



**LARKSPUR**  
**PLANNED DEVELOPMENT NO. 23**  
**BASE ZONING DISTRICT: ESTATE HOMES**  
**ORDINANCE NO. 99-12-16-44**  
**(ADOPTED 12-16-1999)**

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

*Larkspur*

**ORDINANCE NO. 99-12-16-44**

**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/ ESTATE HOMES; 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 10.603 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/Estate Homes.

**SECTION III - LAND USE REGULATIONS**

The regulations described in Ordinance No. 87-12-17-24 - Estate Homes (attached "Exhibit C") shall be adhered to in its entirety for the purposes of development.

**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**

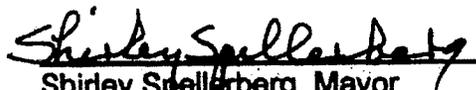
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

**SECTION VI - PROVIDING AN EFFECTIVE DATE**

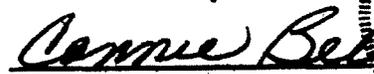
WHEREAS, the present Comprehensive Zoning Ordinance is in need of amending to permit said zoning on property described herein, the City of Corinth provides that this ordinance shall become effective upon approval and publication.

PASSED AND APPROVED THIS 16<sup>TH</sup> DAY OF DECEMBER, 1999.

APPROVED:

  
Shirley Spellerberg, Mayor  
City of Corinth, Texas

ATTEST:

  
Connie Bell, City Secretary  
City of Corinth, Texas



**ORDINANCE NO. 99-12-16-44  
EXHIBIT A – PAGE 1 OF 1**

**LEGAL DESCRIPTION**

**BEING** a tract of land situated in the A.H. Serren Survey, Abstract Number 1198, Denton County, Texas and being a portion of that tract of land formerly described by deed to Timberglen as recorded in County Clerks Filing Number 95-R0079950 and being more particularly described by metes and bounds as follows:

**COMMENCING** at the most southerly southeast corner of said Timberglen Company tract;

**THENCE** N 86°28'58"W, 1799.70 feet;

**THENCE** N 01°30'20"W, 171.24 feet

**THENCE** N 03°35'38"E, 643.98 feet to the **POINT OF BEGINNING** said point being on the City Limit line between the City of Denton and the City of Corinth;

**THENCE** N 80°15'38"W, 342.08 feet departing said City Limit line;

**THENCE** N 81°06'46"W, 301.82 feet;

**THENCE** N 09°58'23"W, 109.67 feet;

**THENCE** N 11°04'33"E, 95.57 feet;

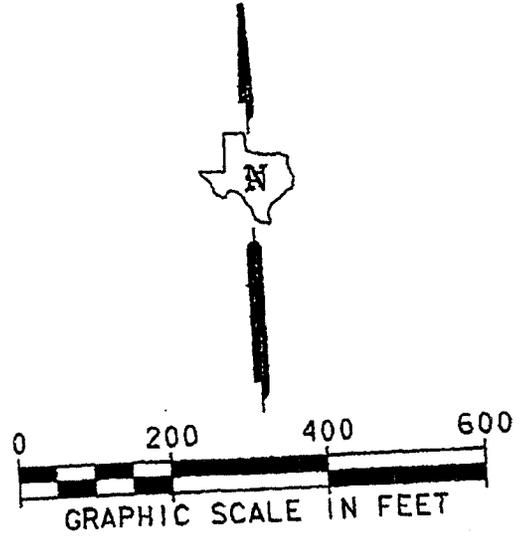
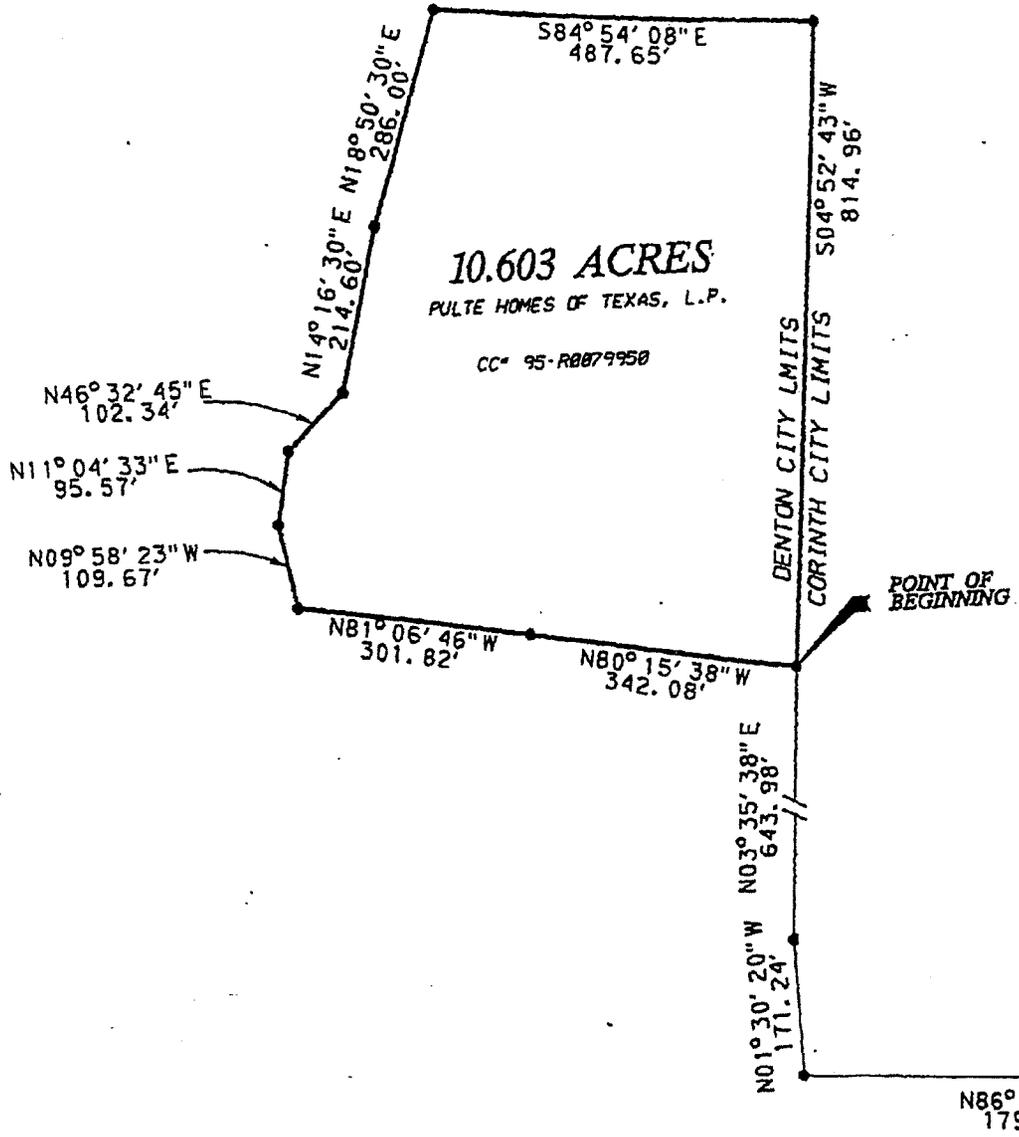
**THENCE** N 46°32'45"E, 102.34 feet;

**THENCE** N 14°16'30"E, 214.60 feet;

**THENCE** N 18°50'30"E, 286.00 feet;

**THENCE** S 84°54'08"E, 487.65 feet returning to said City Limit line;

**THENCE** S 04°52'43"W, 814.96 feet along said City Limit line to the **POINT OF BEGINNING** and containing 461,887 square feet or 10.603 acres of land more or less.



ESTATE HOMES

**DEFINITION:**

Estate homes are single family detached units. These units will consist of larger units and lots, having access and frontage on a private or public road. Ownership of these homes would include the unit as well as the lot. Typically, these units will be one and two story structures.

**PERMITTED USES:**

- ° Single family dwellings as outlined herein
- ° Public or state accredited schools
- ° Churches
- ° Accessory buildings and uses customarily incident to the permitted uses and located on the same lot therewith.

NOTE: a) The total area used for accessory buildings shall not exceed twenty-five (25) percent of the total area designated for the main buildings.

b) Accessory buildings shall not be permitted within any "front yard" area but shall be permitted within any portion of the "side yard" or "rear yard" of a building lot.

- ° Real estate sales offices during the development of the residential subdivisions
- ° Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work

NOTE: No temporary buildings, mobile homes, travel trailers, or motor homes may be used for dwelling purposes within the estate home areas

- ° Fire stations and public buildings
- ° Golf course and recreational facilities that are compatible with the residential areas

NOTE: Miniature golf course facilities shall not be permitted within the estate home areas

- ° Uses similar to the above mentioned uses, provided that these similar uses be allowed only if approved by the City of Corinth Planning and Zoning Commission and the City Council.

**ORDINANCE NO. 99-12-16-44**  
**EXHIBIT C - PAGE 2 OF 3**

**REQUIREMENTS:**

Height Requirements: No building shall exceed thirty-six (36) feet or two and one-half (2-1/2) 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 seven and one-half (7-1/2) feet. A side yard adjacent to a street shall not be less than fifteen (15) 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 nine-thousand, six-hundred (9,600) square feet.

Lot Width - The average width of any lot shall not be less than eighty (80) feet at the front building line.

Lot Depth - The depth of the lot shall not be less than one-hundred, twenty (120) feet, except that a corner or cul-de-sac lot may have less depth provided that the minimum depth is not less than one-hundred (100) feet.

Minimum Dwelling Size - The floor area of any dwelling unit shall not be less than one-thousand, eight-hundred (1,800) square feet, exclusive of garages, breezeways, and porches.

Lot Coverage - In no case shall more than forty (40) 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 requirement, 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.

ORDINANCE NO. 99-12-16-44  
EXHIBIT C - PAGE 3 OF 3

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 3.0 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.