



**OAKMONT  
PLANNED DEVELOPMENT NO. 6  
ORDINANCE NO. 87-12-17-24  
(ADOPTED 12-17-1987)**

**AMENDED BY:**

- **ORDINANCE NO. 00-03-02-06: SPECIFIC USE PERMIT FOR TENNIS COURTS (ADOPTED 3-2-2000)**
- **ORDINANCE NO. 07-03-01-05: POST OAK/ROBINSON NEIGHBORHOOD CENTER (ADOPTED 3-1-2007)**
- **ORDINANCE NO. 08-02-21-03: COMMERCIAL SHOPPING REGULATIONS AMENDMENT (ADOPTED 2-21-2008)**
- **ORDINANCE NO. 18-04-19-15: CHILDREN'S LIGHTHOUSE PLANNED DEVELOPMENT (ADOPTED 4-19-2018)**

*Oakmont*  
*(See Ord. in Karen's*  
*office)*

ORDINANCE NO. 87-12-17-24

AN ORDINANCE OF THE TOWN OF CORINTH, DENTON COUNTY, TEXAS, AMENDING ORDINANCE NO. 84-11-12-18 OF THE TOWN OF CORINTH, SO AS TO ESTABLISH PERMANENT ZONING, TO-WIT: "PD" PLANNED DEVELOPMENT NO. 1, ON THE FOLLOWING DESCRIBED TRACT OF LAND:

SEE ATTACHED LEGAL DESCRIPTION  
(EXHIBIT "A")

PROVIDING FOR A PROPERTY DESCRIPTION; PROVIDING FOR A ZONING EXHIBIT; PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Planning and Zoning Commission of the Town of Corinth and the governing body of the Town of Corinth in compliance with the laws of the State of Texas and the ordinances of the Town of Corinth have given the requisite notices by publication 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 Ordinance No. 84-11-12-18 should be amended;

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

SECTION 1. That Ordinance No. 84-11-12-18 of the Town of Corinth, Texas, as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the Town of Corinth on a 564.7 acre tract of land described in Exhibit "A" attached hereto and made a part hereof for all purposes to give said tract of land the following zoning classification, to-wit: That the area be and the same is hereby zoned as "PD" Planned Development No.1.

**SECTION 2.** That the Zoning Exhibit approved as 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 development of "PD" Planned Development No. 1.

**SECTION 3.** That the Development Regulations 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 "PD" Planned Development No. 1.

**SECTION 4.** That all ordinances of the Town of Corinth in conflict with the provisions of this ordinance shall be, and the same are hereby, repealed; provided, however, all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.

**SECTION 5.** That the property described in Exhibit "A" attached hereto shall be used in the manner and for the purposes provided for as approved by the attachment of Exhibits "B" and "C".

**SECTION 6.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in Comprehensive Zoning Ordinance of the Town of Corinth, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

**SECTION 7.** That it is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any phrase, clause, sentence or section of this ordinance shall be



declared unconstitutional or invalid by any judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this ordinance; and the Town Council hereby declares it would have passed the remaining portions even though it had known the affected parts would be held unconstitutional.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the Town of Corinth, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CORINTH, TEXAS, ON THE 17<sup>TH</sup> DAY OF DECEMBER, 1987.

APPROVED:

Shirley Spellerberg  
Shirley Spellerberg, MAYOR

ATTEST:

Patricia Chapman  
Pat Chapman, City Secretary

APPROVED AS TO FORM:

Rob Dillard, City Attorney



# 87-12-17-24



**OAKMONT  
COUNTRY CLUB  
ESTATES**

A PLANNED DEVELOPMENT

as approved by the  
Town of Corinth

September 28, 1987

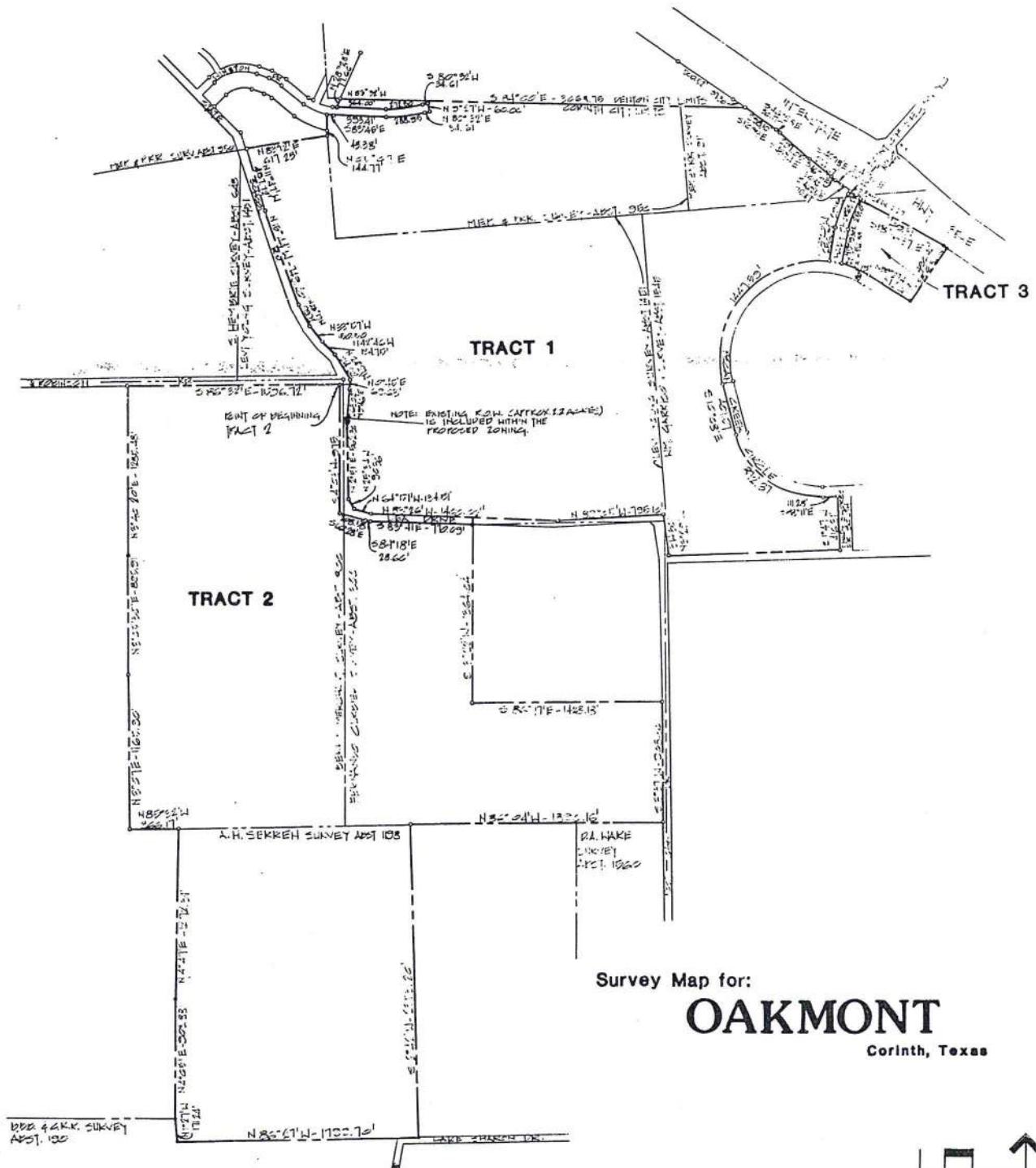
**DEVELOPMENT:**

MYERS DEVELOPMENT CORPORATION  
6310 Lemmon Avenue, Suite 200  
Dallas, Texas 75209

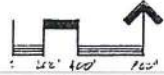
**LAND PLANNING AND ZONING:**

THE NELSON CORPORATION  
5999 Summerside Drive, Suite 202  
Dallas, Texas 75252  
214/380-2605

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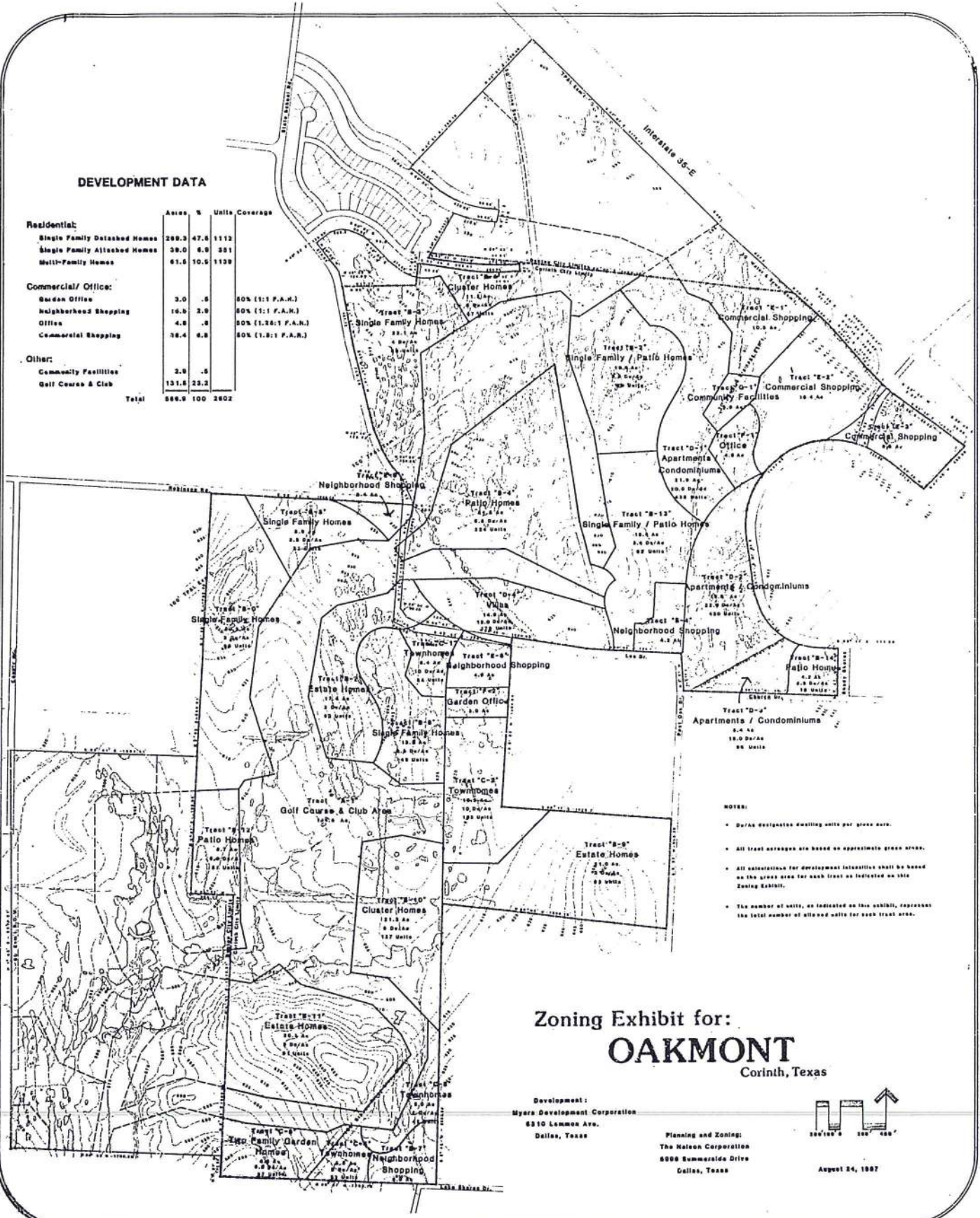


Survey Map for:  
**OAKMONT**  
 Corinth, Texas



**DEVELOPMENT DATA**

	Acres	%	Units Coverage
<b>Residential:</b>			
Single Family Detached Homes	289.3	47.6	1112
Single Family Attached Homes	39.0	6.3	281
Multi-Family Homes	61.6	10.5	1128
<b>Commercial/ Office:</b>			
Business Office	3.0	.5	80% (1:1 P.A.H.)
Neighborhood Shopping	16.9	2.9	80% (1:1 P.A.H.)
Office	4.8	.8	80% (1.25:1 P.A.H.)
Commercial Shopping	18.4	3.0	80% (1.25:1 P.A.H.)
<b>Other:</b>			
Community Facilities	2.9	.5	
Golf Course & Club	131.6	23.2	
<b>Total</b>	<b>586.9</b>	<b>100</b>	<b>2602</b>



- NOTES:**
- D.P.A.S. designation dwelling units per gross acre.
  - All tract acreages are based on approximate gross acres.
  - All calculations for development intensities shall be based on the gross area for each tract as indicated on this Zoning Exhibit.
  - The number of units, as indicated on this exhibit, represents the total number of allowed units for each tract area.

**Zoning Exhibit for:**  
**OAKMONT**  
 Corinth, Texas

Development:  
 Myers Development Corporation  
 8310 Lemmon Ave.  
 Dallas, Texas

Planning and Zoning:  
 The Nelson Corporation  
 8888 Summerlawn Drive  
 Dallas, Texas



August 24, 1967

**Exhibit "B"**



**PRODUCT TYPES AND REQUIREMENTS**

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OAKMONT  
 LEGAL DESCRIPTION  
 CORINTH, TEXAS

BEING a tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 911, the M.E.P. & P.R.R. Co. Survey, Abstract No. 950, the William Garrison Survey, Abstract No. 1545 and the Levi Young Survey, Abstract No. 1451, City of Corinth, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the West corner of the intersection of Shady Shores Drive (100 ft R.O.W.) and Interstate Highway 35E (a variable width R.O.W. at this location), a point for corner;

THENCE South 39 deg 24 min West with the Westerly line of Shady Shores Drive, 2.27 feet to the beginning of a curve to the left having a radius of 723.75 feet and a central angle of 23 deg 04 min, a point for corner;

THENCE in a Southerly direction with the Westerly line of Shady Shores Drive and along said curve, 291.39 feet to the end of said curve, a point for corner;

THENCE South 16 deg 20 min West and continuing along the Westerly line of Shady Shores Drive, 256.92 feet to a point in the Northerly line of Pecan Creek Circle (80 ft R.O.W.), said point being the beginning of a curve to the left having a radius of 737.42 feet, a central angle of 112 deg 28 min 28 sec and a chord bearing of South 46 deg 10 min 28 sec West, a point for corner;

THENCE in a Westerly, Southwesterly and Southerly direction with the R.O.W. line of Pecan Creek Circle and along said curve, 1447.59 feet to the end of said curve, a point for corner;

THENCE South 10 deg 08 min East with the Westerly line of Pecan Creek Circle, 401.57 feet to the beginning of a curve to the left having a radius of 640.43 feet and a central angle of 78 deg 02 min 45 sec, a point for corner;

THENCE in a Southerly, Southeasterly and Easterly direction with the R.O.W. line of said Pecan Creek Circle and along said curve, 872.37 feet to the end of said curve, a point for corner;

THENCE South 88 deg 11 min East with the Southerly line of Pecan Creek Circle, 111.28 feet to the Southwest corner of the intersection of Pecan Creek Circle and Shady Shores Drive South, a point for corner;

THENCE South 01 deg 47 min West along the West line of Shady Shores Drive South, 416.31 feet to a point in the North line of Church Drive (60 ft R.O.W.), a point for corner;

THENCE North 86 deg 45 min West with the Northerly line of Church Drive, 1287.77 feet to a point in the East line of Post Oak Drive (60 ft R.O.W.), a point for corner;

THENCE North 03 deg 29 min West with the Easterly line of said Post Oak Drive, 314.30 feet to a point in the North line of Lea Drive (60 ft R.O.W.), a point for corner;

THENCE North 89 deg 05 min West with the Northerly line of Lea Drive, 795.10 feet to a point for corner;

THENCE North 83 deg 26 min West and continuing along the



Northerly line of Lea Drive, 1400.02 feet to a point for corner;  
THENCE North 64 deg 57 min West with the Northerly line of Lea Drive, 134.51 feet to a point for corner;  
THENCE North 25 deg 34 min West with the Northeasterly line of Lea Drive, 90.36 feet to a point in the Easterly line of State School Road (60 ft R.O.W.), a point for corner;  
THENCE North 02 deg 51 min East with the Easterly line of State School Road, 562.30 feet to a point for corner;  
THENCE North 09 deg 46 min East with the Easterly line of State School Road, 263.02 feet to a point for corner;  
THENCE North 00 deg 45 min East with the Easterly line of State School Road, 69.63 feet to a point for corner;  
THENCE North 24 deg 27 min West with the Easterly line of State School Road, 214.62 feet to a point for corner;  
THENCE North 42 deg 46 min West with the Easterly line of State School Road, 134.75 feet to a point for corner;  
THENCE North 33 deg 57 min West with the Easterly line of State School Road, 150.50 feet to a point for corner;  
THENCE North 23 deg 17 min West with the Easterly line of State School Road, 179.72 feet to a point for corner;  
THENCE North 15 deg 44 min West with the Easterly line of State School Road, 749.20 feet to a point for corner;  
THENCE North 11 deg 47 min West with the Easterly line of State School Road, 487.72 feet to a point in a Northerly line of the aforementioned Levi Young Survey, Abstract No. 1451, same being in the Southerly line of the M.E.P. & P.R.R. Co. Survey, Abstract No. 950, a point for corner;  
THENCE North 83 deg 12 min East with the dividing line between the said Levi Young Survey and the M.E.P. & P.R.R. Co. Survey, 617.23 feet to the most Northerly Northeast corner of the aforementioned Levi Young Survey, a point for corner;  
THENCE North 05 deg 07 min East, 144.77 feet to a point in the Southerly line of Winston Drive (60 ft R.O.W.), said point being the beginning of a curve to the left having a radius of 360.00 feet, a central angle of 06 deg 54 min 13 sec and a chord bearing of South 80 deg 19 min 53 sec East, a point for corner;  
THENCE in an Easterly direction with the Southerly line of Winston Drive and along said curve. 43.38 feet to the end of said curve, a point for corner;  
THENCE South 83 deg 45 min East, 393.41 feet to the beginning of a curve to the left having a radius of 1055.87 feet and a central angle of 15 deg 40 min 46 sec, a point for corner;  
THENCE in an Easterly direction with the Southerly line of Winston Drive and along said curve, 288.95 feet to the end of said curve, a point for corner;  
THENCE North 80 deg 32 min East with the Southerly line of Winston Drive, 34.61 feet to a point for corner;  
THENCE North 09 deg 27 min West, 60.00 feet to a point in the Northerly line of Winston Drive, a point for corner;  
THENCE South 80 deg 32 min West with the Northerly line of Winston Drive, 34.61 feet to the beginning of a curve to the right having a radius of 995.87 feet and a central angle of 15 deg 40 min 40 sec, a point for corner;  
THENCE in a Westerly direction with the Northerly line of Winston Drive and along said curve, 272.50 feet to the end of said curve,



a point for corner;  
THENCE North 83 deg 32 min West with the Northerly line of Winston Drive, 364.00 feet to a point for corner;  
THENCE North 28 deg 28 min East, 77.66 feet to a point in the joint City of Denton and City of Corinth city limits line, a point for corner;  
THENCE South 84 deg 00 min East with the joint city limits line between the City of Denton and City of Corinth, 3068.75 feet to a point in the Southwesterly line of the aforementioned Interstate Highway 35E, a point for corner;  
THENCE South 50 deg 33 min East with the Southwesterly line of said Highway 35E, 298.10 feet to a point for corner;  
THENCE South 46 deg 28 min East with the Southwesterly line of said Highway 35E, 30.17 feet to a point for corner;  
THENCE South 43 deg 34 min East with the Southwesterly line of said Highway 35E, 297.05 feet to a point for corner;  
THENCE South 45 deg 18 min East with the Southwesterly line of said Highway, 216.67 feet to a point for corner;  
THENCE South 46 deg 16 min East, 30.80 feet to a point for corner;  
THENCE South 47 deg 33 min East and continuing along the Southwesterly line of said Highway 35E, 61.22 feet to a point for corner;  
THENCE South 46 deg 25 min East, and continuing along the Southwesterly line of said Highway 35E, 75.47 feet to the PLACE OF BEGINNING and containing 256.589 acres of land.

TRACT 2

BEING a tract of land situated in the Fernando Curbier Survey, Abstract No. 300, the Berry Merchant Survey, Abstract No. 800 and the A.H. Serren Survey, Abstract No. 1198, City of Corinth, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the Southwest corner of the intersection of Robinson Road (60 ft R.O.W.), and State School Road (60 ft R.O.W.), a point for corner;

THENCE South 04 deg 03 min West with the Westerly line of State School Road, 975.72 feet to a point for corner;

THENCE South 66 deg 28 min East with the R.O.W. line of State School Road and changing to Lea Drive, 208.58 feet to a point in the Southerly line of Lea Drive, a point for corner;

THENCE South 84 deg 18 min East with the Southerly line of Lea Drive, 28.60 feet to a point for corner;

THENCE South 83 deg 41 min East with the Southerly line of Lea Drive, 770.09 feet to a point for corner;

THENCE South 03 deg 22 min West, 1364.04 feet to a point for corner;

THENCE South 86 deg 17 min East, 1428.18 feet to a point in the Westerly line of Post Oak Drive (60 ft R.O.W.), a point for corner;

THENCE South 03 deg 37 min West with the Westerly line of Post Oak Drive, 908.30 feet to a point for corner;

THENCE North 86 deg 04 min West with the dividing line between the Fernando Curbier Survey, Abstract No. 300 and the D.A. Ware Survey, Abstract No. 1560, passing the Northwest corner of the D.A. Ware Survey and continuing along the dividing line between the Fernando Curbier Survey and the A.H. Serren Survey, Abstract No. 1198 for a total distance of 1890.16 feet to a point for corner;

THENCE South 02 deg 42 min West, 2353.20 feet to a point in the Northerly line of Lake Sharon Drive (60 ft R.O.W.), a point for corner;

THENCE North 86 deg 27 min West with the Northerly line of Lake Sharon Drive, leaving Lake Sharon Drive for a total distance of 1799.70 feet to a point in the West line of the A.H. Serren Survey, Abstract No. 1198, same being in the East line of the B.B.B. & C.R.R. Co. Survey, Abstract No. 190, a point for corner;

THENCE North 01 deg 27 min West with the dividing line between the A.H. Serren and the B.B.B. & C.R.R. Co. Survey, 171.24 feet to the most Southerly Southeast corner of the Berry Merchant Survey, Abstract No. 800, a point for corner;

THENCE North 04 deg 05 min East with the dividing line between the A.H. Serren Survey and the Berry Merchant Survey, 903.88 feet to a point for corner;

THENCE North 04 deg 47 min East with the dividing line between the A.H. Serren Survey and the Berry Merchant Survey, 1272.31 feet to the Northwest corner of said A.H. Serren Survey, said point being the inner corner of the Berry Merchant Survey, a point for corner;

THENCE North 85 deg 32 min West, 366.17 feet to a point for corner;  
THENCE North 03 deg 07 min East, 1165.90 feet to a point for corner;  
THENCE North 03 deg 05 min 30 Sec East, 895.91 feet to a point for corner;  
THENCE North 03 deg 40 min 20 sec East, 1285.48 feet to a point in the Southerly line of the aforementioned Robinson Road, a point for corner;  
THENCE South 86 deg 32 min East with the Southerly line of Robinson Road, 1596.72 feet to the PLACE OF BEGINNING and containing 300.467 acres of land.



TRACT 3

FOR A TRACT OF LAND IN THE WILLIAM GARRISON SURVEY, ABSTRACT NO. 1545, SITUATED IN DENTON COUNTY, TEXAS, AND BEING A PORTION OF LOT 7, BLOCK 1, OF PECAN CREEK, AN ADDITION TO CORINTH, DENTON COUNTY, TEXAS, AS SHOWN ON A PLAT OF RECORD IN VOLUME 10, PAGE 26, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at an iron pin at the intersection of the East R.O.W. line of Shady Shores Drive in the Northerly R.O.W. line of Pecan Creek Circle;

THENCE North 13 deg 19 min 30 sec East, with the East line of said Shady Shores Drive 256.88 feet to an iron pin at the PC of a curve to the right having a radius of 623.51 feet;

THENCE with said R.O.W. line and the arc of said curve 251.07 feet to an iron pin at the PT of same, said point being in the Southwesterly R.O.W. line of U.S. Highway I-35E;

THENCE South 53 deg 35 min 37 sec East, 25.22 feet with said R.O.W. to an iron pin in same for corner;

THENCE South 58 deg 36 min 37 sec East, 709.31 feet continuing along said R.O.W. line to a point in same;

THENCE South 53 deg 47 min 28 sec East, 29.0 feet to an iron pin for the most Easterly corner of the herein described tract, said point being in the Northwesterly line of an electric transmission line easement;

THENCE South 38 deg 43 min 36 sec West, 490.42 feet with said line to an iron pin in the Northerly R.O.W. line of Pecan Creek Circle;

THENCE North 55 deg 27 min 41 sec West, 372.0 feet along said line to an iron pin at the PC of a curve to the left having a radius of 737.42 feet;

THENCE with said R.O.W. line and the arc of said curve 223.13 feet to the POINT OF BEGINNING and containing 7.639 acres.



**OAKMONT  
COUNTRY CLUB  
ESTATES**

A PLANNED DEVELOPMENT

**DEVELOPMENT REGULATIONS**

as approved by the  
Town of Corinth

September 28, 1987

**DEVELOPMENT:**

MYERS DEVELOPMENT CORPORATION  
6310 Lemmon Avenue, Suite 200  
Dallas, Texas 75209

**LAND PLANNING AND ZONING:**

THE NELSON CORPORATION  
5999 Summerside Drive, Suite 202  
Dallas, Texas 75252  
214/380-2605

TABLE OF CONTENTS

Page

I. Development Concept.....1

II. Zoning Exhibit.....2

III. Development Summary.....3

IV. Product Types and Requirements

    A. Estate Homes.....4

        1. Definition

        2. Permitted Uses

        3. Requirements

    B. Single Family Homes.....7

        1. Definition

        2. Permitted Uses

        3. Requirements

    C. Single Family/Patio Homes.....9

        1. Definition

        2. Permitted Uses

        3. Requirements

    D. Cluster Homes.....11

        1. Definition

        2. Permitted Uses

        3. Requirements

    E. Patio Homes.....13

        1. Definition

        2. Permitted Uses

        3. Requirements

    F. Two Family Garden Homes.....15

        1. Definition

        2. Permitted Uses

        3. Requirements

    G. Townhomes.....17

        1. Definition

        2. Permitted Uses

        3. Requirements

---



H. Villas.....19

- 1. Definition
- 2. Permitted Uses
- 3. Requirements

I. Apartments/Condominiums.....21

- 1. Definition
- 2. Permitted Uses
- 3. Requirements

J. Garden Office.....23

- 1. Definition
- 2. Permitted Uses
- 3. Requirements

K. Neighborhood Shopping.....26

- 1. Definition
- 2. Permitted Uses
- 3. Requirements

L. Office.....29

- 1. Definition
- 2. Permitted Uses
- 3. Requirements

M. Commercial Shopping.....31

- 1. Definition
- 2. Permitted Uses
- 3. Requirements

N. Community Facilities.....34

- 1. Definition
- 2. Permitted Uses
- 3. Requirements
- 4. Site Plan Requirements

O. Golf Course and Club.....35

- 1. Definition
- 2. Permitted Uses
- 3. Requirements

---

	<u>Page</u>
V. Schedule of Residential Uses.....	36
VI. Schedule of Office/Commercial Uses.....	37
VII. Tract Descriptions.....	43
VIII. Site Plan Review.....	44
IX. Platting Requirement.....	45

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## DEVELOPMENT CONCEPT

The market demand in the 1980's has indicated a need for quality living environments including green open spaces and recreation facilities. These needs call for the choice of improved techniques in the creation of new residential environments. Well tested in the 60's and 70's, these environmental techniques are now on tap for widespread use in the 80's. They are cluster subdivisions of detached homes, developments of townhomes, planned development districts with owner occupied homes and a variety of other land uses including multi-family properties, commercial shopping facilities and office parks.

Oakmont is a proposed planned development of approximately 765 acres located Southwest of Interstate 35-E, North of Lake Sharon Drive, and bordered by Post Oak Drive on the East.

Oakmont is proposed in order to meet the needs for quality housing and development within the Corinth/Denton market area. The purpose of the proposed zoning is to create design flexibility as well as controlled development and building of the entire tract. Approximately 565 acres of the total development area is located within the City Limits of Corinth, Texas.

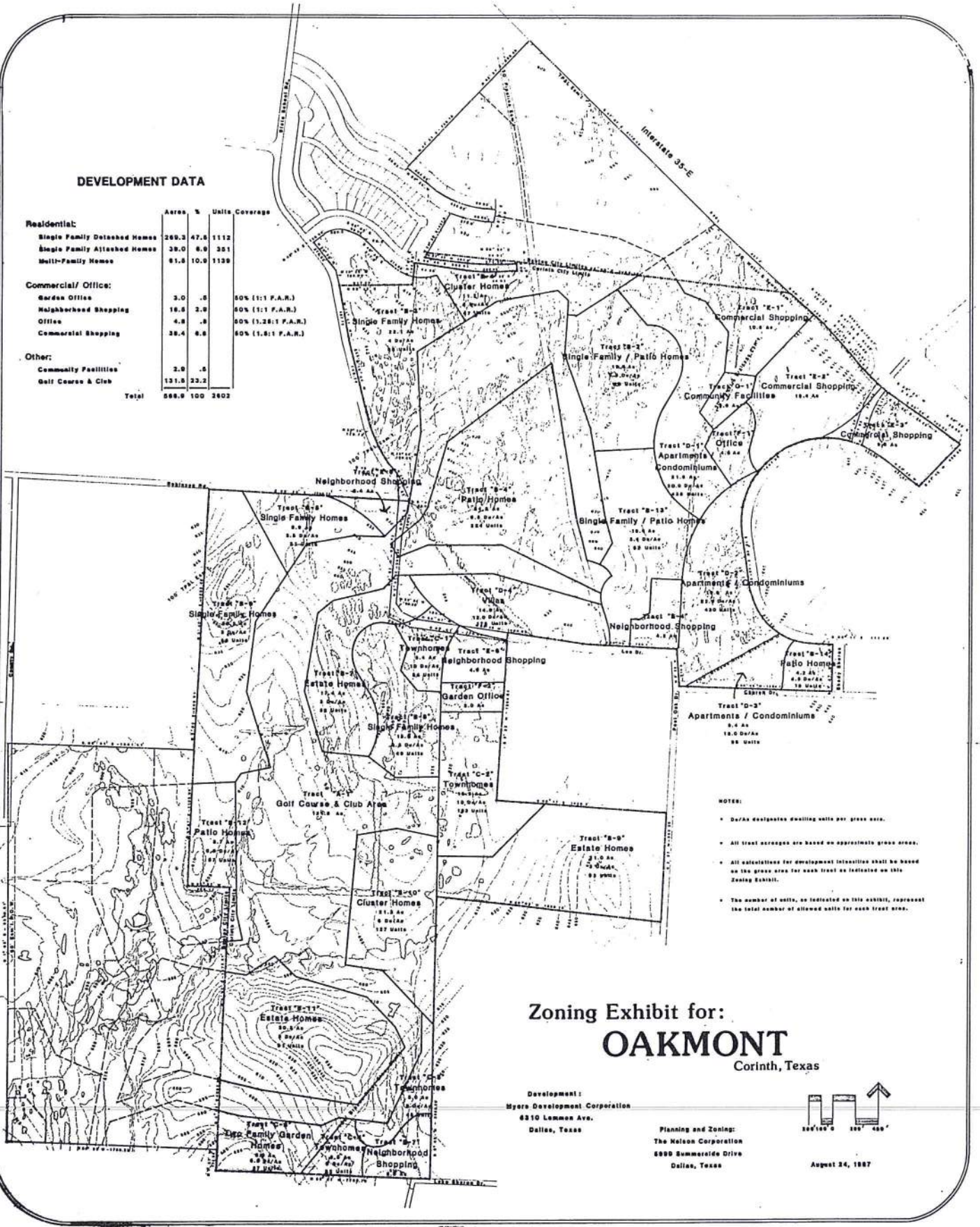
The proposed open space, located within the Oakmont development, is intended to accommodate both active and passive forms of recreational activities. Amenities to be included within the green area shall include: a golf course and country club, upland lakes, security entrances, etc. The use of berms and extensive landscaping will give rise to a "park like" atmosphere within the Oakmont community. All common open space within the proposed development will be privately owned and maintained by a Property Owners' Association.

The necessity to have flexibility in design and extreme control of signage, landscaping and building materials as well as control of building elevations and orientation is of utmost importance to the developer of Oakmont. This project, as proposed, envisions a development with buildings that harmonize with the natural environment. In all cases, the existing land uses have been taken into consideration and an extreme effort has been set forth to develop a harmonious relationship between the proposed Oakmont development and the surrounding areas.



**DEVELOPMENT DATA**

	Acres	%	Units	Coverage
<b>Residential:</b>				
Single Family Detached Homes	269.3	47.6	1112	
Single Family Attached Homes	39.0	6.0	351	
Multi-Family Homes	81.8	10.0	1130	
<b>Commercial/ Office:</b>				
Barber Office	3.0	.5		50% (1:1 F.A.R.)
Neighborhood Shopping	16.8	2.0		50% (1:1 F.A.R.)
Office	4.8	.5		50% (1.25:1 F.A.R.)
Commercial Shopping	26.4	3.6		50% (1.5:1 F.A.R.)
<b>Other:</b>				
Community Facilities	2.0	.5		
Golf Course & Club	131.8	23.2		
<b>Total</b>	<b>569.9</b>	<b>100</b>	<b>2503</b>	

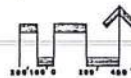


- NOTES:**
- Dn/Ac designates dwelling units per gross acre.
  - All tract acreages are based on approximate gross area.
  - All calculations for development intensities shall be based on the gross area for each tract as indicated on this Zoning Exhibit.
  - The number of units, as indicated on this exhibit, represent the total number of allowed units for each tract area.

Zoning Exhibit for:  
**OAKMONT**  
 Corinth, Texas

Development by:  
 Myers Development Corporation  
 6310 Lammun Ave.  
 Dallas, Texas

Planning and Zoning:  
 The Nelson Corporation  
 6899 Summerfield Drive  
 Dallas, Texas



August 24, 1987

**OAKMONT DEVELOPMENT SUMMARY  
TOWN OF CORINTH, TEXAS**

**RESIDENTIAL:**

	<u>ACRES</u>	<u>%</u>	<u>UNITS</u>
<b>Single Family Detached Homes</b>			
Estate Homes	78.7	13.9	236
Single Family Homes	73.1	12.9	253
Cluster Homes	32.4	5.7	194
Single Family/Patio Homes	37.7	6.6	130
Patio Homes	<u>47.4</u>	<u>8.4</u>	<u>299</u>
<b>SUBTOTAL</b>	<b>269.3</b>	<b>47.5</b>	<b>1,112</b>
<b>Single Family Attached Homes</b>			
Two Family Garden Homes	8.8	1.6	57
Townhomes	<u>30.2</u>	<u>5.3</u>	<u>294</u>
<b>SUBTOTAL</b>	<b>39.0</b>	<b>6.9</b>	<b>351</b>
<b>Multi-Family Homes</b>			
Villas	14.6	2.6	175
Apartments/Condominiums	<u>46.9</u>	<u>8.3</u>	<u>964</u>
<b>SUBTOTAL</b>	<b>61.5</b>	<b>10.9</b>	<b>1,139</b>
<b>TOTAL RESIDENTIAL</b>	<b>369.8</b>	<b>65.3</b>	<b>2,602</b>

**COMMERCIAL/OFFICE:**

Garden Office	3.0	0.5	
Neighborhood Shopping	16.5	2.9	
Office	4.8	0.8	
Commercial Shopping	<u>38.4</u>	<u>6.8</u>	
<b>TOTAL COMMERCIAL/OFFICE</b>	<b>62.7</b>	<b>11.0</b>	

**OTHER:**

Community Facilities	2.9	0.5	
Golf Course & Club	<u>131.5</u>	<u>23.2</u>	
<b>TOTAL OTHER</b>	<b>134.4</b>	<b>23.7</b>	

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<b>DEVELOPMENT TOTAL</b>	<b><u>566.9</u></b>	<b><u>100.0</u></b>	<b><u>2,602</u></b>
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## 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: Miniture 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.



**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 accomodate 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 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.

## SINGLE FAMILY HOMES

### DEFINITION:

Single Family dwelling units are another form of detached housing. These residential areas are designed to provide single family housing at a higher density than permitted in the Estate Home areas. These residential lots will have access and frontage on a private or 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 Estate Home areas. Reference Estate Home "Permitted Uses"

### 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 five (5) 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 seven-thousand, seven-hundred (7,700) square feet.

Lot Width - The average width of any lot shall not be less than seventy (70) feet 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 or cul-de-sac lot may have less depth provided that the minimum depth is no less than one-hundred (100) feet.

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 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 4.0 dwelling units per acre. The specific number of dwelling units per acre for each single family tract is indicated on the zoning exhibit

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

## SINGLE FAMILY/PATIO HOMES

### DEFINITION:

Single Family/Patio Homes are proposed as a form of single family detached housing. These units are proposed as single family or zero lot line homes in which a unit may be sited on or near one of the lot lines. 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 Home areas

### 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 - 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 fifteen (15) feet.

Lot Area - No building shall be constructed on any lot of less than six thousand (6,000) square 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 one hundred (100) feet, except that a corner or cul-de-sac lot may have less depth provided that the minimum depth is not less than ninety-five (95) feet.

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 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 3.5 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.



## CLUSTER HOMES

### **DEFINITION:**

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 herein
- ° All uses as permitted in the Single Family areas

### **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-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 fifteen (15) feet.

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

Lot Area - No building shall be constructed on any lot of less than four-thousand, five-hundred (4,500) square 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.

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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.

## PATIO HOMES

### DEFINITION:

Patio Homes are proposed as another form of single family detached housing. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having three yards instead of four, and therefore creates more useable yard area. 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 Cluster Home areas

### 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 - 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 Area - No building shall be constructed on any lot of less than three-thousand, six-hundred (3,600) square feet.

Lot Width - The average width of any lot shall not be less than forty (40) 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-five (65) 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 6.5 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.

## TWO FAMILY GARDEN HOMES

### DEFINITION:

Two Family Garden Homes are proposed as single family attached units with party walls. They typically consist of two (2) units per building. These areas are intended to accommodate development which is two family in character, but allows for individual ownership of all dwelling units. Ownership of these units would involve the unit and lot area. Typically, these units will be one and two story structures.

### PERMITTED USES:

- ° Single family attached units as outlined herein
- ° All uses as permitted in the Patio Home areas

### 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 - No side yard is required on one side of the lot. A side yard adjacent to a street shall not be less than fifteen (15) 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 Area - No building shall be constructed on any lot of less than three-thousand, six-hundred (3,600) square feet.

Lot Width - The average width of any lot shall not be less than forty (40) 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 no less than eighty-five (85) feet.

Minimum Dwelling Size - The floor area of any dwelling unit shall not be less than one-thousand, one-hundred (1,100) square feet.

Lot-Coverage - In no case shall more than sixty-five (65) 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 6.5 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.



## TOWNHOMES

### **DEFINITION:**

Townhomes are proposed as single family attached units with party walls. These areas are intended to provide for medium density dwellings sited on individual lots. The units are characteristically built in a series of three (3) to ten (10) units with common walls between units. These units would typically be two (2) story construction. Ownership of these units would involve the unit and lot area. Generally, these areas function as a buffer or transition from major streets, non-residential areas or higher density zones and lower density residential areas.

### **PERMITTED USES:**

- ° Single family attached units as outlined herein
- ° All uses as permitted in the Two Family Garden Home areas

### **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 - No side yard is required. A side yard adjacent to a street shall not be less than fifteen (15) feet. There shall be a minimum separation of fifteen (15) feet between structures.

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

Lot Area - No building shall be constructed on any lot of less than two-thousand, three-hundred, forty (2,340) square feet.

Lot-Width - The average width of any lot shall not be less than twenty-six (26) 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 no less than eighty-five (85) feet.

Minimum Dwelling Size - The floor area of any dwelling unit shall not be less than nine-hundred, fifty (950) square feet.

Lot Coverage - In no case shall more than seventy (70) 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.

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.

Storage Requirements: All dwelling units shall have an enclosed storage area containing no less than sixteen (16) square feet, a minimum of eight (8) feet in height, exclusive of interior closet space.

Residential Density:

Density - These residential areas will provide for a maximum of 10.0 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.

## VILLAS

### **DEFINITION:**

Villas are homes that are similar to both townhomes and condominiums. These units would be similar to condominiums in that provisions for ownership will be based on living units with commonly owned green space being maintained through a Property Owners' Association. These units would resemble townhomes in that they would be built in a series of three (3) to ten (10) units with common walls between the units.

NOTE: Legally, villa ownership is the same as condominiums. The appearance is that of townhomes in that no more than two (2) units will be stacked, and no more than one (1) level of balcony.

### **PERMITTED USES:**

- ° Multi-family units as outlined herein
- ° All uses as permitted in the Townhome areas

NOTE: All uses that are permitted within the Villa areas shall be governed by the requirements as set forth for that particular type of use which is proposed for development.

### **REQUIREMENTS:**

Height Requirements: No building shall exceed forty (40) 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 (20) feet.

Side Yard - There shall be a side yard on each side of the lot having a width of not less than ten (10) feet. A side yard adjacent to a street shall not be less than twenty (20) feet. There shall be a minimum separation of fifteen (15) feet between structures.

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

NOTE: Villa units shall have a minimum setback of thirty (30) feet from any single family lot.

Lot Area - No building shall be constructed on any lot of less than fourteen thousand (14,000) square feet.



Lot Width - The average width of the 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 ninety (90) feet.

Minimum Dwelling Size - The floor area of any dwelling unit shall not be less than eight-hundred (800) square feet for flats (single level units) and nine-hundred, fifty (950) square feet for studios (two level units).

Lot Coverage - In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings.

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

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.

Storage requirements: All dwelling units shall have an enclosed storage area containing no less than sixteen (16) square feet, a minimum of eight (8) feet in height, exclusive of interior closet space.

Residential Density:

Density - These residential areas will provide for a maximum of 12.0 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.

## APARTMENTS/CONDOMINIUMS

### **DEFINITION:**

Apartments and/or Condominiums will provide another form of multi-family housing. These multi-family units will consist of flats (single level units) and studios (two level units) or a combination thereof. The apartment or condominium structures will range from two (2) units per building to sixteen (16) units per building. Occupancy of the apartment units will be based on a rental or lease agreement. Ownership of the condominium units will be in the form of fee simple ownership of the living unit and a percentage of ownership of the common areas. These apartment and/or condominium areas are usually located adjacent to major streets and serve as a buffer or transition from office/commercial development or heavy automobile traffic and medium or low density residential development.

NOTE: The choice of multi-family units, apartments or condominiums will be at the sole discretion of the developer and/or land owner.

### **PERMITTED USES:**

- ° Multi-family units as outlined herein
- ° All uses as permitted in the Villa areas

NOTE: All uses that are permitted within the Apartment areas shall be governed by the requirements as set forth for that particular type of use which is proposed for development.

### **REQUIREMENTS:**

Height Requirements: No building shall exceed forty (40) 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 (20) feet.

Side Yard - There shall be a side yard on each side of the lot having a width of not less than ten (10) feet. A side yard adjacent to a street shall not be less than twenty (20) feet. There shall be a separation of fifteen (15) feet between structures.

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

NOTE: Apartment/Condominium units shall have a minimum setback of thirty-five (35) feet from any single family lot.



Lot Area - No building shall be constructed on any lot of less than sixteen-thousand (16,000) square feet.

Lot Width - The average width of the lot shall not be less than ninety (90) feet at the front building line.

Lot Depth - The depth of the lot shall not be less than ninety (90) feet.

Minimum Dwelling Size - The floor area of any dwelling unit shall not be less than five-hundred (500) square feet for flats (single level units) and seven-hundred, fifty (750) square feet for studios (two level units).

Lot Coverage - In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings.

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

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.

Storage Requirements: All dwelling units shall have an enclosed storage area containing at least sixteen (16) square feet, a minimum of eight (8) feet in height, exclusive of interior closet space.

Residential Density:

Density - These residential areas will provide for a maximum of 24.0 dwelling units per acre. The specific number of dwelling units per acre for each apartment/condominium tract is indicated on the Zoning Exhibit.

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



## GARDEN OFFICE

### **DEFINITION:**

Garden Office areas are intended for office uses not dependent upon retail trade or retail traffic for their operation. These areas are designed to permit the location of offices of any profession, trade, or service near its clients; and minimize the effect upon residential and commercial areas.

### **PERMITTED USES:**

- ° All uses as permitted in the Apartment/Condominium areas
- ° Accessory buildings and uses customarily incident to the permitted uses (excluding trailers)

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.

- ° Church or rectory
- ° Clinics-medical, dental, optical, chiropractic, pediatric, etc.
- ° Community center
- ° Duplicating centers, mailing services, stenographic offices
- ° Health service
- ° Laboratories-medical, dental, scientific, etc.
- ° Municipal buildings
- ° Museum, library, art gallery (public)
- ° Office buildings
- ° Professional offices - including but not limited to doctors, dentists, attorneys, land planners, architects, engineers, insurance, or real estate and similar offices
- ° Public park or playground
- ° Restaurant (no drive-in)

NOTE: Only one restaurant facility shall be located within each of the Garden Office areas.

- ° School - business, commercial, technological
- ° School - public or denominational
- ° Securities and commodities - brokers, dealers, underwriters, and exchange offices
- ° Snack shop (intraoffice)
- ° Travel agent
- ° Utility business office
- ° Uses similar to the above mentioned permitted uses, provided that these similar uses be allowed only if approved by the City of Corinth Planning and Zoning Commission and the City Council.
- ° Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work

**REQUIREMENTS:**

Height Requirements: The maximum height for the main building shall be two and one-half (2-1/2) stories and shall not exceed thirty-six (36) feet 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 for each side of the lot or tract on which any single building or building complex is constructed of not less than ten (10) feet.

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

Landscaped Open Space - Five (5) percent of the total lot area shall be maintained as landscaped open space

Lot Coverage - In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

Floor Area Ratio: The ratio of total floor area of all buildings to total land area shall be a maximum of 1:1.

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

Building Materials: All main building exteriors shall be constructed of glass, stone, brick, tiles, concrete, exterior wood (maximum of 25%) or similar materials, or any combination thereof.

Parking Requirements: One (1) off-street parking space shall be provided for each three-hundred, twenty-five (325) square feet of floor space, exclusive of areas used for storage, utilities, and building service.



## NEIGHBORHOOD SHOPPING

### **DEFINITION:**

Neighborhood Shopping areas are primarily retail commercial areas supplying the surrounding residential areas with convenience goods and services which are normal everyday necessities and routine purchases. These commercial areas are intended to accommodate a unified grouping, in one (1) or more buildings, of retail shops and stores and personal services that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods.

### **PERMITTED USES:**

- ° All uses as permitted in the Garden Office areas

NOTE: All uses that are permitted within the Neighborhood Shopping areas shall be governed by the requirements as set forth for that particular type of use which is proposed for development.

- ° Bakery (retail)
- ° Bank
- ° Barber and beauty shops
- ° Convenience store (with gas service)
- ° Day care center
- ° Drug Store or pharmacy
- ° Dry cleaning and laundry
- ° Florist or garden shops (no outside storage or sales)
- ° Grocery store
- ° Hardware store
- ° Household appliance sales
- ° Personal services (ie. dressmaker, shoe shops, tailor, etc.)
- ° Pet grooming and supplies
- ° Photo service

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- ° Retail shops
- ° Savings and loan

- ° Studio - music, dance or drama
- ° Veterinarian (no outside runs)
- ° Uses similar to the above mentioned permitted uses, provided that these similar uses be allowed only if approved by the City of Corinth Planning and Zoning Commission and the City Council.
- ° Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work

**REQUIREMENTS:**

Height Requirements: The maximum height for the main building shall be two and one-half (2-1/2) stories, but shall not exceed thirty-six (36) feet 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 for each side of the lot or tract on which any single building or building complex is constructed of not less than ten (10) feet.

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

Landscaped Open Space - Five (5) percent of the total lot area shall be maintained as landscaped open space.

Lot Coverage - In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

Floor Area Ratio: The ratio of total floor area of all buildings to total land area shall be a maximum of 1:1.

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

Building Materials: The main building exteriors shall be constructed of glass, stone, brick, tiles, concrete, exterior wood (maximum of 25%) or similar materials, or any combination thereof.

Parking Requirements: One (1) off-street parking space shall be provided for each two-hundred, fifty (250) square feet of floor space used for retail trade.



## OFFICE

### DEFINITION

Office areas provide for medium intensity concentrations of office uses and office related commercial services. These areas will create a transition from garden office and neighborhood shopping to commercial uses.

### PERMITTED USES

- ° All uses as permitted in the Neighborhood Shopping areas

NOTE: All uses that are permitted within the Office areas shall be governed by the requirements as set forth for that particular type of use which is proposed for development.

- ° Apparel alteration and accessory shops
- ° Arts, crafts, and hobby shops
- ° Book, card, gift and novelty, newsstand, souvenir, stationery, or tobacco shops
- ° Cafes or cafeterias
- ° Camera, jewelry, instrument, and watch stores
- ° Communications or electronic systems center
- ° Fabrics or needlework shop
- ° Ice cream and dairy food shops
- ° Locksmith or key shop
- ° Office showroom/warehouse
- ° Office supplies
- ° Piano and musical instrument repair
- ° Printing establishments
- ° Private club
- ° Telecommunications center
- ° Uses similar to the above mentioned permitted uses, provided that these similar uses be allowed only if approved by the City of Corinth Planning and Zoning Commission and the City Council.

- ° Temporary buildings and use incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.

**REQUIREMENTS:**

Height Requirements: The maximum height for the main buildings shall be six (6) stories. Buildings may be erected above said limit if setbacks from all streets and required yard lines are an additional one (1) foot for each one (1) foot of its height above said limit. In no case shall a building exceed a maximum height of ten (10) stories.

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 for each side of the lot or tract on which any single building or building complex is constructed of not less than ten (10) feet.

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

Landscaped Open Space - Five (5) percent of the total lot area shall be maintained as landscaped open space.

Lot Coverage - In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

Floor Area Ratio: The ratio of total floor area of all buildings to total land area shall be a maximum of 1.25:1.

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

Building Materials: All main building exteriors shall be constructed of glass, stone, brick, tiles, cement, concrete, or similar materials, or any combination thereof.

Parking Requirements: One (1) off-street parking space shall be provided for each three-hundred, twenty-five (325) square feet of floor space, exclusive of areas used for storage, utilities, and building service.

## COMMERCIAL SHOPPING

### DEFINITION:

Commercial shopping areas provide for medium intensity concentrations of commercial shopping and related office activities which may serve the entire community but do not and should not locate in the central business district or the neighborhood shopping areas.

### PERMITTED USES:

- ° All uses as permitted in the Office areas

NOTE: All uses that are permitted within the Commercial Shopping areas shall be governed by the requirements as set forth for that particular type of use which is proposed for development.

- ° Agricultural supplies store
- ° Antique shop
- ° Art gallery
- ° Automobile and truck rental
- ° Automobile display - sales/repair (dealership only)
- ° Auto parts sales (indoor)
- ° Bicycle shops and repair service
- ° Boat display - sales/repair (dealership only)
- ° Building materials sales
- ° Car washing service
- ° Commercial amusement (indoor)
- ° Department or discount stores
- ° Distribution center (no outside storage)
- ° Equipment sales
- ° Fitness center
- ° Frozen food lockers (excluding slaughtering)
- ° Furniture sales
- ° Greenhouse or nursery (retail sales)



- Home improvement store
- Hospital
- Hotel or motel
- Household furnishing and fixture store
- Mass transit commuter pick up service
- Meat, fish, or poultry markets (excluding slaughtering and fish cleaning)
- Motorcycle sales and service (dealership only)
- Music stores
- Outdoor flea markets are prohibited
- Paint sales/wallpaper/interior decorating sales (inside)
- Pet store (no outside runs)
- Plumbing shop (no outside storage)
- Restaurant (with drive-through window)
- Retail stores (indoor)
- Service station
- Sign graphics shop (indoor use only)
- Sporting goods store
- Supermarket
- Telephone exchange
- Theater (indoor)
- Tires, batteries, and accessories (no outside storage/sales)
- Upholstery shop
- Uses similar to the above mentioned permitted uses, provided that these similar uses be allowed only if approved by the City of Corinth Planning and Zoning Commission and the City Council.
- Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.

**REQUIREMENTS:**

Height Requirements: No commercial building shall exceed two and one-half (2-1/2) stories or thirty-six (36) feet 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 for each side of the lot or tract on which any single building or building complex is constructed of not less than fifteen (15) feet.

Rear Yard - No rear yard is required.

Landscaped Open Space - Five (5) percent of the total lot area shall be maintained as landscaped open space.

Lot Coverage - In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

Floor Area Ratio: The ratio of total floor area of all buildings to total land area shall be a maximum of 1:1.

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

Building Materials: All main building exteriors shall be constructed of glass, stone, brick, tiles, cement, concrete, or similar materials, or any combination thereof.

Parking Requirements: One (1) off-street parking space shall be provided for each two-hundred, fifty (250) square feet of floor space used for retail trade.

## COMMUNITY FACILITIES

### **DEFINITION:**

The Community Facilities area will provide a municipal use area to accommodate water storage facilities (ground storage) which will serve the Corinth/Oakmont community.

### **PERMITTED USES:**

- ° Water storage (ground storage) and related facilities for provision of public utilities.

### **REQUIREMENTS:**

Height Requirements: Structures located within this area shall not exceed forty (40) feet in height.

Area Requirements: Minimum yard requirements, lot coverage, and floor area ratios are not applicable to this area.

### **SITE PLAN REQUIREMENT:**

A Site Plan shall be submitted to and approved by the Planning and Zoning Commission and the City Council prior to the issuance of any building permits in this area.

**NOTE:** The above note Site Plan for the water storage facilities may be submitted to the owner/developer of Oakmont, in order to insure compatibility with the proposed development.



## GOLF COURSE AND CLUB

### **DEFINITION:**

Golf Course and Club areas are intended to accommodate all facilities and uses associated with the proposed golf course and associated golf club.

### **PERMITTED USES:**

- ° Golf course facilities
- ° Maintenance facilities
- ° Golf club facilities
- ° Private club
- ° Restaurant
- ° Fitness center
- ° Swimming facilities
- ° Tennis facilities
- ° Parking facilities
- ° Private and public roadways
- ° Accessory retail uses
- ° Uses similar to the above mentioned permitted uses, provided that these similar uses be allowed only if approved by the City of Corinth Planning and Zoning Commission and the City Council.

### **REQUIREMENTS:**

Height Requirements: The maximum height for the main buildings shall be two and one-half (2-1/2) stories, but shall not exceed thirty-six (36) feet in height.

Area Requirements: Minimum yard requirements, lot coverage, and floor area ratios are not applicable to this area.

Building Materials: The main building exteriors shall be constructed of glass, stone, brick, tiles, cement, concrete, exterior wood (maximum of 25%) or similar materials, or any combination thereof.

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## Schedule of Office/Commercial Uses

Type of Use  0 - Use permitted in Area	Use Areas			
	GARDEN OFFICE	NEIGHBORHOOD SHOPPING	OFFICE	COMMERCIAL SHOPPING
Accessory buildings and uses	0	0	0	0
Agricultural supplies store				0
Antique shop				0
Apparel alteration and accessory shops			0	0
Arts, crafts and hobby shops			0	0
Art gallery				0
Automobile and truck rental				0
Automobile display - sales/repair (dealership only)				0
Auto parts sales (indoor)				0
Bakery (retail)		0	0	0
Bank		0	0	0
Barber and beauty shops		0	0	0
Bicycle shops and repair service				0
Boat display - sales /repair (dealership only)				0
Book, card, gift and novelty newsstand, souvenir, stationery or tobacco shops			0	0
Building material sales				0
Cafes or cafeterias			0	0

## Schedule of Office/Commercial Uses

Type of Use  O - Use permitted in Area	Use Areas			
	GARDEN OFFICE	NEIGHBORHOOD SHOPPING	OFFICE	COMMERCIAL SHOPPING
Camera, jewelry, instrument, and watch stores			0	0
Car washing service				0
Church or rectory	0	0	0	0
Clinics - medical, dental, chiropractic, optometric, pediatric, etc.	0	0	0	0
Commercial amusement (indoor)				0
Communications or electronic systems center			0	0
Community center	0	0	0	0
Convenience store (with gas service)		0	0	0
Day care center		0	0	0
Department or discount stores				0
Distribution center (no outside storage)				0
Drug store or pharmacy		0	0	0
Dry cleaning and laundry		0	0	0
Duplicating centers, mailing services, stenographic offices	0	0	0	0
Equipment sales				0
Fabrics or needlework shop			0	0
Fitness center				0



## Schedule of Office/Commercial Uses

<p style="margin: 0;">O - Use permitted in Area</p> <p style="margin: 0;"><b>Type of Use</b></p>	Use Areas			
	GARDEN OFFICE	NEIGHBORHOOD SHOPPING	OFFICE	COMMERCIAL SHOPPING
Florist or garden shops (no outside storage or sales)		O	O	O
Frozen food lockers (excluding slaughtering)				O
Furniture sales				O
Greenhouse or nursery (retail sales)				O
Grocery store		O	O	O
Hardware store		O	O	O
Health service	O	O	O	O
Home improvement store				O
Hospital				O
Hotel or motel				O
Household appliance sales		O	O	O
Household furnishing and fixture store				O
Ice cream and dairy food shops			O	O
Laboratories - medical, dental, scientific, etc.	O	O	O	O
Locksmith or key shop			O	O
Mass transit commuter pick-up service				O
Meat, fish or poultry markets (excluding slaughtering and fish cleaning)				O
Motorcycle sales and service (dealership only)				O

## Schedule of Office/Commercial Uses

Type of Use  0 - Use permitted in Area	Use Areas			
	GARDEN OFFICE	NEIGHBORHOOD SHOPPING	OFFICE	COMMERCIAL SHOPPING
Municipal buildings	0	0	0	0
Museum, library, art gallery (public)	0	0	0	0
Music stores				0
Office buildings	0	0	0	0
Office showroom/warehouse			0	0
Office supplies			0	0
Paint sales/wallpaper/interior decorating sales (inside)				0
Personal services		0	0	0
Pet grooming and supplies		0	0	0
Pet store (no outside runs)				0
Photo service		0	0	0
Piano and musical instrument repair			0	0
Plumbing shop (no outside storage)				0
Printing establishments			0	0
Private club			0	0
Professional offices - doctors, dentists, attorneys, land planners, architects, engineers, insurance, etc.	0	0	0	0
Public park or playground	0	0	0	0



## Schedule of Office/Commercial Uses

Type of Use  O - Use permitted in Area	Use Areas			
	GARDEN OFFICE	NEIGHBORHOOD SHOPPING	OFFICE	COMMERCIAL SHOPPING
Restaurant (no drive-in)	O	O	O	O
Restaurant (with drive-through window)				O
Retail shops		O	O	O
Retail stores (indoor)				O
Savings and loan		O	O	O
School - business, commercial, technological	O	O	O	O
School - public or denominational	O	O	O	O
Securities and commodities - brokers, dealers, underwriters and exchange offices	O	O	O	O
Service station				O
Sign graphics shop (indoor use only)				O
Snack shop (intraoffice)	O	O	O	O
Sporting goods store				O
Studio - music, dance or drama		O	O	O
Supermarket				O
Telecommunications center			O	O
Telephone exchange				O
Theater (indoor)				O



## Schedule of Office/Commercial Uses

Type of Use  O - Use permitted in Area	Use Areas			
	GARDEN OFFICE	NEIGHBORHOOD SHOPPING	OFFICE	COMMERCIAL SHOPPING
Tires, batteries and accessories (no outside storage or sales)				O
Travel agent	O	O	O	O
Upholstery shop				O
Utility business office	O	O	O	O
Veterinarian (no outside runs)		O	O	O

## Schedule of Residential Uses

<p style="text-align: center;">O - Use Permitted in Area</p> <p style="text-align: center;"><b>Housing Types</b></p>	<b>Use Areas</b>								
	Estate Homes	Single Family Homes	Single Family/Patio Homes	Cluster Homes	Patio Homes	Two Family Garden Homes	Townhomes	Villas	Apartments/Condominiums
Estate Homes	O	O	O	O	O	O	O	O	O
Single Family Homes		O	O	O	O	O	O	O	O
Single Family/Patio Homes			O	O	O	O	O	O	O
Cluster Homes				O	O	O	O	O	O
Patio Homes					O	O	O	O	O
Two Family Garden Homes						O	O	O	O
Townhomes							O	O	O
Villas								O	O
Apartments/Condominiums									O

OAKMONT  
TRACT DESCRIPTIONS

<u>TRACT NO.</u>	<u>LAND USE</u>	<u>ACRES</u>	<u>DENSITY</u>	<u>ALLOWED UNITS</u>
A-1	Golf Course & Club	131.5		
B-1	Cluster Homes	11.2	6	67
B-2	Single Family/Patio Homes	19.3	3.5	68
B-3	Single Family Homes	22.1	4	88
B-4	Patio Homes	34.5	6.5	224
B-5	Single Family Homes	8.9	3.5	31
B-6	Single Family Homes	28.2	3	85
B-7	Estate Homes	17.4	3	52
B-8	Single Family Homes	13.9	3.5	49
B-9	Estate Homes	31.0	3	93
B-10	Cluster Homes	21.2	6	127
B-11	Estate Homes	30.3	3	91
B-12	Patio Homes	8.7	6.5	57
B-13	Single Family/Patio Homes	18.4	3.4	62
B-14	Patio Homes	4.2	4.5	18
	<b>SUBTOTAL</b>	<u>269.3</u>		<u>1,112</u>
C-1	Townhomes	5.4	10	54
C-2	Townhomes	16.3	10	163
C-3	Townhomes	5.0	9	45
C-4	Townhomes	3.5	9	32
C-5	Two Family Garden Homes	8.8	6.5	57
	<b>SUBTOTAL</b>	<u>39.0</u>		<u>351</u>
D-1	Apartments/Condominiums	21.9	20	438
D-2	Apartments/Condominiums	19.6	22	430
D-3	Apartments/Condominiums	5.4	18	96
D-4	Villas	14.6	12	175
	<b>SUBTOTAL</b>	<u>61.5</u>		<u>1,139</u>
E-1	Commercial/Shopping	10.5		
E-2	Commercial/Shopping	18.4		
E-3	Commercial/Shopping	9.5		
E-4	Neighborhood Shopping	4.2		
E-5	Neighborhood Shopping	2.4		
E-6	Neighborhood Shopping	4.9		
E-7	Neighborhood Shopping	5.0		
	<b>SUBTOTAL</b>	<u>54.9</u>		
F-1	Office	4.8		
F-2	Garden Office	3.0		
	<b>SUBTOTAL</b>	<u>7.8</u>		
G-1	Community Facilities	<u>2.9</u>		
	<b>TOTAL</b>	<b>566.9</b>		<b>2,602</b>

NOTE: Density is expressed in terms of the number of dwelling units per gross acre.



### **SITE PLAN REVIEW**

No building permit shall be issued for the construction of buildings until a detailed site plan of that particular development area has been submitted to and approved by the Corinth Planning and Zoning Commission and the Corinth City Council. Separate detailed site plans may be submitted for individual development areas, and construction within a development area may proceed in phases after approval of the detailed site plan of the applicable development area.

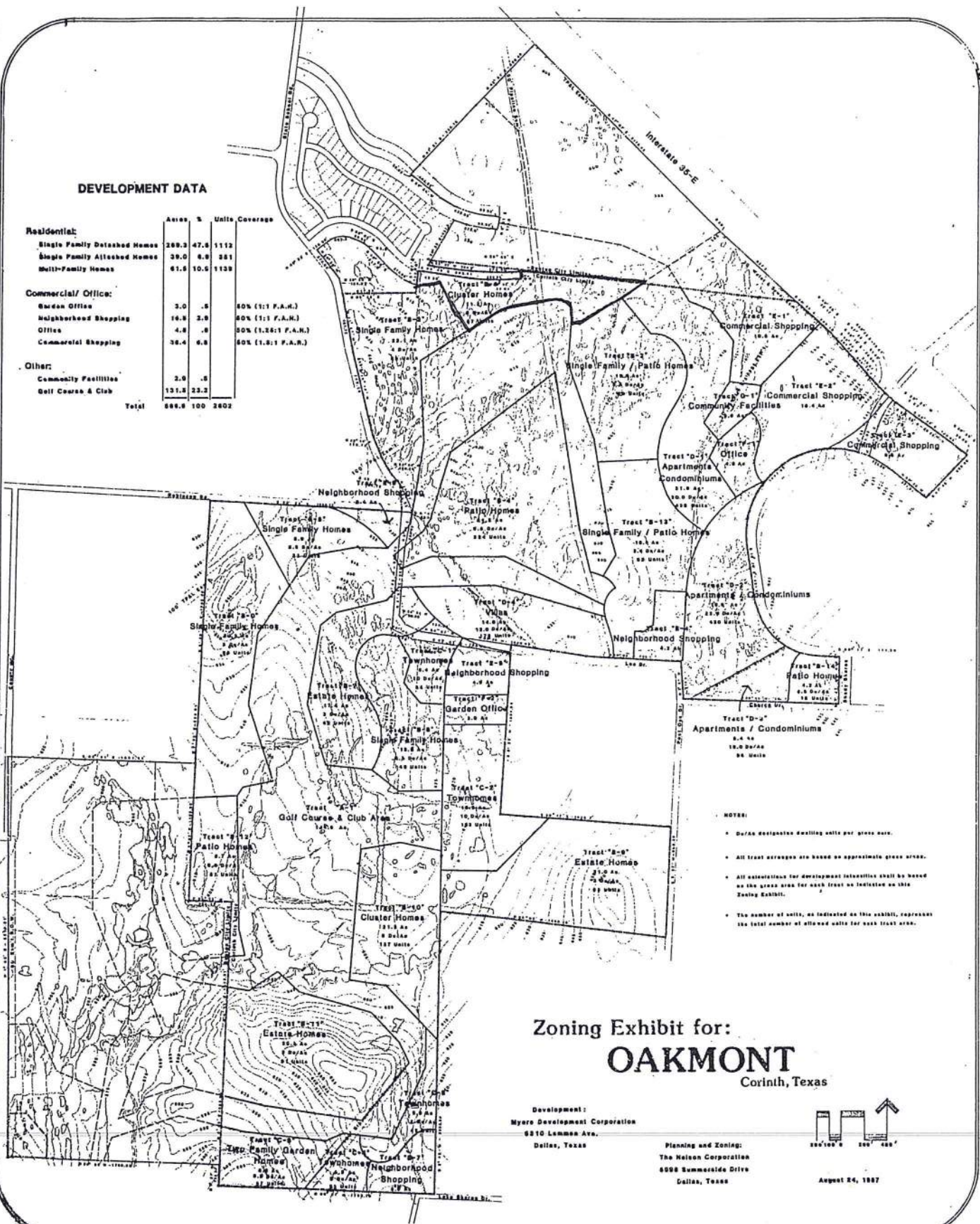
NOTE: Site plan review shall be in accordance with the approved PD ordinance.

**PLATTING REQUIREMENT**

No building permit shall be issued until the property has been included within a subdivision plat submitted to and approved by the Corinth Planning and Zoning Commission and the Corinth City Council and duly filed of record; provided, however, that development areas may be platted separately. Restrictive covenants shall be established, and the City of Corinth shall be made a beneficiary thereof.

**DEVELOPMENT DATA**

	Area	%	Units	Coverage
<b>Residential:</b>				
Single Family Detached Homes	269.3	47.8	1112	
Single Family Attached Homes	39.0	6.8	261	
Multi-Family Homes	61.8	10.5	1139	
<b>Commercial/ Office:</b>				
Business Office	3.0	.5		50% (1:1 P.A.R.)
Neighborhood Shopping	16.8	2.9		50% (1:1 P.A.R.)
Office	4.8	.8		50% (1.25:1 P.A.R.)
Commercial Shopping	38.4	6.8		50% (1.2:1 P.A.R.)
<b>Other:</b>				
Community Facilities	2.0	.5		
Golf Course & Club	131.8	22.2		
<b>Total</b>	<b>589.8</b>	<b>100</b>	<b>2402</b>	

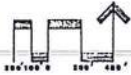


- NOTES:**
- \* Du/Ac designated dwelling units per gross acre.
  - \* All tract acreages are based on approximate gross acre.
  - \* All calculations for development intensities shall be based on the gross acre for each tract as indicated on this Zoning Exhibit.
  - \* The number of units, as indicated on this exhibit, represent the total number of allowed units for each tract area.

Zoning Exhibit for:  
**OAKMONT**  
 Corinth, Texas

Development:  
 Myers Development Corporation  
 6210 Lemmon Ave.  
 Dallas, Texas

Planning and Zoning:  
 The Nelson Corporation  
 6508 Summerline Drive  
 Dallas, Texas



August 24, 1987

**Exhibit "B"**



OAKMONT  
TRACT DESCRIPTIONS

<u>TRACT NO.</u>	<u>LAND USE</u>	<u>ACRES</u>	<u>DENSITY</u>	<u>ALLOWED UNITS</u>
A-1	Golf Course & Club	131.5		
B-1	Cluster Homes	11.2	6	67
B-2	Single Family/Patio Homes	19.3	3.5	68
B-3	Single Family Homes	22.1	4	88
B-4	Patio Homes	34.5	6.5	224
B-5	Single Family Homes	8.9	3.5	31
B-6	Single Family Homes	28.2	3	85
B-7	Estate Homes	17.4	3	52
B-8	Single Family Homes	13.9	3.5	49
B-9	Estate Homes	31.0	3	93
B-10	Cluster Homes	21.2	6	127
B-11	Estate Homes	30.3	3	91
B-12	Patio Homes	8.7	6.5	57
B-13	Single Family/Patio Homes	18.4	3.4	62
B-14	Patio Homes	4.2	4.5	18
	<u>SUBTOTAL</u>	<u>269.3</u>		<u>1,112</u>
C-1	Townhomes	5.4	10	54
C-2	Townhomes	16.3	10	163
C-3	Townhomes	5.0	9	45
C-4	Townhomes	3.5	9	32
C-5	Two Family Garden Homes	8.8	6.5	57
	<u>SUBTOTAL</u>	<u>39.0</u>		<u>351</u>
D-1	Apartments/Condominiums	21.9	20	438
D-2	Apartments/Condominiums	19.6	22	430
D-3	Apartments/Condominiums	5.4	18	96
D-4	Villas	14.6	12	175
	<u>SUBTOTAL</u>	<u>61.5</u>		<u>1,139</u>
E-1	Commercial/Shopping	10.5		
E-2	Commercial/Shopping	18.4		
E-3	Commercial/Shopping	9.5		
E-4	Neighborhood Shopping	4.2		
E-5	Neighborhood Shopping	2.4		
E-6	Neighborhood Shopping	4.9		
E-7	Neighborhood Shopping	5.0		
	<u>SUBTOTAL</u>	<u>54.9</u>		
F-1	Office	4.8		
F-2	Garden Office	3.0		
	<u>SUBTOTAL</u>	<u>7.8</u>		
G-1	Community Facilities	2.9		
<b>TOTAL</b>		<b>566.9</b>		<b>2,602</b>

NOTE: Density is expressed in terms of the number of dwelling units per gross acre.

ORDINANCE NO. 00-03-02-06

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF CORINTH, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL USE PERMIT TO ALLOW INSTALLATION TENNIS COURTS ON LOT 33, BLOCK A, FAIRWAY VISTA, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Corinth is of the opinion and finds that a zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1

That the Comprehensive Zoning Ordinance and Map of the City of Corinth be, and the same are hereby amended, so as to allow a Special Use Permit for installation of tennis courts on property described as Lot 33, Block A (2101 Clubside Drive) in the Fairway Vista Subdivision in the City of Corinth, Denton County, Texas (see attached Exhibit A).

SECTION 2

That the granting of this Special Use Permit is subject to the following special conditions:

- A) That the variance granted will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property value within the immediate vicinity.
- B) That the establishment of the variance will not impede the normal and orderly development and improvement of surrounding vacant property.
- C) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided.



- D) The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- E) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- F) That directional lighting and/or public address systems will be adjusted so as not to disturb or adversely affect neighboring properties.
- G) That there are sufficient landscaping and screening provisions to insure harmony and compatibility with adjacent property.

### SECTION 3

That all ordinances in conflict with this ordinance or the Comprehensive Zoning Ordinance as amended hereby are repealed, and all other ordinances or parts of the Comprehensive Zoning Ordinance not in conflict herewith shall remain in full force and effect.

### SECTION 4

If any section or portion of this Ordinance is hereafter judged invalid or unconstitutional by a court of competent jurisdiction, such adjudication shall not affect the validity of this Ordinance as a whole, nor any section or part thereof not so adjudged invalid or unconstitutional.

### SECTION 5

Any person, firm, corporation or association violating any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Corinth, Texas, shall be subject to a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each day a violation of this ordinance continues shall constitute a separate offense.

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### SECTION 6

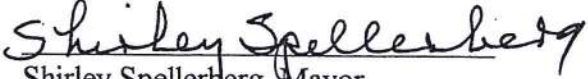
This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.




Ordinance No. 00-03-02-06  
Page Three of Three

DULY PASSED by the City Council of the City of Corinth, Texas, on the 2<sup>nd</sup> day of March, 2000.

APPROVED:

  
Shirley Spellerberg, Mayor  
City of Corinth, Texas

ATTEST:

  
Connie Bell, City Secretary  
City of Corinth, Texas





**ORDINANCE NO. 07-03-01-05**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING SECTION 154.01 OF THE CODE OF ORDINANCE AND THE COMPREHENSIVE ZONING ORDINANCE NO. 99-12-16-48, AS HERETOFORE AMENDED; BY AMENDING ORDINANCE NO. 87-12-17-24 PLANNED DEVELOPMENT DISTRICT PERMITTED USES, INCLUDING ALLOWING A DRIVE-THROUGH ASSOCIATED ONLY WITH A SPECIALTY COFFEE SHOP, THE SITEPLAN AND UNDER REQUIREMENTS: HEIGHT REQUIREMENTS TO ALLOW A HEIGHT OF 54' OF THE TOWER AND CUPOLA (AN UNOCCUPIED ARCHITECTURAL ELEMENT) FOR 3.19-ACRES; PROVIDING A LEGAL PROPERTY DESCRIPTION; PROVIDING A SITE PLAN; PROVIDING LAND USE REGULATIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, THE City of Corinth deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, in compliance with the Charter of the City of Corinth, and State Law with reference to changes to zoning classifications under the Comprehensive Zoning Ordinance and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Corinth City Council is of the opinion that said change in zoning should be made;

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 3.19 acres described in "Exhibit A" attached.

**SECTION II – SITE PLAN**

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 Neighborhood Shopping District.

**SECTION III – LAND USE REGULATIONS**

The regulations described in "Exhibit C" shall be adhered to in its entirety for the purposes of development. The City Council motion has been attached as "Exhibit D".



**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 two thousand dollars (\$2,000.00); 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 V - 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.

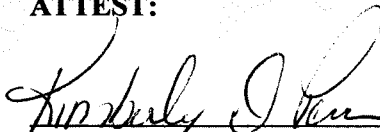
PASSED AND APPROVED THIS 1<sup>st</sup> DAY OF MARCH, 2007.

**APPROVED:**



  
\_\_\_\_\_  
Victor J. Burgess, Mayor  
City of Corinth, Texas

**ATTEST:**

  
\_\_\_\_\_  
Kimberly Pence, City Secretary  
City of Corinth, Texas

**APPROVED AS TO FORM AND LEGALITY:**

  
\_\_\_\_\_  
Michael A. Bucek, City Attorney

LEGAL DESCRIPTION

BEGINNING AT A ½" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT WHERE THE NORTH R.O.W. LINE OF ROBINSON ROAD AND THE WEST R.O.W. LINE OF POST OAK DRIVE INTERSECT FOR THE SOUTHEAST CORNER OF SAID 3.192 ACRE TRACT;

THENCE NORTH 88 DEGREES 59 MINUTES 00 SECONDS WEST WITH THE SOUTH LINE THEREOF AND THE NORTH R.O.W. LINE OF SAID ROBINSON ROAD A DISTANCE OF 337.54 FEET TO A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 3.1919 ACRE TRACT AND THE SOUTHEAST CORNER OF OAKMONT ESTATES SECTION III, AS SHOWN BY A PLAT THEREOF RECORDED IN CABINET G, PAGE 320, PLAT RECORDS, IN SAID COUNTY;

THENCE NORTH 00 DEGREES 55 MINUTES 26 SECONDS EAST WITH THE EAST LINE THEREOF AND THE WEST LINE OF SAID 3.1919 ACRE TRACT A DISTANCE OF 209.27 FEET TO A ½" IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER THEREOF AND A REENTRANT CORNER OF SAID OAKMONT ESTATES , SECTION III;

THENCE SOUTH 89 DEGREES 10 MINUTES 20 SECONDS EAST WITH THE SOUTH LINE THEREOF AND THE NORTHWEST LINE OF SAID 3.1919 ACRE TRACT A DISTANCE OF 39.97 FEET TO A ½" IRON ROD FOUND FOR AN ANGLE POINT THEREOF AND A SALIENT CORNER OF SAID OAKMONT ESTATES, SECTION III;

THENCE NORTH 45 DEGREES 34 MINUTES 23 SECONDS EAST WITH THE SOUTH LINE THEREOF AND THE NORTHWEST LINE OF SAID 3.1919 ACRE TRACT A DISTANCE OF 118.80 FEET TO A CONCRETE PILLAR FOUND FOR CORNER;

THENCE NORTH 02 DEGREES 05 MINUTES 00 SECONDS EAST WITH THE WEST LINE OF SAID 3.1919 ACRE TRACT AND THE EAST LINE OF SAID OAKMONT ESTATES, SECTION III, A DISTANCE OF 209.90 FEET TO A CAPPED IRON ROD SET FOR A REENTRANT CORNER THEREOF AND THE MOST WESTERLY NORTHWEST CORNER OF SAID 3.1919 ACRE TRACT;

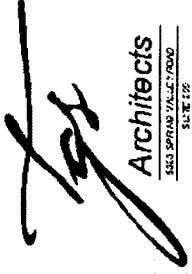
THENCE SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST WITH THE NORTH LINE THEREOF AND THE SOUTH LINE OF SAID OAKMONT ESTATES SECTION III, A DISTANCE OF 220.00 FEET TO A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 3.1919 ACRE TRACT ON THE WEST R.O.W. LINE OF SAID POST OAK DRIVE;

THENCE SOUTH 02 DEGREES 05 MINUTES 02 SECONDS WEST WITH THE WEST LINE THEREOF AND THE EAST LINE OF SAID 3.1919 ACRE TRACT A DISTANCE OF 499.91 FEET TO PLACE OF BEGINNING ENCLOSING 3.190 ACRE OF LAND MORE OR LESS.

POST OAK / ROBINSON  
NEIGHBORHOOD CENTER  
CORINTH, TEXAS

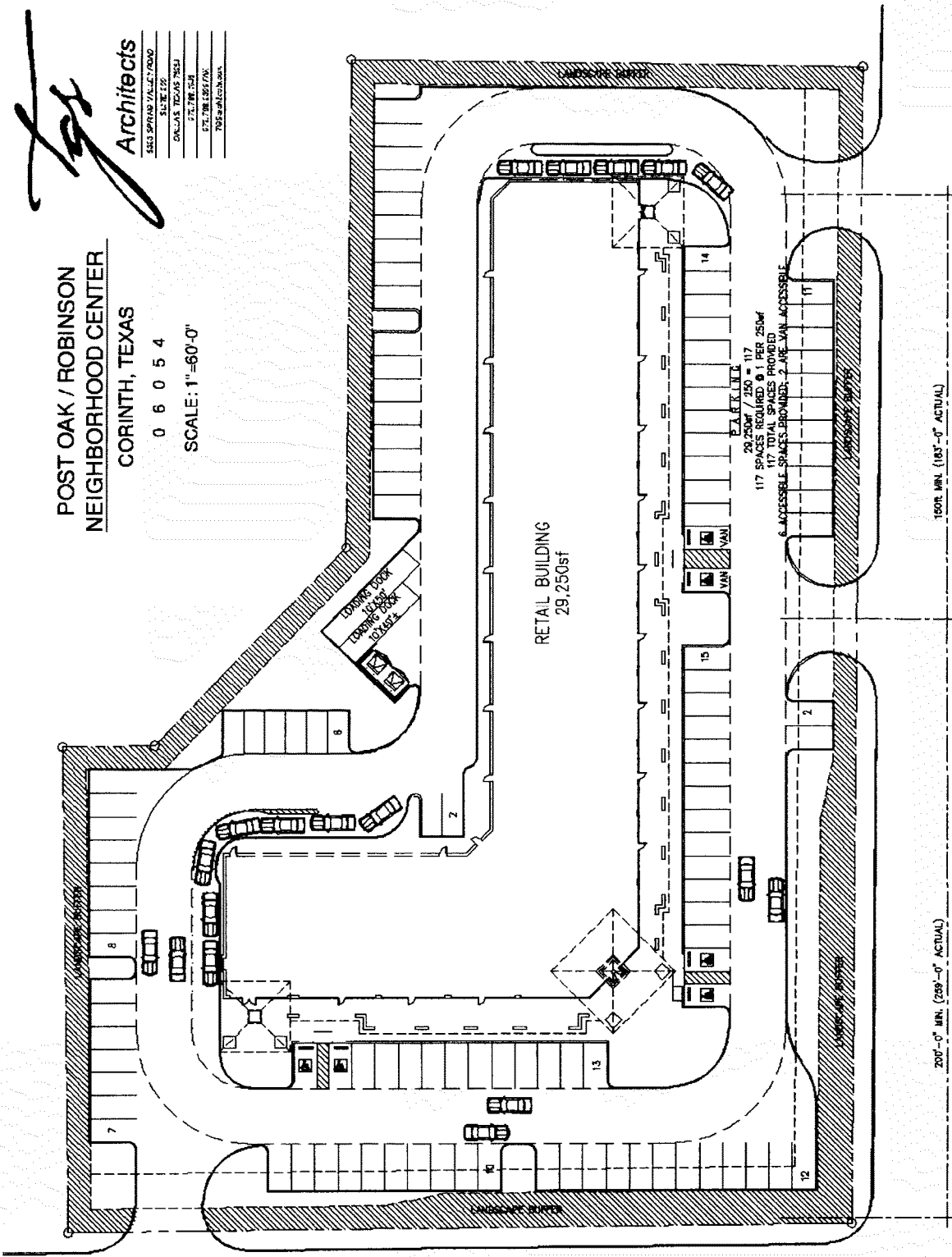
0 6 0 5 4

SCALE: 1"=60'-0"



Architects

583 SPRING VALLEY ROAD  
SUITE 125  
CORINTH, TEXAS 75034  
727.786.5544  
572.786.5544  
705@jrsarch.com



200'-0" MIN. (209'-0" ACTUAL)

150'-0" MIN. (153'-0" ACTUAL)



EXHIBIT C  
ORDINANCE # 07-03-01-05

**NEIGHBORHOOD SHOPPING**

**DEFINITION:**

Neighborhood Shopping areas are primarily retail commercial areas supplying the surrounding residential areas with convenience goods and services which are normal everyday necessities and routine purchases. These commercial areas are intended to accommodate a unified grouping, in one (1) or more buildings, of retail shops and stores and personal services that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods.

**PERMITTED USES:**

- All uses as permitted in the Garden Office areas

NOTE: All uses that are permitted within the Neighborhood Shopping areas shall be governed by the requirements as set forth for that particular type of use which is proposed for development.

- Bakery (retail)
- Bank
- Barber and beauty shops
- Convenience store (with gas service)
- Day care center
- Drug store or pharmacy
- Dry cleaning and laundry
- Florist or garden shops (no outside storage or sales)
- Grocery store
- Hardware store
- Household appliance sales
- Personal services (ie. Dressmaker, shoe shops, tailor, etc.)
- Pet grooming and supplies
- Photo service

EXHIBIT C  
ORDINANCE # 07-03-01-05

- Retail shops
- Savings and loan
- Specialty coffee shop with drive-thru
- Studio – music, dance or drama
- Veterinarian (no outside runs)
- Uses similar to the above mentioned permitted uses, provided that these similar uses be allowed only if approved by the City of Corinth Planning and Zoning Commission and the City Council.
- Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.

**REQUIREMENTS:**

Height Requirements: The maximum height for the main building shall be two and one-half (2 1/2) stories, but shall not exceed thirty-six (36) feet in height.

Height Requirements for Architectural Elements: The maximum height for unoccupied architectural elements is fifty-four (54) feet.

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 for each side of the lot or tract on which any single building or building complex is constructed of not less than ten (10) feet.

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

Landscaped Open Space – Five (5) percent of the total lot area shall be maintained as landscaped open space.

Lot Coverage – In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

EXHIBIT C  
ORDINANCE # 07-03-01-05

**Floor Area Ratio:** The ratio of total floor area of all buildings to total land area shall be a maximum of 1:1.

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

**Building Materials:** The main building exteriors shall be constructed of glass, stone, brick, tiles, concrete, exterior wood (maximum of 25%) or similar materials, or any combination thereof.

**Parking Requirements:** One (1) off-street parking space shall be provided for each three-hundred, twenty-five (325) square feet of floor space, exclusive of areas used for storage, utilities, and building services.



**EXHIBIT D**

**MOTION** mad by Councilmember Harrison to approve an ordinance to amend the Comprehensive Zoning Ordinance No. 99-12-16-48, as amended and Planned Development Ordinance No. 87-12-17-24 (PD-6) Neighborhood Shopping District under permitted uses to include a drive-thru associated with a specialty coffee shop and under REQUIREMENTS: Height Requirements to allow a height of 54' of the cupola (an unoccupied architectural element) on property legally described as Tract 5 being 3.19 acres situated in the L. Young Survey, County Abstract 1451 in the City of Corinth, Denton County, Texas. This property is located on the Northwest corner of Post Oak Road and Robinson Road. Seconded by Councilmember Ruggiere.

**AYES:** Ruggiere, Mayfield, Glasscock, Harrison, Bryan  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

EXHIBIT A  
ORDINANCE # 08-02-23-03

**COMMERCIAL SHOPPING**

**DEFINITION:**

Commercial shopping areas provide for medium intensity concentrations of commercial shopping and related office activities which may serve the entire community but do not and should not locate in the central business district or the neighborhood shopping areas.

**PERMITTED USES:**

- All uses as permitted in the Office areas

**note:** All uses that are permitted within the Commercial Shopping areas shall be governed by the requirements as set forth for that particular type of use which is proposed for development.

- Agricultural Supplies Store
- Antique Shop
- Art Gallery
- Automobile and Truck Rental
- Automobile Display – Sales / Repair (Dealership Only)
- Auto Parts Sales (Indoor)
- Bicycle Shops and Repair Service
- Boat Display – Sales / Repair (Dealership Only)
- Building Materials Sales
- Car Washing Service
- Commercial Amusement (Indoor)
- Department or Discount Stores
- Distribution Center (No Outside Storage)
- Equipment Sales
- Fitness Center

EXHIBIT A  
ORDINANCE # 08-02-23-03

- Frozen Food Lockers (Excluding Slaughtering)
- Furniture Sales
- Greenhouse or Nursery (Retail Sales)
- Home Improvement Store
- Hospital
- Hotel or Motel
- Household Furnishing and Fixture Store
- Mass Transit Commuter Pickup Service
- Meat, Fish or Poultry Markets (Excluding Slaughtering and Fish Cleaning)
- Motorcycle Sales and Service (Dealership Only)
- Music Stores
- Outdoor Flea Markets are Prohibited
- Paint Sales / Wallpaper / Interior Decorating Sales (Inside)
- Pet Store (No Outside Runs)
- Plumbing Shop (No Outside Storage)
- Restaurant (With Drive-Through Window)
- Retail Stores (Indoor)
- Service Station
- Sign Graphics Shop (Indoor Use Only)
- Sporting goods Store
- Supermarket
- Telephone Exchange
- Theater (Indoor)



EXHIBIT A  
ORDINANCE # 08-02-23-03

- Tires, Batteries and Accessories (No Outside Storage / Sales)
- Upholstery Shop
- Wedding Chapel / Reception Facility / Special Events Center (By Specific User Permit Only)
- Uses similar to the above mentioned permitted uses, provided that these similar uses be allowed only if approved by the City of Corinth Planning and Zoning Commission and the City Council.
- Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.

**REQUIREMENTS:**

Height Requirements: The maximum height for the main building shall be two and one-half (2 1/2) stories, but shall not exceed thirty-six (36) feet 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 for each side of the lot or tract on which any single building or building complex is constructed of not less than fifteen (15) feet.

Rear Yard – No rear yard is required.

Landscaped Open Space – Five (5) percent of the total lot area shall be maintained as landscaped open space.

Lot Coverage – In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

Floor Area Ratio: The ratio of total floor area of all buildings to total land area shall be a maximum of 1:1.

**note:** All calculations for development intensities or maximum floor areas shall be based on the gross area for each tract as indicated on the Zoning Exhibit.

EXHIBIT A  
ORDINANCE # 08-02-23-03

Building Materials: All main building exteriors shall be constructed of glass, stone, brick, tiles, cement, concrete or similar materials, or any combination thereof.

Parking Requirements: One (1) off-street parking space shall be provided for each two-hundred fifty (250) square feet of floor space used for retail trade.

**ORDINANCE NO. 18-04-19-15**

Childrens Lighthouse Planned Development  
Oakmont – Neighborhood Shopping

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 13-05-02-08, AS AMENDED AND AMENDING PLANNED DEVELOPMENT ORDINANCE NO. 87-12-17-24, AS AMENDED AND ORDINANCE NO. 07-03-01-05 NEIGHBORHOOD SHOPPING DISTRICT ON 3.19 ACRES; PROVIDING FOR A PD DESIGN STATEMENT AND A PD DESIGN MAP; PROVIDING A LEGAL PROPERTY DESCRIPTION; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Corinth, Texas has adopted Ordinance No. 13-05-02-08, which adopts a Unified Development Code, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City's Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

**WHEREAS**, the hereinafter described property is zoned as Planned Development Classification under the City's Unified Development Code and a person having a proprietary interest in the property has requested a change in the zoning classification of said property; and

**WHEREAS**, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Corinth City Council is of the opinion that said change in zoning should be made; and

**WHEREAS**, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; relationship and appropriateness of any changes to both the existing land use plan, comprehensive plan, and other planning documents of the City; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

**WHEREAS**, the City Council further considered among other things the character of the districts; their peculiar suitability for particular uses, aesthetic quality of the architectural design, the design consistency throughout the site, the preservation of site integrity, the consistency of landscape design, the environmental quality impact of the bio-swale and detention facilities, the efforts to contribute to the overall community design objectives including adjacent properties, and provide a positive example for future projects, and



**WHEREAS**, the City Council further considered among other things the character of the districts and their peculiar suitability for particular uses and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

**WHEREAS**, the City Council finds that the change in zoning promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

**SECTION I - LEGAL PROPERTY DESCRIPTION; AMENDMENT**

That in accordance with the Unified Development Code, which includes the Comprehensive Zoning Ordinance of the City of Corinth, Texas, the zoning on 3.19 acres of land described in "Exhibit A" attached hereto is amended in accordance with this ordinance.

**SECTION II – PLANNED DEVELOPMENT MASTER PLAN**

The amended PD Design Statement and PD Concept Design Map documents described as “Exhibit B” attached hereto and made a part hereof are approved.

**SECTION III – LAND USE REGULATIONS**

- A. The Zoning and Land Use Regulations set forth in “Exhibit C” attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development Neighborhood Shopping District. In the event of conflict between the provisions of “Exhibit C” Use and Area Regulations and provisions of any other exhibit, the provisions of “Exhibit C” Use and Area Regulations control.
- B. If, after two years from the date of City Council approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Unified Development Code, Planned Development Application and Review. An extension of the two year expiration shall be granted if a development Application for the PD has been submitted and is undergoing the development review process or if the Director of Planning determines development progress is occurring.
- C. The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council. The property owner shall furnish a reproducible copy of the approved PD Concept Design Map for signature by the Mayor and acknowledgement by the City Secretary. The Planned Development Master Plan,

including the signed map shall be made a part of the permanent file and maintained by the City Secretary.

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 two thousand dollars (\$2,000.00); 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 V - 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 19<sup>th</sup> DAY OF APRIL, 2018.


**APPROVED:**



Bill Heidemann, Mayor  
City of Corinth, Texas



**ATTEST:**

  
\_\_\_\_\_  
Kimberly Pence, City Secretary  
City of Corinth, Texas

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
City Attorney



**EXHIBIT "A"**  
**METES AND BOUNDS LEGAL DESCRIPTION**

FIELD NOTES to that certain tract being situated in the L. Young Survey, Abstract Number 1451, City of Corinth, Denton County, Texas and being all of that certain tract of land as described in the deed to Nancy M. Reed recorded in Document Number 2011-93000 of the Official Public Records of Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found for the common northeast corner of said Reed tract and the southeast corner of Lot 17, Block 17, Oakmont Estates, Section III, an addition in the Town of Corinth as recorded in Cabinet G, Page 320, Plat Records of Denton County, Texas, said iron rod being in the west right-of-way line of Post Oak Drive (a 100-foot right-of-way);

THENCE SOUTH 01 degrees 10 minutes 23 seconds EAST (deed call SOUTH 02 degrees 05 minutes 02 seconds WEST), with the common east line of said Reed tract and said west right-of-way line, a distance of 500.00 feet (deed call 499.91 feet) to a 1/2-inch capped rebar stamped "JPH Land Surveying" set for the southeast corner of said Reed tract and being at the intersection of said West right-of-way line of Post Oak Drive with the north right-of-way line of Robinson Road (a variable width right-of-way);

THENCE SOUTH 87 degrees 39 minutes 37 seconds WEST (deed call NORTH 88 degrees 59 minutes 00 seconds WEST), with the common south line of said Reed tract and said north right-of-way line, a distance of 337.43 feet (deed call 337.54 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set for the common southwest corner of said Reed tract and the southeast corner of Lot 1 in the aforementioned Block 17, from which a 1/2-inch rebar found bears NORTH 04 degrees 37 minutes 09 seconds EAST, a distance of 0.71 of a foot and a 1/2-inch rebar found for the southwest corner of Lot 1A in said Block 17 bears SOUTH 87 degrees 39 minutes 37 seconds WEST, a distance of 182.00 feet;

THENCE departing said north right-of-way line and along the common west line of said Reed tract and the east line of said Block 17 the following bearings and distances:

1. NORTH 02 degrees 20 minutes 23 seconds WEST (deed call NORTH 00 degrees 55 minutes 26 seconds EAST), a distance of 210.00 feet (deed call 209.27 feet) to a 1/2-inch iron rod found;
2. NORTH 87 degrees 39 minutes 37 seconds EAST (deed call SOUTH 89 degrees 10 minutes 20 seconds EAST), a distance of 40.00 feet (deed call 39.97 feet) to a 1/2-inch iron rod found;
3. NORTH 42 degrees 18 minutes 20 seconds EAST (deed call NORTH 45 degrees 34 minutes 23 seconds EAST), a distance of 118.65 feet (deed call 118.80 feet) to a point for corner in a brick column;
4. NORTH 01 degrees 10 minutes 23 seconds WEST (deed call NORTH 02 degrees 05 minutes 00 seconds EAST), a distance of 210.00 feet (deed call 209.90 feet) to a Mag nail with a metal washer stamped "JPH Land Surveying" set in a brick column for the northwest corner of said Reed tract and an inner ell corner of said Block 17;

THENCE NORTH 88 degrees 49 minutes 37 seconds EAST (deed call SOUTH 87 degrees 55 minutes 00 seconds EAST), along the common north line of said Reed tract and a south line of said Block 17, a distance of 220.00 feet (deed call 220.00 feet) to the POINT OF BEGINNING and CONTAINING 139,038 square feet or 3.192 acres of land area, more or less.



**EXHIBIT "B"**  
**PD DESIGN STATEMENT**

For the property located at the corner of Robinson Road and Post Oak Drive, a Planned Development is proposed allowing for commercial uses. The property is 3.192 acres. The property owner intends to subdivide the property into two lots. The north lot will be Lot 1 at 1.776 acres. The south lot will be Lot 2 at 1.489 acres. On the north lot, a children's daycare facility is proposed to be built. The south lot will be available to potential retail development. A street median cut is proposed on Post Oak Drive to allow for a left turn access to the main entry drive approach on the north lot. Two access drives off of Post Oak Drive shall be provided. A potential future access drive location is indicated off of Robinson Road, to be constructed at a later date by the owner of Lot 2.

The property is adjacent to two minor arterial streets – Post Oak Drive to the east and Robinson Road to the south. To the north and to the west of the site, residential lots exist.

The proposed zoning for the site shall be the same as the current zoning, which is a Planned Development, Ordinance #07-03-01-05 with Neighborhood Shopping District uses. This is in line with the City of Corinth's future land use for this property which is retail use. Neighborhood Shopping areas are primarily retail commercial areas supplying the surrounding residential areas with convenience goods and services which are normal everyday necessities and routine purchases. These commercial areas are intended to accommodate a unified grouping, in one (1) or more buildings, of retail shops and stores and personal services that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods.

Parking requirements for the two lots shall meet the current city ordinance requirements per building use.

Landscaping for the two lots shall meet the current city ordinance for commercial uses.

The following shall be regulations specific to the development:

1. Site building setbacks shall set a minimum 25' front yard setback, a minimum 10' side yard setback and a minimum 10' rear yard setback.
2. No vehicle stacking spaces shall be required for a child daycare use. (As a Childrens Lighthouse daycare facility, it is the operational standards of the facility that each student must be checked-in and checked-out by a parent or guardian. This check-in and check-out takes place inside the lobby of the building. The parent will have to park their vehicle and take the student inside the building. There will not be any instance that cars will be lined up to drop off or pick up their children. As part of the new Planned Development guidelines for this site, this ordinance requirement to provide internal stacking is requested to be waived).

All Utilities including water, sanitary sewer and storm sewers shall connect to the city utilities and be placed in the rights-of-way or dedicated easements.

A detention pond shall be provided at the north end of the property to control storm drainage runoff.

The development will sit on the corner of Post Oak Drive and Robinson. These two existing minor arterial streets shall provide access to the development. A new driveway is proposed to connect the two lots and have access off of Post Oak Drive at the northeast corner of Lot 1 and access off of Robinson Road at the southwest corner of Lot 2.

The roadway shall be concrete construction, with a width of 24' and curb radii of 26' meeting the City of Corinth fire lane requirements.

The types of structures to be allowed shall be as follows:

1. Lot 1 — a commercial building for a Childrens Lighthouse Daycare Facility. Square footage for the structure shall be 11,244 sf.
2. Lot 2 — any commercial use as identified under the Neighborhood Shopping District shall be allowed.

Lot 1 structures, landscaping and the driveway connecting Lot 1 and Lot 2 shall be constructed as Phase I of the development. Phase II shall include the construction of any future structure, parking and landscaping on Lot 2.



## EXHIBIT "B" PD CONCEPT DESIGN MAP





## EXHIBIT "C"

### DEFINITION:

Neighborhood Shopping areas are primarily retail commercial areas supplying the surrounding residential areas with convenience goods and services which are normal everyday necessities and routine purchases. These commercial areas are intended to accommodate a unified grouping, in one (1) or more buildings, of retail shops and stores and personal services that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods.

#### A. Purpose

The regulations set forth in this Exhibit provide development standards for commercial uses within Childrens Lighthouse Planned Development District. The Planned Development (PD) District is identified by metes and bounds on Exhibit "A" and is depicted on Exhibit B. Every use not authorized herein is expressly prohibited in this Planned Development (PD) District.

#### B. Base District

In this PD District, the Neighborhood Shopping District regulations of the Oakmont Country Club Master Planned Development Ordinance No. 87-12-17-24, as amended.

### PERMITTED USES:

1. All uses as permitted in the Garden Office areas
  - o note: All uses that are permitted within the Neighborhood Shopping areas shall be governed by the requirements as set forth for that particular type of use which is proposed for development.
2. Bakery (retail)
3. Bank
4. Barber and beauty shops
5. Convenience store
6. Day care center
7. Drug store or pharmacy
8. Dry cleaning and laundry
9. Florist or garden shops (no outside storage or sales)
10. Grocery store
11. Hardware store
12. Household appliance sales
13. Personal services (ie. Dressmaker, shoe shops, tailor, etc.)
14. Pet grooming and supplies
15. Photo service
16. Retail shops
17. Specialty coffee shop
18. Studio – music, dance or drama

19. Uses similar to the above mentioned permitted uses, provided that these similar uses be allowed only if approved by the City of Corinth Planning and Zoning Commission and the City Council.
20. Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.

**DIMENSIONAL REGULATIONS:**

1. UDC 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC 2.08.05 **Nonresidential Dimensional Regulations Chart** shall apply except as follows:
  - a. 25' Minimum Front Yard Setback
  - b. 10' Minimum Side Yard Setback
  - c. 10' Minimum Rear Yard Setback
  - d. 36' / 2.5 Stories Maximum Height
  - e. 1:1 Floor to Area Ratio
  - f. 5% Open Space
  - g. 50% Maximum Building Coverage
3. UDC 2.09.01 **Landscape Regulations** shall apply.
4. UDC 2.09.02 **Tree Preservation Regulations** shall apply.
5. UDC 2.09.03 **Vehicle Parking Regulations** shall apply.
6. **Building Façade Material Standards** for the main exteriors shall be constructed of glass, stone, brick, tiles, exterior wood (maximum 15%) or similar materials, or any combination thereof shall as established in the Neighborhood Shopping District.
7. UDC 2.09.05 **Residential Adjacency Standards** shall apply with the exception of the building façade materials as established in the Neighborhood Shopping District.
8. UDC 2.09.06 **Nonresidential Architectural Standards** shall apply.
9. UDC 2.09.07 **Lighting and Glare Regulations** shall apply
10. UDC 4.01 **Sign Regulations** shall apply.
11. UDC 4.02 **Fence and Screening Regulations** shall apply.

**CONDITION:**

12. Provide speed humps after pre-approval from the Fire Department for product type and placement.