



**CROSSPOINTE  
PLANNED DEVELOPMENT NO. 48  
BASE ZONING DISTRICT: SF-4 SINGLE FAMILY  
ORDINANCE NO. 18-01-18-04  
(ADOPTED 1-18-2018)**

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

**ORDINANCE NO. 18-01-18-04**

**CROSSPOINTE SUBDIVISION PLANNED DEVELOPMENT DISTRICT**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING CLASSIFICATION FROM MF-3 MULTI-FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT SINGLE FAMILY-4 (PD SF-4) ON 6.38 ACRES OF LAND LEGALLY DESCRIBED AS THAT TRACT OF LAND SITUATED IN THE E. MARSH SURVEY, ABSTRACT NO. 833, 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 MF-3 Multi-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 6.38 acres of land described in "Exhibit A" attached, from MF-3 Multi-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. In the event of conflict between the provisions of "Exhibit C" and provisions of any other exhibit, the provisions of "Exhibit C" control.
- 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.

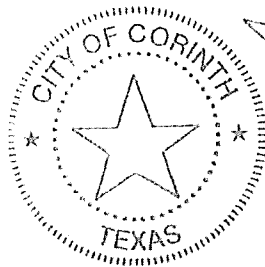
**SECTION V – SEVERABILITY CLAUSE**

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.

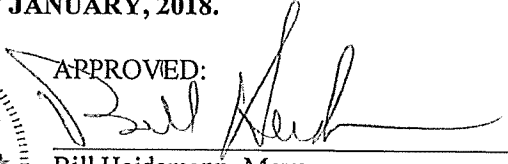
**SECTION VI – EFFECTIVE DATE**

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

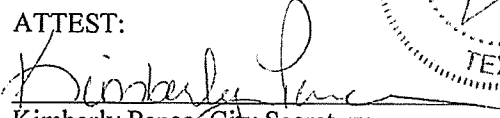
**PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF JANUARY, 2018.**



APPROVED:

  
\_\_\_\_\_  
Bill Heidemann, Mayor

ATTEST:

  
\_\_\_\_\_  
Kimberly Pence, City Secretary

APPROVED AS TO FORM:

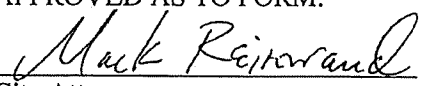
  
\_\_\_\_\_  
Mack Reitzel  
City Attorney

EXHIBIT "A"  
LEGAL DESCRIPTION  
6.380 ACRE RESIDENTIAL TRACT

All of that certain tract or parcel of land situated in the E. Marsh Survey, Abstract Number 833, City of Corinth, Denton County, Texas, and being a part of a tract of land described in the Deed to Louanna Griffith and V.T. Griffith, as recorded in Volume 190, Page 357, Deed Records of Denton County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron rod found at the Southeast corner of the herein described tract common to the Southern-Most Northeast corner of Tower Ridge Apartments, Block A, Lot 1, according to the plat thereof recorded in Cabinet X, Page 564, Plat Records of Denton County, Texas, and the Southwest corner of a permanent right-of-way dedication for Tower Ridge Road, as recorded in County Clerk's File Number 05-150105, said Real Property Records;

Thence North 89 degrees 58 minutes 47 seconds West with a North line of said Tower Ridge Apartments tract a distance of 396.73 feet to a capped iron rod set for corner;

Thence North 00 degrees 24 minutes 08 seconds East with an East line of said Tower Ridge Apartments a distance of 350.00 feet to a capped iron rod set for corner;

Thence North 89 degrees 58 minutes 47 seconds West with a North line of said Tower Ridge Apartments a distance of 183.55 feet to a capped iron rod set for corner in the East lien of Block 11 of Meadows Oaks subdivision, Phase II, according to the plat thereof recorded in Cabinet P, Page 260, said Plat Records;

Thence North 00 degrees 22 minutes 40 seconds East with the East line of said Block 11 of Meadow Oaks Subdivision, and passing en route at a distance of 58.24 feet a capped 5/8" iron rod found for witness at the Northeast corner of Lot 46 of said Block 11 of Meadow Oaks Subdivision common to the Southeast corner of Lot 45 of said Block 11 of Meadow Oaks Subdivision, and continuing on said course, and passing en route at a distance of 153.14 a capped 5/8" iron rod found for witness at the Northeast corner of said Lot 45, and continuing on said course a total distance of 241.43 feet to a capped iron rod set for corner in the South right-of-way line of Meadows Oaks Drive according to permanent right-of-way dedication, recorded in County Clerk's File Number 10-27633, and that bears South 89 degrees 39 minutes 23 seconds East a distance of 320.76 feet from a capped 5/8" iron rod found at the Northwest corner of said Meadow Oaks Subdivision;

Thence South 89 degrees 39 minutes 23 seconds East with the South right-of-way line of said Meadow Oak Drive a distance of 560.85 feet to a capped iron rod set for corner at a corner clip at the intersection of Meadow Oak Drive and Tower Ridge Road;

Thence South 44 degrees 24 minutes 47 seconds East with said corner clip a distance of 28.18 feet to a capped iron rod set for corner in the West right of way line of Tower Ridge Road;

Thence South 00 degrees 26 minutes 12 seconds West with the West right-of-way line of said Tower Ridge Road a distance of 568.14 feet to the Place of Beginning and Enclosing 6.380 acres of land more or less.

**EXHIBIT “B”  
CROSSPOINTE SUBDIVISION PD  
CONCEPT PLAN CONSISTING OF  
PD DESIGN STATEMENT AND  
PD CONCEPT DESIGN MAP**

The Crosspointe Subdivision is located at the southwest corner of Lake Sharon Drive and Tower Ridge Road. The property encompasses approximately 6.38 acres with a large rolling hill sloping up towards the south. Outside of a 30-foot-wide drainage channel, all 6.38 acres of the property is developable land that is being proposed as the Crosspointe Subdivision as outlined in this Planned Development.

The land use designation is High Density Residential which is the same land use as the Tower Ridge Apartment complex located directly to the south. The current High Density Residential land use, MF-3, designation allows for up to sixteen units per acre. To the west is the Meadow Oak neighborhood, consisting of traditional single family detached homes, zoned PD-13 which provides for a combination of 6,000 to 7,500 square foot lots.

The proposed residential community will include 37 new single-family residential homes that will provide a great opportunity to organically transition between the three surrounding zonings – multifamily, traditional single family, and future mixed use. Incorporating a minimum lot square footage of 4,000 square feet will bring a new quality housing category to the city of Corinth. This type of design provides homes that have the feel of a traditional neighborhood, but put less of a maintenance burden on the consumer. The Crosspointe Subdivision will provide a convenient neighborhood for young professionals and empty nesters looking for a great location and easy access to the Dallas Fort Worth Metroplex. Below is a land use summary table showing the breakdown of the land use and the residential density:

Gross Area	6.38 Acres
Total Residential Lots	37
Density (based on gross area)	5.8 du/ac

The Crosspointe Subdivision will use the standard residential street section to provide access to the proposed lots. The lots are front-entry; therefore, driveways will tie into the proposed streets. The two entrances into the development connect to Tower Ridge Road. This will allow for ample circulation and prevent any use of the neighborhood as a potential cut through.

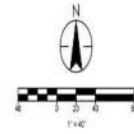
The water, sanitary sewer, and storm sewer lines will be public, in rights-of-way or in easements dedicated to the City. The water line will connect to the existing waterline along Tower Ridge Road and loop through the proposed development before connecting back to the line on Tower Ridge Road. The sanitary sewer line running through the property will be realigned to the proposed plan and will run throughout the proposed development. The storm sewer lines will collect the runoff and convey it into the existing infrastructure on the westside of the property, where it will continue north, downstream, through the culvert on Lake Sharon Drive. The property has existing 500-year flood plain that will not be affected by the development of the property.

The required parkland dedication is 1 acre of park land for each 50 units. Therefore, the UDC does not require park land to be dedicated with this development. A 10-foot wide trail easement will be dedicated connecting Lake Sharon Drive and Tower Ridge Drive's sidewalks and follow the City's master trail plan. Additional sidewalk upgrades will be added to Tower Ridge Road to improve its usability. We will improve a section along the trail within the subdivision to include public picnic tables and barbeques to be maintained in perpetuity by the Crosspointe Subdivision HOA.

This will be developed in one phase by the Skorburg Company. The owner, CrossPointe Community Church of Corinth, has selected the Skorburg Company to rezone and develop the property due to their extensive background in land acquisition and development. The Skorburg Company has fostered a reputation for building high quality, long lasting communities, with over 35 years of experience of developing 90+ properties in 25 municipalities around the Dallas Fort Worth Metroplex.



## EXHIBIT "B" PD DESIGN MAP

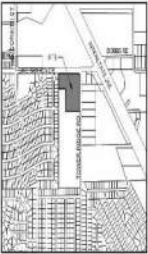
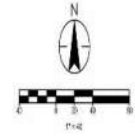
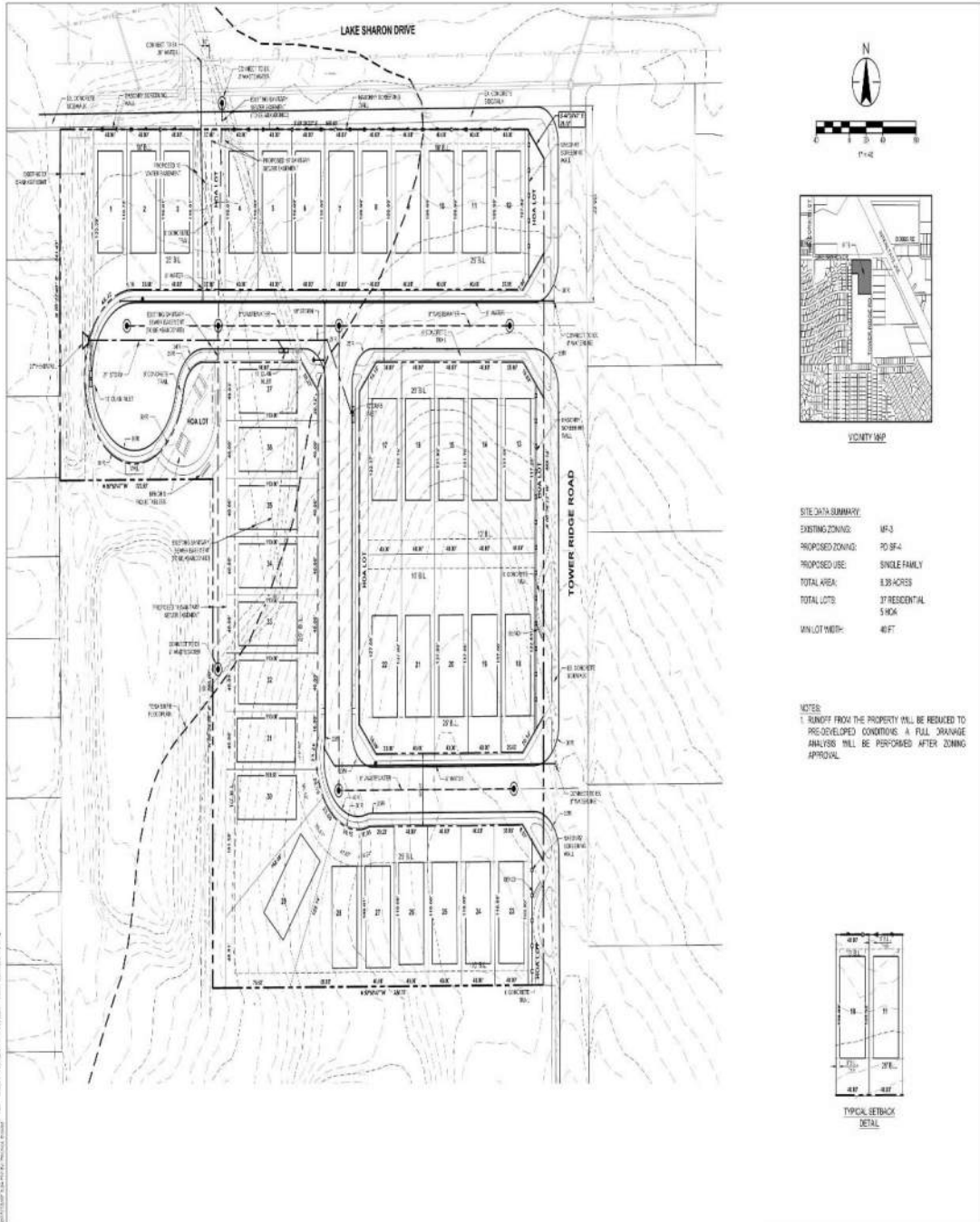


REVISIONS	
No.	Description

Client/Project: SCORBUK COMPANY  
 CROSS POINTE SUBDIVISION  
 CANTON, TEXAS  
 Title: PD DESIGN MAP  
 Permit No:

Author:	2020/07/11
Checker:	
Designer:	
Drawn by:	
Revised:	

**PD CONCEPT PLAN**



VICINITY MAP

**SITE DATA SUMMARY**

EXISTING ZONING:	MF-3
PROPOSED ZONING:	PD SF-4
PROPOSED USE:	SINGLE FAMILY
TOTAL AREA:	8.28 ACRES
TOTAL LOTS:	37 RESIDENTIAL 5 HCK
MIN LOT WIDTH:	40 FT

**NOTES:**  
 1. RUNOFF FROM THE PROPERTY WILL BE REMOVED TO PRE-DEVELOPED CONDITIONS. A FULL DRAINAGE ANALYSIS WILL BE PERFORMED AFTER ZONING APPROVAL.



TYPICAL SETBACK DETAIL

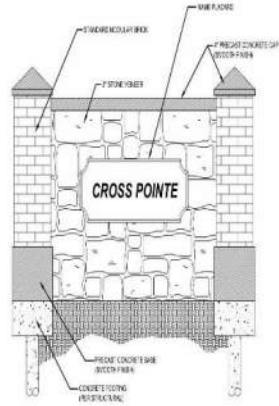


PROJECT NO.	18-01-18-0001
DATE	11/15/2018
SCALE	AS SHOWN
DRAWN BY	SWP
CHECKED BY	SWP
DATE	11/15/2018
PROJECT	CROSSPOINTE SUBDIVISION
LOCATION	HOUSTON, TEXAS
DESCRIPTION	PD CONCEPT PLAN

Client/Project:  
 SKORBIENSKI COMPANY  
 CROSS POINTE SUBDIVISION  
 HOUSTON, TEXAS  
 SHEET NO. 9  
 PD CONCEPT PLAN

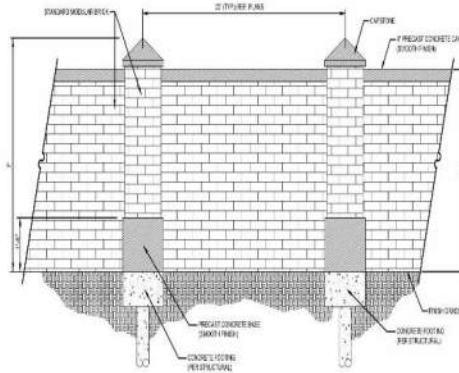
DATE	11/15/2018
BY	SWP
CHECKED BY	SWP
DATE	11/15/2018
PROJECT	CROSSPOINTE SUBDIVISION
LOCATION	HOUSTON, TEXAS
DESCRIPTION	PD CONCEPT PLAN
DRAWN BY	SWP
CHECKED BY	SWP

### SCREENING WALL DETAIL



**ENTRY FEATURE**  
SECTION LOCATED PER PLAN

SCALE: NOT TO SCALE



**MASONRY SCREENING WALL**  
SECTION

SCALE: NOT TO SCALE



REVISION	DATE	BY	CHKD

Client/Project  
**SKOBURGO COMPANY**  
**CROSS POINTE SUBDIVISION**  
**CORNHILL, TEXAS**  
**THE SCREENING WALL DETAIL**

Permit/Issued

Project Number	222212771
Revision	
Date	2/21/21
Drawn	STC
Checked	STC
Reviewed	STC
Approved	STC
Revision	Sheet

**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 Crosspointe Subdivision 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 District**

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

**SECTION 2: USES AND AREA REGULATIONS**

**A. Purpose**

This district is intended to provide for a quality development of a residential community taking advantage of the location and infill qualities.

**B. Permitted Uses and Use Regulations**

In the Planned Development (PD) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the SF-4 Single Family Residential District (detached) regulations of the Unified Development Code except as otherwise included in this PD ordinance.

The Permitted Uses in the SF-4 Single Family Residential District (detached) as listed in Subsection 2.07.03 of the Unified Development Code shall be permitted uses.

**C. Dimensional Regulations**

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the SF-4 Single Family Residential (detached) shall apply, except as follows:

<b>SF-4</b>	<b>Required</b>	<b>Proposed</b>
<b>Minimum Side Yard Setback:</b>		
<b>Interior Lot</b>	7.5' feet	5' feet
<b>Corner Lot</b>	15 feet/ 25 feet from side entry garage	5 feet (all front entry garages)
<b>Minimum Rear Yard Setback</b>	30% of depth or 30'	10' feet
<b>Minimum Lot Area</b>	7,500 square feet	4,000 square feet
<b>Minimum Lot Width:</b>		
<b>Interior Lot</b>	70' at building line / 60' at front property line	40' at building line
<b>Corner Lot</b>	70 feet at building line / 60 at front property line	
<b>Maximum Building Coverage</b>	30%	55%

**D. Development Standards**

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

1. See the following sections for development standards:
  - a. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
  - b. UDC Section 2.09.01 **Landscape Regulations** shall apply.
  - c. UDC Section 2.09.02 **Tree Preservation Regulations** shall apply.
  - d. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply.
  - e. UDC Section 2.09.04 **Building Façade Material Standards** shall apply, except as follows:
    - i. The exterior facades of a main residential building or structure shall be constructed of eighty-five (85) percent Class 1 Masonry Construction.

- ii. Individual exterior walls shall contain no less than eighty-five (85) percent Class 1 Masonry Construction.
  - iii. Fiber cement siding may constitute fifteen (15) percent of stories other than the first story, where located over the roofline.
  - iv. Housing types (styles) and mix of materials must be varied so that no one (1) housing type or style or with the same material mix is adjacent to another.
- f. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply.
  - g. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply.
  - h. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
  - i. UDC Section 4.01 **Sign Regulations** shall apply.
  - j. UDC Section 4.02 **Fence and Screening Regulations** shall apply.
2. Garages
- a. Each home shall have at least a two car enclosed garage, 20' x 20' minimum.
  - b. Access to the garage shall be by means of a driveway located in the front connecting with an adjacent public street, alley, public access easement, approved private street, or approved private access easements.
  - c. Required two-car garages shall not be converted to livable square footage/area.
3. Driveways
- a. Residential lots shall have concrete driveways.
  - b. Residential lots shall have all-weather surfaced driveways.
    - i. 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.

**E. Amenities**

- 1. The following amenities shall be required in the common open space areas:
  - a. A minimum 6-foot-wide concrete trail within the subdivision.
  - b. A minimum of two (2) benches located along the trail adjacent to Tower Ridge Road.

- c. A minimum of two (2) picnic tables and two (2) barbeque grills or other similar street furniture located along the trail within the subdivision.
2. A Homeowner's Association (HOA) shall be established that will be responsible for the maintenance of all common areas, and any open space, trails, fire lanes, access easements, and any amenities/street furniture and landscaping within the common areas.