



**WINDSTONE  
PLANNED DEVELOPMENT NO. 12  
BASE ZONING DISTRICT: SINGLE FAMILY  
ORDINANCE NO. 96-05-16-10  
(ADOPTED 5-16-1996)**

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

Windstone

ORDINANCE NO. 96-05-16-10

AN ORDINANCE AMENDING ORDINANCE NO. 86-7-21-18, 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 16.94 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

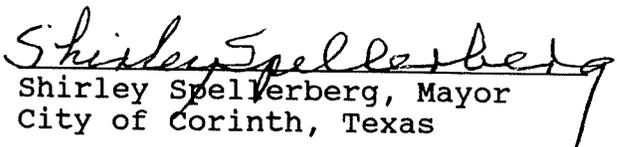
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

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 16TH DAY OF MAY, 1996.

APPROVED:

  
Shirley Spellerberg, Mayor  
City of Corinth, Texas

ATTEST:

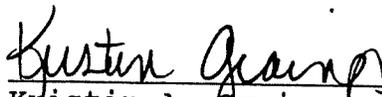
  
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Kristin A. Grainger,  
City Secretary  
City of Corinth, Texas



EXHIBIT A - PAGE 1 OF 1  
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BOUNDARY DESCRIPTION

BEING a tract of land situated in the L.H. Bate Survey, Abstract No. 204 in the City of Corinth, Denton County, Texas and also being part of a tract as described in a deed from Ellie P. Eady to Vernon Eady on March 5, 1958 and recorded in Volume 435, Page 685 of the Deed Records of Denton County, Texas and particularly described as follows:

COMMENCING at a point that is the north northwest corner of the above said Eady tract and being on the south line of Interstate Highway 35-E; Thence SOUTH, 710.97 feet along the west line of the said Eady tract to the POINT OF BEGINNING;

THENCE S. 56°01'48" E., 617.45 feet to a point for corner on the east line of the said Eady tract;

THENCE S. 00°01'00" W., 461.02 feet along the east line of the said Eady tract to a point for corner, said point being on the north line of Church Drive (a variable width right-of-way);

THENCE N. 89°41'00" W., 1028.90 feet along the said north line of Church Drive to a point for corner, said point being the southeast corner of the Pecan Creek Subdivision, an addition to the City of Corinth as recorded in Volume 10, Page 26 of the Plat Records of Denton County, Texas;

THENCE NORTH, 800.01 feet leaving the said north line of Church Drive, and along the said east line of Pecan Creek Subdivision and the west line of the said Eady tract to a point for corner;

THENCE N. 89°57'48" E., 516.94 feet along the north line of the said north line of the said Eady tract to the Point of Beginning and containing 16.943 acres (738,045 square feet) of land.



**DEVELOPMENT REQUIREMENTS**

**SINGLE FAMILY HOMES      ZONING TRACT I**

**DEFINITION:**

Single Family detached housing. This residential area is designed to provide single family housing. These residential lots will have access and frontage on a public road. Typically, these units will be one and two story structures.

**PERMITTED USES:**

- Single family dwellings as outlined herein.
- All uses as permitted in the SF-1 Residential District. Reference SF-1 "Section 2 Uses" The City of Corinth Zoning Ordinance No. 86-7-21-18.

**REQUIREMENTS:**

Height Requirements: No building shall exceed thirty-five (35) feet or two and one-half (2-½) stories in height.

Area Requirements:

Front Yard - There shall be a front yard having a depth of not less than twenty-five (25) feet.

Side Yard - There shall be a side yard on each side of the lot having a width of not less than five (5) feet. A side yard adjacent to a street shall not be less than ten (10) feet.

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

Lot Area - No building shall be constructed on any lot of less than ten-thousand, (10,000) square feet.

Lot Width - The average width of any lot shall not be less than seventy (70) feet at the mid point of the lot depth, except that a elbow or cul-de-sac lot shall not be less than 60' at the front building line.

Lot Depth - The depth of the lot shall not be less than one-hundred, ten (110) feet, except that a corner, elbow or cul-de-sac lot may have less depth provided that the minimum depth is no less than one-hundred (100) feet.

EXHIBIT C - PAGE 2 OF 4  
ORDINANCE NO. 96-05-16-10

Minimum Dwelling Size - The floor area of any dwelling unit shall not be less than two-thousand (2,000) square feet.

Lot Coverage - In no case shall more than forty-five (45) 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 twenty (20) 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 walls.

Fencing: Unified fencing shall be required along Church Street. Materials shall consist of wood with masonry columns.

Overall Residential Density: As per zoning exhibit attached hereto.

Density - This residential area will provide an average lot size of 12,000 s.f. in Tract I

**DEVELOPMENT REQUIREMENTS**

**SINGLE FAMILY HOMES      ZONING TRACT II**

**DEFINITION:**

Single Family detached housing. This residential area is designed to provide single family housing at a higher density than permitted in Zoning Tract I. These residential lots will have access and frontage on a public road. Typically, these units will be one and two story structures.

**PERMITTED USES:**

- Single family dwellings as outlined herein.
- All uses as permitted in the SF-1 Residential District. Reference SF-1 "Section 2 Uses" The City of Corinth Zoning Ordinance No. 86-7-21-18.

**REQUIREMENTS:**

Height Requirements: No building shall exceed thirty-five (35) feet or two and one-half (2-½) stories in height.

Area Requirements:

Front Yard - There shall be a front yard having a depth of not less than twenty-five (25) feet.

Side Yard - There shall be a side yard on each side of the lot having a width of not less than five (5) feet. A side yard adjacent to a street shall not be less than ten (10) feet.

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

Lot Area - No building shall be constructed on any lot less than seven-thousand, five-hundred (7,500) square feet.

Lot Width - The average width of any lot shall not be less than sixty (60) feet at the mid point of the lot depth except that a elbow or cul-de-sac lot shall not be less than 50' at the front building line.

Lot Depth - The depth of the lot shall not be less than one-hundred, ten (110) feet, except that a corner, elbow or cul-de-sac lot may have less depth provided that the minimum depth is no less than one-hundred (100) feet.

EXHIBIT C - PAGE 4 OF 4  
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Minimum Dwelling Size - The floor area of any dwelling unit shall not be less than one-thousand, five-hundred (1,500) square feet.

Lot Coverage - In no case shall more than forty-five (45) 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 are shall be of sufficient size to accommodate two cars, car, or garage space of at least twenty (20) feet 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.

Fencing: Unified wood fencing shall be required along the perimeter of this subdivision.

Overall Residential Density: As per the Zoning Exhibit attached hereto.

Density: An overall average lot size of 10,000 s.f. will be provided for zoning Tracts I and II. This includes Lot 14 x Block A (proposed park).