



**KENSINGTON PARK APARTMENTS
PLANNED DEVELOPMENT NO. 18
BASE ZONING DISTRICT: MULTI-FAMILY
ORDINANCE NO. 98-04-02-09
(ADOPTED 4-2-1998)**

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

LAGO Corinth

KENSINGTON APTS.
Kensington Park Apts

ORDINANCE NO. 98-04-02-09

AN ORDINANCE AMENDING ORDINANCE NO. 86-7-21-18, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CORINTH, TEXAS AS HERETOFORE AMENDED, SO AS TO ESTABLISH PERMANENT ZONING, TO WIT: PLANNED DEVELOPMENT/MULTI-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 18.61 acres of land described in "Exhibit A" attached.

SECTION II – LAND USE PLANS

The Zoning Exhibits approved and described as "Exhibit B" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of Multi-family development.

SECTION III – LAND USE REGULATIONS

The regulations described in attached "Exhibit C" shall be adhered to in its entirety for the purposes of development.

SECTION IV – PENALTY FOR VIOLATIONS

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

SECTION V – SEVERABILITY CLAUSE

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

SECTION VI – PROVIDING AN EFFECTIVE DATE

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

PASSED AND APPROVED THIS 2nd DAY OF APRIL, 1998.

APPROVED:



ATTEST:

Shirley Spellerberg
Shirley Spellerberg, Mayor
City of Corinth, Texas

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

EXHIBIT A

LAKE SHARON ESTATES (LAGO)
LEGAL DESCRIPTION
APARTMENTS

BEING a tract or parcel of land OUT OF THE H. H. Swisher Survey, Abstract No. 1220, in the City of Corinth, Denton County, Texas and being 18.61 acres of land out of the 24.3031 acres.

COMMENCING at a ½" iron pipe found in the westerly right-of-way line of Interstate Highway 35-E (300' R.O.W.) for the southeast corner, thence with the south line of said tract. South 89° 51' 18" West, a distance of 297.86 feet to the point defining the beginning of the 18.61 acres.

BEGINNING at said point and along the same south line of said tract, South 87° 51' 18" West, a distance of 1,226.57 feet to a rail spike in the center of Garrison Road.

THENCE a bearing of North 00° 05' 20" East, a distance of 845.43 feet;

THENCE a bearing of South 87° 22' 43" East, a distance of 307.72 feet;

THENCE a bearing of South 90° 00' 00" East, a distance of 538.61 feet;

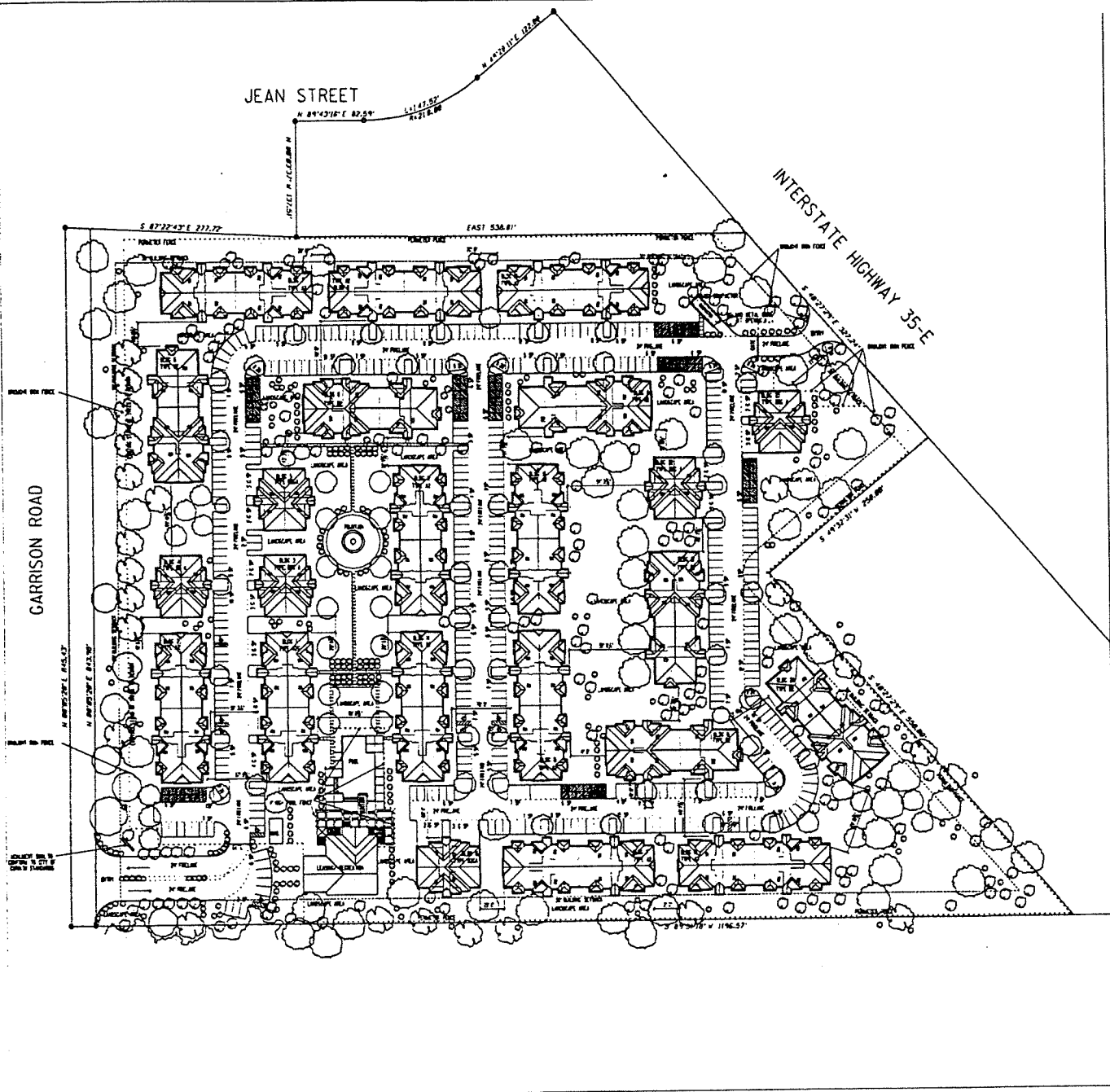
THENCE a bearing of South 40° 27' 29" East, a distance of 327.24 feet;

THENCE a bearing of South 49° 32' 31" West, a distance of 250.00 feet;

THENCE a bearing of South 40° 27' 29" East, a distance of 550.00 feet;

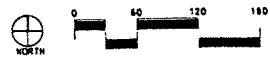
TO THE POINT OF BEGINNING and containing 18.61 acres of land.

EXHIBIT B



LAGO

CORINTH TEXAS



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EXHIBIT C

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**DEVELOPMENT REQUIREMENTS
PLANNED DEVELOPMENT/MULTI-FAMILY**

DEFINITION:

Single Family attached housing. This residential area is designed to provide single family housing in an attached method. These residential units will have access and frontage on a public road. These units will not exceed two story structures.

PERMITTED USES:

One-family attached dwellings.

REQUIREMENTS:

Height Requirements: No building shall exceed two (2) stories in height.

Landscaping: Shall conform to City of Corinth ordinances.

Lighting:

All exterior lighting shall be directed so as to avoid glare and excessive light spillage on adjacent property and fronting streets.

Exterior building lights shall have concealed sources of illumination.

Light levels shall be designed to be a minimum of 0.5 and average 1.0 foot candle in all parking areas and drives. Lighting fixtures in parking areas and drives shall not exceed thirty (30) feet in height.

Premise identification signs shall be located in an area so they are sufficiently lit so as to be readable.

Fencing:

All fencing walls shall be constructed to be compatible with the principal structure and shall be designed with a foundation system as recommended by a soils engineering firm.

Signage:

All signs, lighting, luminaries, and exterior shall be in accordance with all City ordinances.

Yard Setback: Minimum thirty (30) foot setback at all property lines.

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EXHIBIT C

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Paving:

All paved surface materials shall meet minimum requirements of the City of Corinth Public Works Department.

PARKING PROVIDED	484 SPACES REQUIRED
Garages	38
Regular Surface Parking	435
Carports (Included in surface total)	66
Handicap	11
TOTAL PARKING PROVIDED	484

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Miscellaneous:

Patios and balconies shall be 30 square feet minimum with a minimum narrow dimension of five feet. All open balconies must remain open and not be enclosed after occupancies.

Sidewalks will be provided adjacent to all streets. Sidewalks as required shall meet City of Corinth requirements.

Proposed development shall be constructed in one phase.

Fire lanes shall be 24' wide.

Fire hydrants to be located per City of Corinth requirements.

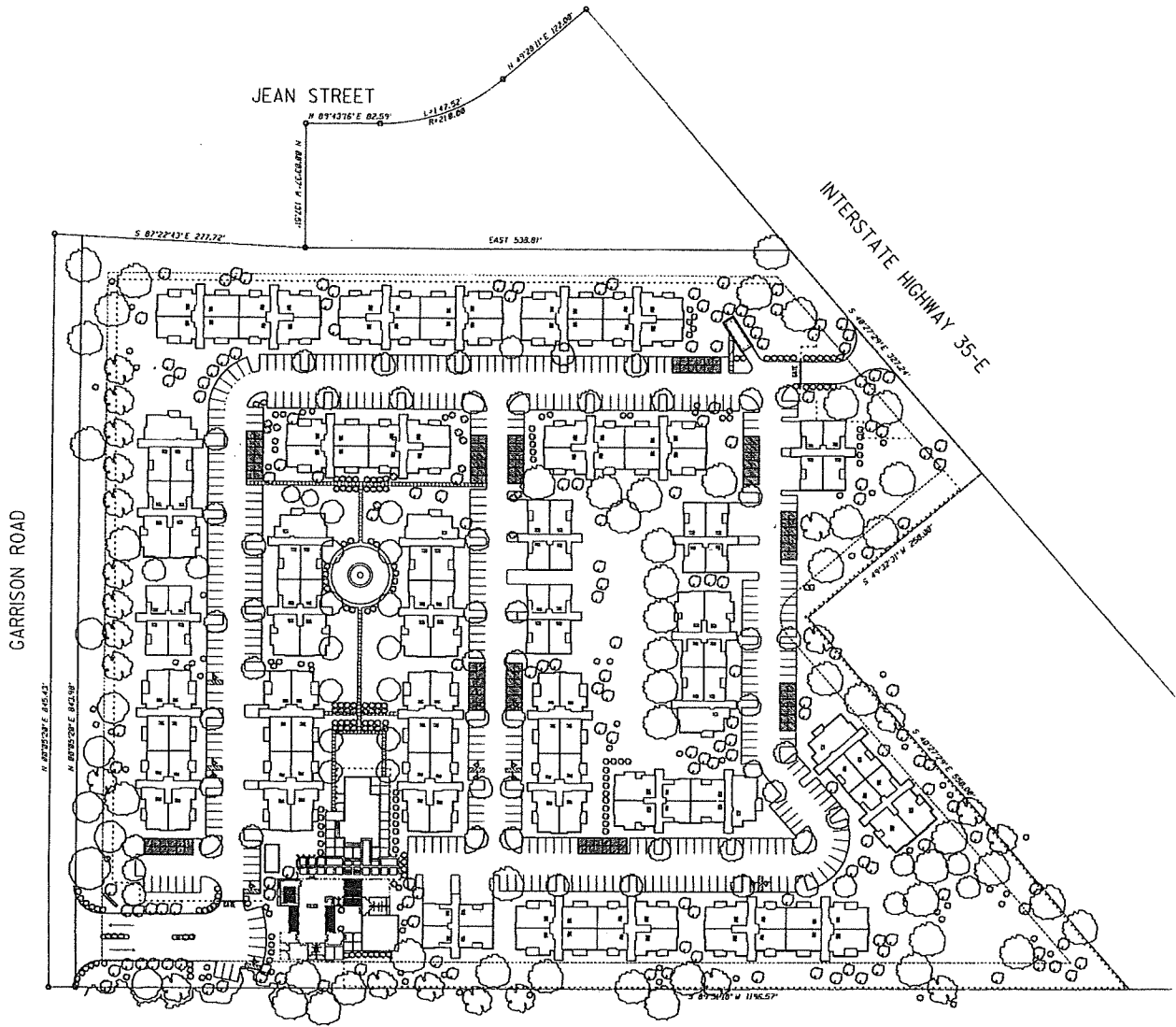
All buildings are to be fire sprinklered as per U.B.C. requirements.

The garages shall be for vehicular parking only and not for storage purposes. No conversion of garages into living areas shall be allowed.

All principle buildings are to be 50% masonry not including balconies and breezeways.

Roofs to be minimum 24 year composition asphalt composition shingles.

Carports to have gabled roofs with shingles to match apartment buildings.



KENSINGTON PARK

CORINTH TEXAS

perce goll ARCHITECTS
100 EDMOND PARKWAY, SUITE 200, CORINTH, TX 78940

