



**THOUSAND OAKS
PLANNED DEVELOPMENT NO. 17
BASE ZONING DISTRICT: SINGLE FAMILY
ORDINANCE NO. 97-10-02-25
(ADOPTED 10-2-1997)**

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

Thousand Oaks
Zoning - PD

ORDINANCE NO. 97-10-02-25

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: 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 the governing body in the exercise of its legislative discretion, has 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 27.811 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 its entirety for the purposes 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 2nd DAY OF October, 1997.



APPROVED:

Shirley Spellerberg
Shirley Spellerberg, Mayor
City of Corinth, Texas

ATTEST:

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

EXHIBIT A

ORDINANCE NO. 97-09-10-18

WHERE AS FULTE HOME CORPORATION OF TEXAS IS THE SOLE OWNER OF A 27.811 ACRE TRACT OF LAND SITUATED IN THE T. WHITE, JR. SURVEYS SURVEY, ABSTRACT NO. 1376 AND 1378, DENTON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 198.787 ACRE TRACT OF LAND DESCRIBED IN DEED TO THOUSAND OAKS LIMITED PARTNERSHIP AS RECORDED BY COUNTY CLERK NUMBER (C.C.N.) 96-00088340 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.), SAID 27.811 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD CAPPED "CARTER & BURGESS" FOUND ON THE THE WEST LINE OF RIVER OAK WAY (A 50 FOOT WIDE PUBLIC RIGHT OF WAY) AND BEING THE NORTHWEST CORNER OF THOUSAND OAKS ADDITION, PHASE 1 AS RECORDED IN CABINET I, PAGE 308 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS,

THENCE N 57°28'25" E, A DISTANCE OF 187.31 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR THE POINT OF BEGINNING;

THENCE S 02°20'28" E, A DISTANCE OF 1863.93 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET ON THE NORTH LINE OF A TRACT CONVEYED TO CHARLES R. JACKSON, BY DEED RECORDED IN VOLUME 1556, PAGE 220 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE S 89°29'38" W, A DISTANCE OF 586.76 FEET TO THE EAST LINE OF A 100' MISSOURI, PACIFIC AND TEXAS RAILROAD RIGHT OF WAY AND A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE N 11°58'30" W, A DISTANCE OF 1895.43 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO DOBBS ROAD JOINT VENTURE, BY DEED RECORDED IN CLERKS RECORD NUMBER 96-0009979 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89°23'45" E, ALONG THE SAID SOUTH LINE, A DISTANCE OF 870.59 FEET TO THE POINT OF BEGINNING, AND A COMPUTED AREA OF 27.811 ACRES MORE OR LESS.

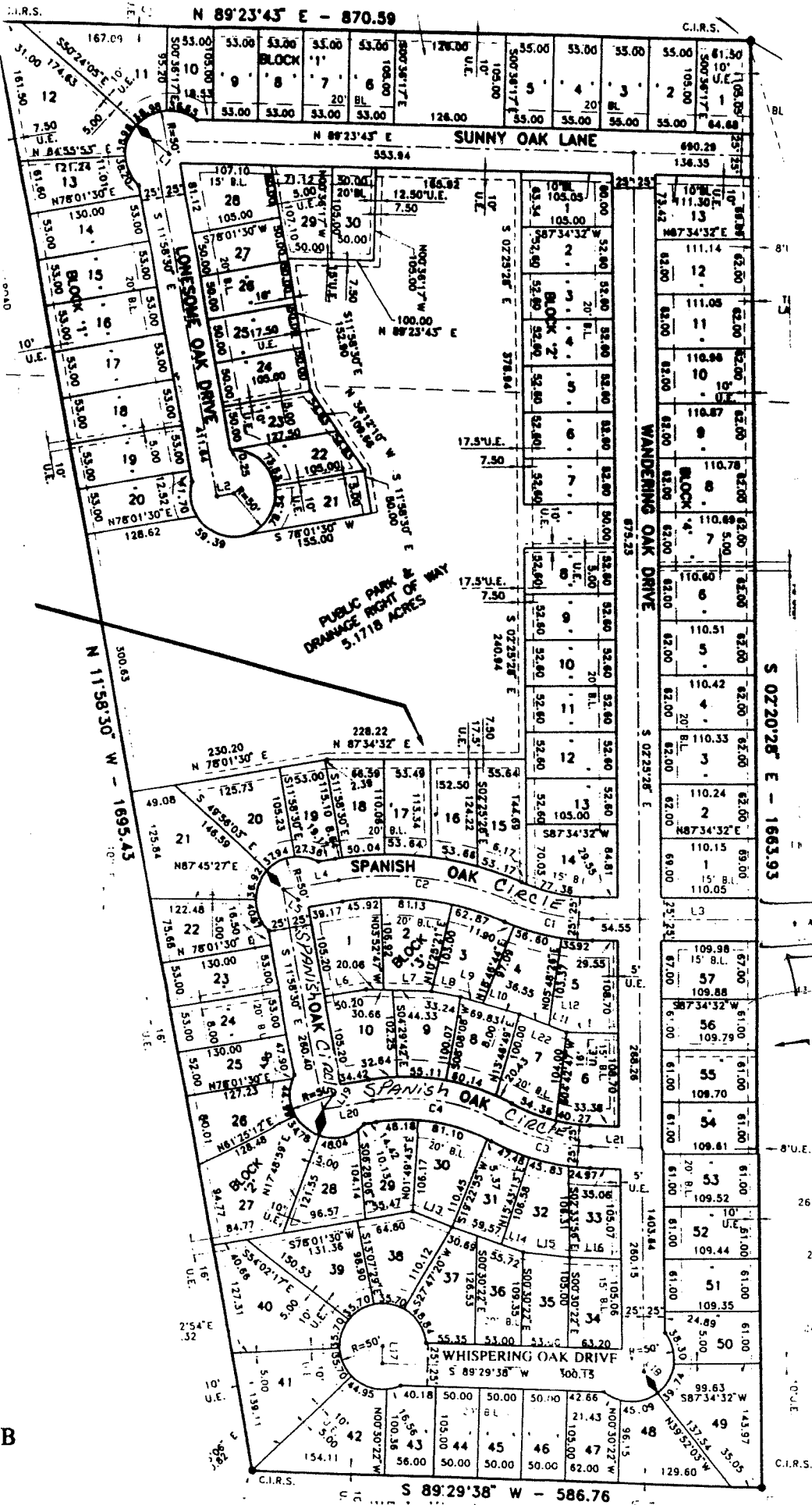


EXHIBIT B

ORDINANCE NO. _____

THOUSAND OAKS ADDITION

LAND USE REGULATIONS

1. GENERAL:

This tract is designated for single family use. The maximum number of units in this tract shall not exceed one hundred ten (110) units.

2. USE REGULATIONS:

A building or premise shall be used only for the following purposes:

- a. Single family residential detached units and accessory buildings and uses customarily incidental to this use.
- b. Churches and church related uses.
- c. Hobby shops as an accessory use.
- d. Uses customarily incident to any other above uses situated in the same building, when not involving the conduct of a business or industry.
- e. Unilluminated signs not exceeding eight (8) square feet in area pertaining to the sale or rental of property on which they are located; provided, however, that no advertising sign of any other character shall be permitted in the PD/ Residential District.
- f. Accessory Buildings attached or detached, and used for a purpose customarily incidental to the main structure, such as a tool house, lath or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business.
- g. Portable accessory buildings not exceeding one hundred twenty (120) square feet in area nor twenty-five (25) feet in height. The building must be securely anchored to the ground to withstand winds up to seventy-five (75) MPH.

EXHIBIT C - PAGE 2 OF 3

3. HEIGHT REGULATIONS:

a. Size of yards:

- (1) There shall be a front yard having a depth of not less than twenty (20) feet.
- (2) Side Yard: There shall be a minimum side yard on each side of the lot of five (5) feet. A side yard adjacent to a side street shall not be less than ten (10) feet. When a side yard is across from a front yard, the side yard shall be a minimum of twenty (20) feet.
- (3) Rear Yard: There shall be a rear yard having a depth of not less than twenty (20) feet.

b. Size of lot:

- (1) Lot Area: No building shall be constructed on any lot less than five thousand (5,000) square feet.
- (2) Lot Width: The width of the lot shall be not less than fifty (50) feet at the front street building line.
- (3) Lot Depth: The depth of the lot shall not be less than one hundred (100) feet, except that a corner lot or cul-de-sac lot may have a depth of less than one hundred (100) feet provided that the minimum depth is no less than ninety (90) feet.

c. Minimum Dwelling Size: The minimum floor area of any dwelling exclusive of garages, breezeways, and porches shall be one thousand two hundred fifty (1,250) square feet.

d. Lot Coverage: In no case shall more than forty-five (45) percent of the total area be covered by the combined area of the main buildings and accessory buildings.

4. Building Regulations:

a. Type of Materials: All main buildings and accessory buildings exceeding 120 square feet shall have exterior construction of a minimum of seventy-five (75) percent brick, stone or similar materials. As part of the material types, no single building elevation shall contain less than fifty (50) percent of the above mentioned materials.

EXHIBIT C - PAGE 3 OF 3

5. Garage Regulations: All homes shall have at least a one (1) car enclosed garage, (12' X 20') attached.
6. Driveways: All single family homes shall have paved concrete driveways.
7. Lots backing to the open space shall be screened with a combination of wrought iron, structural pilaster, and landscaping features, to be constructed by the developer prior to issuance of any Certificate of Occupancy for new home construction. Design of screening to be approved by the City of Corinth at the time of Preliminary and Final Platting.