



**SADDLEBROOK  
PLANNED DEVELOPMENT NO. 74  
BASE ZONING DISTRICT: SF-4 SINGLE FAMILY  
RESIDENTIAL  
ORDINANCE NO. 25-04-03-16  
(ADOPTED 4-3-2025)**

**ATTACHMENT:**

- MINOR PD AMENDMENT – MINIMUM LOT AREA  
(APPROVED BY STAFF 10-2-2025)**

**CITY OF CORINTH, TEXAS**  
**ORDINANCE NO. 25-04-03-16**

**SADDLEBROOK PLANNED DEVELOPMENT DISTRICT #74**

**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 AN APPROXIMATE  $\pm 16.710$  ACRES OF LAND AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" HEREIN, FROM SF-2 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 SADDLEBROOK PLANNED DEVELOPMENT DISTRICT NO. 74 ("PD-74"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT "A"); PROVIDING A GRAPHIC DEPICTION OF THE AREA OF REZONING INCLUDING EXISTING SITE CONDITIONS AND EXISTING TREE COVERAGE TO BE PRESERVED (EXHIBIT "B"); APPROVING PLANNED DEVELOPMENT DESIGN STATEMENT (EXHIBIT "C"); APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT "D"); APPROVING A PD CONCEPT PLAN (EXHIBIT "E"); APPROVING A CONCEPTUAL LANDSCAPE PLAN (EXHIBIT "F"); APPROVING A DETAILED TREE SURVEY AND TREE PRESERVATION PLAN (EXHIBIT "G"); AND APPROVING REPRESENTATIVE ELEVATION IMAGERY (EXHIBIT "H"); 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; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Corinth, Texas has adopted a Unified Development Code of the City as part of its Code of Ordinances, 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 approximate  $\pm 16.710$  acres of land as described in **Exhibit "A"** hereto (the "Property"), is currently zoned as SF-2 Single Family Residential (Detached) under the City's Unified Development Code and as designated on the City's Zoning Map; and

**WHEREAS**, 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 district of SF-4 Single Family Residential (Detached) under the City's Unified Development Code ("UDC"), more specifically identified as Saddlebrook Planned Development District No. 74 ("PD-74"); 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 denial 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 zoning for 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 "D"** 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 on and off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

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

**WHEREAS**, the City Council finds that the requested Amendment to the City's Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property to PD-74 promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing recitals 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 classification on an approximate ±16.710 acres of land, the overall boundary and legal description as specifically described in **Exhibit "A,"** attached hereto and incorporated herein (the "**Property**") and as depicted in **Exhibit "B,"** attached hereto and incorporated herein (the "**Graphic Depiction**"), from SF-2 Single Family Residential (Detached) to PD-Planned Development Zoning District with a base zoning of SF-4 Single Family Residential (Detached) and identified as Saddlebrook Planned Development District No.74 ("PD-74"). The Zoning Map of

the City is also hereby amended to reflect the new zoning classification for the Property as PD-74 in accordance with this Ordinance.

### **SECTION 3. PLANNED DEVELOPMENT DESIGN STATEMENT AND CONCEPT PLAN**

The Planned Development Design Statement for the Property as set forth in **Exhibit “C”**, (the “**PD Design Statement**”), a copy of which is attached hereto and incorporated herein and the Planned Development Concept Plan for the Property as set forth in **Exhibit “E”**, (the “**PD Concept Plan**”), a copy of which is attached hereto and incorporated herein, are each 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 the Conceptual Landscape Plan (“**Exhibit F**”), Detailed Tree Survey and Tree Preservation Plan (“**Exhibit G**”), and Representative Elevation Imagery (“**Exhibit H**”) and are collectively herein referred to as the “**Ancillary Conceptual Plans**”. The Ancillary Conceptual Plans are attached hereto and incorporated herein.

### **SECTION 5. LAND USE REGULATIONS/ZONING MAP**

A. The Zoning and **Planned Development Standards** set forth in **Exhibit “D”**, 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 (“PD-74”) with a base zoning of SF-4, Single Family Residential (Detached). In the event of conflict between the provisions of **Exhibit “D”** and provisions of any other City zoning regulations, including without limitation the regulations governing the SF-4 Single Family Residential (Detached) zoning district, **Exhibit “D”** 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 PD Design Statement (**Exhibit “C”**), Planned Development Standards (**Exhibit “D”**), the PD Concept Plan (“**Exhibit E**”), and the Ancillary Conceptual Plans (Conceptual Landscape Plan (**Exhibit F**)), Detailed Tree Survey and Tree Preservation Plan (**Exhibit G**), Representative Elevation Imagery (**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, this Ordinance, and all Exhibits hereto. 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 Design Statement, the Planned Development Standards, 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-2 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 Saddlebrook Planned Development District No. 74 ("PD-74").

## **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 direct 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)

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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 4<sup>th</sup> DAY OF APRIL, 2025.**

Approved by:  
Bill Heidemann  
AC74FAA88CA6468...

Bill Heidemann, Mayor

Attest:  
*Lana Wylie*  
D77DD89FB0C3473...

Lana Wylie, City Secretary



Approved as to form:

*Patricia Adams*  
B5BAF55D871D428...

Patricia A. Adams, City Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**16.710 ACRE TRACT**

**BEING** a tract of land situated in the W.C. GARRISON SURVEY, ABSTRACT NO. 508, and the D.A. WARE SURVEY, ABSTRACT NO. 1580, Denton County, Texas and being all that tract of land conveyed to Heather Allison Bacon and Paige Almond Fletcher according to the document filed of record in Document No. 2022-71102, Deed Records, Denton County, Texas (D.R.D.C.T.), being described as a part of that tract of land conveyed to Charles I. Fletcher, as recorded in Document No. 2004-91956, Deed Records, Denton County, Texas, all those tracts referred to as Tract 1, Tract 2 and Tract 3, conveyed to Madison Trust Custodian Fbo Joni Waverka, according to the document filed of record in Document No. 2024-69914, Deed Records, Denton County, Texas, part of ANTIOCH FELLOWSHIP ADDITION, an Addition to the Town of Corinth, Denton County, Texas according to Document No. 2016-128, Plat Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with a yellow plastic cap found in the east line of Post Oak Drive, a 60 foot right of way according to the document filed of record in Volume 5254, Page 4843, Deed Records, Denton County, Texas, for the common northwest corner of TERRACE OAKS, PHASE ONE, an Addition to the Town of Corinth, Denton County, Texas according to the plat filed of record in Document No. 2017-59, Plat Records, Denton County, Texas and being the common southwest corner of said Bacon/Fletcher tract;

**THENCE** North 07 degrees 05 minutes 39 seconds East, with the east line of said right of way, a distance of 13.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner of this tract;

**THENCE** North 04 degrees 35 minutes 41 seconds East, continuing with said east line of said right of way, a distance of 448.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner of this tract;

**THENCE** South 42 degrees 46 minutes 38 seconds East, leaving said east line of said right of way, a distance of 27.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** North 89 degrees 51 minutes 02 seconds East, a distance of 37.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 15 degrees 56 minutes 59 seconds, a radius of 440.00 feet and a chord bearing and distance of North 81 degrees 52 minutes 33 seconds East, 122.09 feet;

**THENCE** Easterly, with said curve to the left, an arc distance of 122.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 15 degrees 27 minutes 34 seconds, a radius of 500.00 feet and a chord bearing and distance of North 81 degrees 37 minutes 50 seconds East, 134.50 feet;

**THENCE** Easterly, with said reverse curve to the right, an arc distance of 134.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** North 89 degrees 21 minutes 37 seconds East, a distance of 182.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** South 00 degrees 39 minutes 40 seconds East, a distance of 2.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 04 degrees 12 minutes 41 seconds, a radius of 430.00 feet and a chord bearing and distance of South 81 degrees 24 minutes 22 seconds West, 31.60 feet;

**THENCE** Southwesterly, with said non-tangent curve to the left, an arc distance of 31.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** South 79 degrees 18 minutes 01 seconds West, a distance of 101.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 10 degrees 02 minutes 17 seconds, a radius of 370.00 feet and a chord bearing and distance of South 84 degrees 19 minutes 11 seconds West, 64.74 feet;

**THENCE** Southwesterly, with said curve to the right, an arc distance of 64.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of the above-mentioned ANTIOCH FELLOWSHIP ADDITION;

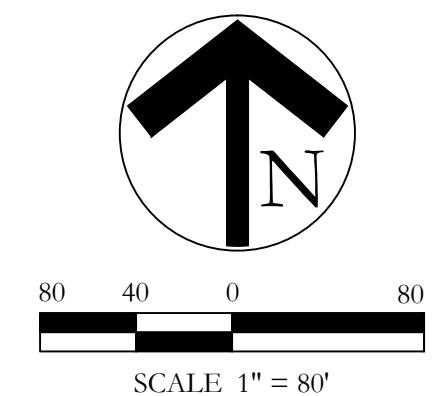
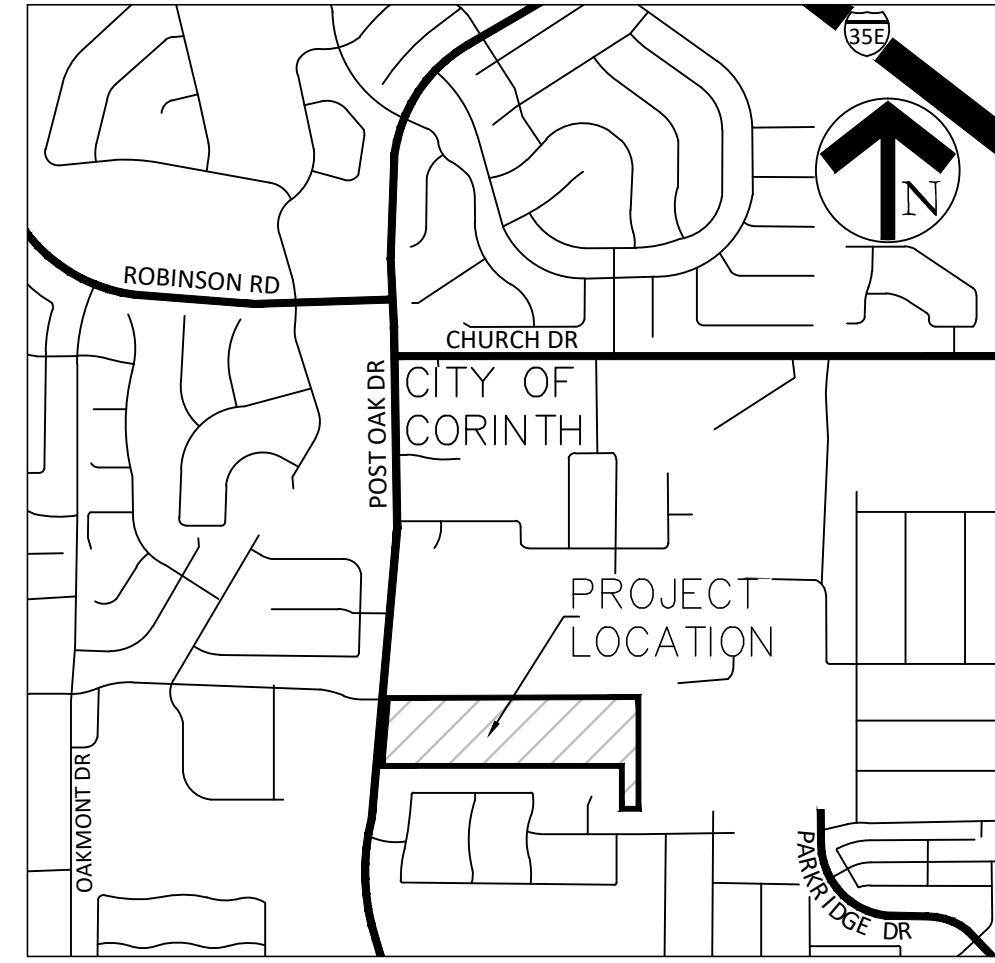
**THENCE** North 89 degrees 20 minutes 20 seconds East, with the south line of said ANTIOCH FELLOWSHIP ADDITION, a distance of 1,232.23 feet to a 1/2" iron rod found in the west line of Lot 1, Block A of HAISLIP FAMILY FARM, an Addition to the Town of Corinth, Denton County, Texas according to the plat filed of record in Cabinet I, Page 181, Plat Records, Denton County, Texas and being the southeast corner of said ANTIOCH FELLOWSHIP ADDITION and common northeast corner of the above-mentioned Tract 1;

**THENCE** South 00 degrees 40 minutes 02 seconds East, with said west line, a distance of 696.79 feet to at a 1/2" iron rod found for the most westerly northwest corner of ASHFORD PARK, PHASE THREE, an Addition to the Town of Corinth, Denton County, Texas according to the plat filed of record in Document No. 2024-290, Plat Records, Denton County, Texas, same being common with the most easterly northeast corner of the above-mentioned TERRACE OAKS, PHASE ONE, and common southeast corner of said Tract 1;

**THENCE** South 89 degrees 59 minutes 55 seconds West, with a north line of said TERRACE OAKS, PHASE ONE, a distance of 121.43 feet to a 1/2" iron rod found at an interior "ell" corner of said TERRACE OAKS, PHASE ONE and common with the most southerly southwest corner of said Tract 1;

**THENCE** North 00 degrees 00 minutes 56 seconds East, with the east line of said TERRACE OAKS, PHASE ONE, a distance of 247.47 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC", set for the most northerly northeast of said TERRACE OAKS, PHASE ONE and being an interior "ell" corner of said Tract 1;

**THENCE** South 89 degrees 30 minutes 06 seconds West, with the north line of said TERRACE OAKS, PHASE ONE, a distance of 1,453.39 feet to the **POINT OF BEGINNING** and containing 16.710 acres of land.



**EXHIBIT B**  
Existing Site Conditions and  
Existing Tree Cover to be Preserved  
**CANYON CREEK**  
**CITY OF CORINTH, DENTON COUNTY, TEXAS**

TOTAL RESIDENTIAL LOTS 97  
TOTAL OPEN SPACE 9  
TOTAL GROSS ACRES 16.710

OUT OF THE  
WILLIAM C. GARRISON SURVEY, ABSTRACT No. 508

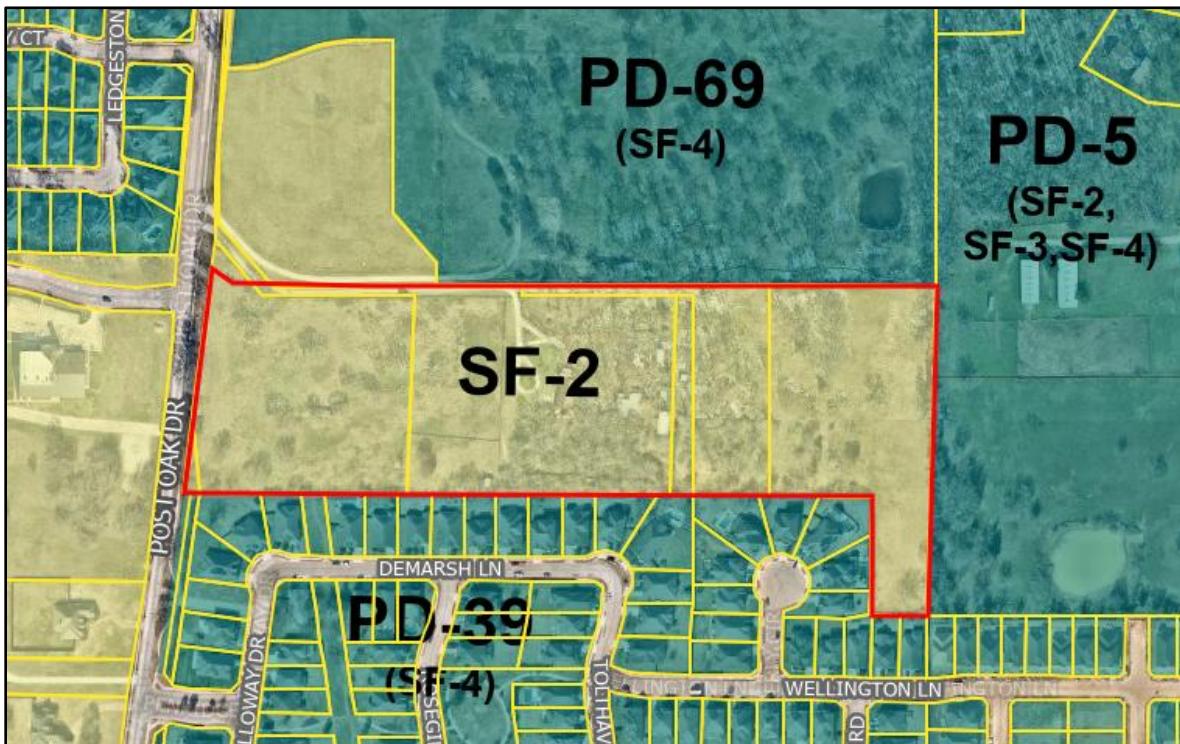
Applicant  
Bridge Tower Homes, LLC  
5430 LBJ Freeway, Suite 1050  
Dallas, Texas 75240  
Phone: 469-936-1695  
Contact: Shaivali Desai

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3100  
Contact: Tom Dayton, PE

**EXHIBIT "C"**  
**PD DESIGN STATEMENT**

**A. PROJECT ACREAGE AND LOCATION**

The proposed Saddlebrook Planned Development is located on the east side of Post Oak Drive at the Creekside Dr. intersection. The property consists of approximately 16.77 acres. The property is currently zoned SF-2. There is an existing house structure located on the property, as well as a couple of existing sheds. The southern property boundary is bordered by an existing single family subdivision (Terrace Oaks), zoned PD-39 and the northern property boundary is bordered by future Creekside Drive and PD-69 (Hillside at Corinth) and undeveloped land. The eastern property boundary is vacant and zoned PD-5. Post Oak Drive runs along the whole length of the western property boundary.



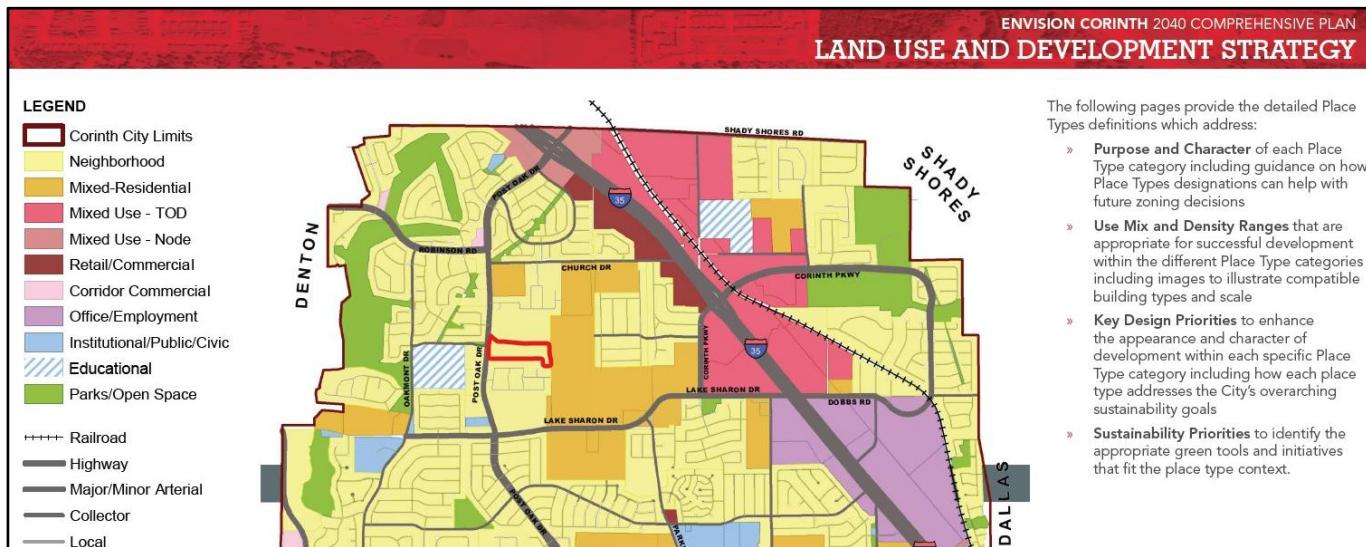
**B. EXISTING SITE CONDITIONS (see Exhibit "B" for Existing Conditions)**

The property is currently used for residential and agricultural purposes. Below is a brief description of the existing physical characteristics of the property.

1. Elevations & Slope Analysis - The highest point of the property is generally located in the northern middle portion of the property and has an approximate elevation of 669. The site then slopes downward east, west & south from this high point. The approximate lowest elevation at the west property line is 647. The approximate lowest elevation at the south property line is 616 and the approximate lowest elevation at the east property line is 610.
2. Soil Characteristics - The soil characteristics of the property are typical of those found in North Texas, specifically those found in the City of Corinth. Most of the property is comprised of Gasil fine sandy loam.

3. Tree Cover - Portions of the property are “heavily treed”.
4. Floodplain/Drainage/Wetlands/Pond - None of the property is located within a floodplain. Detention ponds are anticipated near Post Oak Drive to handle runoff to the west and the southeast corner of the property to handle runoff to the east. This will be further analyzed and sized during final design of Civil Plans. There is one healthy Heritage Tree (41") located in the middle-west of the property that will be removed. There is also another dead Heritage Tree that is located in the Creekside Dr. ROW that will be removed.
5. Other - There is an existing 50' gas easement running from the existing Terrace Oaks subdivision up through the proposed development to the future Creekside Drive right of way. This gas easement will be preserved as open space. If this gas line is inactive and can be abandoned, then the line will be removed during construction and the easement will be abandoned with the Final Plat.

In accordance with the Envision 2040 Comprehensive Plan, adopted in 2020, the site is identified as Neighborhood per the Land Use and Development Strategy with the purpose and intent of maintaining the character and quality of existing neighborhoods and ensuring property values of existing neighborhoods stay stable through focus on maintenance, code enforcement, and neighborhood improvements (pocket parks, sidewalk connections to schools, entry features, etc.). The land use types and density envisioned are based on existing neighborhood layout and context and will provide appropriate transitions to existing neighborhoods. Design priorities are maintaining existing street network, parks and open space and providing additional sidewalk and trail connections where feasible. Additionally, sustainable priorities include focusing on local area detention infrastructure that also serves as an amenity for the benefit of adding value to the development.



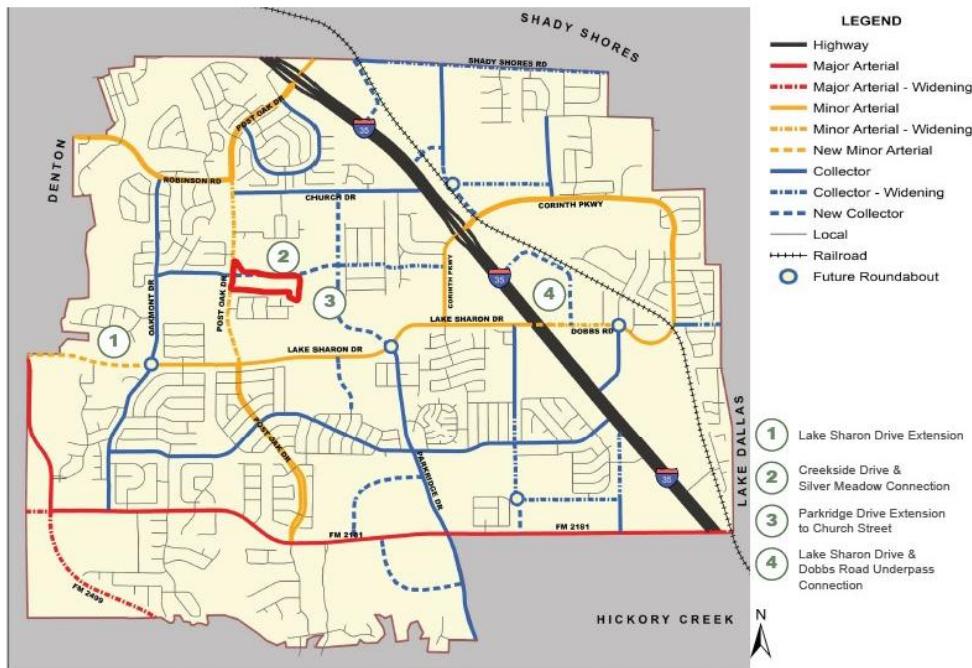
Additionally, the Envision Corinth 2040 Comprehensive Plan Master Thoroughfare Plan Mobility and Strategy identifies a new Collector Street and a 6' sidewalk/trail to be located on the South side of Creekside through the subject site. The plan further notes that traffic calming measures be considered in order to slow traffic.

ENVISION CORINTH 2040 COMPREHENSIVE PLAN  
MOBILITY STRATEGYMASTER  
THOROUGHFARE  
PLAN

The dotted lines in the map represent future planned roads of various classes. The largest connectivity improvement will be extending Parkridge Drive from Lake Sharon Drive to Church Drive. The City also plans to connect Creekside Drive to Silver Meadow Lane. As development begins to attract more people to this area of town, the roadway connections are necessary to move people and automobiles throughout the City.

Another key connection project will connect Meadow Oak Drive/Lake Sharon Drive to Dobbs Road by creating an underpass or overpass around Interstate 35E. This way residents living on the southeast quadrant of the City have access to all areas of Corinth. The Lake Sharon Drive extension project is also currently under construction on the west side of the City. A few other projects have been identified on the Master Thoroughfare Plan (MTP).

In the residential areas traffic calming measures can be considered to slow speeds. The Future Local street section is an example of a change that is being implemented in this plan to address traffic calming through narrower streets in residential areas. Speed control and intersection improvements will be the two most effective tools in Corinth working to mitigate crashes on their local network. Speed control measures were being developed as this plan was being crafted.



In coordination with the City Staff and adjacent landowners the Saddlebrook Concept plan shows the extension of Creekside Drive (Collector Street) along the northern boundary of the site. This will improve access to the site as well as contribute to the overall master thoroughfare plan and vision of Corinth. The extension of Creekside Drive will provide additional mobility and access for the upcoming Hillside Corinth development to the north.

## **C. PROJECT OVERVIEW / DESCRIPTION**

The Saddlebrook Planned Development will be a single-family residential development that will provide a thriving community, promoting lot size variety and tree preservation.

The Future Land Use designation for this property is Neighborhood. The purpose and intent of Neighborhood is to maintain the character and quality of existing neighborhoods and ensure property values of existing neighborhoods stay stable through focus on maintenance, code enforcement, and neighborhood improvements (pocket parks, sidewalk connections to schools, entry features, etc.).

Saddlebrook will accommodate a trail connection at the existing Terrace Oaks subdivision, as well as, through the community and along the proposed collector roadway (Creekside Drive), in accordance with the City's Transportation Plan.

The proposed base zoning district for Saddlebrook shall consist of SF-4, Single Family Residential (Detached). In an effort to promote a variety of housing options and housing products for future/existing Corinth residents, the Saddlebrook Planned Development will provide a mix of lot sizes. Saddlebrook Planned Development lot mix will consist of two (2) different lot size categories with the following minimums: "30's" (30-foot-wide detached home lots) – minimum lot size of 3,000 square feet, and "45's" (45-foot-wide detached home lots) – minimum lot size of 4,750 squarefeet.

The Saddlebrook Planned Development will provide the City of Corinth's market with new residential, detached, single-family homes with a maximum gross density of approximately 5.78 dwelling units per acre as presented in Exhibit "E" – PD Concept Plan. This development will provide a great opportunity for a variety of new residents searching for a high-quality home in Corinth.

**EXHIBIT “D”**  
**PLANNED DEVELOPMENT STANDARDS**

**SECTION 1: PURPOSE AND BASE DISRICT**

**A. Purpose**

The regulations set forth herein provide development standards for single family residential uses within the Saddlebrook Planned Development District (PD). The boundaries of the PD are identified by metes and bounds on the Legal Description, Exhibit “A” to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development “PD” Concept Plan as depicted on Exhibit “E” and associated Ancillary Concept Plans. Any use that is not expressly authorized herein is expressly prohibited in this PD. The regulations set forth herein.

**B. Base District**

In this PD, the “SF-4” Single-Family Residential District (Detached) regulations of the Corinth Unified Development Code (UDC), 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**

The Saddlebrook Planned Development is intended to provide a quality residential development utilizing the location and concepts outlined in the Envision Corinth 2040 Comprehensive Plan by promoting variation in single-family dwelling types and lot sizes to create a “traditional neighborhood development” following new urbanist concepts while respecting the larger lot transitions of the existing surrounding neighborhoods. The development includes approximately 97 Single-Family Detached lots, as set forth in Exhibit “E” – PD Concept Plan, providing views and access to common open spaces including a large central green space designed to preserve a large grove of existing mature trees. The preserved tree area will have natural slopes ranging from 10-25%. The remarkable topography of the preserved area will facilitate the six-foot (6') trail system that will meander through the trees and will provide a natural amenity for the community to enjoy.

**B. Permitted Uses and Use Regulations**

In the proposed PD, no building, or lands 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 UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the SF-4, Single Family Residential (Detached) District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the proposed PD District. The residential building layout shall be in general conformance with the PD Concept Plan shown in Exhibit “E” attached hereto.

### C. Dimensional Regulations

UDC Subsection 2.08.04 Residential Dimensional Regulations Chart for the SF-4 Single Family Residential (Detached) District shall apply, except as modified in Table A – Dimensional Requirements below:

Table A – Dimensional Requirements:

	SF-4 Base:	Dimensional Standards/Modification:	
		30' Lots	45' Lots
<b>Front Yard Setback</b>	25'	7.5'	20'/10' (1 &2)
<b>Side Yard Setback:</b> <b>Interior Lot</b>	5'	Min 0', Min Cumulative	5'
<b>Corner Lot</b>	15'	6' 10'(3)	10'(3)
<b>Rear Yard Setback</b>	20'	20'	15'
<b>Garage Setback</b>	25'	20' (rear entry)(4)	20' (2)
<b>Minimum Lot Area</b>	7,500 SF	3,000 SF	4,750 SF
<b>Maximum Density</b>	N/A	N/A	N/A
<b>Minimum Lot Width:</b>	70' at building line	30'	45'
<b>Minimum Lot Depth</b>	100'	90' (105' typical)	98' (115' typical)
<b>Minimum Floor Area</b>	1,500 sq. ft.	1,300 sq. ft.	1,500 sq. ft.
<b>Maximum Height (feet/stories)</b>	35'/2.5	35' / 2.5	35' / 2.5
<b>Maximum Building Area (all buildings)</b>	30%	70%	70%

- (1) 10' Minimum Setback for the Front Porch
- (2) 20' Garage Setback on Front Entry Units.
- (3) Corner Lot is the lot where Lot sides to street ROW only.
- (4) Alley loaded 30' corner Lot to have minimum 18' garage setback.

## D. Development Standards

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

1. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply, as may be amended.
2. **UDC Subsection 2.09.01 Landscaping Regulations for Attached, and Detached Single Family Developments** shall apply, except as modified below:
  - a. Subsection 2.09.01.B.2.B.(a) and (b) **Required Landscaping and Location of Trees** shall be modified to require, at a minimum, the number, size, and location of Shade Trees for 30' Home Lots and 45' Home Lots as depicted in Exhibit “F” – Conceptual Landscape Plan (where Shade Trees are shown within lots, within the right-of-way, and within Common Open Space X-Lots). The exact location and type of species of said Shade Trees shall be further defined in the detailed Landscape Plan to be submitted with Civil Plans. The detailed Landscape Plan shall serve as a guide for the Builder and City Staff during construction by identifying the species to be planted along each street as well as standards for Shade Trees to be located within the public right-of-way (in the “Parkway,” where Parkway is defined as the five foot (5') or wider landscaped area between the sidewalk and curb), and as located within the respective Lots fronting onto common open space X-Lots (where Shade Trees as shown to be located along the sidewalk/trail). Shade Trees shall be located 30' on center within the aforementioned parkway.
    - i. The Builder shall be responsible for the installation of the Shade Trees associated with each 30' and 45' Lots as described above and depicted on Exhibit “F”— Conceptual Landscape Plan and as shall be further designed on the Landscape Plans at time of the Civil Plans as noted above. This shall include Shade Trees to be located in the Parkway adjacent to each lot (front and side frontage) and trees shown within the lot or common open space lot, where applicable. The installation of the shade trees shall be satisfied prior to issuance of Certificate of Occupancy/Building Final.
    - ii. The Developer shall be responsible for installing Shade Trees within all “Parkway” locations that abut common open space lots and along Creekside Drive and shall be further defined in the Landscape Plan to be submitted at time of Civil Plan).
    - iii. 30' and 45' Homes shall be subject to the minimum landscape requirements including shrubs and ornamental tree(s) as set forth in Subsection 2.09.01.B. – Requirements for Single Family Attached and Detached Lots except as noted above whereby the required Shade Trees shall be permitted (and shall be required) to be located within the Parkway (departure from B.(b)(1) location of trees) and with the exception that landscape in all front yards shall be consistent with the principles and recommendations of Texas SmartScape landscaping.
  - b. All landscaping and Shade Trees within the Parkway, along Creekside Drive, and within the common open space X-Lots shall be maintained by the Homeowners Association in perpetuity.
  - c. Front yard and common open space lot landscaping shall utilize drought-tolerant, native vegetation in keeping with Texas SmartScape principles.

**3. UDC Subsection 2.09.02 Tree Preservation shall apply, except as modified below:**

- a. The Applicant has agreed to preserve a minimum of 20.1% of the total Healthy Protected Tree caliper inches on site within Common Open Space Lots (X-Lots) as generally depicted on Exhibit "F"- Conceptual Landscape Plan and Exhibit "G" - Tree Preservation Plan which currently depict a preservation rate of 26.8% as a goal. Recognizing this commitment, 1.79 acres of the Tree Preservation area shall be counted towards satisfying the minimum required Trail and Land Dedication Requirements of UDC Subsection 3.05.10. provided that a minimum 20.1% percentage of Healthy Protected Tree caliper inches are preserved in perpetuity within the Common Open Space Lots (X-Lots) as referenced herein for minimum preservation and as confirmed at the time of Civil Construction Plans with the submittal of the formal Tree Preservation/Mitigation Plan documents.

**4. UDC Subsection 2.09.03 Vehicular Parking Regulations and Pedestrian Oriented Street Design shall apply, except as modified below:**

- a. Two car garage spaces shall be provided to accommodate off-street parking requirements for single family dwellings.
- b. On-Street parking shall be provided as generally depicted in **Exhibit "E"—PD Concept Plan** and **Exhibit "F"—Conceptual Landscape Plan**.
- c. Typical Street Sections are presented in Exhibit "E" – PD Concept Plan and depict the location of on-street parking spaces, curbs, parkways, street trees, sidewalks, and minimum front yard setbacks.

**5. UDC Subsection 2.04.04.C.2 Garage Regulations shall apply, except as modified below:**

- a. The garage door(s) shall have a minimum setback of 20 feet. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation. In conjunction with this standard is the minimum/maximum primary façade setback requirement of 10'(minimum) to 20'(maximum) which requires the front porch and/or front façade of the home to define the streetscape.
- b. Driveway width shall be a minimum of 11 feet wide and a maximum of 16 feet wide and may widen to a maximum width of 18' past the inner edge of the sidewalk. If the driveway is less than 16' in width, the curb shall be designed with a rolled curb.
- c. For any dwelling on a lot less than 45' in width (Typical 30'Lot) at the front building setback line, the garage shall be accessed by the alley
- d. Garage doors facing the public street shall be decorative with either hardware and/or glass inserts. Additionally, sconces shall be provided as an architectural amenity along with the decorative doors. Alley served garage doors are not subject to this provision.
- e. The following are examples of decorative garage doors that generally comply with this section.



6. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, except as modified below:

- a. Exterior wall materials – Each façade (excluding doors and windows) shall consist only of masonry construction materials and/or fiber-reinforced cementitious board as presented in Exhibit “G”—Representative Product Types.
- b. Each building shall include at least four of the following architectural elements; however, a Covered Front Porch shall be required for each front façade for all residential lots (min. 70 square feet) and a brick accent shall be required on the front façade for 30% of residential lots.
  - i. Metal roof accents;
  - ii. Dormers;
  - iii. Offsets within each building (a minimum 5 feet to receive credit);
  - iv. Covered Front Porches (a minimum of 7' depth & seventy (70) square feet in size, including the front door entrance area);
  - v. Stoops (a minimum of 2 feet tall by 4 feet wide);
  - vi. Varied roof height in building (a minimum of 10-foot difference)
  - vii. Sconce lighting;
  - viii. Decorative banding or molding;
  - ix. Awnings or canopies – awning or roof overhang over garage door shall be required for all front-loaded lots as generally shown on Exhibit “G” – Representative Elevation Imagery
  - x. Front porch columns;
  - xi. Bay windows; and
  - xii. Shutters

7. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall apply.
8. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply.
9. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
10. **UDC Subsection 4.01 Sign Regulations** shall apply.
11. **UDC Subsection 3.05.05 Alley Standards** shall apply.
  - a. Typical Alley Section – see Exhibit “E” – PD Concept Plan
12. **UDC Subsection 3.05.09 Lot Standards** shall apply, except that 30' Lots fronting onto Common Open Space X-lots, with rear entry access provided by an alley, shall be allowed, as shown in Exhibit “E”.
13. **UDC Subsection 3.05.10 Park and Trail Dedication** requires that Park and Trail dedication for Residentially Zoned Property be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination shall apply, except as modified below:
  - a. Exhibit “E” shows 4.11 acres of common open space land to be owned and maintained in perpetuity by the Homeowners Association. Of that area, 1.91 acres shall satisfy the requirement of Subsection 3.05.10. Amenities within the common open space lots include site furnishing and associated enhanced landscaping located along sidewalks and trails.
  - b. Existing Healthy Protected Trees and any required Mitigation Trees to be replanted within common open space lots shall be preserved in perpetuity and cared for by the Homeowner’s Association.
  - c. Trails, sidewalks, and amenities located within the common open space (X-lots) shall be maintained and replaced in kind in the event of removal, disrepair, and/or destruction as provided for the restrictive covenants. The details of such ownership and maintenance obligation shall be set forth in the covenants and shall be recorded prior to recording of the Final Plat
    - i. Developer shall construct a minimum six foot (6') wide trail system, which may meander between the public right-of-way and the common open space lots along Creekside Drive(X-lots) and a five foot (5') wide trail system through 50' gas easement (with gas company’s permission) as generally depicted in Exhibit “F”—Conceptual Landscape Plan. Where a sidewalk or trail meanders outside of the public right-of-way and into the common open space lots (X-lots), a public pedestrian access easement shall be provided permitting public access along the pedestrian trail system.
  - d. Trails shall utilize lighting in strategic locations in line with best practices. Location of lighting to be ultimately determined at the time of full landscape plan submittal.
  - e. The western wet retention area shall be improved with walkway/sidewalk to the North and South of it. It should have at least 1 defined landscape pocket to include sitting area with benches, lighting and shrub bed. The pond shall include a fountain feature.
  - f. The eastern dry detention area shall be improved with five-foot (5') meandering trail on 2 sides that include defined landscape pockets to include sitting area with benches, lighting ornamental grass and shrub bed. Shade trees and ornamental trees provided along the trail may count towards mitigation credits. The flat bottom of the basin shall be kept manicured,

maintained, and in a condition that will not promote standing water. Mitigation trees such as bald cypress may be planted in clusters in strategic locations within the basin area to create small groves and shade around the edges of the pond, provided no trees interfere with the function of the pond as determined at the time of Civil review.

g. A nature-based design playground shall be installed within the common open space, with final design to be determined at time of Landscape/Hardscape Plan with the Civil Plan Set.

14. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply, except as modified below and further depicted on Exhibit "F" – Conceptual Landscape Plan:

- A 6'-0" in height masonry-wall with 7'-0" in height masonry columns, with columns spaced every other lot corner and at wall ends, shall be provided as shown on Exhibit "F".
- The following standards shall apply to fencing as noted on Exhibit "F" – Conceptual Landscape Plan and further outlined below:

-  6'-0" HT. MASONRY SCREENING WALL WITH  
7'-0" HT. MASONRY COLUMNS AT WALL  
TERMINATION; BY DEVELOPER
-  6'-0" HT. ORNAMENTAL METAL FENCE  
WITH 7'-0" HT. MASONRY COLUMNS AT  
FENCE TERMINATION; BY DEVELOPER
-  6'-0" HT. ORNAMENTAL METAL FENCE;  
BY BUILDER

### **SECTION 3: OTHER DEVELOPMENT CONSIDERATIONS**

#### **A. Representative Product Type**

- Exhibit "G" provides a representation of the home model types to be constructed in the Saddlebrook Planned Development according to dwelling type: 30' Lot and 45' Lot

#### **B. Sidewalks**

- Sidewalk shall be provided by home builders during construction of the home with the exception of sidewalks and trails noted along and within the Common Open Space Lots which shall be installed by the Developer

#### **C. Authorization for Sanitary Sewer service**

- Per previous coordination with the City of Corinth, the west half of the proposed development will sewer to Post Oak Drive and then north in an existing sanitary sewer system. The east half of the proposed development will sewer to the southeast and into an existing sanitary sewer manhole within the new Meritage development. Written authorization and an easement will be needed from the existing property owner to the east. The alignment of the offsite sanitary sewer easement shall be referenced on the Preliminary Plat for Saddlebrook as an off-site improvement and dedicated at the time of Civil Plan approval by plat or separate instrument and recorded in the records of the Denton County Clerk.

**D. Creekside Drive**

1. Creekside Drive is on the City's Master Thoroughfare Plan (MTP) and is being proposed to be constructed solely by the applicant. The rights-of-way shall be referenced on the Preliminary Plat for the Saddlebrook plat as off-site improvements and dedicated at the time of Civil Plan approval by plat or separate instrument and recorded in the records of the Denton County Clerk.
2. Should it be determined at the time of civil design that alterations to the north side of Creekside Drive are necessary to accommodate additional retaining walls or other infrastructure, the design of Creekside Drive may be modified to reduce the northern trail width to a minimum of six-feet (6') and reduce the landscape strip width to a minimum of six-feet (6') between the trail and curb as generally depicted on the alternative Collector Road cross-section included on the Concept Plan – Exhibit “E”. This design alteration shall only be permitted should it be determined by the City's Engineer that the proposed eight-foot (8') wide trail cannot be reasonably accommodated, and the trail shall be maximized in width up to 8' as possible.
3. The design and construction of the Creekside Drive shall be in accordance with the typical as depicted on both the Concept Plan - Exhibit “E” and Conceptual Landscape Plan – Exhibit “F” which includes the installation of Shade Trees within the Parkway.

**E. Phasing**

1. This property will be developed in one (1) phase.

**F. Utility Infrastructure/Floodplain and Drainage**

1. Electric, Gas, and Telecom utilities will all be installed in a 7.5' Franchise Utility Easement which shall be dedicated along all street/alley ROW and within a 5' Franchise Utility Easement along the side yard where necessary.
2. There is no floodplain on this property. There is a small offsite sanitary sewer easement in the southeast corner required to serve the east half of the proposed development. Any proposed drainage will not affect the protected tree groves shown in the Tree Preservation Plan.



ANTIOCH FELLOWSHIP ADDI  
DOC. NO. 2016-128  
P.R.D.C.T.  
ANTIOCH CHRISTIAN FELLO  
OF CORINTH TEXAS, INC  
DOCUMENT NO. 2004-9195  
D.R.D.C.T.

EXISTING 5'-0" CONCRETE SIDEWALK, TYP.

J.B. JAMES  
DOCUMENT NO.  
94-00058956  
D.R.D.C.T.

PROPOSED 6'-0" CONCRETE SIDEWALK, TYP.

POST OAK DRIVE

PROPOSED 5'-0" CONCRETE SIDEWALK, TYP.

ENHANCED AMENITY NODE OVERLOOK TO INCLUDE BUT NOT LIMITED TO BENCHES, ORNAMENTAL GRASS AND SHRUB BED, AND TRASH RECEPTACLE LOCATED A MIN. OF 10' FROM SAID BENCH.

6'-0" HT. ORNAMENTAL METAL FENCE; BY DEVELOPER.

6'-0" HT. MASONRY WALL; BY DEVELOPER, TYP.

EXISTING TREES TO REMAIN, TYP.

PROPOSED WET RETENTION POND.

ENHANCED AMENITY NODE OVERLOOK TO INCLUDE BUT NOT LIMITED TO BENCHES, ORNAMENTAL GRASS AND SHRUB BED, AND TRASH RECEPTACLE LOCATED A MIN. OF 10' FROM SAID BENCH.

15' LANDSCAPE BUFFER, TYP.

PROPOSED 5'-0" CONCRETE SIDEWALK, TYP.

EXISTING 5'-0" CONCRETE SIDEWALK, TYP.

PROPOSED 5'-0" WIDTH SIDEWALK; CONCRETE OR DECOMPOSED GRANITE, TYP.

12

7 8 9 10 11

LOT 2X, BLOCK A

3 4 (A) 5

6X

4

ENHANCED AMENITY NODE TO INCLUDE BUT NOT LIMITED TO BENCHES, ORNAMENTAL GRASS AND SHRUB BED, AND TRASH RECEPTACLE LOCATED A MIN. OF 10' FROM SAID BENCH.

LOT 1X, BLOCK A

1 2 (B) 3

3X

4

LOT 1X, BLOCK C

2 3

4 (C) 5

6X

7 8 9 10 11

6'-0" HT. ORNAMENTAL METAL FENCE WITH 7'-0" HT. MASONRY COLUMN AT FENCE TERMINATION; BY DEVELOPER

6'-0" HT. MASONRY WALL WITH 7'-0" HT. COLUMN AT WALL TERMINATION; BY DEVELOPER, TYP.

6'-0" HT. ORNAMENTAL METAL FENCE INSTALLED BY BUIL. TYP.

PROPOSED 5'-0" WIDTH SIDEWALK; CONCRETE OR DECOMPOSED GRANITE, TYP.

7 8

4

TERRACE DOCUMENT

NOTE: REFER TO TREE SURVEY FOR

**NOTE: REFER TO TREE SURVEY FOR EXACT LOCATION OF ALL EXISTING TREES TO REMAIN.**



## AMENITY INSPIRATION



## BENCHES ALONG SIDEWALK

## CALLOUTS LEG

	6'-0" HT. MASONRY SCREENING WALL WITH 7'-0" HT. MASONRY COLUMNS AT WALL TERMINATION; BY DEVELOPER.		8'-0" WIDTH CONCRETE SIDEWALK
	6'-0" HT. ORNAMENTAL METAL FENCE WITH 7'-0" HT. MASONRY COLUMNS AT FENCE TERMINATION; BY DEVELOPER		6'-0" WIDTH CONCRETE SIDEWALK
	6'-0" HT. ORNAMENTAL METAL FENCE; BY BUILDER.		5'-0" WIDTH CONCRETE SIDEWALK
	MAIN ENTRY SIGN MONUMENT.		5'-0" WIDTH SIDEWALK CONCRETE DECOMPOSED GRANITE.
	10'-0" HT. MASONRY LOGO COLUMN		POTENTIAL 5'-0" WIDTH CONCRETE SIDEWALK CONNECTION.
	ENHANCED AMENITY NODE TO INCLUDE BUT NOT LIMITED TO BENCH, ORNAMENTAL GRASS AND SHRUB BED, AND TRASH RECEPTACLE LOCATED A MIN. OF 10' FROM SAID BENCH.		EXISTING 5'-0" WIDTH CONCRETE SIDEWALK TO REMAIN.
	OPEN SPACE		3" CALIPER SHADE TREE; SPECIES BASED OFF CITIES RECOMMENDED MATERIAL LIST; INSTALLED BY BUILDER.
			3" CALIPER SHADE TREE; SPECIES BASED OFF CITIES RECOMMENDED MATERIAL LIST; INSTALLED BY BUILDER.
			PRIVATE LOT 3" CALIPER SHADE TREE; INSTALLED BY BUILDER.
			PRIVATE LOT 2" CALIPER ORNAMENTAL TREE; INSTALLED BY BUILDER.

## LANDSCAPE PROVIDED

POST OAK

A. 1 - 3" CAL. SHADE TREE / 30 LF OF LANDSCAPE EDGE  
257 LF / 30 LF = 8.56 - 3" CAL. SHADE TREES REQUIRED  
PROVIDED: 8 EXISTING TREES TO REMAIN  
1 - 3" CAL. SHADE TREE.  
TOTAL: 9 TREES ALONG POST OAK DRIVE

B. 1 - 3" CAL. SHADE TREE / 30 LF OF SCREEN WALL  
267.40 LF / 30 LF = 8.91 - 3" CAL. SHADE TREES REQUIRED  
PROVIDED: 9 - 3" CAL. SHADE TREE

CREEKSIDE DRIVE - NORT

A. 1 - 3" CAL. SHADE TREE / 30 LF OF LANDSCAPE EDGE  
1,509 LF / 30 LF = 50.3 - 3" CAL. SHADE TREES REQUIRED  
PROVIDED: 50 - 3" CAL. SHADE TREE.

**CREEKSIDE DRIVE - SOUTH**

A. 1 - 3" CAL. SHADE TREE / 30 LF OF LANDSCAPE EDGE  
1,525 LF / 30 LF = 50.8 - 3" CAL. SHADE TREES REQUIRED  
PROVIDED: 51 - 3" CAL. SHADE TREE.

— — — — —

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

# SADDLEBROOK / CONCEPTUAL SCREENING AND BUFFERING

## City of Corinth, Denton County, T

SHEET 1 OF 2  
City Submittal 03-10-2025



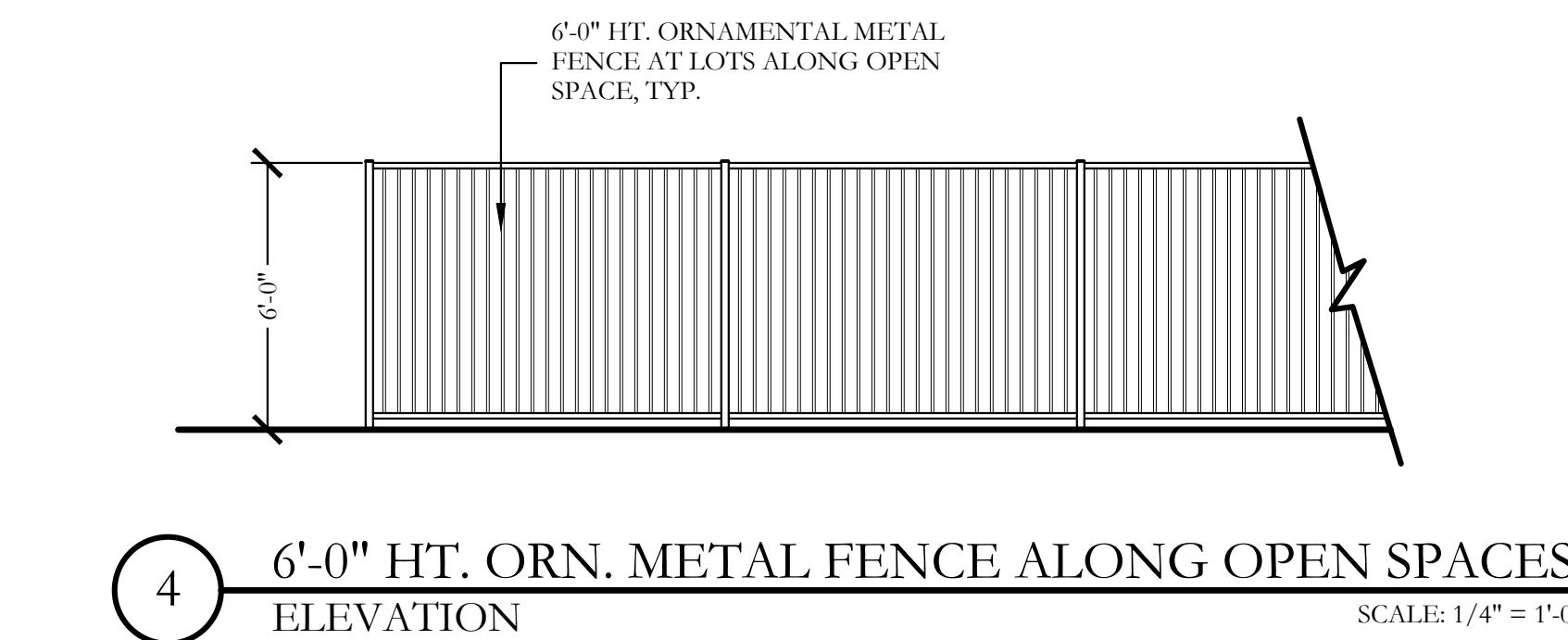
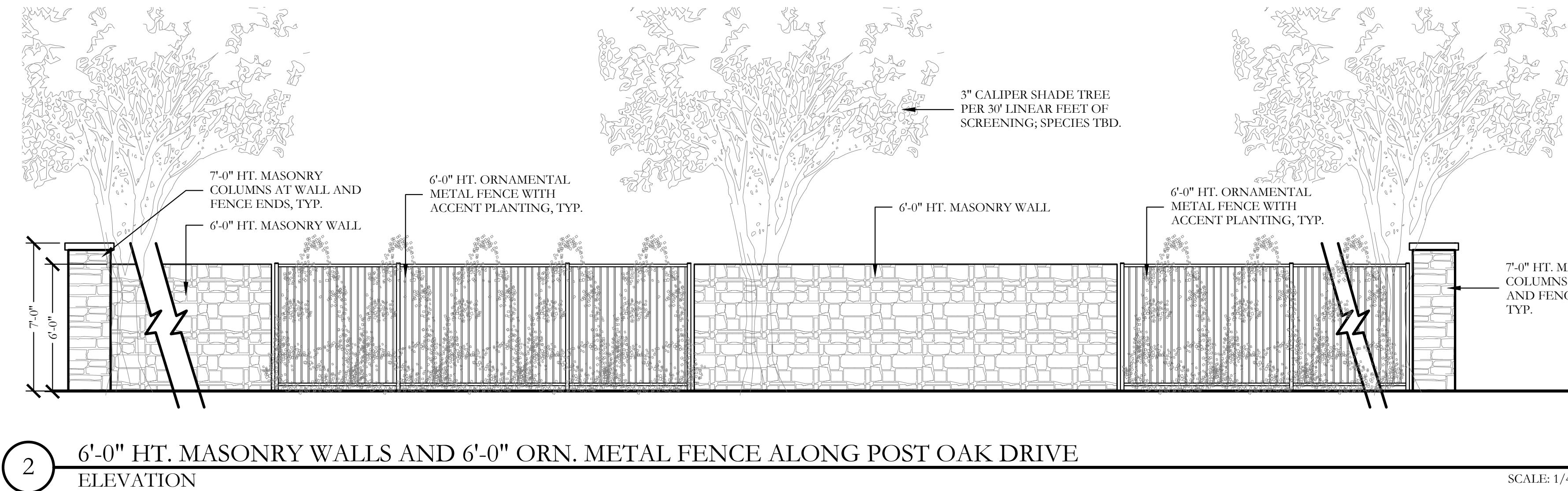
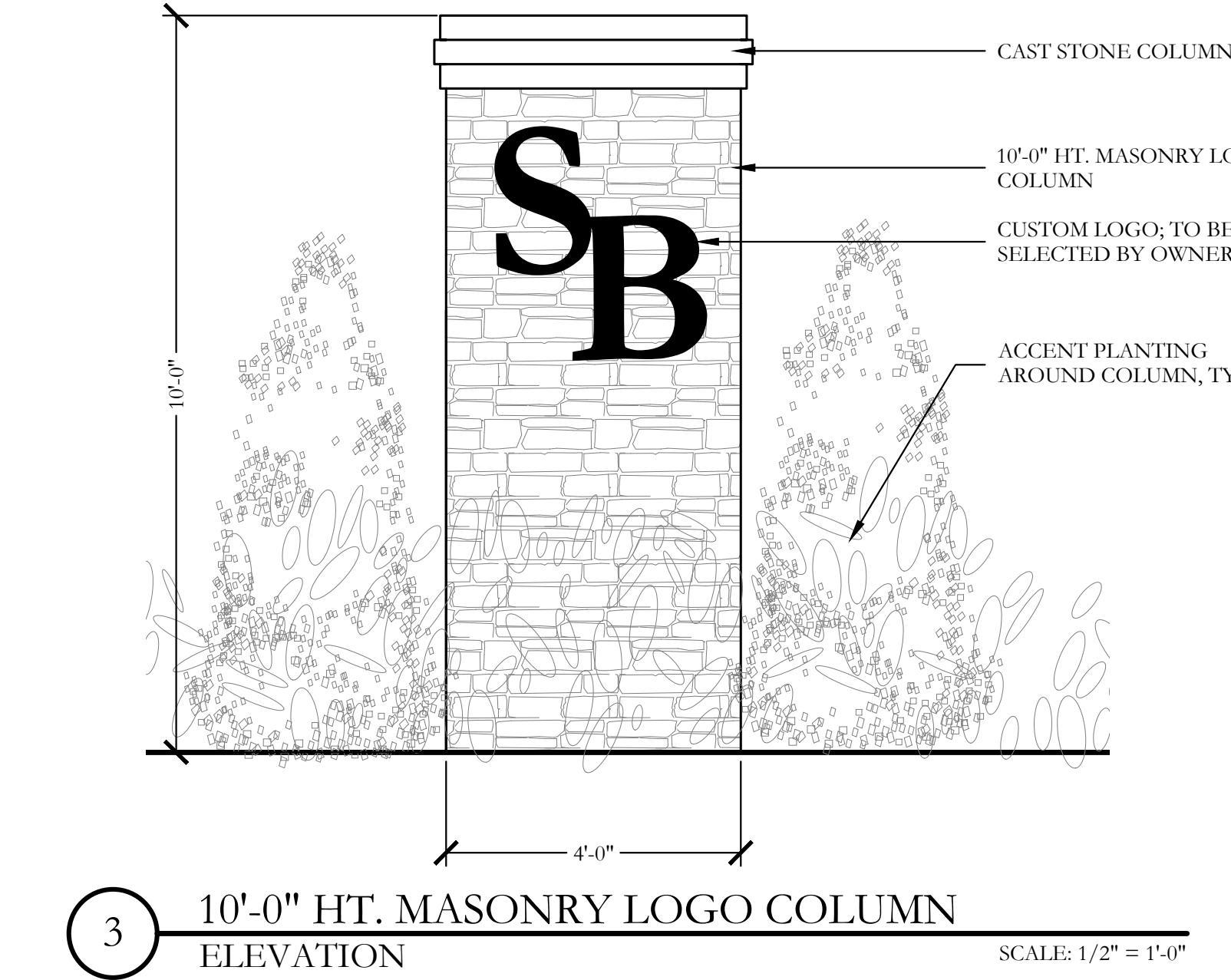
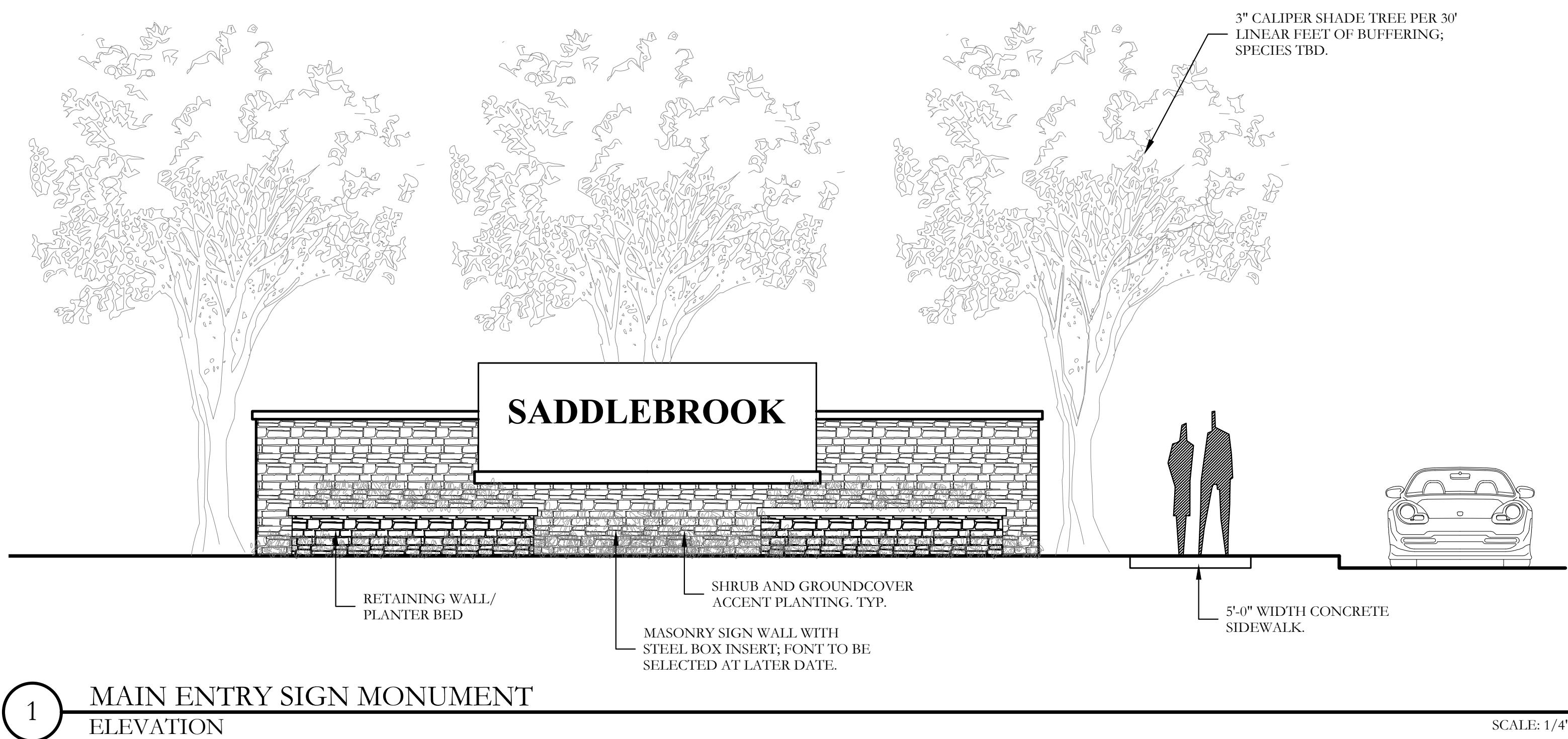


EXHIBIT F  
CONCEPTUAL LANDSCAPE PLAN

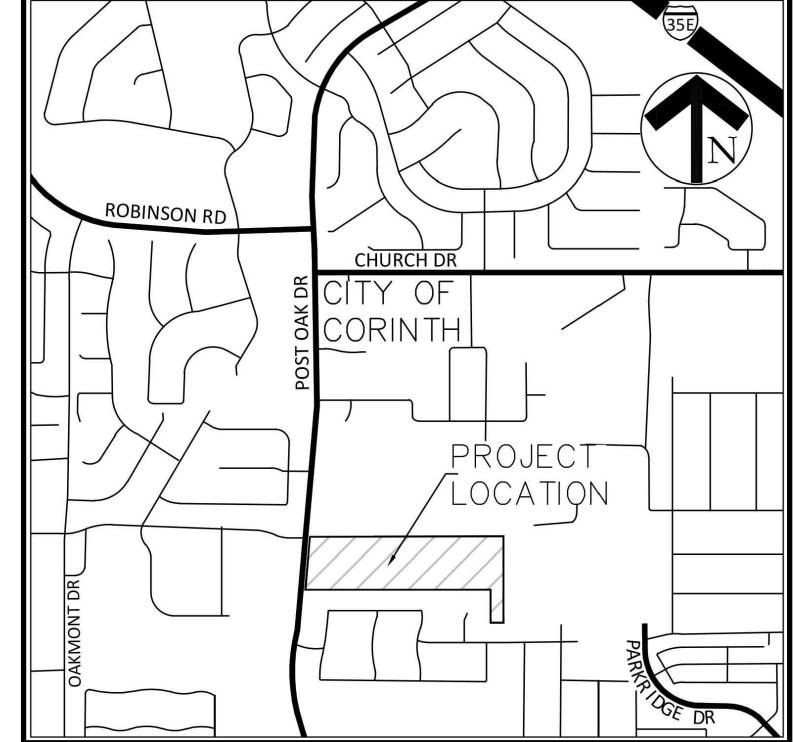
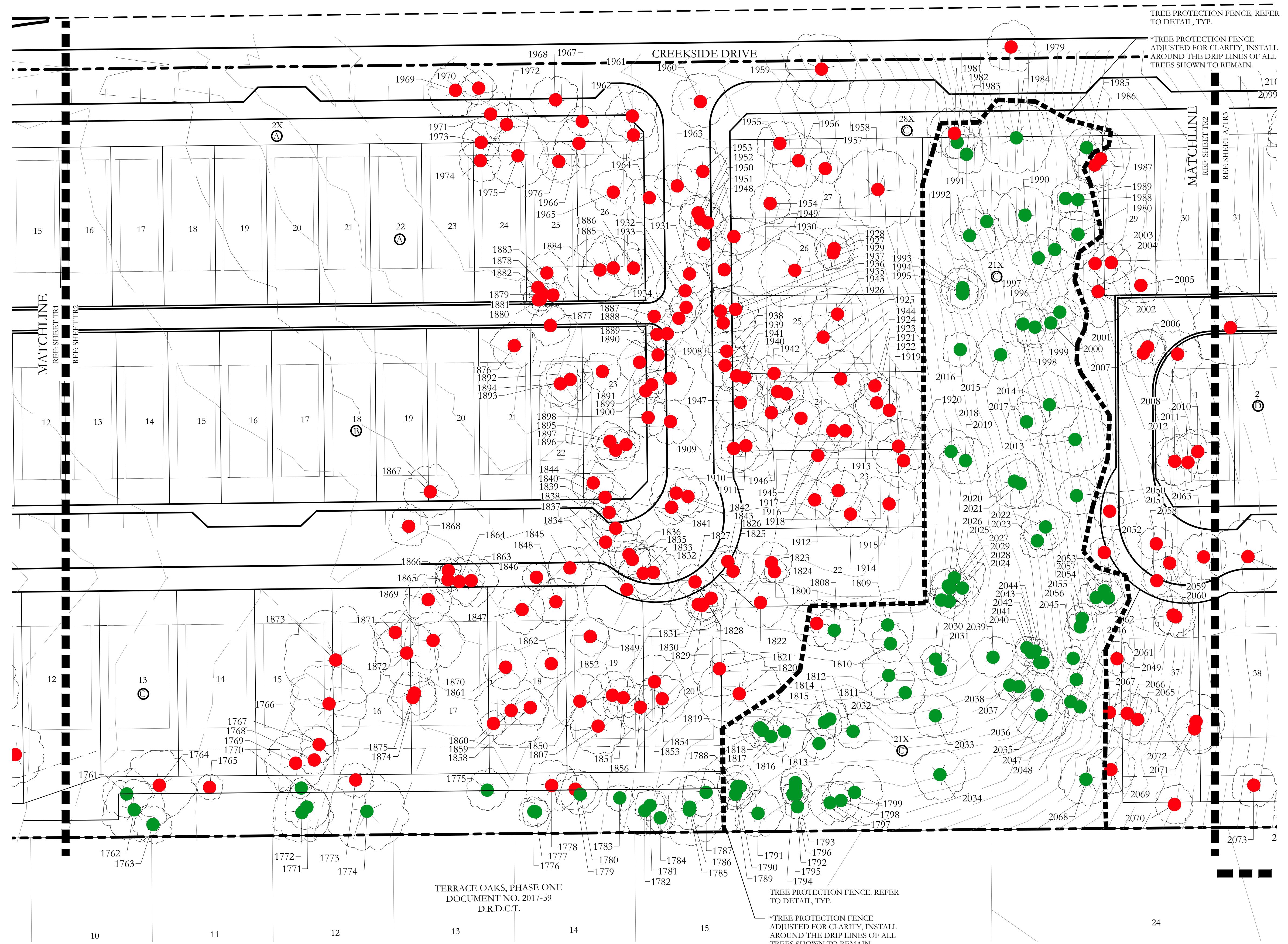
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REFERENCE ONLY AND SHALL  
COMPLY WITH UDC SECTION 4.01

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

SADDLEBROOK / CONCEPTUAL SCREENING AND BUFFERING

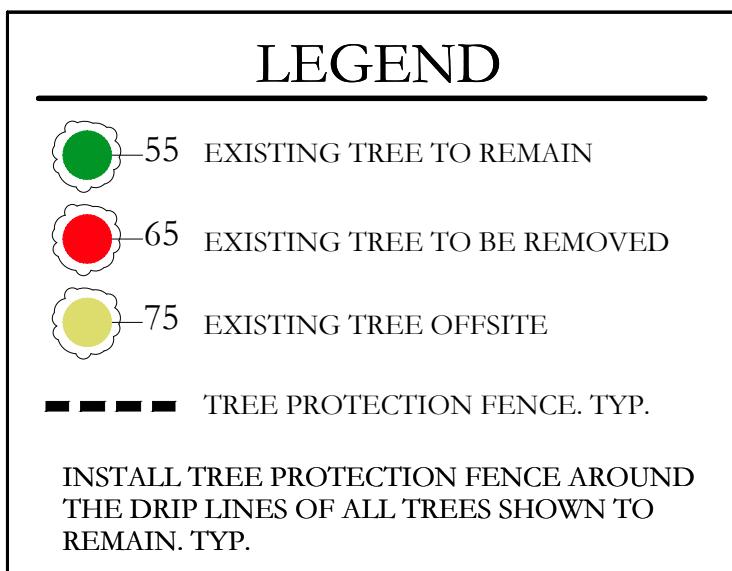


ANTIOCH FELLOWSHIP ADDITION  
DOC. NO. 2016-128 ; P.R.D.C.T.  
ANTIOCH CHRISTIAN FELLOWS  
OF CORINTH TEXAS, INC.  
DOCUMENT NO. 2004-91956 ; D.R.I.

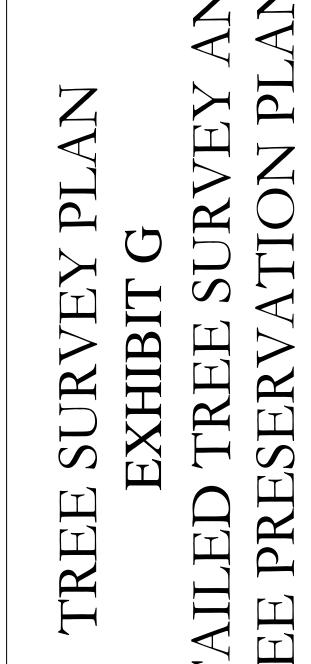


# LOCATION MAP

NOT TO SCALE



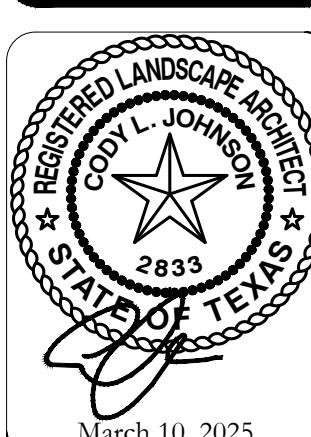
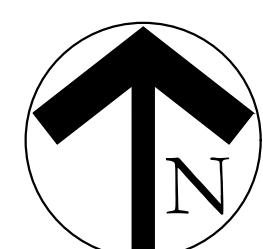
SADDLEBROOK  
CITY OF CORINTH  
DENTON COUNTY, TEXAS



**APPLICANT:**  
**BRIDGE TOWER GP**  
**5430 LBJ FREEWAY, SUITE 1050**  
**DALLAS, TEXAS 75240**  
**PH. (469) 936-1695**  
**CONTACT: SHAIYALL DESAI**

**CIVIL ENGINEER:**  
**JOHNSON VOLK CONSULTING**  
**704 CENTRAL PARKWAY EAST, SUITE 1200**  
**PLANO, TEXAS 75074**  
**PH. (972) 201-3100**  
**CONTACT: TOM DAYTON, PE**

**LANDSCAPE ARCHITECT:**  
**JOHNSON VOLK CONSULTING**  
**704 CENTRAL PARKWAY EAST, SUITE 1200**  
**PLANO, TEXAS 75074**  
**PH. (972) 201-3100**  
**CONTACT: CODY JOHNSON, RLA, ASLA, II**



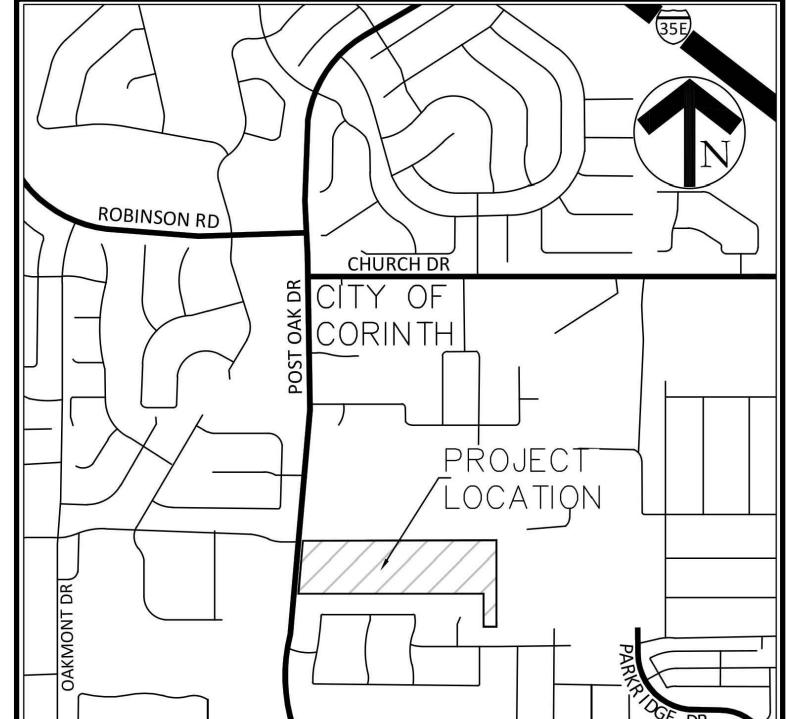
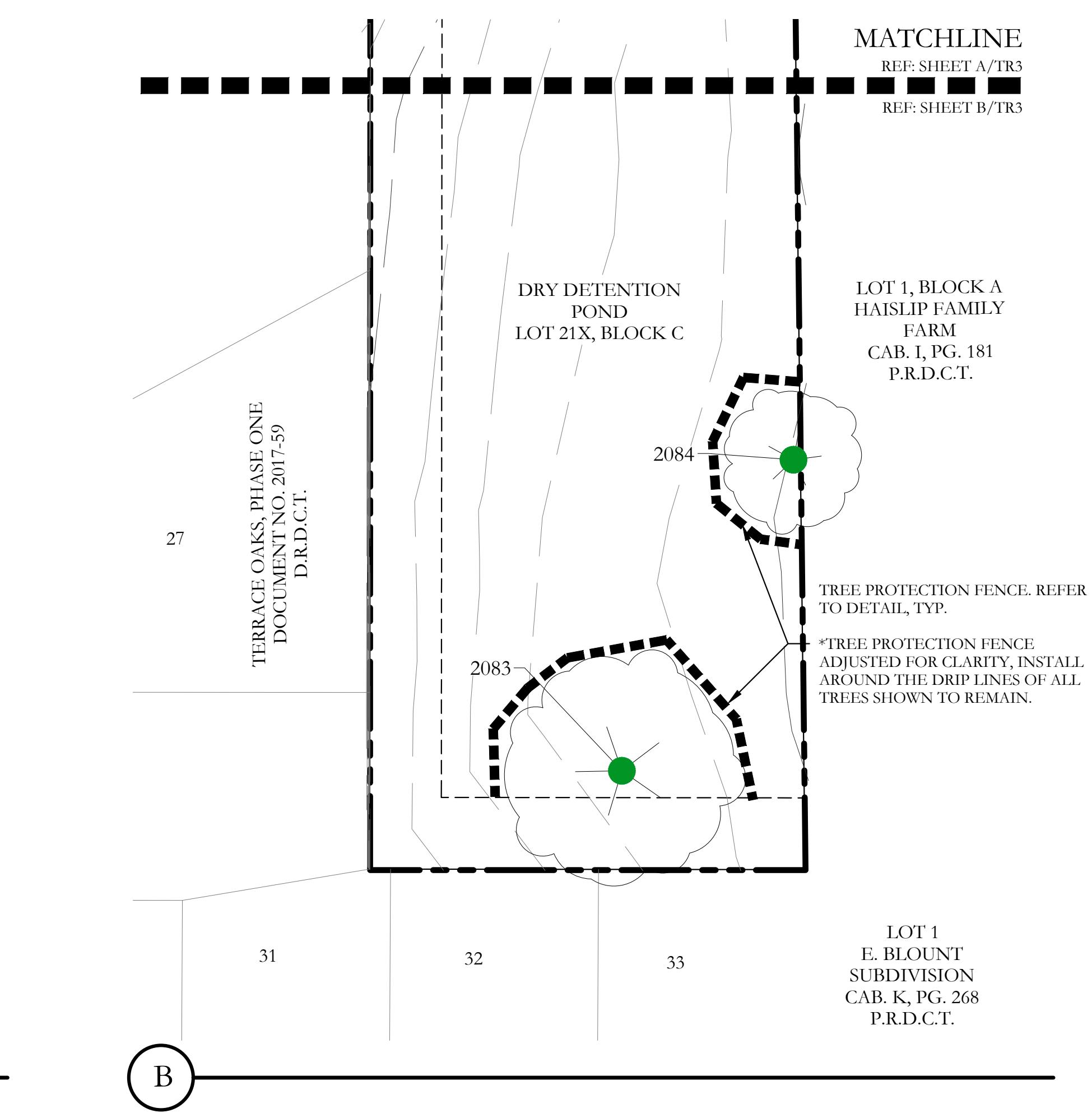
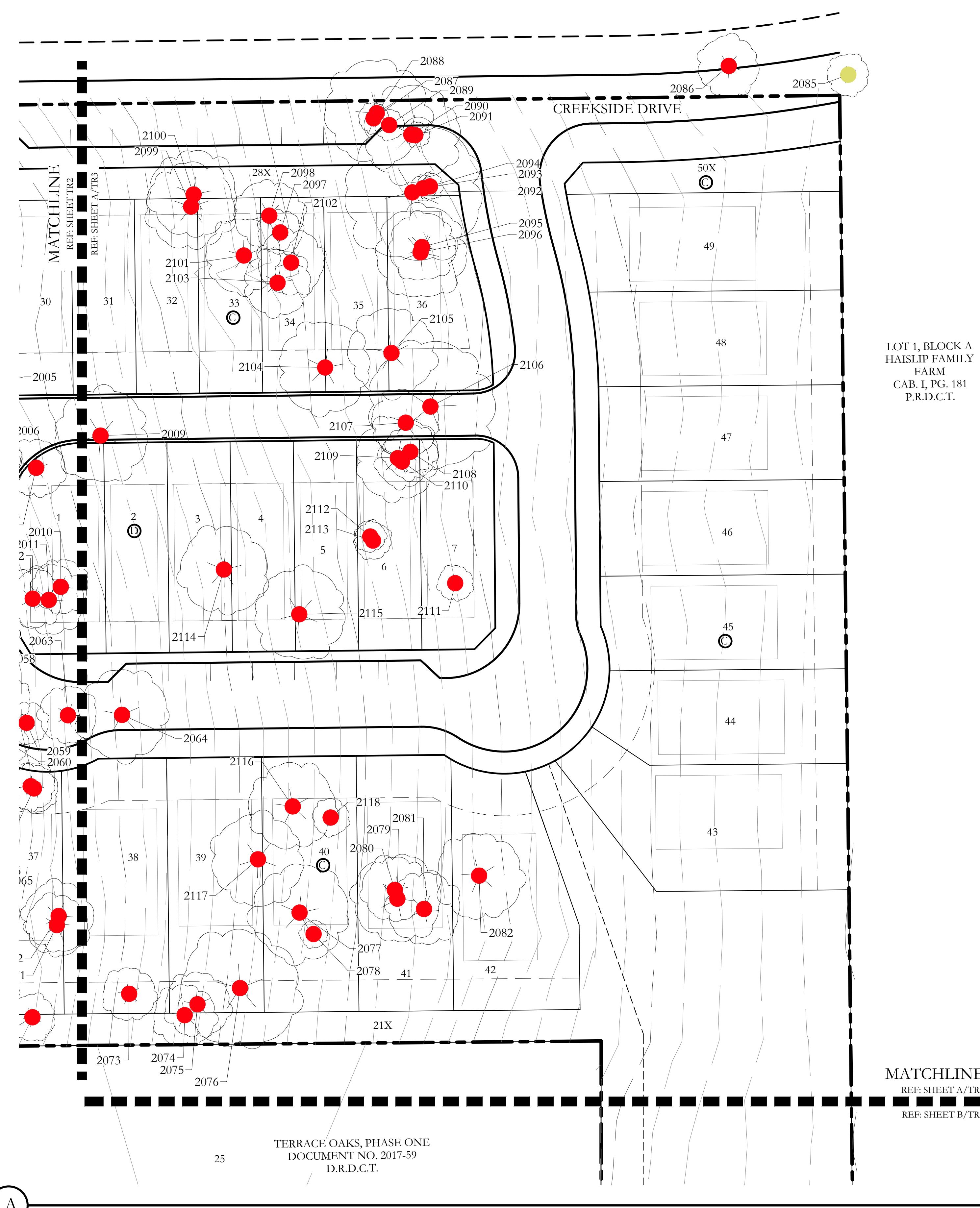
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JVC No BTH501

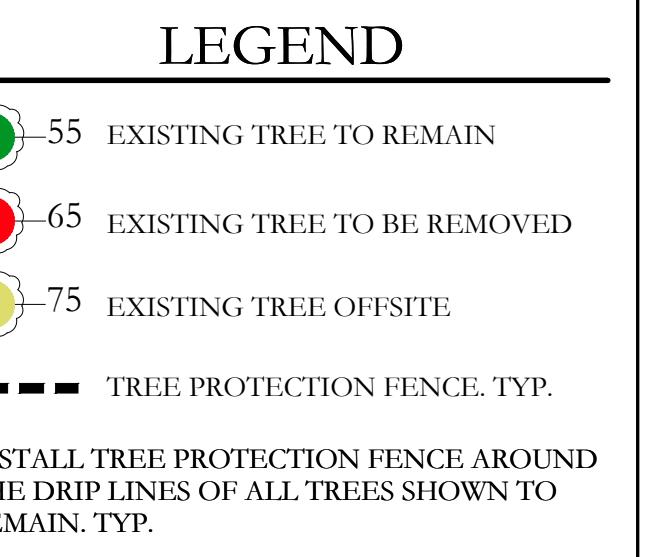
TR2 of 6

Ordinance No. 24-04-03-16

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**LOCATION MAP**  
NOT TO SCALE



**SADDLEBROOK**  
CITY OF CORINTH  
DENTON COUNTY, TEXAS

**TREE SURVEY PLAN**  
EXHIBIT G  
DETAILED TREE SURVEY AND  
TREE PRESERVATION PLAN



March 10, 2025

1" = 30'  
One Inch  
JVC No BTH501

CITY OF CORINTH CASE NO. TBD

**JOHNSON VOLK**  
CONSULTING  
TPES Engineering Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Ordinance No. 24-04-03-16  
Page 28 of 32

ID#	CI	Species	Botanical	Condition	Protection	Preserved	Additional Credits	CI Protected & Preserved	Multiplier Preserved	Credit	Multiplier Removed	Mitigation	Heritage Tree Required Mitigation	Tree Value Removed \$
1714	16.8	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	17	-	\$ (2,520.00)	
1715	22.4	Oak, Post	Quercus stellata	Dead	Un-Protected	Removed	0	-	-	-	-	-	\$ -	
1716	38.3	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	2.5	96	-	\$ (14,362.50)	
1717	25.8	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	1.5	39	-	\$ (5,805.00)
1718	25.5	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.5	38	-	\$ (5,737.50)	
1719	32.5	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	2.5	81	-	\$ (12,187.50)
1720	22	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.5	33	-	\$ (4,950.00)	
1721	41.3	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	4.0	165	83	\$ (24,780.00)	
1722	46.3	Oak, Post	Quercus stellata	Dead	Un-Protected	Removed	Thoroughfare	0	-	-	-	-	-	\$ -
1723	29.4	Elm, American (White Elm)	Ulmus americana	Dead	Un-Protected	Offsite	0	-	-	-	-	-	\$ -	
1724	20.9	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.5	31	-	\$ (4,702.50)
1725	22.3	Oak, Blackjack	Quercus marilandica	Healthy	Protected	Preserved	Thoroughfare	22.3	3.5	78	-	-	-	\$ -
1726	14.9	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Thoroughfare	14.9	3.0	45	-	-	-	\$ -
1727	17.2	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Thoroughfare	17.2	3.0	52	-	-	-	\$ -
1728	14	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Thoroughfare	14	3.0	42	-	-	-	\$ -
1729	35.2	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Thoroughfare	35.2	4.0	141	-	-	-	\$ -
1730	31.6	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Thoroughfare	31.6	4.0	126	-	-	-	\$ -
1731	16.6	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Thoroughfare	16.6	3.0	50	-	-	-	\$ -
1732	20.4	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Thoroughfare	20.4	3.5	71	-	-	-	\$ -
1733	14.1	Cedar, Eastern Red	Juniperus virginiana	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	14	-	\$ (2,115.00)
1734	11.9	Cedar, Eastern Red	Juniperus virginiana	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	12	-	\$ (1,785.00)
1735	15.6	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	16	-	\$ (2,340.00)
1736	20.6	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.5	31	-	\$ (4,635.00)
1737	16.1	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	16	-	\$ (2,415.00)
1738	13.5	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	14	-	\$ (2,025.00)
1739	16.6	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	17	-	\$ (2,490.00)
1740	16	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	16	-	\$ (2,400.00)
1741	11.7	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Offsite	0	-	-	-	-	-	\$ -	
1742	13	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Preserved	0	3.0	39	-	-	-	\$ -	
1743	11	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Preserved	0	2.0	22	-	-	-	\$ -	
1744	9.2	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Preserved	0	2.0	18	-	-	-	\$ -	
1745	9.9	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Preserved	0	2.0	20	-	-	-	\$ -	
1746	9.2	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Preserved	0	2.0	18	-	-	-	\$ -	
1747	9.9	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Removed	0	-	-	1.0	10	-	\$ (1,485.00)	
1748	8.7	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Removed	0	-	-	1.0	9	-	\$ (1,305.00)	
1749	8.8	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Removed	0	-	-	1.0	9	-	\$ (1,320.00)	
1750	20.9	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.5	31	-	\$ (4,702.50)	
1751	30.5	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	2.5	76	-	\$ (11,437.50)	
1752	34.9	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	2.5	87	-	\$ (13,087.50)	
1753	38.7	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	2.5	97	-	\$ (14,512.50)	
1754	17.8	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	1.0	18	-	\$ (2,670.00)
1755	31.8	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	2.5	80	-	\$ (11,925.00)
1756	30.2	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	2.5	76	-	\$ (11,325.00)
1757	16.7	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Removed	0	-	-	1.0	17	-	\$ (2,505.00)	
1758	10.4	Elm, American (White Elm)	Ulmus americana	Healthy	Protected	Removed	0	-	-	1.0	10	-	\$ (1,560.00)	
1759	21.5	Oak, Blackjack	Quercus marilandica	Healthy	Protected	Removed	0	-	-	1.5	32	-	\$ (4,837.50)	
1760	17.2	Oak, Blackjack	Quercus marilandica	Healthy	Protected	Removed	0	-	-	1.0	17	-	\$ (2,580.00)	
1761	13.8	Oak, Post	Quercus stellata	Planning to be Un-Protected	Preserved	Grove	0	-	-	-	-	-	\$ -	
1762	17.9	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	17.9	3.0	54	-	-	-	\$ -
1763	10.9	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	10.9	2.0	22	-	-	-	\$ -
1764	19.8	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.0	20	-	\$ (2,970.00)
1765	7.5	Oak, Blackjack	Quercus marilandica	Healthy	Protected	Removed	Grove	0	-	-	1.0	8	-	\$ (1,125.00)
1766	22.5	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.5	34	-	\$ (5,062.50)
1767	10.6	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.0	11	-	\$ (1,590.00)
1768	8.3	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.0	8	-	\$ (1,245.00)
1769	17.4	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.0	17	-	\$ (2,610.00)
1770	6	Oak, Post	Quercus stellata	Planning to be Un-Protected	Preserved	Grove	0	-	-	-	-	-	\$ -	
1771	12.9	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	12.9	3.0	39	-	-	-	\$ -
1772	17.1	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	17.1	3.0	51	-	-	-	\$ -
1773	10	Elm, Cedar (Texas Elm)	Ulmus crassifolia	Healthy	Protected	Removed	Grove	0	-	-	1.0	10	-	\$ (1,500.00)
1774	22.6	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	22.6	3.5	79	-	-	-	\$ -
1775	11.7	Oak, Post	Quercus stellata	Planning to be Un-Protected	Preserved	Grove	0	-	-	-	-	-	\$ -	
1776	8.8	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	8.8	2.0	18	-	-	-	\$ -
1777	7.8	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	7.8	2.0	16	-	-	-	\$ -
1778	15.1	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.0	15	-	\$ (2,265.00)
1779														

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ID#	CI	Species	Botanical	Condition	Protection	Preserved	Additional Credits	CI Protected & Preserved	Multiplier Preserved	Credit	Multiplier Removed	Mitigation	Heritage Tree Required Mitigation	Tree Value Removed \$
1957	9.2	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	9	-	\$ (1,380.00)	
1958	23.2	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.5	35	-	\$ (5,220.00)	
1959	20.8	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.5	31	-	\$ (4,680.00)	
1960	14	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	14	-	\$ (2,100.00)	
1961	14.3	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	14	-	\$ (2,145.00)	
1962	16	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	1.0	15	-	\$ (2,250.00)
1963	12.6	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	1.0	13	-	\$ (1,890.00)
1964	13	Oak, Post	Quercus stellata	Dead	Un-Protected	Removed	ROW	0	-	-	1.0	-	-	\$ -
1965	13.1	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	13	-	\$ (1,965.00)	
1966	13.9	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	14	-	\$ (2,085.00)	
1967	8.8	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	9	-	\$ (1,320.00)	
1968	13.4	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	13	-	\$ (2,010.00)
1969	15.4	Oak, Post	Quercus stellata	Dead	Un-Protected	Removed	Thoroughfare	0	-	-	1.0	-	-	\$ -
1970	9.7	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	10	-	\$ (1,455.00)
1971	13.3	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	13	-	\$ (1,995.00)
1972	12.3	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	12	-	\$ (1,845.00)	
1973	11.2	Oak, Post	Quercus stellata	Dead	Un-Protected	Removed	0	-	-	1.0	-	-	\$ -	
1974	12	Oak, Post	Quercus stellata	Dead	Un-Protected	Removed	0	-	-	1.0	-	-	\$ -	
1975	17.7	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	18	-	\$ (2,655.00)	
1976	11.5	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	12	-	\$ (1,725.00)	
1977	14.4	Cedar, Eastern Red	Juniperus virginiana	Healthy	Protected	Removed	Thoroughfare	0	-	-	1.0	14	-	\$ (2,160.00)
1979	14.4	Oak, Post	Quercus stellata	Dead	Un-Protected	Removed	Thoroughfare	0	-	-	1.0	-	-	\$ -
1980	12.9	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	12.9	3.0	39	-	-	-	\$ -
1981	14.9	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	15	-	\$ (2,235.00)	
1982	10	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	10	2.0	20	-	-	-	\$ -
1983	11.6	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	11.6	2.0	23	-	-	-	\$ -
1984	20.9	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	20.9	3.5	73	-	-	-	\$ -
1985	11.7	Oak, Post	Quercus stellata	Planning to be Protected	Preserved	Grove	0	-	-	1.0	-	-	\$ -	
1986	16.9	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.0	17	-	\$ (2,535.00)
1987	11.8	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.0	12	-	\$ (1,770.00)
1988	12.4	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	12.4	3.0	37	-	-	-	\$ -
1989	8.8	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	8.8	2.0	18	-	-	-	\$ -
1990	16.5	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	16.5	3.0	50	-	-	-	\$ -
1991	18.1	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	18.1	3.0	54	-	-	-	\$ -
1992	15.5	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	15.5	3.0	47	-	-	-	\$ -
1993	12.1	Hackberry (Texas Sugarberry)	Celtis laevigata	Healthy	Un-Protected	Preserved	Grove	0	-	-	1.0	-	-	\$ -
1994	12.8	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	12.8	3.0	38	-	-	-	\$ -
1995	9	Oak, Post	Quercus stellata	Fair	Protected	Preserved	Grove	9	2.0	18	-	-	-	\$ -
1996	12.3	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	12.3	3.0	37	-	-	-	\$ -
1997	13.5	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	13.5	3.0	41	-	-	-	\$ -
1998	13.5	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	13.5	3.0	41	-	-	-	\$ -
1999	11.6	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	11.6	2.0	23	-	-	-	\$ -
2000	6.1	Oak, Post	Quercus stellata	Dead	Un-Protected	Preserved	Grove	0	-	-	1.0	-	-	\$ -
2001	9.2	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	9.2	2.0	18	-	-	-	\$ -
2002	18.8	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.0	19	-	\$ (2,820.00)
2003	12.7	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.0	13	-	\$ (1,905.00)
2004	11.3	Oak, Post	Quercus stellata	Healthy	Protected	Removed	Grove	0	-	-	1.0	11	-	\$ (1,695.00)
2005	10.1	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	10	-	\$ (1,515.00)	
2006	10	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	1.0	10	-	\$ (1,500.00)
2007	13.5	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	1.0	14	-	\$ (2,025.00)
2008	13.8	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	1.0	14	-	\$ (2,070.00)
2009	22.3	Oak, Post	Quercus stellata	Healthy	Protected	Removed	ROW	0	-	-	1.5	33	-	\$ (5,017.50)
2010	13.2	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	13	-	\$ (1,980.00)	
2011	16.9	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	17	-	\$ (2,235.00)	
2012	14.2	Oak, Post	Quercus stellata	Healthy	Protected	Removed	0	-	-	1.0	14	-	\$ (2,130.00)	
2013	19.8	Oak, Post	Quercus stellata	Fair	Protected	Preserved	Grove	19.8	3.0	59	-	-	-	\$ -
2014	17.9	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	17.9	3.0	54	-	-	-	\$ -
2015	14.2	Oak, Post	Quercus stellata	Fair	Protected	Preserved	Grove	14.2	3.0	43	-	-	-	\$ -
2016	10.2	Oak, Post	Quercus stellata	Fair	Protected	Preserved	Grove	10.2	2.0	20	-	-	-	\$ -
2017	11.2	Oak, Post	Quercus stellata	Dead	Un-Protected	Preserved	0	-	-	1.0	-	-	\$ -	
2018	13.2	Oak, Post	Quercus stellata	Planning to be Protected	Preserved	Grove	0	-	-	1.0	-	-	\$ -	
2019	13.9	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	13.9	3.0	42	-	-	-	\$ -
2020	15.5	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	15.5	3.0	47	-	-	-	\$ -
2021	14	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	14	3.0	42	-	-	-	\$ -
2022	13.5	Oak, Post	Quercus stellata	Healthy	Protected	Preserved	Grove	13.5	3.0	41	-	-	-	\$ -
2023	10	Oak, Post</												

# REPRESENTATIVE ELEVATION IMAGERY

Ordinance No. 24-04-03-16  
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## EXHIBIT H 45' WIDE LOTS





## 30' WIDE LOTS





OFFICIAL USE:
Case Number: ZAPD25-0009

Site Address/Location: 1960 Post Oak Drive

Approved PD: PD-74 Saddlebrook

Name (Applicant/Authorized Agent): City Initiated

Applicant Signature: N/A

### **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.

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#### **APPLICANT MODIFICATION/AMENDMENT REQUEST - PD to be Amended: PD-74 Saddlebrook**

##### **Requested Amendment:**

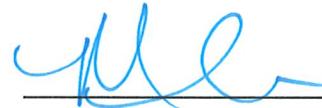
To amend PD-74, Exhibit "D" Planned Development Standards by amending Table A – Dimensional Requirement of Subsection 2.C as depicted below to reduce the minimum lot area of 30' Lots from 3,000 SF to 2,700 SF to align with the previously approved minimum lot width of 30' and lot depth of 90'.

Table A – Dimensional Requirements:

	SF-4 Base:	Dimensional Standards/Modification:	
		30' Lots	45' Lots
Front Yard Setback	25'	7.5'	20'/10' (1 &2)
Side Yard Setback: Interior Lot	5'	Min 0', Min Cumulative	5'
Corner Lot	15'	6' 10'(3)	10'(3)
Rear Yard Setback	20'	20'	15'
Garage Setback	25'	20' (rear entry)(4)	20' (2)
Minimum Lot Area	7,500 SF	2,700 SF	4,750 SF
Maximum Density	N/A	N/A	N/A
Minimum Lot Width:	70' at building line	30'	45'
Minimum Lot Depth	100'	90' (105' typical)	98' (115' typical)

Minimum Floor Area	1,500 sq. ft.	1,300 sq. ft.	1,500 sq. ft.
Maximum Height (feet/stories)	35'/2.5	35' / 2.5	35' / 2.5
Maximum Building Area (all buildings)	30%	70%	70%

Approved By:



Melissa Dailey, AICP, CEcD, CNU-A  
Director of Community and Economic Development  
Date: 10/21/25