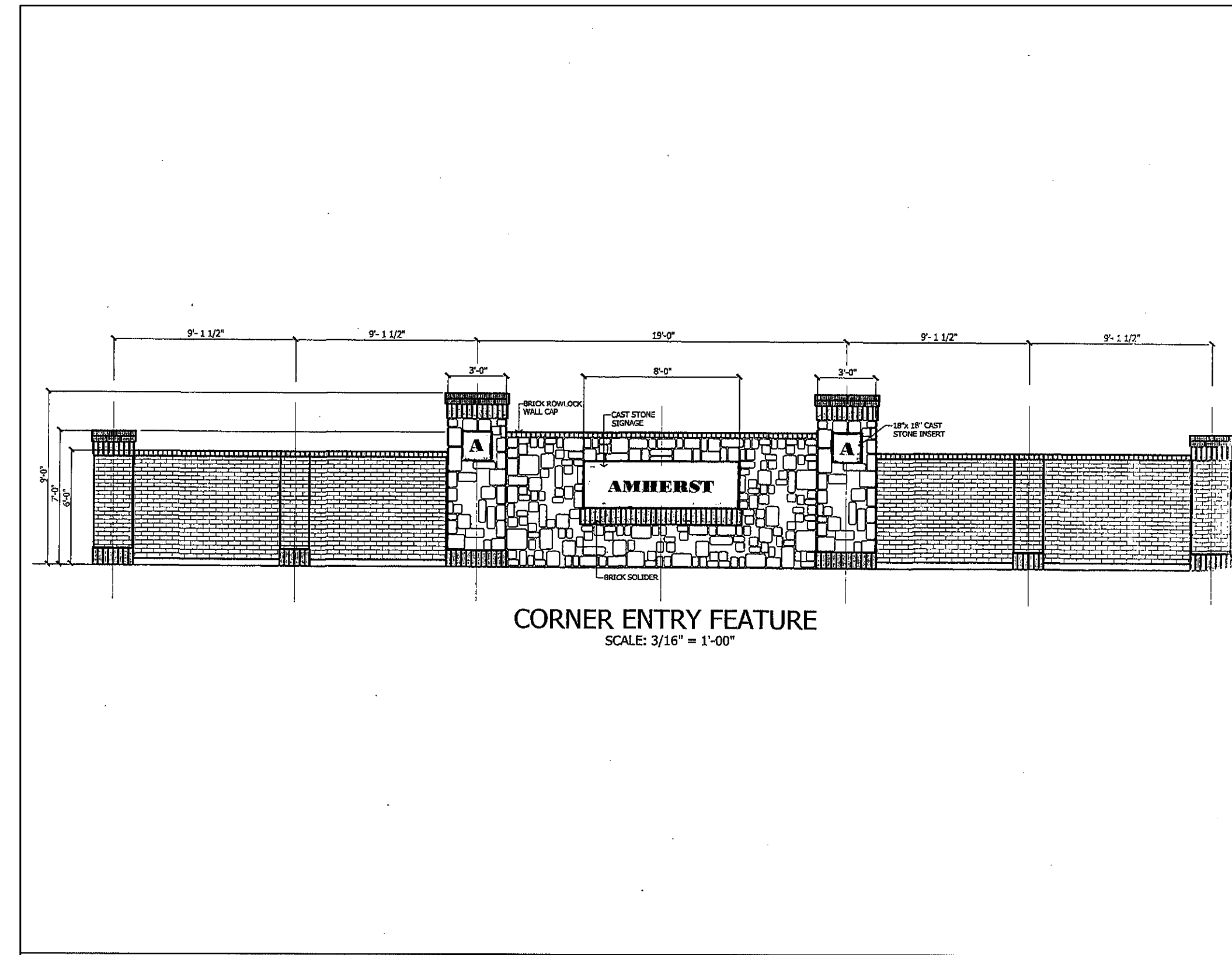
PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-8627

ENGINEERS • SURVEYORS • LAND PLANNERS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-6357 Fax 972-252-8958

DATE: 12-8-15	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 50'	CHECKED BY: JDJR	1 OF 1



LOT AREA TABLE		
NO.	BLOCK	AREA (SQ. FT.)
1	6	8,653
2	6	7,507
3	6	7,514
4	6	7,646
5	6	7,861
6	6	8,158
7	6	8,352
8	6	8,344
9	6	8,259
10	6	7,951
11	6	7,822
12	6	12,008
13	6	7,500
14	6	8,206
15	6	8,839
16	6	7,657
17	6	8,860
18X OPEN SPACE	6	66,946
1	7	7,586
2	7	7,508
3	7	7,508
4	7	7,508
5	7	7,508
6	7	7,508
7	7	7,508
8	7	7,508
9	7	7,508
10	7	7,508
11	7	9,308
1	8	8,841
2	8	8,475
3	8	7,688
4	8	9,259
5	8	7,507
6	8	7,562
7	8	8,298
8	8	8,732
9	8	7,507
10	8	7,507
11	8	7,507
12	8	7,507
13	8	9,726
14	8	7,507
15	8	7,507
16	8	7,507
17	8	8,630
18X PARK	8	47,582
1	9	9,326
2	9	7,508
3	9	7,507
4	9	7,508
5	9	7,507
6	9	8,785



SCREENING WALL DETAIL
NOT TO SCALE

SHEET TITLE: CONCEPT PLAN FOR PD AMHERST CORINTH TEXAS		
PREPARED BY: JDJR ENGINEERS & CONSULTANTS, INC. TSBPPE REGISTRATION NUMBER F-8527		
ENGINEERS • SURVEYORS • LAND PLANNERS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-6357 Fax 972-252-8958		
DATE: 10-7-15	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 50'	CHECKED BY: JDJR	2 OF 2

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