



**FAIRWAY VISTA
PLANNED DEVELOPMENT NO. 14
BASE ZONING DISTRICT: CLUSTER HOMES/GOLF
COURSE AND CLUB
ORDINANCE NO. 96-06-20-13
(ADOPTED 6-20-1996)**

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208
940-498-3200 ▪ www.cityofcorinth.com

Fairway Vista

75% + 50'
100% coverage

ORDINANCE NO. 96-06-20-13

AN ORDINANCE AMENDING ORDINANCE NO. 87-12-17-24, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CORINTH, TEXAS AS HERETOFORE AMENDED, SO AS TO ESTABLISH PERMANENT ZONING, TO WIT: "PD" PLANNED DEVELOPMENT - CLUSTER HOMES/GOLF COURSE AND CLUB; 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 4.29 acres of land described in "Exhibit A".

SECTION II - LAND USE PLANS

The Zoning Exhibits approved and described as Tract Two in "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: Cluster Homes/Golf Course and Club

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: Cluster Homes/Golf Course and Club".

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

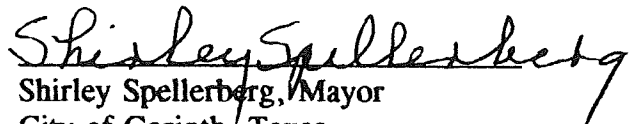
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI - PROVIDING AN EFFECTIVE DATE

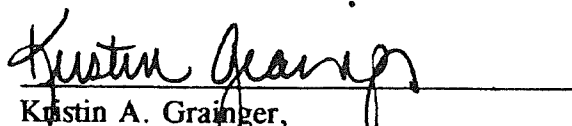
WHEREAS, the present Comprehensive Zoning Ordinance is in need of amending to permit said zoning on property described herein, the City of Corinth provides that this ordinance shall become effective upon approval and publication.

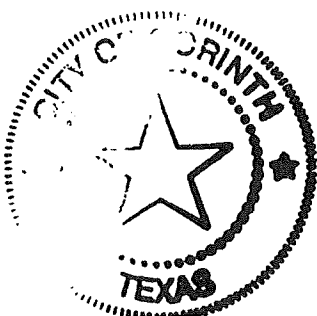
PASSED AND APPROVED THIS 20TH DAY OF JUNE, 1996.

APPROVED:


Shirley Spellerberg, Mayor
City of Corinth, Texas

ATTEST:


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



**TRACT TWO
4.29 ACRES**

BEGINNING 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 441.7629 acre tract of land described 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 follows:

BEGINNING at a 1" iron rod found in the west right-of-way line of Oakmont Drive (60' ROW) dedicated to the City of Corinth, Texas, recorded in Cabinet F, Slide 295 of the Plat Records of Denton County, Texas for the easterly most southeast corner of Lot 1, Block 1 of OAKMONT COUNTRY CLUB, an addition to the City of Corinth, Denton County, Texas according to the plat thereof recorded in Cabinet K, Slide 370 of the Plat Records of Denton County, Texas;

THENCE with the west right-of-way line of said Oakmont Drive, South 02°48'14" West, a distance of 281.35 feet to a 5/8" iron rod found in concrete for the southwest corner of Oakmont Drive;

THENCE leaving the west right-of-way line of said Oakmont Drive, the following courses and distances to wit:
North 85°59'39" West, a distance of 498.20 feet to a 5/8" iron rod set with a red plastic cap stamped "PBS&J INC" (hereinafter called 5/8" iron rod set) for corner;
North 03°05'50" East, a distance of 402.14 feet to a 5/8" iron rod set in the easterly most south line of Lot 1, Block 1;

THENCE with the said easterly most south line of Lot 1, Block 1, the following courses and distances to wit:
South 85°27'37" East, a distance of 110.86 feet to a 5/8" iron rod set for corner;
South 77°12'11" East, a distance of 336.17 feet to a 1" iron rod found for corner;
South 43°05'40" East, a distance of 56.23 feet to a 1" iron rod found for corner;
South 21°34'22" East, a distance of 33.38 feet to a 1" iron rod found for the POINT OF BEGINNING and containing 4.29 acres of land.

PD
EXHIBIT B - PAGE 1 OF 1
ORDINANCE NO. 96-06-20-13

CITY OF SQUAMISH
UNION, B.C. COURT

OAKMONT DRIVE

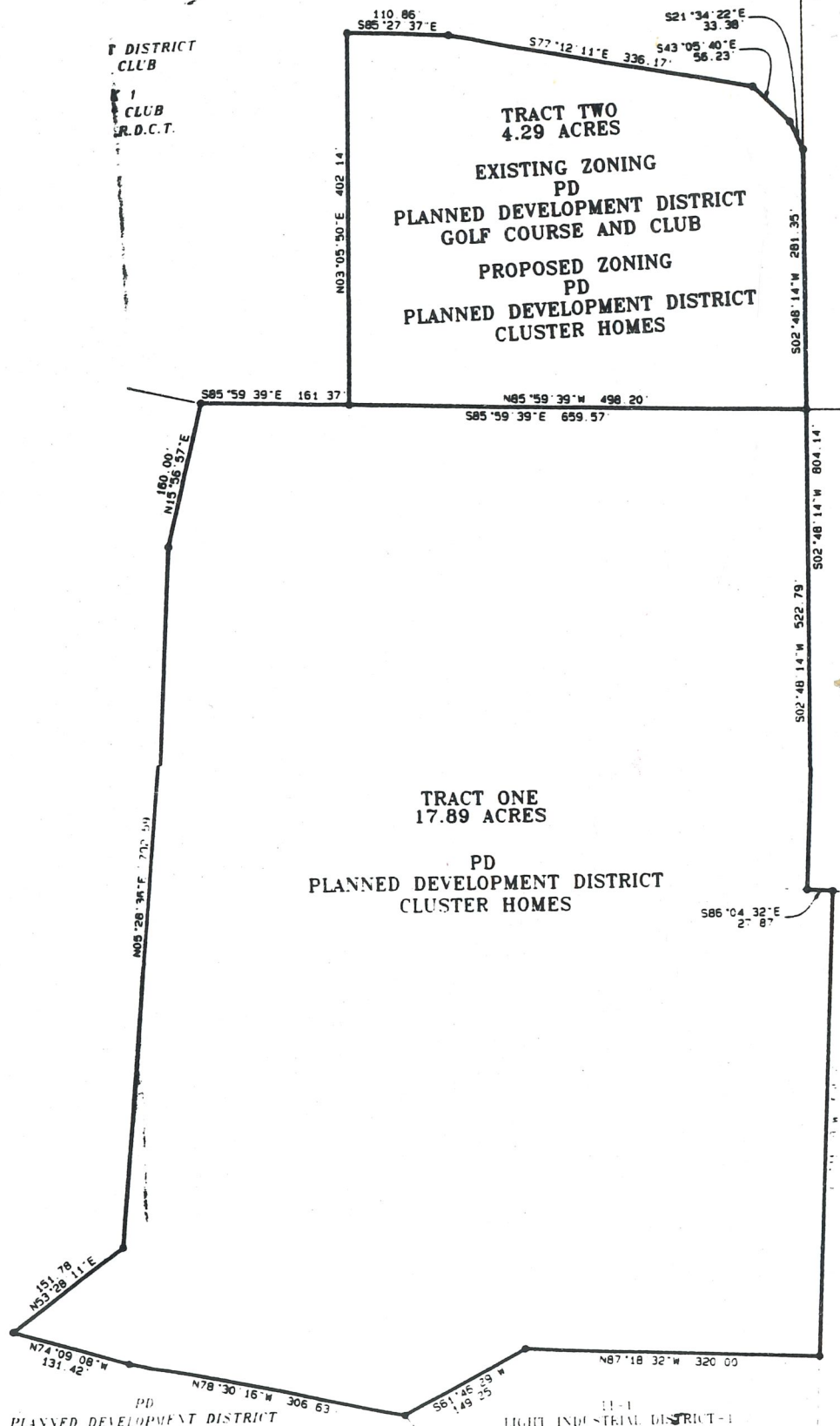
F DISTRICT CLUB
CLUB
R.D.C.T.

TRACT TWO
4.29 ACRES
EXISTING ZONING
PD
PLANNED DEVELOPMENT DISTRICT
GOLF COURSE AND CLUB
PROPOSED ZONING
PD
PLANNED DEVELOPMENT DISTRICT
CLUSTER HOMES

TRACT ONE
17.89 ACRES
PD
PLANNED DEVELOPMENT DISTRICT
CLUSTER HOMES

PD
PLANNED DEVELOPMENT DISTRICT
GOLF COURSE AND CLUB
MANAGEMENT CORP

11-1
LIGHT INDUSTRIAL DISTRICT-1
OAKMONT CANADIAN
LAND DEVELOPMENT CORP



CLUSTER HOMES:

Cluster Homes consist of single family detached units that are clustered in groups of a slightly higher density than conventional single family homes. This concept promotes a higher density in the area that is actually developed while creating open space which may be commonly owned and maintained by the homeowners. Ownership of these homes would involve the units as well as the lot on which the units are sited. These lots would have front, rear and side yards. Typically, these units would be one and two story structures.

PERMITTED USES:

- * Single family dwellings as outlined in Ordinance No. 87-12-17-24.
- * All uses as permitted in the Single Family areas as outlined in Ordinance No. 87-12-17-24.

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 fifteen (15) feet.

Side Yard: No side yard is required on one side of the lot. A side yard adjacent to a street shall not be less than ten (10) feet. There shall be a minimum separation of ten (10) feet between structures.

Rear Yard: There shall be a rear yard having a depth of not less than ten (10) feet.

Lot Width: The average width of any lot shall not be less than fifty (50) feet at the front building line.

Lot Depth: The depth of the lot shall not be less than ninety (90) feet, except that a corner or cul-de-sac lot may have less depth provided that the minimum depth is not less than eighty-five (85) feet.

Minimum Dwelling

Size: The floor area of any dwelling unit shall not be less than one-thousand, two hundred, fifty (1,250) square feet.

Lot Coverage: In no case shall more than sixty (60) 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 one car or a garage space of at least twelve (12) 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 6.0 dwelling units per acre.

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

GOLF COURSE AND CLUB:

Uses and requirements as outlined in Ordinance No. 87-12-17-24 of the City of Corinth, Texas.