



**GIBSON HEIGHTS
PLANNED DEVELOPMENT NO. 76
BASE ZONING DISTRICT: SF-4 SINGLE FAMILY
RESIDENTIAL
ORDINANCE NO. 25-05-01-21
(ADOPTED 5-1-2025)**

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208
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Bill Heidemann, Mayor

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-05-01-21
GIBSON HEIGHTS PLANNED DEVELOPMENT DISTRICT NO. 76 ("PD-76")**

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 ON APPROXIMATELY ± 5.75 ACRES OF LAND IDENTIFIED AS GIBSON HEIGHTS, BLOCK 1 THROUGH 16, LOTS 1 AND 2, LOTS 4 THROUGH 8, AND LOTS 10 THROUGH 16, AS MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" HERETO (IDENTIFIED BY ADDRESS AS 99 BURL STREET THROUGH 115 BURL STREET), CITY OF CORINTH, DENTON COUNTY TEXAS FROM ITS CURRENT ZONING DESIGNATION OF COMMERCIAL (C-2) ZONING DISTRICT TO THE GIBSON HEIGHTS PLANNED DEVELOPMENT DISTRICT NO. 76 ("PD-76") WITH A BASE ZONING DESIGNATION OF SF-4 SINGLE FAMILY RESIDENTIAL (DETACHED); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT "A") AND AMENDMENT; APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT "B"); 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 ± 5.75 acres of land as more specifically described in **Exhibit "A"** hereto (the **"Property"**), is currently zoned as C-2 Commercial under the City's Unified Development Code and as designated on the City's Zoning Map; and

WHEREAS, the Property consists of a single street identified as Burl Street with all lots utilized for single family use; and

WHEREAS, pursuant to a City initiated rezoning in 2000, the Property was rezoned to C-2 Commercial District which resulted in the single-family residences having a non-conforming status; and

WHEREAS, the Property has continuously been used for single-family residences, and the City has determined it appropriate to initiate a rezoning of the Property from its current C-2 Commercial classification to PD-Planned Development zoning district with a base zoning district of SF-4 Single Family under the City's Unified Development Code ("UDC"), more specifically identified as Gibson Heights Planned Development District No. 76 ("PD-76") in order to relieve the Property of its nonconforming status; and

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

WHEREAS, the Planning and Zoning Commission has recommended approval of the requested change in zoning to the Property, and the City Council has determined that the Property has unique characteristics and that zoning through a planned development district is the most appropriate 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 "B"** 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-76 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

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 approximately ±5.75 acres of land, identified as Gibson Heights, Block 1 through 16, Lots 1 and 2, Lots 4 through 8, And Lots 10 through 16, as more specifically described and depicted in **Exhibit “A”**, (the “Property Legal Description and Depiction”) attached hereto and incorporated herein, and identified by address as 99 Burl Street through 115 Burl Street, City of Corinth, Denton County Texas (the “**Property**”), from its current zoning designation of C-2 Commercial to Gibson Heights Planned Development Zoning District No. 76 (“PD-76”) with a base zoning district of SF-4 Single Family. The Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property as PD-76 in accordance with this Ordinance.

SECTION 3. LAND USE REGULATIONS/ZONING MAP

A. The **Planned Development Standards – Gibson Heights** set forth in **Exhibit “B,”** attached hereto and incorporated herein, are hereby adopted, and the regulations contained within **Exhibit “B,”** shall be applicable to the Property and shall be adhered to in their entirety for the use and development of the Property described and depicted in **Exhibit “A”** hereto. In the event of conflict between the provisions of **Exhibit “B”** and provisions of any other City zoning regulations, including without limitation the regulations governing the SF-4 Single Family zoning district, **Exhibit “B”** shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

B. The zoning regulations and Planned Development District herein established for the Property has been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

C. The Planned Development Standards (**Exhibit “B”**) 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, a change to the Planned Development Standards, 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 C-2 to PD-76 with base zoning district of SF-4 Single Family Residential (Detached) and shall be identified as PD-76.

SECTION 4. 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 5. 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 6. 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 7 PENALTY FOR VIOLATIONS

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

violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense.

SECTION 8. **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 1st DAY OF MAY, 2025.

APPROVED:

Bill Heidemann

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Bill Heidemann, Mayor

ATTEST:

Attested by:

Lana Wylie

D77DD89FB0C3473

Lana Wylie, City Secretary



APPROVED AS TO FORM:

Attested by:

Patricia Adams

B5BAF55D871D428...

Patricia A. Adams, City Attorney

**EXHIBIT “A”
PROPERTY LEGAL DESCRIPTION AND DEPICTION**

LEGAL DESCRIPTION

99 Burl Street, GIBSON HEIGHTS BLK 1 LOT 1 (W 1/2 OF)
101 Burl Street, GIBSON HEIGHTS BLK 1 LOT 1 (E 1/2 OF)
103 Burl Street, GIBSON HEIGHTS BLK 1 LOT 15
105 Burl Street, GIBSON HEIGHTS BLK 1 LOT 2 (NE CORN),3(PT)
107 Burl Street, GIBSON HEIGHTS BLK 1 LOT 4
109 Burl Street, GIBSON HEIGHTS BLK 1 LOT 5
111 Burl Street, GIBSON HEIGHTS BLK 1 LOT 6
113 Burl Street, GIBSON HEIGHTS BLK 1 LOT 7
115 Burl Street, GIBSON HEIGHTS BLK 1 LOT 8
114 Burl Street, GIBSON HEIGHTS BLK 1 LOT 10
112 Burl Street, GIBSON HEIGHTS BLK 1 LOT 11
110 Burl Street, GIBSON HEIGHTS BLK 1 LOT 12
108 Burl Street, GIBSON HEIGHTS BLK 1 LOT 13
106 Burl Street, GIBSON HEIGHTS BLK 1 LOT 14
104 Burl Street, GIBSON HEIGHTS BLK 1 LOT 15
102 Burl Street, GIBSON HEIGHTS BLK 1 LOT 16 (E 1/2 OF)
100 Burl Street, GIBSON HEIGHTS BLK 1 LOT 16 (W 1/2 OF)

EXHIBIT "A"
PROPERTY LEGAL DESCRIPTION AND DEPICTION
"PROPERTY MAP"



EXHIBIT “B”
PLANNED DEVELOPMENT STANDARDS– GIBSON HEIGHTS

SECTION 1: PURPOSE AND BASE DISTRICT

A. Purpose

The regulations set forth herein provide development standards for single family residential uses within the Gibson Heights Planned Development District (PD). The boundaries of the PD are identified by address and legal description, Exhibit “A” to this Ordinance, and the Property shall be developed in accordance with these regulations. 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 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 Gibson Heights Planned Development is intended to provide quality residential development utilizing the location and concepts outlined in the Envision Corinth 2040 Comprehensive Plan by promoting variation in standards provided for in the Unified Development Code along with modifications to the standards outlined in the UDC for SF-4 Single Family developments.

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.

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:	Modification
Front Yard Setback	25'	25'
Side Yard Setback:		
Interior Lot	5'	5'

Corner Lot	15'	15'
Rear Yard Setback	20'	20'
Garage Setback	25'	25'
Minimum Lot Area	7,500 SF	7,500 SF
Maximum Density	N/A	N/A
Minimum Lot Width:	70' at building line	60'
Minimum Lot Depth	100'	100'
Minimum Floor Area	1,500 sq. ft.	1,500 sq. ft.
Maximum Height (feet/stories)		
Maximum Building Area (all buildings)	35'/2.5 30%	35' / 2.5 30%

(1) Corner Lot is the lot where Lot sides to street ROW only.

Justification: These departures from the base district in subsection 2.04 are necessary to allow for new development that is consistent with existing single family development within the PD. These departures will also allow the property to be developed in accordance with the overall density outlined in the Envision Corinth 2040 Comprehensive Plan.

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.
3. UDC Subsection 2.09.02 Tree Preservation shall apply.
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.

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

- a. 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) which requires the front porch and/or front façade of the home to define the streetscape.
- b. Garage doors facing the public street shall be decorative with either hardware and/or glass inserts.
- c. 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 lots (min. 70 square feet).
 - 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 3.05.09 Lot Standards shall apply.