

**ORDINANCE NO. 3198**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AMENDING AND CHANGING THE OFFICIAL MAP OF THE CITY OF CORSICANA, TEXAS AS DESCRIBED IN CHAPTER 12, ARTICLE 12.100, SECTION 3-100 OF THE ZONING ORDINANCE OF THE CITY OF CORSICANA TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM AGRICULTURAL (A), RESIDENTIAL DISTRICT (R-2), AND RESIDENTIAL DISTRICT (R-3) TO PLANNED DEVELOPMENT.**

**WHEREAS**, the Planning and Zoning Commission recommends that the zoning of the hereinafter property be changed from Agricultural (A), Residential District (R-2), and Residential District (R-3) to Planned Development (PD).

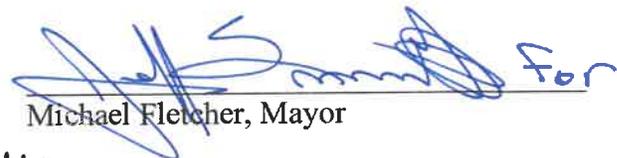
**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS:**

That the Zoning Map of the City of Corsicana shall be amended and changed to include within the limits of Planned Development (PD); the following described property:

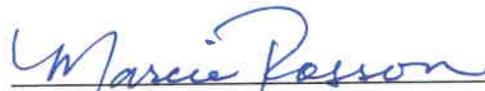
Parcel ID 45547, Parcel ID 63284, Parcel ID 48065, and Parcel ID 116474 according to the official map of the City of Corsicana, Texas; also known as Corsicana Trails Subdivision

and the above-described property shall hereinafter be subject to the Planned Development Standards attached as Exhibit A.

**PASSED, APPROVED and ADOPTED this 28<sup>th</sup> day of April, 2025.**

  
Michael Fletcher, Mayor

**ATTEST:**

  
Marcie Rosson, City Secretary



**APPROVED AS TO FORM:**

  
Kerri Anderson Donica, City Attorney

## ITEM NO. 7B

**Date:** April 28, 2025

**Subject:** Consider a request for a Zoning Change from Agricultural (A), Residential District (R-2), and Residential District (R-3) to Planned Development (PD) for the Corsicana Trails Subdivision, being 179.699 Acres, also known as Parcel ID 45547, Parcel ID 63284, Parcel ID 48065 and Parcel ID 116474.  
**Owner:** Tom Sims  
**Applicant:** JBI Partners, Joshua Luke

**Comments:** The developer requests a zoning change from Agricultural, Residential District R-2, and Residential District R-3 to Planned Development to provide 50' and 60' wide lots for a proposed subdivision. The proposed Planned Development Standards are attached for your review. Staff has reviewed the application and determined the property meets the requirements for the requested zoning. Future Land Use Plan shows the surrounding property is a mixture of Traditional Mixed Residential (T-MR) and Medium Density Residential (MDR).

**Traditional Mixed Residential (T-MR):** A residential designation that describes the mixed residential fabric of older (largely developed areas) lying adjacent to the core and defining the transition between the older city and newer areas of development or the transition from older residential areas to commercial districts or corridors. The age of structures within this area varies and the land use mix includes small lot single-family detached, some medium lot single-family detached, zero lot line detached single-family, attached single family (including town house), and a limited percentage of multi-family development. The typical residential density of this land use classification is 4.5 units per acre for single-family, 8 to 10 units for town house, and 15 to 20 units per acre for multi-family.

**Medium Density Residential (MDR):** A single-family residential density typical of most suburban development in metropolitan areas of the United States. This type of residential density can be appropriate for various price points and usually contains a dwelling unit type that is attractive to the needs of numerous buyers. The typical residential density of this land use classification is 3.1 to 4 units per acre.

Notification letters were sent to the twenty-seven (27) surrounding property owners within 200 feet. One (1) approval and one (1) protest have been returned.

**Recommendation:** Consider the request.

### MOTION:

**I MOVE TO APPROVE/DENY A REQUEST FOR A ZONING CHANGE FOR PARCEL ID NUMBERS 45547, 63284, 48065, AND 116474 (ALSO KNOWN AS CORSICANA TRAILS SUBDIVISION) FROM AGRICULTURAL (A), RESIDENTIAL DISTRICT (R-2), AND RESIDENTIAL DISTRICT (R-3) TO PLANNED DEVELOPMENT (PD).**

## **EXHIBIT A**

### **PLANNED DEVELOPMENT STANDARDS**

#### **GENERAL STANDARDS**

1. The design and development of the Corsicana Commons neighborhood shall take place in general accordance with the attached Preliminary Plat (Exhibit B).
2. Unless otherwise specified in this planned development, development within the Corsicana Commons neighborhood is governed by the Corsicana Zoning Ordinance, as amended. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
3. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
4. The maximum number of lots in the Corsicana Commons neighborhood shall be 775. Of those, a minimum of 121 shall be Type 1 lots.
5. A minimum of 12.5 acres of land shall be set aside as open space. The open spaces shall be owned and maintained by the mandatory Homeowners Association.

#### **BASIC STANDARDS:**

1. Dwelling Unit minimum sqft ,specified in the table below, to be air conditioned space.
2. All dwelling units will be one and two-story.
3. Each dwelling unit will have a two car garage
4. Roofing material shall have a pitch of at least 6/12.
5. All driveway and parking areas to be concrete.
6. The perimeter of the site, as it touches non-residential streets, shall be screened with wood fencing and brick columns.
7. Residential homes will have 6 foot tall wood fence.
8. Sidewalks shall be constructed by the home builder and shall be four feet wide minimum.
9. Homes will be served by cluster mailboxes and coordinated via their address with USPS.
10. Electric, cable, and telephone service shall be underground and installed in conduit.
11. Per the table below, 10' minimum clearance between buildings (5' side yard for each). 6' minimum clearance between building eaves.
12. Per the table below, all buildings shall have 20' minimum front yard setback from the property line.
13. Lots anticipated to be 115' deep and lot coverage depicted in the table below based upon lot width.
14. All lots will be a minimum of 50' wide measured at the building line (developer anticipates to have some 60' lots as well).
15. Detention ponds to be incorporated into open space lots and mowed/maintained by the HOA.
16. All residential foundations to be designed by a licensed engineer in the state of Texas.
17. If the Preliminary Plat were to expire because work has stopped for a period of 2 years or more, work being defined as either horizontal civil infrastructure or new civil plan/final plat submittal, developer would be required to make a new submittal through the City to reinstate the preliminary plat and therefore would need to adhere to the City's understanding of the water/sewer system at that point in time.
18. All infrastructure improvements shall be diligently worked on with a goal of being completed within 24 months from the date of plan approval by the City.
19. Each lot shall be landscaped by the builder with a minimum of one tree (3 inch caliper measured 6 inches above the root ball) in the front yard, but not in right-of-way. Builder shall also plant at least ten (10) 3-gallon shrubs in the front yard.

20. The developer shall maintain all undeveloped lots subject to this Planned Development (PD) to current City Codes until sold.
21. The developer's contractors shall provide the City with a one (1) year maintenance bond for 10% of the construction cost following final acceptance of improvements.
22. Street lights shall be installed at residential intersections.
23. No "on-street" overnight parking will be permitted to be enforced by the HOA.

### **USE REGULATIONS**

1. Permitted uses shall be all principal and accessory uses which are allowed by right in both the (R-3) & (R-4) Single-Family Residential Districts, in accordance with Section 8-100 of the Corsicana Zoning Ordinance, as amended.

### **NEIGHBORHOOD STANDARDS**

1. Neighborhood Screening: Screening along Drane Rd shall be in accordance with Section 8-401 of the Corsicana Zoning Ordinance. Plantings within the twenty 20' wide landscape buffer adjacent to Drane Rd shall include trees, a minimum 3" caliper in size at the time of planting, provided at a ratio equal to 1 tree per 100 linear feet of frontage along Drane Road. The trees may be placed in an informal layout.
2. A minimum 20' wide landscape buffer shall be provided along both sides of Street A. Plantings within the twenty 25' wide landscape buffers adjacent to Street A shall include trees, a minimum 3" caliper in size at the time of planting, provided at a ratio equal to 1 tree per 100 linear feet of frontage along Street A. The trees may be placed in an informal layout. Species to be approved by the city.
3. Neighborhood Standards will be maintained by the HOA.

### **DEVELOPMENT STANDARDS**

1. Type 1 lots shall be developed in accordance with the development standards established for the (R-3) Single-Family Residential District unless otherwise established below.
2. Type 2 lots shall be developed in accordance with the development standards established for the (R-4) Single-Family Residential District unless otherwise established below.

**DEVELOPMENT STANDARD**

<b>Lot Type</b>	<b>TYPE 1</b>	<b>TYPE 2</b>
<b>Minimum Lot Area (SQ FT)</b>	6,900	5,750
<b>Minimum Lot Width<sup>1</sup></b>	60'	50'
<b>Minimum Lot Depth<sup>2</sup></b>	115'	115'
<b>Minimum Front Yard Setback</b>		
<b>Primary Face of Home</b>	20'	20'
<b>Unenclosed, Covered Porch</b>	10'	10'
<b>Garage Door</b>	20'	20'
<b>Minimum Rear Yard Setback</b>	20'	20'
<b>Minimum Side Yard Setback</b>	5'	5'
<b>Exterior at Corner</b>	15'	15'
<b>Minimum Dwelling Area (SQ FT)</b>	1,000	800
<b>Maximum Lot Coverage<sup>3</sup></b>	55%	55%
<b>Maximum Height</b>	35'	35'

**Note 1:** Lots on a cul-de-sac bulb or elbow may be up to 10' narrower as long as the lot area exceeds the minimum area square footage.

**Note 2:** Lots on a cul-de-sac bulb or elbow may be up to 10' shallower as long as the lot area exceeds the minimum area square footage.

**Note 3:** Outdoor living areas, whether the area is covered by a roof which is integrated into the house or not, shall not count towards lot coverage.

**DESIGN CRITERIA**

**PAVEMENT DESIGN**

1. All roadways shall have a geotechnical investigation with pavement and subgrade design performed. Results of the geotechnical investigations, engineering analyses, and recommendations shall be signed and sealed by a Licensed Professional Engineer in the State of Texas trained and qualified to provide geotechnical engineering analysis and pavement and subgrade design recommendations.
2. The design team's civil and geotechnical engineers shall develop rigid pavement design using the procedures established in the 1993 AASTHO Guide for Design of Pavement Structures. The standard design requires a 20 year design life for concrete streets.
3. Using the procedures set forth above, the computed concrete slab thickness shall be determined and rounded up to the nearest full inch. The minimum slab thickness is 8-inches.
4. The designer shall coordinate with and refer to the NCTCOG Public Works Construction Standards for its requirements for 28-day concrete strength, reinforcing steel, and other

components in preparing the pavement design recommendations and final design plans and specifications.

5. Using a minimum of 6-inch lime treated subgrade (% of Lime determined by Geotechnical Report) for residential zoned districts and 8-inch lime treated subgrade (% of Lime determined by Geotechnical Report) for non-residential zoned districts, compacted to 95% Standard Proctor density at -2% to +4% of optimum moisture.
6. Mountable curbs shall be allowed for interior residential streets. Standard 6" integral curbs shall be used for all other roadways.
7. Sidewalks shall be constructed of class "A" concrete 4" in thickness and reinforced with three-eighths inch (3/8") round deformed bars of reinforcing steel on 12" centers both ways.
8. Sidewalks shall be sloped one-quarter inch (1/4") to 1' toward the curb.
9. All sidewalks shall be 4' in width and shall be at a constant elevation above the curb in each block.

### **WATER DESIGN**

1. Water mains shall be designed to minimize bends and fittings and follow right-of-way or centerline alignment curves at a uniform distance from the right-of-way or centerline
2. Water mains shall be designed as straight as possible following the existing or proposed grade at the minimum depth of cover.
3. Water main size 4" to 12" shall have a minimum cover of 4'.
4. Valves shall be placed on all mains to ensure a maximum of 4 valves closed to isolate a fire hydrant.
5. Fire hydrants shall be provided every 500' within residential developments, as measured along the route that a fire hose is laid by a fire apparatus.
6. Minimum 1" service is required for single long side residential services and a minimum 3/4" service is required for single short side residential services.
7. Bullhead services shall be a minimum of 2" service from the main to the tee, 1" after.
8. Water services shall be placed in SCH 40 PVC casing pipe when crossing pavement.
9. Water service pipe shall be polyethylene tubing.
10. Meter boxes shall be placed within the right-of-way 2' off of the side lot line.

### **WASTEWATER DESIGN**

1. Wastewater mains running parallel with public right-of-ways shall match change in street direction. When streets have horizontal curvature, curved sewers are acceptable to maintain parallel alignment.
2. A parallel wastewater main shall be required for wastewater lateral connections on wastewater mains deeper than 15'.
3. Non-pressure rated, gravity wastewater mains between 6" to 15" diameter shall be SDR 26.
4. Wastewater service laterals for single-family residential shall be a minimum of 4" diameter.
5. Manholes shall be installed at all changes in grade and direction, and have a maximum spacing of 300'.
6. Manholes shall be 4' in diameter if top of pipe is less than 15' below ground surface or 5' diameter over 15' below ground surface.

### **STORM DRAIN DESIGN**

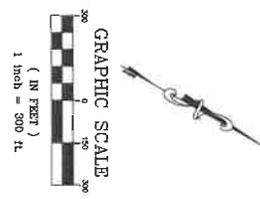
1. Alignments of proposed storm drain systems shall use existing easements and rights-of-way. If located within an easement, the storm sewer shall be centered within the easement.
2. Only standard sizes shall be used. The minimum allowable pipe size is 18". Pipe sizes shall not be decreased in the downstream direction.
3. All public storm sewers shall be reinforced concrete.
4. Minimum storm inlet width allowed shall be 6'.



FLOOD STATEMENT: According to Community Panel No. 48349003600, dated 06/05/2012 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is partially within Flood Zone "A", which is a special flood hazard area—No Base Flood Elevation Determined)



VICINITY MAP  
NOT TO SCALE



- RESIDENTIAL LOT COUNT**
- 126 - 60'X120' LOTS (77%)
  - 615 - 50'X120' LOTS (83%)

**PRELIMINARY PLAT**  
**CORSICANA TRAILS**

741 RESIDENTIAL LOTS  
1 AMENITY CENTER LOT  
20 OPEN SPACE LOTS  
PART OF ELLIS COUNTY  
BEING 179.699 ACRES, OUT OF  
THE J. RICHARDSON SURVEY, ABSTRACT 702  
J. WILLIAMS SURVEY-ABSTRACT NO. 850  
CITY OF CORSICANA, NAVARRO COUNTY, TEXAS  
OWNER/DEVELOPER  
D.R. HORTON-TEXAS, LTD  
(214) 607-4244

4306 Miller Road  
Rowlett, TX 75088  
Contact: David L. Booth, Land Manager  
SURVEYOR/ENGINEER  
JBI PARTNERS, INC.  
2121 Midway Road, Suite 300  
Carrollton, Texas 75006  
Contact: Justin Luke, P.E.  
TYPE No. 1-135 IPPLS No. 10070300  
(972) 248-7676

Date: NOVEMBER 12, 2024  
Sheet 1 of 10

