



**LAKE BLUFF ESTATES  
PLANNED DEVELOPMENT NO. 15  
BASE ZONING DISTRICT: SINGLE FAMILY  
ORDINANCE NO. 97-01-02-01  
(ADOPTED 1-2-1997)**

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

ORDINANCE NO. 97-01-02-01

AN ORDINANCE AMENDING ORDINANCE NO. 86-7-21-18, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CORINTH, TEXAS AS HERETOFORE AMENDED, SO AS TO ESTABLISH PERMANENT ZONING, TO WIT: "PD" PLANNED DEVELOPMENT - SINGLE FAMILY; PROVIDING FOR A PROPERTY DESCRIPTION; PROVIDING FOR A LAND USE PLAN; PROVIDING FOR LAND USE REGULATIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Corinth, in compliance with the laws of the State of Texas and the ordinances of the City of Corinth, have given the requisite notices by publications and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended;

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

SECTION I - LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended is hereby amended by amending the zoning map of the City of Corinth, Texas on 76.321 acres of land described in "Exhibit A" attached.

SECTION II - LAND USE PLANS

The Zoning Exhibits approved and described as "Exhibit B" attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of development of Planned Development: Single Family.

SECTION III - LAND USE REGULATIONS

The Development Proposal approved and described as "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of development of "Planned Development: Single Family".

SECTION IV - PENALTY FOR VIOLATIONS

Any person, firm or corporation violating any of the provisions of this ordinance shall upon conviction be fined a sum not to exceed one thousand dollars (\$1,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

SECTION V - SEVERABILITY CLAUSE

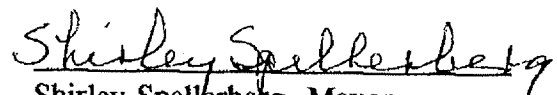
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI - PROVIDING AN EFFECTIVE DATE

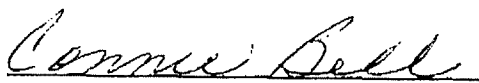
WHEREAS, the present Comprehensive Zoning Ordinance is in need of amending to permit said zoning on property described herein, the City of Corinth provides that this ordinance shall become effective upon approval and publication.

PASSED AND APPROVED THIS 2<sup>ND</sup> DAY OF JANUARY, 1997.

APPROVED:

  
Shirley Spellerberg, Mayor  
City of Corinth, Texas

ATTEST:

  
Connie Bell, City Secretary  
City of Corinth, Texas



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EXHIBIT A - PAGE 1 OF 3

75.321 ACRES

BEING all that certain lot, tract, or parcel of land situated in the B.B.B and C.R.R. Survey Abstract Number 153, and in the William Luttrell Survey Abstract Number 740 in the City of Corinth, Denton County, Texas, being a part of that certain (called) 91.679 acre tract of land conveyed by deed from A. Ben Pinnell, Trustee, to Shasnan Investment Company recorded in Volume 2521, Page 588, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron pipe found for corner in the south line of Farm-to-Market Highway Number 2181, a public roadway having a variable right-of-way, said point being the northwest corner of that certain tract of land conveyed by deed from William Petty to Edmond S. Bright, recorded in Volume 771, Page 920, Deed Records, Denton County, Texas;

THENCE S 09° 14' 49" E, 660.54 feet with the west line of said Bright tract to an iron rod found for corner, said point being the southwest corner of that certain tract of land conveyed by deed from James Edmond Bright to Frank Tracy Buxton et al, recorded under Clerk's File No. 93-RO081120, Real Property Records, Denton County, Texas;

THENCE S 88° 15' 37" E, 272.89 feet with the south line of said Buxton tract to an iron rod found for corner in the west line of Lot 4, Block 1 of Serendipity Hills, Phase I, an addition to the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Cabinet K, Page 163, Plat Records, Denton County, Texas;

THENCE S 00° 21' 49" W, 950.85 feet with the west line of said Block 1 of said Serendipity Hills to an iron rod set for corner, said point being the northeast corner of that certain "Save and Except" 10.000 acre tract of land described in said deed from A. Ben Pinnell to Shasnan Investment Company, recorded in Volume 2521, Page 588, Real Property Records, Denton County, Texas;

THENCE N 89° 38' 11" W, 594.95 feet with the north line of said "Save and Except" tract to an iron rod set for corner;

THENCE S 00° 21' 49" W, 770.40 feet with the west line of said "Save and Except" tract to an iron rod set for corner in the north line of that certain tract of land conveyed by deed from Component Kut Inc. to Luella M. Holcomb recorded in Volume 1717, page 436, Real Property Records, Denton County, Texas;

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THENCE S 82° 48' 26" W, 8.39 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE S 82° 59' 32" W, 220.89 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 56° 31' 36" W, 260.25 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 68° 28' 45" W, 795.90 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 03° 03' 44" W, 342.13 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 18° 34' 01" E, 279.57 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 03° 01' 13" E, 461.58 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 86° 41' 33" E, 77.75 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 89° 39' 15" E, 197.77 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 68° 58' 00" E, 140.55 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 51° 53' 34" W, 137.97 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for *CORNER*

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THENCE S 76° 49' 25" W, 242.13 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 12° 49' 25" W, 374.70 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 01° 05' 25" W, 212.99 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 18° 30' 33" W, 192.58 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE N 00° 20' 04" E, 168.83 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner;

THENCE S 85° 59' 54" E, 34.66 feet with a United States Army Corps of Engineers tract to a United States Army Corps of Engineers monument found for corner, said point being the southwest corner of that certain tract of land conveyed by deed from M. B. Christensen to Burl A. Johnson on April 1, 1969 and recorded in Deed Records, Denton County, Texas;

THENCE S 87° 19' 00" E, 1006.27 feet with the south line of said Johnson tract to an iron rod set for corner in said south line of said Farm-to-Market Highway;

THENCE S 70° 47' 20" E, 23.98 feet with said south line of said Farm-to-Market Highway to an iron rod set for corner;

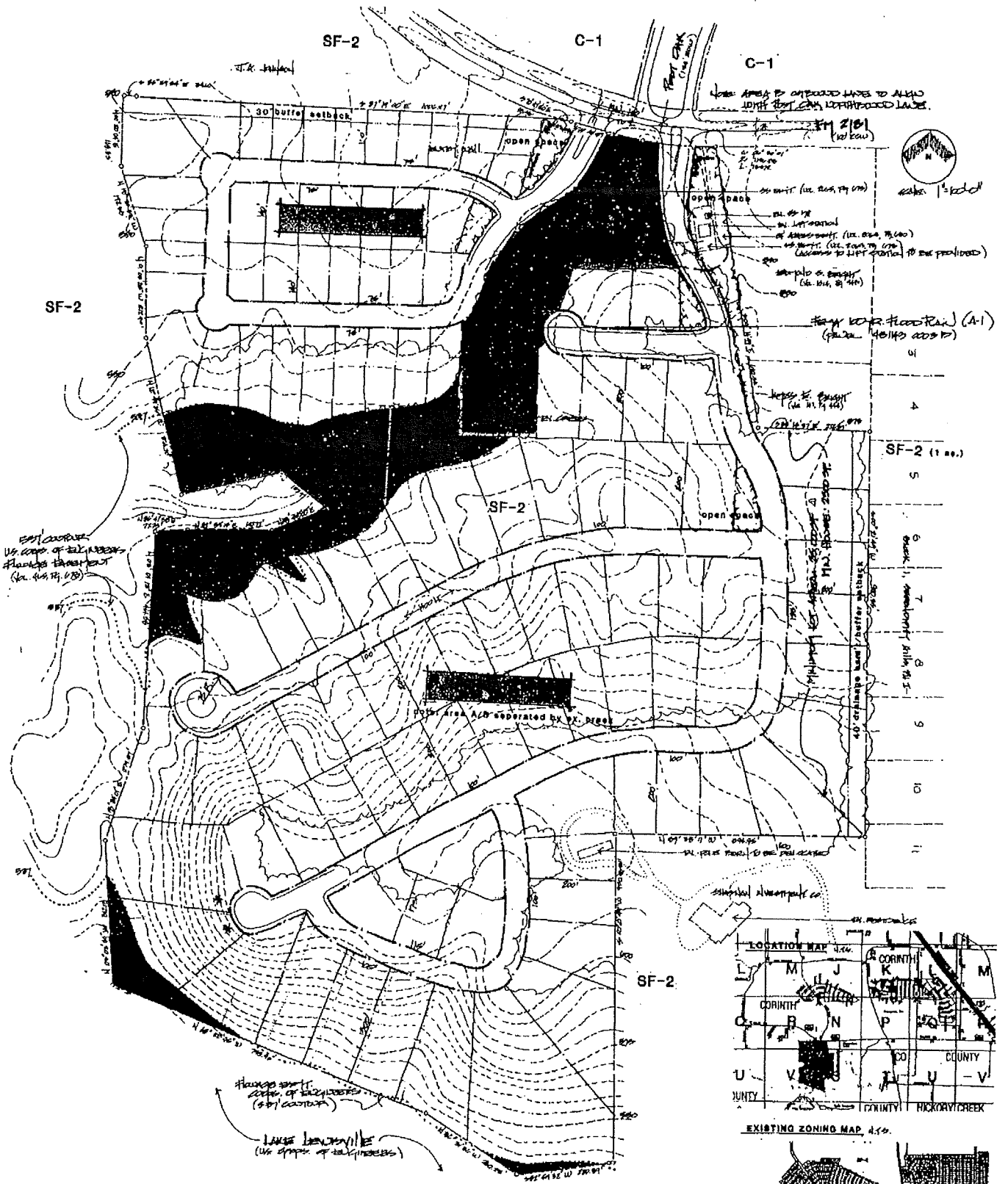
THENCE S 75° 40' 59" E, 176.34 feet with said south line of said Farm-to-Market Highway to an iron rod set for corner;

THENCE along the arc of a curve to the left having a central angle of 06° 30' 01", a radius of 1196.28 feet, an arc length of 135.72 feet whose chord bears S 85° 43' 04" E, 135.65 feet with said south line of said Farm-to-Market Highway to a right-of-way post for corner;

THENCE S 86° 23' 46" E, 33.62 feet with said south line of said Farm-to-Market Highway to the PLACE OF BEGINNING and containing 76.321 acres of land.

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EXHIBIT B - PAGE 1 OF 1



NOTE: Pipe for illustrative and zoning purposes only.

EXHIBIT C

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PERMITTED USES:

- \* Single family dwellings as outlined in Ordinance No. 86-7-21-18.
- \* All uses permitted in Single Family-2 regulations in Ordinance No. 86-7-21-18.

<u>AREA REQUIREMENTS:</u>	<u>AREA A</u>	<u>AREA B</u>
Minimum Lot Size:	10,000 SF	20,000 SF**
Minimum Lot Width at Property Line	65 feet	80 feet*
Minimum Lot Width at Building Line	75 feet	100 feet
Minimum Lot Depth:	110 feet	140 feet
Front Building Line:	25 feet	25 feet
Rear Building Line:	30% of lot 30 foot minimum	30% of lot 30 foot minimum
Side Building Line:	5 feet	15 feet
Side Building Line (corner):	12.5 feet	25 feet
Minimum House Size:	2,000 SF	2,000 SF**
Cul-de-sac length:	May exceed 600'	May exceed 600'

\* Minimum Lot Width of 60' at property line will be allowed on two (2) lots.

\*\* Minimum lot area on lots backing Serendipity Hills Subdivision - 25,000 SF  
Minimum house size on lots backing Serendipity Hills Subdivision - 2,500 SF