



**WINDSOR RIDGE
PLANNED DEVELOPMENT NO. 10
BASE ZONING DISTRICT: SINGLE-FAMILY
ORDINANCE NO. 95-12-07-18
(ADOPTED 12-7-1995)**

AMENDED BY:

**ORDINANCE NO. 98-05-21-13: MODIFIED REAR SETBACKS FOR
CERTAIN LOTS (ADOPTED 5-21-1998)**

AN ORDINANCE AMENDING ORDINANCE NO. 87-12-17-24 AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CORINTH, TEXAS AS HERETOFORE AMENDED, SO AS TO ESTABLISH PERMANENT ZONING, TO WIT: "PD" PLANNED DEVELOPMENT - SINGLE FAMILY; PROVIDING FOR A PROPERTY DESCRIPTION; PROVIDING FOR A LAND USE PLAN; PROVIDING FOR LAND USE REGULATIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Corinth, in compliance with the laws of the State of Texas and the ordinances of the City of Corinth, have given the requisite notices by publications and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Comprehensive Zoning Ordinance should be amended;

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

SECTION I - LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended is hereby amended by amending the zoning map of the City of Corinth, Texas on 52.88 acres of land described in "Exhibit A" attached.

SECTION II - LAND USE PLANS

The Zoning Exhibits approved and described as "Exhibit B" attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of development of "Planned Development/Single Family".

SECTION III - LAND USE REGULATIONS

The Development Proposal approved and described as "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of development of "Planned Development/Single Family".

SECTION IV - PENALTY FOR VIOLATIONS

Any person, firm or corporation violating any of the provisions of this ordinance shall upon conviction be fined a sum not to exceed one thousand dollars (\$1,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

SECTION V - SEVERABILITY CLAUSE


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

SECTION VI - PROVIDING AN EFFECTIVE DATE

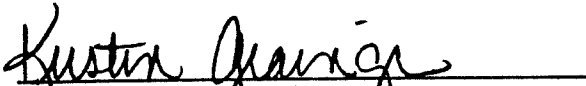
WHEREAS, the present Comprehensive Zoning Ordinance is in need of amending to permit said zoning on property described herein, the City of Corinth provides that this ordinance shall become effective upon approval and publication.

PASSED AND APPROVED THIS 7TH DAY OF DECEMBER, 1995.

APPROVED:


Shirley Spellerberg, Mayor
City of Corinth, Texas

ATTEST:


Kristin A. Grainger
City Secretary
City of Corinth, Texas

**LEGAL DESCRIPTION
52.88 ACRES**

BEING a tract of land out of the FERNANDO CURBIER SURVEY, Abstract No. 300 in the City of Corinth, Denton County, Texas and being part of the 236.1786 acre of land described as Tract One in deed to Oakmont Canadian Land Partners, Ltd., recorded in Denton County Clerk's File No. 94-R0003975 of the Real Property Records of Denton County, Texas, and being more particularly described as following:

Beginning at a point for the intersection of the south right-of-way line of Robinson Road (a variable width ROW) and the east right-of-way line of Oakmont Drive (60' ROW) for the beginning of a curve to the left, having a central angle of $15^{\circ}07'43''$, a radius of 1008.68 feet and a chord bearing and distance of South $75^{\circ}52'08''$ East, 265.56 feet;

THENCE with said south right-of-way line of and with said curve, an arc distance of 266.34 feet to a point for corner;

THENCE continuing with the south right-of-way line of Robinson Road, South $83^{\circ}26'02''$ East, a distance of 103.25 feet to a point for corner;

THENCE leaving said right-of-way line, the following courses and distances to wit:

South $03^{\circ}22'51''$ West, a distance of 1371.23 feet to a point for corner;

South $86^{\circ}15'08''$ East, a distance of 1428.22 feet to a point for corner in the west right-of-way line of Post Oak Drive;

THENCE with said west right-of-way line, South $03^{\circ}39'55''$ West, a distance of 908.30 feet to a point for corner;

THENCE leaving the said west right-of-way line, North $86^{\circ}04'32''$ West, a distance of 1858.02 feet to a point for corner;

THENCE with the east right-of-way line of Oakmont Drive part of the way, the following courses and distances to wit:
North $02^{\circ}48'14''$ East, a distance of 1900.87 feet to a point for the beginning of a tangent curve to the right, having a central angle of $20^{\circ}48'44''$, a radius of 970.00 feet and a chord bearing and distance of North $13^{\circ}12'36''$ East, 350.41 feet;

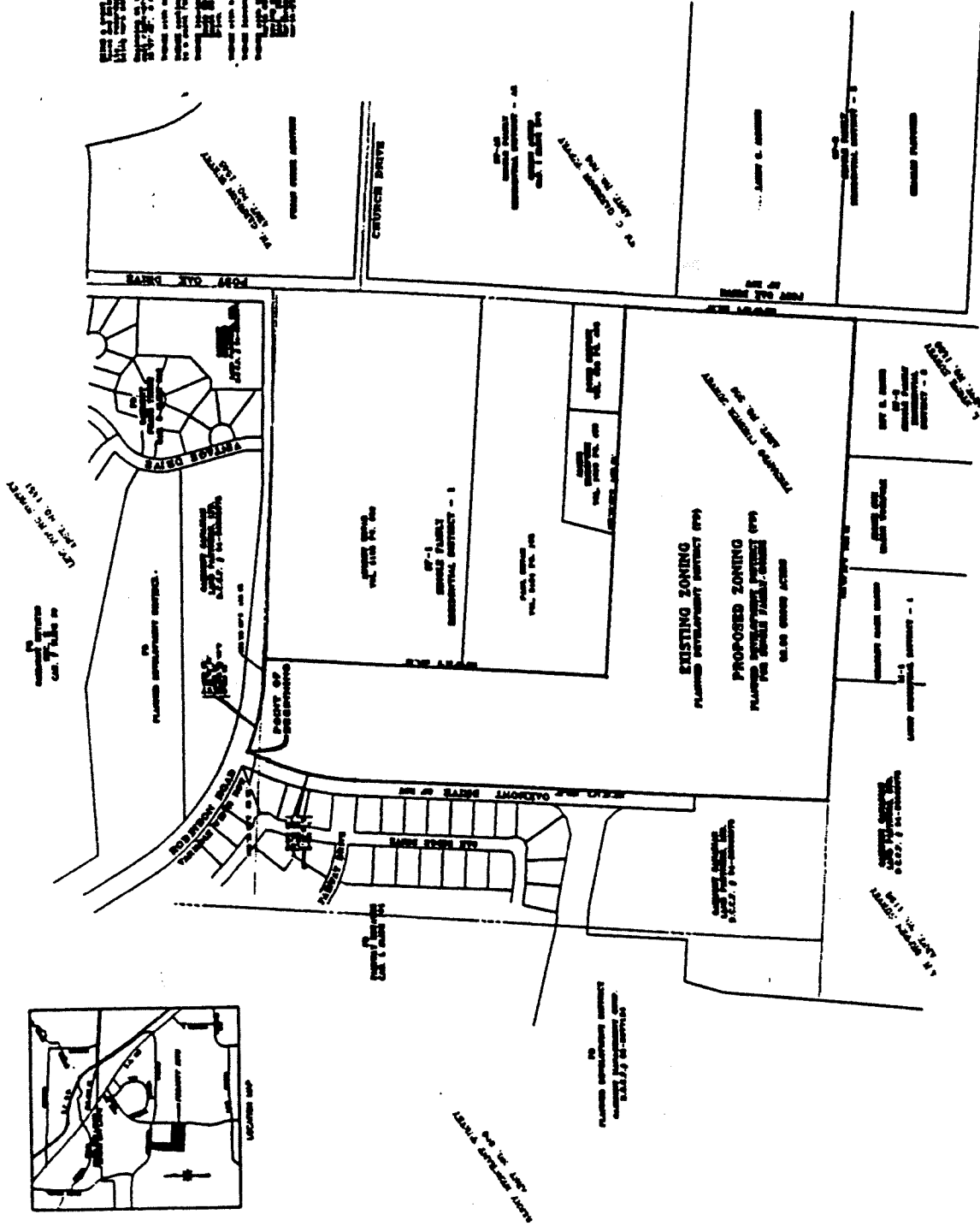
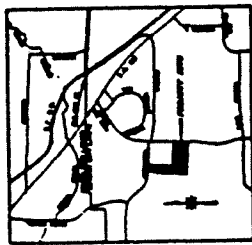
Northeasterly, with said curve, an arc distance of 352.34 feet to a point for corner;

North $23^{\circ}36'58''$ East, a distance of 85.55 feet to the **POINT OF BEGINNING** and containing 52.88 acres of land.

EXHIBIT B

95-12-07-18

ORDINANCE NO.



LEGAL DESCRIPTION

THE CITY OF BENTON, ARKANSAS, HAS THE HONORABLE CITY CLERK AND CITY ENGINEER ATTEST TO THE VALIDITY OF THE FOREGOING ZONING MAP AND THE ZONING ORDINANCE HEREBY ADOPTED BY THE CITY COUNCIL OF BENTON, ARKANSAS, ON THIS 12TH DAY OF JULY, 1995.

ZONING EXHIBIT FOR:

**AMENDMENT TO
PLANNED DEVELOPMENT D
82.08 ACRES OUT OF THE
FERNANDO CURRIER SURVEY, ASST. NO
CITY OF CORUNTA, BENTON COUNTY, TI**



EXHIBIT C - PAGE 1

ORDINANCE NO. 95-12-07-18

DEVELOPMENT GUIDELINES

SINGLE FAMILY HOMES

DEFINITION:

Single Family Homes are proposed as a form of single family detached housing. Ownership of these homes would involve the unit as well as the lot. Typically, these units would be one and two story structures.

PERMITTED USES:

- * Single family detached units as outlined herein
- * All uses as permitted in the Single Family Homes area

REQUIREMENTS:

Height Requirements: No building shall exceed thirty-four (34) feet or two (2) stories in height.

Area Requirements:

Front Yard - There shall be a front yard having a depth of not less than twenty (20) feet.

Side Yard - Minimum side yard shall be five (5) feet.

Rear Yard - There shall be a rear yard having a depth of not less than twenty (20) feet. Perimeter lots east of the City of Denton Electric Easement shall have a minimum rear yard of thirty (30) feet.

Lot Area - No building shall be constructed on any lot of less than six thousand (6,000) square feet. Lots east of the City of Denton Electric Easement shall have a minimum area of six thousand, six hundred (6,600) square feet. Perimeter lots east of the City of Denton Electric Easement shall have a minimum area of eight thousand, four hundred fifty (8,450) square feet.

Lot Width - The average width of any lot shall not be less than fifty-five (55) feet measured at the front building line. Perimeter lots east of the City of Denton Electric Easement shall have an average width of sixty-five (65) feet measured at the front building line.

Lot Depth - The depth of any lot shall not be less than one hundred (100) feet, except corner or cul-de-sac lots which may have a minimum depth of not less than ninety-five (95) feet.

Lots east of the City of Denton Electric Easement shall have a minimum depth of one hundred twenty (120) feet, except the perimeter lots which shall have a minimum depth of one hundred thirty (130) feet; corner and cul-de-sacs lots may have a minimum depth of not less than one hundred (100) feet.

EXHIBIT C - PAGE 2

ORDINANCE NO. 95-12-07-18

Minimum Dwelling Size - The floor area of any dwelling unit shall not be less than one thousand, six hundred (1,600) square feet, except for those dwelling units on perimeter lots east of the City of Denton Electric Easement, which shall not be less than one thousand, eight hundred (1,800) square feet.

Lot Coverage - In no case shall more than fifty-five (55) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

Parking Requirements: A minimum of two (2) off-street parking spaces shall be provided for each dwelling unit.

NOTE: As a part of the above parking requirements, an enclosed garage shall be provided for each dwelling unit. This enclosed garage area shall be of sufficient size to accommodate two cars or a garage space of at least eighteen (18) by twenty (20) feet.

Building Materials: All dwelling units shall be constructed of masonry, stucco, or of a glass building material of the kind usually used for outside wall construction, to the extent of at least seventy-five (75) percent of the area of the outside walls.

NOTE: Individual exterior walls shall contain no less than fifty (50) percent of the aforementioned building materials.

Residential Density:

Density - These residential areas will provide for a maximum of 4.0 dwelling units per acre.

NOTE: All calculations for development intensities shall be based on the gross area as indicated on the Zoning Exhibit.

Additional Requirements:

A ten (10) foot wide landscape buffer along the future Post Oak Drive right-of-way shall be provided by the developer. The buffer shall contain landscape, irrigation, a wood screenwall with masonry columns, and will be maintained by the Homeowners Association. At the City's request, the developer will build a solid masonry screenwall in lieu of the 10' landscape buffer.

As development occurs, the City of Denton Electric Easement area shall be made available as part of the City of Corinth linear park system.

The southeast corner of Robinson Road and Oakmont Drive shall be landscaped in a manner similar to the southwest corner of the same intersection.

Windsor Ridge I + II

ORDINANCE NO. 98-05-21-13

AN ORDINANCE AMENDING ORDINANCE NO. 95-12-07-18, THE PLANNED DEVELOPMENT ORDINANCE AFFECTING WINDSOR RIDGE – PHASES I AND II TO ALLOW FIFTEEN (15) FOOT REAR YARDS ON LOTS OF ONE HUNDRED FIFTEEN (115) FEET OR LESS APPLICABLE FOR SINGLE STORY RESIDENCES ONLY; PROVIDING FOR A PROPERTY DESCRIPTION; PROVIDING FOR LAND USE PLANS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Corinth, in compliance with the laws of the State of Texas and the ordinances of the City of Corinth, have given the requisite notices by publications and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Planned Development Ordinance for Windsor Ridge should be amended;

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

SECTION I - LEGAL PROPERTY DESCRIPTION

The Planned Development Ordinance affecting Windsor Ridge Estates, is hereby amended by amending the rear yard set back requirements on 32.548 acres of land described in "Exhibit A" attached.

SECTION II - LAND USE PLANS

The Development Guidelines – Requirements - shall be amended to include the following: Rear Yards: Fifteen (15) foot rear yard setbacks will be allowed on lots of one hundred fifteen feet (115') or less and applicable to one-story residences only located in Phases I and II of Windsor Ridge Estates.

SECTION III - PENALTY FOR VIOLATIONS

Any person, firm or corporation violating any of the provisions of this ordinance shall upon conviction be fined a sum not to exceed one thousand dollars (\$1,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

SECTION IV - SEVERABILITY CLAUSE

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

SECTION V - PROVIDING AN EFFECTIVE DATE

WHEREAS, the present Planned Development Ordinance affecting Windor Ridge Estates – Phase I and II is in need of amending to permit said zoning on property described herein, the City of Corinth provides that this ordinance shall become effective upon approval and publication.

PASSED AND APPROVED THIS 21st DAY OF May, 1998.

APPROVED:



ATTEST:

Shirley Spellerberg
Shirley Spellerberg, Mayor
City of Corinth, Texas

Connie Bell
Connie Bell, City Secretary
City of Corinth, Texas

**LEGAL DESCRIPTION
32.5485 ACRES**

BEING a tract of land out of the FERNANDO CURBIER SURVEY. Abstract No. 300. And the LEVI YOUNG SURVEY, Abstract No. 1451 in the City of Corinth, Denton County, Texas and being part of the 53.6023 acre tract of land described as Tract One in deed to Hillwood/Oakmont II, Ltd. recorded in Denton County Clerk's File No. 95-R0078161 of the Real Property Records of Denton County, Texas, and being more particularly described as following:

Beginning at a ½" iron rod found for the intersection of the south right-of-way line of Robinson Road (an 80' right-of-way) dedicated to the City of Corinth, Texas according to the plat thereof recorded in Cabinet E, Slide 278 of the Plat Records of Denton County, Texas, with the east right-of-way line of Oakmont Drive (a 60' right-of-way) for the beginning of a non-tangent curve to the left, having a central angle of 15° 07' 42", a radius of 1008.68 feet and a chord bearing and distance of South 75° 52' 11" East, 265.56 feet.

THENCE with the south right-of-way line of said Robinson Road and with said curve, an arc distance of 266.33 feet to a ½" iron rod found for corner;

THENCE continuing with the south right-of-way line of said Robinson Road. South 83° 26' 02" East, a distance of 103.25 feet to a ½" iron rod found for corner;

THENCE leaving said south right-of-way line and with the northerly most east line of the before mentioned 53.6023 acre tract of land, South 03° 22' 51" West, a distance of 1371.23 feet to the ½" iron rod found for corner;

THENCE with the easterly most north line of the said 53.6023 acre tract, South 86° 15' 08" East, a distance of 672.30 feet to a ½" iron rod set for corner;

THENCE leaving said easterly most north line, South 33° 08' 32" West, a distance of 1038.03 feet to a ½" iron rod set for corner, said rod being in the easterly most south line of said 53.6023 acre tract;

THENCE with the easterly most south line of the said 53.6023 acre tract, North 86° 04' 32" West, a distance of 651.31 feet to a 5/8" iron rod found for corner;

THENCE leaving the said south line, North 02° 48' 14" East, a distance of 522.79 feet to a 5/8" iron rod found with a yellow plastic cap stamped "NELSON CORP." for the southwest corner of Oakmont Drive (60' right-of-way);

THENCE with the south line of said Oakmont Drive, South 87° 11' 46" East, a distance of 60.00 feet to a 5/8" iron rod found in concrete for the southeast corner of said Oakmont Drive;

THENCE with the east right-of-way line of said Oakmont Drive, the following courses and distances to wit:

North 02° 48' 14" East, a distance of 1376.90 feet to a ½" iron rod found for the beginning of a tangent curve to the right, having a central angle of 20° 48' 44", a radius of 970.00 feet and a chord bearing and distance of North 13° 12' 36" East, 350.41 feet;

Northeasterly with said curve, an arc distance of 352.34 feet to a ½" iron rod found for corner;

North 23° 36' 37" East, a distance of 85.55 feet to the POINT OF BEGINNING and containing 32.5485 acres of land.

