



**LONG LAKE
PLANNED DEVELOPMENT NO. 36
BASE ZONING DISTRICT: SF-3 SINGLE FAMILY AND
C-2 COMMERCIAL
ORDINANCE NO. 14-01-16-05
(ADOPTED 1-16-2014)**

AMENDED BY:

- ORDINANCE NO. 14-12-18-40: UPDATED LEGAL DESCRIPTION, DESIGN STATEMENT AND CONCEPT PLAN (ADOPTED 12-18-2014)**

ORDINANCE NO. 14-01-16-05

LONG LAKE PLANNED DEVELOPMENT DISTRICT

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 13-05-02-08, AMENDING THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 13-15-02-08, BY AMENDING THE ZONING CLASSIFICATION FROM PLANNED DEVELOPMENT (PD 4) AND SINGLE FAMILY-2 (SF-2) TO PLANNED DEVELOPMENT SINGLE FAMILY-3 / COMMERCIAL-2 ON PROPERTY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, COUNTY ABSTRACT NUMBER 153 AND THE WILLIAM LUTTRELL SURVEY, COUNTY ABSTRACT NUMBER 740, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN CALLED 110.647 ACRE TRACT OF LAND RECORDED IN VOLUME 1388, PAGE 411 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 24.100 ACRE TRACT OF LAND DESCRIBED IN DEED TO BUTTERFLY HAVEN, LTD., RECORDED IN DOCUMENT NUMBER 2003-75774 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY AND BEING PART OF THAT CERTAIN CALLED 10.465 ACRE TRACT OF LAND DESCRIBED AS TRACT 11 AND PART OF THAT CERTAIN CALLED 32.673 ACRE TRACT OF LAND DESCRIBED AS TRACT III IN DEED TO BUTTERFLY HAVEN, LTD., RECORDED IN DOCUMENT NUMBER 2005-42028 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY BEING PART OF CANYON LAKE RANCH, INC. ADDITION, AN ADDITION TO THE CITY OF CORINTH, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, PAGE 184 OF THE PLAT RECORDS OF DENTON COUNTY; PROVIDING FOR A DESIGN STATEMENT; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT MASTER PLAN; 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 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; 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 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, the Zoning Map of the City of Corinth is hereby amended by amending the zoning map of the City of Corinth, Texas on 106.031 acres of land described in "Exhibit A" attached.

SECTION II – PLANNED DEVELOPMENT MASTER PLAN

The Master Plan Exhibit and Concept Design Map Statement documents approved and 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 its entirety for the purposes of this Planned Development Commercial and Single Family District.
- B. That the zoning regulations and districts as herein established have been made in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community
- C. If, after two years from the date of 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.

- D. 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 VI – EFFECTIVE DATE

This ordinance shall become effective after approval and publication as provided by law.

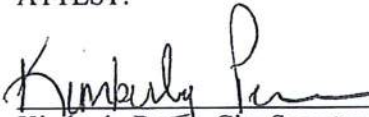
PASSED AND APPROVED THIS 16 DAY OF JANUARY, 2014.

APPROVED:




Paul Ruggiere, Mayor

ATTEST:


Kimberly Pence, City Secretary

APPROVED AS TO FORM:


Debra A. Drayovitch, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
13.208 ACRE COMMERCIAL TRACT

Being all that certain lot, tract or parcel of land situated in the B.B.B. & C. R.R. Co. Survey, Abstract Number 153 and the William Luttrell Survey, Abstract Number 740, City of Corinth, Denton County, Texas, and being part of that certain called 110.647 acre tract of land described in deed to John H. King, A. Ben Pinnell, Jr. and Richard Williams, recorded in Volume 1388, Page 411 of the Real Property Records of Denton County, Texas, and being part of that certain called 24.100 acre tract of land described in deed to Butterfly Haven, Ltd., recorded in Document Number 2003-75774 of the Real Property Records of Denton County, Texas, and being part of that certain called 10.465 acre tract of land described as Tract II and part of that certain called 32.673 acre tract of land described as Tract III in deed to Butterfly Haven, Ltd., recorded in Document Number 2005-42028 of the Real Property Records of Denton County, Texas, and being part of Canyon Lake Ranch, Inc. Addition, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet H, Page 184 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 3/8" rebar found at the southwest corner of said 24.100 acre tract, being on the south line of said 110.647 acre tract and the north line of said 10.456 acre Tract II, being the southeast corner of Serendipity Hills, Phase I, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet K, Page 163 of the Plat Records of Denton County, Texas, and being the easterly northeast corner of The Bluffs at Pinnell Pointe, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet X, Page 731 of the Plat Records of Denton County, Texas;

THENCE N 00°26'13" W, 1381.42 feet with the west line of said 24.100 acre tract and the east line of said Serendipity Hills, Phase I to the POINT OF BEGINNING;

THENCE N 00°26'13" W, 378.90 feet continuing with the west line of said 24.100 acre tract and the east line of said Serendipity Hills, Phase I, to an aluminum Texas Department of Transportation (TXDOT) monument found on F.M. 2181, being the southwest corner of that certain called 0.2079 acre tract described in deed to the State of Texas, recorded in Document Number 2010-55750 of the Real Property Records of Denton County, Texas;

THENCE S 88°34'25" E, 200.05 feet with the south line of F.M. 2181 and the south line of said 0.2079 acre tract to an aluminum TXDOT monument found;

THENCE N 85°40'00" E, continuing with the south line of said F.M. 2181 and the south line of said 0.2079 acre tract, passing at 290.60 feet an aluminum TXDOT monument found at the southeast corner of said 0.2079 acre tract, being the southwest corner of that certain called 0.6791 acre tract described in Condemnation Proceedings in favor of the State of Texas, recorded in Document Number 2011-51857 of the Real Property Records of Denton County, Texas, continuing with the south line thereof a total distance of 1518.64 feet to an aluminum TXDOT monument found at the southeast corner of said 0.6791 acre tract, being the southwest corner of that certain called 0.6714 acre tract described in deed to the State of Texas, recorded in Document Number 2010-55742 of the Real Property Records of Denton County, Texas, being on the east line of said 110.647 acre tract, the east line of said Canyon Lake Ranch, Inc. Addition and the west line of that certain tract of land described in deed to Corinth Joint Venture, recorded in Volume 1639, Page 510 of the Real Property Records of Denton County, Texas ;

THENCE S 02°40'10"E, 360.54 feet with the east line of said 110.647 acre tract, the east line of said Canyon Lake Ranch, Inc. Addition and the west line of said Corinth Joint Venture tract to a 1/2" rebar found at the southwest corner thereof and the northwest corner of that certain called 28.32 acre tract of

land described in deed to M.C. Culbertson, Jr. and wife, Elizabeth J. Culbertson, recorded in Volume 464, Page 66 of the Deed Records of Denton County, Texas;

THENCE S 00°17'05" E, 87.70 feet with the east line of said 110.647 acre tract, the east line of said Canyon Lake Ranch, Inc. Addition and the west line of said 28.32 acre tract;

THENCE S 89°42'55" W, 253.56;

THENCE with the arc of a curve to the right having a central angle of 24°45'00", a radius of 84.00 feet and an arc length of 36.29 feet whose chord bears N 06°36'11" E, 36.00 feet to the beginning of a reverse curve to the left;

THENCE with the arc of said curve to the left having a central angle of 18°58'41", a radius of 84.00 feet and an arc length of 27.82 feet whose chord bears N 09°29'21" E, 27.70 feet to a point of tangency;

THENCE North, 4.90 feet;

THENCE West 60.00 feet;

THENCE North, 37.09 feet to the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a central angle of 15°48'51", a radius of 84.00 feet and an arc length of 23.18 feet whose chord bears N 07°54'26" E, 23.11 feet to the beginning of a reverse curve to the left;

THENCE with the arc of said curve to the left having a central angle of 54°08'49", a radius of 84.00 feet and an arc length of 79.38 feet whose chord bears N 11°15'33" W, 76.46 feet to the beginning of a compound curve to the left;

THENCE with the arc of said curve to the left having a central angle of 56°00'02", a radius of 138.00 feet and an arc length of 134.88 feet whose chord bears N 66°19'59" W, 129.58 feet to a point of tangency;

THENCE S 85°40'00" W, 35.57 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a central angle of 64°44'09", a radius of 20.00 feet and an arc length of 22.60 feet whose chord bears S 53°17'55" W, 21.41 feet to the beginning of a reverse curve to the right;

THENCE with the arc of said curve to the right having a central angle of 22°29'01", a radius of 54.00 feet and an arc length of 21.19 feet whose chord bears S 32°10'21" W, 21.05 feet to the beginning of a reverse curve to the left;

THENCE with the arc of said curve to the left having a central angle of 45°13'22", a radius of 20.00 feet and an arc length of 15.79 feet whose chord bears S 20°48'11" W, 15.38 feet to the beginning of a reverse curve to the right;

THENCE with the arc said curve to the right having a central angle of 02°46'59", a radius of 230.00 feet and an arc length of 11.17 feet whose chord bears S 00°25'00" W, 11.17;

THENCE West, 201.05 feet;

THENCE S 25°00'00" W, 85.38 feet;

THENCE S 71°01'00" W, 158.96 feet;

THENCE West, 30.97 feet;

THENCE S 54d38'28" W, 184.16 feet;

THENCE West, 655.52 feet to the **POINT OF BEGINNING** and containing approximately 13.208 acres of land.

**LEGAL DESCRIPTION
92.823 ACRE RESIDENTIAL TRACT**

Being all that certain lot, tract or parcel of land situated in the B.B.B. & C. R.R. Co. Survey, Abstract Number 153 and the William Luttrell Survey, Abstract Number 740, City of Corinth, Denton County, Texas, and being part of that certain called 110.647 acre tract of land described in deed to John H. King, A. Ben Pinnell, Jr. and Richard Williams, recorded in Volume 1388, Page 411 of the Real Property Records of Denton County, Texas, and being part of that certain called 24.100 acre tract of land described in deed to Butterfly Haven, Ltd., recorded in Document Number 2003-75774 of the Real Property Records of Denton County, Texas, and being part of that certain called 10.465 acre tract of land described as Tract II and part of that certain called 32.673 acre tract of land described as Tract III in deed to Butterfly Haven, Ltd., recorded in Document Number 2005-42028 of the Real Property Records of Denton County, Texas, and being part of Canyon Lake Ranch, Inc. Addition, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet H, Page 184 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the southwest corner of said 24.100 acre tract, being on the south line of said 110.647 acre tract and the north line of said 10.456 acre Tract II, being the southeast corner of Serendipity Hills, Phase I, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet K, Page 163 of the Plat Records of Denton County, Texas, and being the easterly northeast corner of The Bluffs at Pinnell Pointe, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet X, Page 731 of the Plat Records of Denton County, Texas;

THENCE N 00°26'13" W, 1381.42 feet with the west line of said 24.100 acre tract and the east line of said Serendipity Hills, Phase I;

THENCE East, 655.52 feet;

THENCE N 54d38'28" E, 184.16 feet;

THENCE East, 30.97 feet;

THENCE N 71°01'00" E, 158.96 feet;

THENCE N 25°00'00" E, 85.38 feet;

THENCE East, 201.05 feet;

THENCE with the arc of a non-tangent curve to the left having a central angle of 02°46'59", a radius of 230.00 feet and an arc length of 11.17 feet whose chord bears N 00°25'00" E, 11.17 feet to the beginning of a reverse curve to the right;

THENCE with the arc of said curve to the right having a central angle of 45°13'22", a radius of 20.00 feet and an arc length of 15.79 feet whose chord bears N 20°48'11" E, 15.38 feet to the beginning of a reverse curve to the left;

THENCE with the arc of said curve to the left having a central angle of 22°29'01", a radius of 54.00 feet and an arc length of 21.19 feet whose chord bears N 32°10'21" E, 21.05 feet to the beginning of a reverse curve to the right;

THENCE with the arc of said curve to the right having a central angle of 64°44'09", a radius of 20.00 feet and an arc length of 22.60 feet whose chord bears N 53°17'55" E, 21.41 feet to the point of tangency;

THENCE N 85°40'00" E, 35.57 feet to the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a central angle of 56°00'02", a radius of 138.00 feet and an arc length of 134.88 feet whose chord bears S 66°19'59" E, 129.58 feet to the beginning of a compound curve to the right;

THENCE with the arc of said curve to the right having a central angle of 54°08'49", a radius of 84.00 feet and an arc length of 79.38 feet whose chord bears S 11°15'33" E, 76.46 feet to the beginning of a reverse curve to the left;

THENCE with the arc of said curve to the left having a central angle of 15°48'51", a radius of 84.00 feet and an arc length of 23.18 feet whose chord bears S 07°54'26" W, 23.11 feet to the point of tangency;

THENCE South, 37.09 feet;

THENCE East 60.00 feet;

THENCE South, 4.90 feet to the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a central angle of 18°58'41", a radius of 84.00 feet and an arc length of 27.82 feet whose chord bears S 09°29'21" W, 27.70 feet to the beginning of a reverse curve to the left;

THENCE with the arc of said curve to the left having a central angle of 24°45'00", a radius of 84.00 feet and an arc length of 36.29 feet whose chord bears S 06°36'11" W, 36.00 feet;

THENCE N 89°42'55" E, 253.56 feet to the east line of said 110.647 acre tract, the east line of said Canyon Lake Ranch, Inc. Addition and the west line of said 28.32 acre tract;

THENCE S 00°17'05" E, with the east line of said 110.647 acre tract, the east line of said Canyon Lake Ranch, Inc. Addition and the west line of said 28.32 acre tract, passing the westerly southwest corner of said 28.32 acre tract and the north corner of that certain called three acre tract of land described in deed to M.C. Culbertson, Jr. and wife, Elizabeth J. Culbertson, recorded in Volume 1310, Page 992 of the Real Property Records of Denton County, Texas, continuing with the west line of said three acre tract a total distance of 1414.02 feet to USACE monument number F 525-3 found at the southwest corner thereof, being the southeast corner of said 110.647 acre tract, the southeast corner of said Canyon Lake Ranch, Inc. Addition, being on the north line of the aforementioned 32.673 acre Tract III, and being called the common corner of said B.B.B. & C. R.R. Co. Survey, Abstract Number 153 and the M.E.P. & P. R.R. Co. Survey, Abstract Number 915 on the north line of said William Luttrell Survey, Abstract Number 740;

THENCE S 88°29'10" E, 605.54 feet (called 612.80 feet in said Culbertson deed) with the south line of said three acre tract and the north line of said 32.673 acre Tract III to USACE monument number F 525-2 found at the east corner of said three acre tract and the southerly southwest corner of said 28.32 acre tract;

THENCE N 89°28'20" E, 247.30 feet continuing with the north line of said 32.673 acre Tract III and the south line of said 28.32 acre tract to a 3/4" rebar found at the southerly southeast corner thereof,

being the southwest corner of that certain called 18.655 acre tract of land described in deed to M.C. Culbertson, Jr., recorded in Volume 602, Page 646 of the Deed Records of Denton County, Texas;

THENCE N 88°36'50" E, 222.29 feet continuing with the north line of said 32.673 acre Tract III and the south line of said 18.655 acre tract to a 1/2" rebar found at the most easterly northeast corner of said 32.673 acre Tract III, being the northwest corner of Lot Three, Block 1 of Holman Addition, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet G, Page 8 of the Plat Records of Denton County, Texas, and being the north corner of that certain called 0.800 acre tract of land described in deed to Greg Johnson and Cheri Johnson, recorded in Volume 5400, Page 10774 of the Real Property Records of Denton County, Texas;

THENCE with the south line of said 32.673 acre Tract III the following:

S 50°15'15" W, 559.68 feet with the northwesterly line of said 0.800 acre tract, passing the northwest corner thereof and the northeast corner of that certain tract of land described as Tract II in deed to Gregory C. Johnson and wife, Cheri Meineke Johnson, recorded in Volume 4571, Page 1261 of the Real Property Records of Denton County, Texas, continuing with the northwest line thereof, passing the northwest corner thereof and the northeast corner of that certain called 1.059 acre tract of land described in deed to Gail N. Crump and Janice D. La Pointe-Crump recorded in Volume 1228, Page 217 of the Deed Records of Denton County, Texas, continuing with the northwesterly line thereof to a 1/2" rebar found at the northwest corner thereof;

S 08°40'10" W, 318.84 feet with the west line of said 1.059 acre tract, passing the southwest corner thereof and the northwest corner of that certain 0.800 acre tract of land described in deed to Michael A. Ingle, recorded in Document Number 2008-98142 of the Real Property Records of Denton County, Texas, continuing with the west line thereof to a 1/2" rebar found at the northeast corner of Lot 7, Block A, Eagles Aerie, an addition to the Town of Hickory Creek according to the plat thereof recorded in Cabinet L, Page 321 of the Plat Records of Denton County, Texas;

N 89°52'20" W, 218.89 feet with the north line of said Lot 7 to a 1/2" rebar found at the northwest corner thereof;

N 00°58'20" W 108.54 feet to USACE monument number F 523-19 found;

N 31°47'35" E, 230.77 feet to USACE monument number F 523-20 found;

N 24°20'00" W, 360.47 feet to USACE monument number F 523-21 found;

S 69°09'05" W, 279.72 feet to USACE monument number F 523-22 found;

S 23°37'25" W, 182.64 feet to USACE monument number F 523-23 found;

S 03°23'30" E, 254.99 feet to USACE monument number F 523-24 found;

S 01°43'35" E, 324.37 feet to a USACE monument found (illegible, stamped 1965);

S 51°58'35" W, 248.87 feet to USACE monument number F 523-26 found;

N 06°55'35" W, 544.69 feet to USACE monument number F 523-27 found;

N 11°07'15" W, 498.67 feet to USACE monument number F 523-28 found;

S 60°06'10" W, 222.16 feet to USACE monument number F 523-29 found;

N 55°40'15" W, 185.05 feet to USACE monument number F 523-30 found;

N 89°06'00" W, 216.93 feet to a 1/2" capped rebar set (G&A);

S 40°57'50" E, 129.75 feet to USACE monument number F 523-32 found;

S 33°06'50" E, 289.52 feet to USACE monument number F 523-33 found;

S 14°24'40" E, 179.22 feet to USACE monument number F 523-34 found;

S 42°11'10" W, 212.09 feet to USACE monument number F 523-35 found;

S 50°09'05" E, 175.22 feet to USACE monument number F 523-36 found;

S 32°13'00" E, 115.97 feet to USACE monument number F 523-37 found;

S 09°47'30" W, 114.64 feet to USACE monument number F 523-38 found;

S 77°25'30" W, 231.02 feet to USACE monument number F 523-39 found;

N 81°48'00" W, 208.90 feet to USACE monument number F 523-40 found;

N 56°50'00" W, 104.95 feet to USACE monument number F 523-41 found;

N 04°24'10" E, 269.75 feet to USACE monument number F 523-42 found;

N 51°00'00" W, 142.27 feet to USACE monument number F 523-43 found;

S 28°53'30" W, 211.03 feet to USACE monument number F 523-44 found;

S 84°15'50" W, 641.20 feet to USACE monument number F 523-45 found on the east line Tract II of The Bluffs at Pinnell Pointe Phase II, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet X, Page 758 of the Plat Records of Denton County, Texas;

THENCE N 22°54'10" E, with the east line of said Tract II, The Bluffs at Pinnell Pointe Phase II, passing at 130.28 feet the northeast corner thereof, being the most easterly southeast corner of said The Bluffs at Pinnell Pointe, continuing with the east line thereof a total distance of 480.23 feet to a 1/2" capped rebar set (G&A);

THENCE N 00°26'13" W, 417.15 feet continuing with the east line of said The Bluffs at Pinnell Pointe to the POINT OF BEGINNING and containing approximately 92.823 acres of land.

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CONCEPT DESIGN MAP
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**Long Lake Planned Development District
Design Statement**

BACKGROUND

Long Lake is approximately 106 acres of land generally located on the south side of FM 2181, directly east of Serendipity Hills, and west of Parkridge Drive, and was previously used as the Canyon Lakes Ranch site. The existing land use for this property is Mixed-Use Non-Residential along FM 2181, Mixed Use with Residential south of the non-residential, and Open Space at the most southern point, along Lake Lewisville. A Comprehensive Master Plan Amendment application has also been submitted concurrently with the Zoning PD application to change the land use to Commercial and Low Density Residential. The following table outlines the requested land use change and adjoining land uses:

Future Land Use

	Existing Future Land Use	Proposed Future Land Use
Along FM 2181	Mixed-Use Non-Residential	Commercial
Middle	Mixed-Use Residential	Low Density Residential
Southern Portion	Open Space	Low Density Residential

Adjoining Land Uses

	Existing Future Land Use
North (across FM 2181)	Mixed-Use Non-Residential
East	Retail / High Density Residential / Medium Density Residential
South	Lake Lewisville
West	Low Density Residential

The existing zoning on the property is currently Planned Development – 4 and SF-2 Single Family Residential. The adjacent zoning is outlined in the following table:

Adjacent Zoning Districts

North (across FM 2181)	SF-4 Residential
East	PD-1 / SF-2 Residential
South	Lake Lewisville
West	SF-2 Residential / PD-29

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CONCEPT DESIGN MAP
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INTENT

Long Lake is a master planned development with an integration of uses, both residential and non-residential, and includes usable open space areas, amenity opportunities, and pedestrian connectivity as illustrated in Exhibit C, the Conceptual Plan. The existing lake will be enhanced as the central amenity and focal point of the development and will be named "Long Lake". Three different and distinct areas, as outlined in Exhibit A, the PD Area Map, each have their own unique design regulations. They include Area A, which is a low density residential component with a minimum of half acre lots; Area B, which is also a low density residential component but with a minimum of 12,000 square foot lots; and Area C, which is the commercial use component located predominately along the frontage of FM 2181. Below is a summary of the number of residential lots and density:

Area	Number of Lots	Density
Area A (Min. 1/2 Acre)	97	1 du/ac
Area B (Min. 12,000 SF)	11	
Total Residential Lots	108	

The residential components will be gated with private streets to be maintained by the proposed property owner's association. The non-residential components will include uses to serve the proposed residents of Long Lake as well as the larger community of Corinth. They will include restaurants, retail, and office uses. A community clubhouse will be available for the residents as well as a variety of amenities such as walking paths, gazebos, docks and view decks overlooking Long Lake. In addition, the fitness center will be available to the residents as well as the general public.

The square footage of the homes will range from 3,500 to 10,000 and will include some custom designs. The anticipated price range will be from \$700,000 up to \$3M with varying floor plans and options, outdoor living spaces and entertainment areas, home theatres, lake views, and some split level designs utilizing the ground level access. The homes will be built using the finest quality material available, including energy efficient materials, and will include the most up-to-date technologies for life safety, HVAC, and electrical systems.

Restaurants will be situated on the water's edge to provide lake view opportunities and create the outdoor ambiance that restaurant-goers enjoy. The retail uses will be predominantly located along FM 2181 and will provide neighborhood-type services. Buildings will also be constructed with high quality materials and include the latest technological systems.

The development of Long Lake will be developed in three phases, which is shown on the Preliminary Plat. The western half of the property will be developed in Phases I and II. The eastern half of the property is considered as Phase III.

ORDINANCE NO. 14-01-16-05

CONCEPT DESIGN MAP

Page 11a

EXISTING SITE CONDITIONS

The 106-acre site has a large lake in the center that has been used for recreational activities for decades. A large home and boathouse currently exist along the east side of the lake and since these structures are in good condition, they will remain and become incorporated into the proposed Long Lake development. The existing terrain of the site is unique. A small bluff is located along the east side of the existing lake. The rest of the site has large hills with some steeper areas. The proposed development has been designed to take the existing terrain into consideration and preserve steep areas where appropriate.

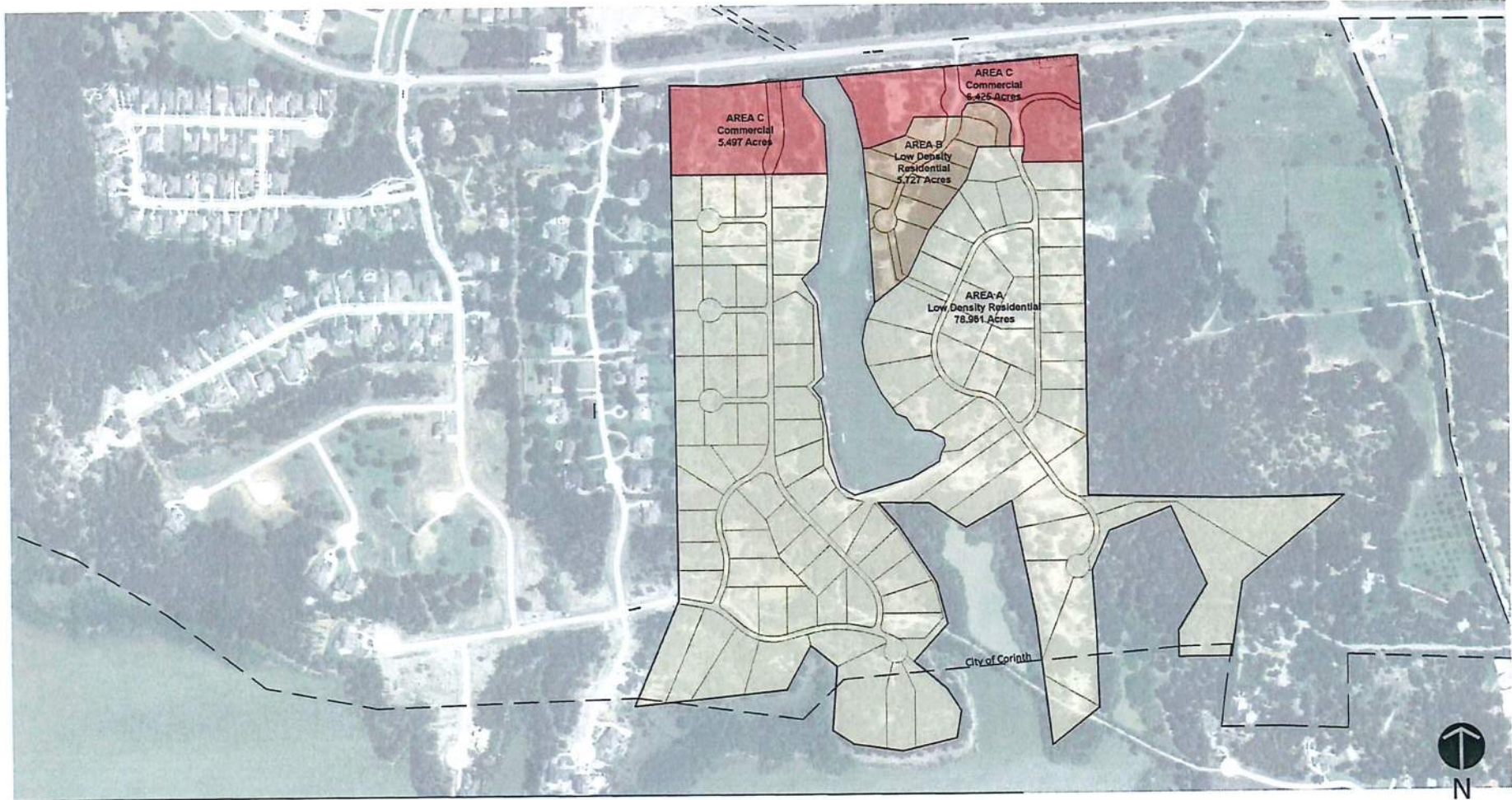
The existing drainage pattern was also considered during the preliminary layouts for this site. Much of the site drains to the central lake which releases into Lake Lewisville. The southern portion of the site drains directly into Lake Lewisville, for the most part.

The site has extensive tree cover that consists of predominately post oak trees. A Tree Coverage Canopy Analysis has been conducted and is included in the Preliminary Plat application. It indicates that this site has canopy coverage in excess of 50% of the total land area. In an effort to preserve trees, the PD regulations, Exhibit C, state that a Tree Survey shall be conducted at the time of Building Permit for the individual residential lots and at the site plan application for the commercial lots. This will allow more flexibility in building placement on the lot and enhance the opportunity to preserve more trees. A similar approach was conducted in the neighboring residential development to the west, the Bluffs at Pinnell Point.

ORDINANCE NO. 14-01-16-05
CONCEPT DESIGN MAP

Page 11b

EXHIBIT B



PD AREA MAP

City of Corinth
Denton County, Texas



G&A Job No. 13139 Date: January 9, 2014 By: RR
Z:\2013\13139\Drawings\Zoning\13139 PD AREA EXHIBIT.dwg
This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.

EXHIBIT B
ORDINANCE NO. 14-01-16-05
CONCEPT DESIGN MAP
 Page 11c

ZERO EDGE POOL



LOTUS POND



OBSERVATION TOWER



FLOATING FOUNTAIN



WALKING TRAIL



GAZEBO



ENTRY FOUNTAIN



PEDESTRIAN BRIDGE



LONG DOCK



EXHIBIT "C"
LAND USE REGULATIONS

SECTION 1: REGULATIONS

A. Purpose

The regulations set forth in this Exhibit provide development standards for Single Family Residential and Commercial designations within this Long Lake 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 Districts

1. In Area "A" and Area "B", the "SF-3" Single Family Residential District, regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08 shall apply except as modified herein.
2. In Area "C", the "C-2" Commercial District, the regulations of the Corinth Unified Development Code, per the City of Corinth Unified Development Code, Ordinance No. 13-05-02-08, shall apply except as modified herein.

SECTION 2: USES

A. Single Family Residential

In the Planned Development (PD) District for Single Family Residential Uses, no building, or land shall be used and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided in the Single Family-3 (SF-3) District regulations of the Unified Development Code.

B. Commercial

In the Planned Development (PD) District for Commercial-2 Uses, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the Commercial-2 (C-2) District regulations of the Unified Development Code.

C. Accessory Uses:

The Gazebo, observation tower, gate/ guard house and the pedestrian bridge, as shown on the Concept Design Map, are approved as accessory uses. The specific regulations for these structures shall be determined by the approved site plan before a permit for construction of the structures are issued.

D. Easements

1. Developer agrees to submit with the final plat a 15 foot wide easement on the area shown as Lots 68X and 71X, Block C on the approved preliminary plat for access to the pedestrian trail along the Corps of Engineers property abutting the District on the south side of I-35 and north side of Lake Lewisville.
2. As the owner has not submitted a plat, the layout of lots and streets reflected in the Concept Design Map do not represent the approved final layout of lots, streets and easements.

SECTION 3: AREA REGULATIONS FOR SITE PLAN "AREA A" Planned Development Single Family Residential (PD SF-3) District

A. Purpose

This district is intended to provide for development of single family dwelling units on lots of not less than twenty-one thousand seven-hundred and eighty (21,780) square feet.

B. Permitted Uses and Use Regulations

The Permitted Uses in the SF-3, Single Family Residential District, as listed in Subsection 2.07 of the Unified Development Code, shall be permitted uses and shall include the following accessory use:

1. Guest House/Servants' Quarters

C. Dimensional Regulations

The Dimensional Regulations described in Section 2.04.03 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Single Family-3 (SF-3) District shall apply to the development of the property, except as follows:

1.		
	Minimum Front Yard Setback:	33'
	Minimum Side Yard Setback:	
	Interior Lot	10'
	Corner Lot	33'
	Minimum Rear Yard Setback*	10'
	Minimum Lot Area:	21,780 sq. ft.
	Minimum Lot Width: (See number 2 below)	80' at building line / 70' at front property line (See number 2 below)
	Minimum Lot Depth:	100'
	Minimum Floor Area:	3,000 sq. ft.
	Maximum Height	35' above grade

Maximum Building Area	40%
-----------------------	-----

* The following lots along Serendipity Hills Subdivision may have a 20' Rear Yard Setback:

Lot, Block	Lot Width
Lots 3, 4, 9, 10, 15, 16, 20, 21, 22, 23 & 24, Block A	20' Rear Yard Setback

2. The lots identified below may have a reduced minimum lot width as shown:

Lot, Block	Lot Width
Lots 3, 4, 9, 10, 15 & 16 Block A	80' at building line / 48' at front property line
Lot 21, Block A	80' at building line / 68' at front property line
Lot 11, Block C	79' at building line / 69' at front property line
Lot 16, Block C	48' at building line / 34' at front property line
Lot 17, Block C	58' at building line / 35' at front property line

D. Development Standards

The Development Standards for this PD are the development standards for SF-3 Single Family Residential, Section 2.04.03 of the City's Unified Development Code except as otherwise stated herein.

1. UDC 2.07.07 **Accessory Buildings and Uses** shall apply except:
 - a. Accessory buildings may be placed in front of the main building on the following lots:
 - i. Block C, Lots 16, 17, 18, 19, 20, 21 & 22
 - ii. Lots 34, 35, 36 & 37, Block C
2. UDC 2.09.01 **Landscape Regulations** shall apply except:
 - a. A ten (10) foot landscape buffer is required along FM 2181.
3. UDC 2.09.02 **Tree Preservation Regulations** shall apply except:
 - a. A Tree Survey shall not be required for the Preliminary Plat. In lieu of the Tree Survey, a Tree Coverage Analysis shall be submitted and performed to show that the entire site is considered a "Heavily Treed Site". Parking areas, the piers,

observation tower, and pagoda shall be excluded from the Tree Coverage Analysis. The site shall be considered "heavily treed" if it has a tree canopy coverage of 50 percent or more of its total land area, excluding the large bodies of water.

- b. The Tree Coverage Analysis shall be prepared by a registered landscape architect Show and shall reflect the calculation of the existing tree canopy coverage.
 - c. A Tree Survey and Tree Protection Plan shall be required for each residential lot at the time a building permit is sought. If the site is a heavily treed site, the amount of protected trees required to be replaced is reduced by fifty (50) percent.
 - d. Protected trees shall be preserved in the open space areas as shown on the approved site plan. Parking areas and the piers, observation tower and pagoda structures constructed as shown on the approved Site Plan shall be exempt from Tree Survey and mitigation requirements.
4. UDC 2.09.03 **Vehicle Parking Regulations** shall apply except:
 5. UDC 2.09.04 **Building Façade Material Standards** shall apply except:
 - a. The exterior facades of a main building or structure may be constructed of eighty-five (85) percent Class 1 Masonry Construction with up to 75% three-Step Stucco process, excluding glass, and may include wood accents.
 6. UDC 2.09.05 **Residential Adjacency Standards** shall apply.
 7. UDC 2.09.06 **Nonresidential Architectural Standards** shall apply.
 8. UDC 2.09.07 **Lighting and Glare Regulations** shall apply.
 9. UDC 4.01 **Sign Regulations** shall apply.
 10. UDC 4.02 **Fence and Screening Regulations** shall apply.
 11. Garages
 - a. Each home shall have at least a two-car enclosed garage, 20'x20' minimum.
 - b. Access to the garage shall be by means of a driveway connecting with an adjacent public street, alley, public access easement, approved private street, or approved private access easement.
 12. Driveways
 - a. Residential lots shall have concrete driveways.

- b. Lots 34 & 35, Block C, may have an all-weather surface driveway.
- c. Driveways shall be designed and maintained to prevent all-weather surface materials from being deposited on public streets and Right-of-Ways by storm water runoff.

SECTION 4: SITE PLAN “AREA B” – Planned Development Single Family Residential (PD SF-3) District

A. Purpose

This district is intended to provide for development of single family dwelling units on lots of not less than twelve thousand (12,000) square feet.

B. Permitted Uses and Use Regulations

The Permitted Uses in the SF-3, Single Family Residential District, as listed in section 2.07 shall be permitted uses and shall include the following accessory use:

- 1. Guest House / Servants’ Quarters

C. Dimensional Regulations

The Dimensional Regulations described in Section 2.04.03 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Single Family-3 (SF-3) District, as amended from time to time, shall apply to the development of the property except as follows:

1.

Area B	
Minimum Front Yard Setback:	28'
Minimum Side Yard Setback:	
Interior Lot	5'
Corner Lot	28'
Minimum Rear Yard Setback	10'
Minimum Lot Area:	12,000 sq.ft.
Minimum Lot Width*:	80' at building line / 70' at front property line
Minimum Lot Depth:	80'
Minimum Floor Area:	3,000 sq.ft.
Maximum Height	35' above grade
Maximum Building Area	50%

2. The following lots may have a reduced minimum lot width as shown below:

Lot, Block	Lot Width
Lot 58, Block C	76' at building line / 46' at front property line

Lot 59, Block C	80' at building line / 61' at front property line
-----------------	---

D. Development Standards

The Development Standards for Area B shall comply with the development standards for SF-3 Single Family Residential District, Section 2.04.03 of the Unified Development Code, except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses**
 - a. Lot 59, Block C - Accessory Buildings may be placed in front of the main building.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply.
3. UDC Section 2.09.02 **Tree Preservation Regulations** shall apply except as follows:
 - a. A Tree Survey shall not be required for the Preliminary Plat. In lieu of the Tree Survey, a Tree Coverage Analysis shall be submitted and performed to show that the entire site is considered a "Heavily Treed Site". Parking areas, the piers, observation tower, and pagoda shall be excluded from the Tree Coverage Analysis. The site shall be considered "heavily treed" if it has a tree canopy coverage of 50 percent or more of its total land area, excluding the large bodies of water.
 - b. The Tree Coverage Analysis shall be prepared by a registered landscape architect Show and shall reflect the calculation of the existing tree canopy coverage.
 - c. A Tree Survey and Tree Protection Plan shall be required for each residential lot at the time a building permit is sought. If the site is a heavily treed site, the amount of protected trees required to be replaced is reduced by fifty (50) percent.
 - d. Protected trees shall be preserved in the open space areas as shown on the approved site plan. Parking areas and the piers, observation tower and pagoda structures constructed as shown on the approved Site Plan shall be exempt from Tree Survey and mitigation requirements.
4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply.
5. UDC Section 2.09.04 **Building Façade Material Standards** shall apply except as follows:
 - a. The exterior facades of a main building or structure shall be constructed of eighty-five (85) percent Class 1 Masonry Construction with up to 75% three-Step Stucco process, excluding glass, and may include wood accents.

6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply.
7. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply.
8. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
9. UDC Section 4.01 **Sign Regulations** shall apply.
10. UDC Section 4.02 **Fence and Screening Regulations** shall apply.
11. Garages
 - a. All homes shall have at least a two-car enclosed garage, 20'x20' minimum.
 - b. Access to the garage shall be by means of a driveway connecting with an adjacent public street, alley, public access easement, approved private street, or private access easement.
12. Driveways
 - a. All residential lots shall have concrete driveways.

SECTION 5: SITE PLAN “AREA C” – Planned Development Commercial-2 (PD C-2) District

A. Purpose

This district is intended to provide for development of retail and commercial businesses. Regulations set forth in this section have been made with reasonable consideration, among other things, of the character of the surrounding area and its peculiar suitability for the particular uses, and with a view of increasing the value and encouraging the most appropriate use of the property.

B. Permitted Uses and Use Regulations

The Permitted Uses in the Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial-2 (C-2) District except to the following permitted uses:

1. Clubhouse / Amenity Center
2. Fitness Center
3. Gas Station

4. Hotel for Pets (with Specific Use Permit)

C. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial 2 District shall apply except as follows:

Minimum Front Yard Setback:	28' internal streets / 40' along FM 2181
Minimum Side Yard Setback:	
Interior Lot	10'
Corner Lot	28'
Minimum Rear Yard Setback	10' internal lots* / 30' for lots Adjacent to Serendipity Hills
Minimum Lot Area:	n/a
Minimum Lot Width:	n/a
Minimum Lot Depth:	n/a
Maximum Height	40' above grade
Maximum Building Area	50%

* The lots directly adjacent to the existing lake, Lots 64 & 65, Block C, shall have a zero (0) foot minimum rear yard setback.

D. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial-2 (C-2) District, as amended shall apply except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses.**
2. UDC Section 2.09.01 **Landscape Regulations.**
3. UDC Section 2.09.02 **Tree Preservation** including the following:
 - a. A Tree Survey shall not be required for the Preliminary Plat. In lieu of the Tree Survey, a Tree Coverage Analysis shall be submitted and performed to show that the entire site is considered a "Heavily Treed Site". Parking areas, the piers, observation tower, and pagoda shall be excluded from the Tree Coverage Analysis. The site shall be considered "heavily treed" if it has a tree canopy coverage of 50 percent or more of its total land area, excluding the large bodies of water.

- b. The Tree Coverage Analysis shall be prepared by a registered landscape architect Show and shall reflect the calculation of the existing tree canopy coverage.
 - c. A Tree Survey and Tree Protection Plan shall be required for each residential lot at the time a building permit is sought. If the site is a heavily treed site, the amount of protected trees required to be replaced is reduced by fifty (50) percent.
 - d. Protected trees shall be preserved in the open space areas as shown on the approved site plan. Parking areas and the piers, observation tower and pagoda structures constructed as shown on the approved Site Plan shall be exempt from Tree Survey and mitigation requirements.
4. UDC Section 2.09.03 **Vehicle Parking Regulations** except as follows:
- a. Shared parking is permitted.
 - b. A Reciprocal Parking Agreement is required to be approved by the City if shared parking is to be provided.
5. UDC Section 2.09.04 **Building Façade Material Standards** shall apply except as follows:
- The exterior facades of a main building or structure shall be constructed of at least eighty-five (85) percent, Class 1 Masonry Construction with up to 75% three-Step Stucco process, excluding glass, and may include wood accents. This exception shall not apply to buildings constructed on the lots adjacent to FM 2181 which may consist of no more than 25%, excluding glass, of 3-step stucco construction.
6. UDC Section 2.09.05 **Residential Adjacency Standards** including the following:
- a. A masonry wall is required between the Serendipity Hills subdivision and Lot 25, Block A.
 - b. A board-on-board wood fence at least six (6) feet in height is required between the residential lots and the non-residential lots.
7. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply.
8. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
9. UDC Section 4.01 **Sign Regulations** shall apply.
10. UDC Section 4.02 **Fence and Screening Regulations** including the following:
- a. For each lot used for a single-family dwelling, the regulations set forth in the SF-3 Residential District shall be applicable.

- b. All buildings, other than residential buildings shall be constructed of masonry and will be screened with screening masonry.
- c. Fencing of the rear yard perimeter of Lot 1 adjacent to the residential zoned district shall not be required.

ORDINANCE NO. 14-12-18-40

LONG LAKE PLANNED DEVELOPMENT DISTRICT

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 13-05-02-08 AND PLANNED DEVELOPMENT ORDINANCE NO. 14-01-16-05 (PD 36) BY AMENDING THE ZONING CLASSIFICATION FROM PLANNED DEVELOPMENT SINGLE FAMILY-3 TO PLANNED DEVELOPMENT COMMERCIAL-2 ON 3.637 ACRES AND AMENDING THE LEGAL DESCRIPTION AND DESIGN STATEMENT APPROVED BY ORDINANCE NO. 12-01-16-05. SPECIFICALLY AMENDING EXHIBIT "A" LEGAL DESCRIPTION; AMENDING EXHIBIT "B" PD DESIGN STATEMENT AND PD CONCEPT DESIGN MAP; AND AMENDING EXHIBIT "C" LAND USE REGULATIONS ON PROPERTY LEGALLY DESCRIBED AS BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, COUNTY ABSTRACT NUMBER 153 AND THE WILLIAM LUTTRELL SURVEY, COUNTY ABSTRACT NUMBER 740, DENTON COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 110.647 ACRE TRACT OF LAND RECORDED IN VOLUME 1388, PAGE 411 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 24.100 ACRE TRACT OF LAND DESCRIBED IN DEED TO BUTTERFLY HAVEN, LTD., RECORDED IN DOCUMENT NUMBER 2003-75774 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY AND BEING PART OF THAT CERTAIN CALLED 10.465 ACRE TRACT OF LAND DESCRIBED AS TRACT 11 AND PART OF THAT CERTAIN CALLED 32.673 ACRE TRACT OF LAND DESCRIBED AS TRACT III IN DEED TO BUTTERFLY HAVEN, LTD., RECORDED IN DOCUMENT NUMBER 2005-42028 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY BEING PART OF CANYON LAKE RANCH, INC. ADDITION, AN ADDITION TO THE CITY OF CORINTH, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, PAGE 184 OF THE PLAT RECORDS OF DENTON COUNTY; AMENDING THE DESIGN STATEMENT; PROVIDING A LEGAL PROPERTY DESCRIPTION; AMENDING THE PLANNED DEVELOPMENT MASTER PLAN FOR SAID PROPERTY; 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 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, the Concept Design Map and the Design Statement; 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; 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 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, the Zoning Map of the City of Corinth is hereby amended on 106.031 acres of land described in "Exhibit A" attached by amending a portion of the tracts designated PD Commercial to PD Single Family and amending a portion of the said land designated PD Single Family to PD Commercial -2 District.

SECTION II – PLANNED DEVELOPMENT MASTER PLAN

The Planned Development Master Plan Exhibit and Concept Design Map Statement documents approved with Ordinance 14-01-16-05 are hereby amended and are described in "Exhibit B" attached hereto and made a part hereof.

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 District.
- B. That the zoning regulations and districts as herein established have been made in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular

uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community

- C. If, after two years from the date of 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.
- D. 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

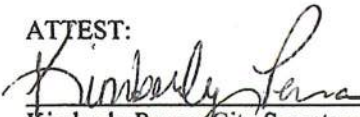
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI – EFFECTIVE DATE

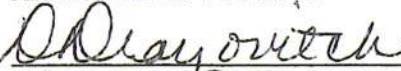
This ordinance shall become effective after approval and publication as provided by law.

PASSED AND APPROVED THIS 18TH DAY OF DECEMBER, 2014.

ATTEST:


Kimberly Pence, City Secretary

APPROVED AS TO FORM:


Debra A. Drayonitch, City Attorney



APPROVED:

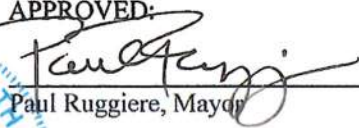

Paul Ruggiere, Mayor

EXHIBIT "A"
LEGAL DESCRIPTION
16.724 ACRE COMMERCIAL TRACT

Being all that certain lot, tract or parcel of land situated in the B.B.B. & C. R.R. Co. Survey, Abstract Number 153 and the William Luttrell Survey, Abstract Number 740, City of Corinth, Denton County, Texas, and being part of that certain called 110.647 acre tract of land described in deed to John H. King, A. Ben Pinnell, Jr. and Richard Williams, recorded in Volume 1388, Page 411 of the Real Property Records of Denton County, Texas, and being part of that certain called 24.100 acre tract of land described in deed to Butterfly Haven, Ltd., recorded in Document Number 2003-75774 of the Real Property Records of Denton County, Texas, and being part of that certain called 10.465 acre tract of land described as Tract II and part of that certain called 32.673 acre tract of land described as Tract III in deed to Butterfly Haven, Ltd., recorded in Document Number 2005-42028 of the Real Property Records of Denton County, Texas, and being part of Canyon Lake Ranch, Inc. Addition, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet H, Page 184 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 3/8" rebar found at the southwest corner of said 24.100 acre tract, being on the south line of said 110.647 acre tract and the north line of said 10.456 acre Tract II, being the southeast corner of Serendipity Hills, Phase I, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet K, Page 163 of the Plat Records of Denton County, Texas, and being the easterly northeast corner of The Bluffs at Pinnell Pointe, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet X, Page 731 of the Plat Records of Denton County, Texas;

THENCE N 00°26'13" W, 1381.42 feet with the west line of said 24.100 acre tract and the east line of said Serendipity Hills, Phase I to the POINT OF BEGINNING;

THENCE N 00°26'13" W, 378.90 feet continuing with the west line of said 24.100 acre tract and the east line of said Serendipity Hills, Phase I, to an aluminum Texas Department of Transportation (TXDOT) monument found on F.M. 2181, being the southwest corner of that certain called 0.2079 acre tract described in deed to the State of Texas, recorded in Document Number 2010-55750 of the Real Property Records of Denton County, Texas;

THENCE S 88°34'25" E, 200.05 feet with the south line of F.M. 2181 and the south line of said 0.2079 acre tract to an aluminum TXDOT monument found;

THENCE N 85°40'00" E, continuing with the south line of said F.M. 2181 and the south line of said 0.2079 acre tract, passing at 290.60 feet an aluminum TXDOT monument found at the southeast corner of said 0.2079 acre tract, being the southwest corner of that certain called 0.6791 acre tract described in Condemnation Proceedings in favor of the State of Texas, recorded in Document Number 2011-51857 of the Real Property Records of Denton County, Texas, continuing with the south line thereof a total distance of 1518.64 feet to an aluminum TXDOT monument found at the southeast corner of said 0.6791 acre tract, being the southwest corner of that certain called 0.6714 acre tract described in deed to the State of Texas, recorded in Document Number 2010-55742 of the Real Property Records of Denton County, Texas, being on the east line of said 110.647 acre tract, the east line of said Canyon Lake Ranch, Inc. Addition and the west line of that certain tract of land described in deed to Corinth Joint Venture, recorded in Volume 1639, Page 510 of the Real Property Records of Denton County, Texas ;

THENCE S 02°40'10"E, 163.92 feet with the east line of said 110.647 acre tract, the east line of said Canyon Lake Ranch, Inc. Addition and the west line of said Corinth Joint Venture tract;

THENCE S 85°40'00" W, 183.28;

THENCE S 56°27'00" W, 140.96;

THENCE with the arc of a non-tangent curve to the left having a central angle of 36°00'25", a radius of 138.00 feet and an arc length of 86.72 feet whose chord bears N 51°32'46" E, 85.30 feet to a point of tangency;

THENCE with the arc of a curve to the left having a central angle of 34°47'01", a radius of 26.00 feet and an arc length of 15.78 feet whose chord bears N 86°56'29" W, 15.76 feet,

THENCE S 75°40'00" W, 19.86 feet;

THENCE S 13°30'00" W, 324.45 feet;

THENCE S 37°12'00" W, 261.94 feet;

THENCE S 25°00'00" W 216.09 feet;

THENCE S 65°00'00" E, 11.17 feet;

THENCE S 51°30'00" W, 175.00 feet;

THENCE N 03°00'00" W, 414.48 feet;

THENCE N 05°00'00" W, 138.12 feet;

THENCE West, 831.24 feet to the POINT OF BEGINNING and containing approximately 16.724 acres of land.

LEGAL DESCRIPTION
89.307 ACRE RESIDENTIAL TRACT

Being all that certain lot, tract or parcel of land situated in the B.B.B. & C. R.R. Co. Survey, Abstract Number 153 and the William Luttrell Survey, Abstract Number 740, City of Corinth, Denton County, Texas, and being part of that certain called 110.647 acre tract of land described in deed to John H. King, A. Ben Pinnell, Jr. and Richard Williams, recorded in Volume 1388, Page 411 of the Real Property Records of Denton County, Texas, and being part of that certain called 24.100 acre tract of land described in deed to Butterfly Haven, Ltd., recorded in Document Number 2003-75774 of the Real Property Records of Denton County, Texas, and being part of that certain called 10.465 acre tract of land described as Tract II and part of that certain called 32.673 acre tract of land described as Tract III in deed to Butterfly Haven, Ltd., recorded in Document Number 2005-42028 of the Real Property Records of Denton County, Texas, and being part of Canyon Lake Ranch, Inc. Addition, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet H, Page 184 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the southwest corner of said 24.100 acre tract, being on the south line of said 110.647 acre tract and the north line of said 10.456 acre Tract II, being the southeast corner of Serendipity Hills, Phase I, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet K, Page 163 of the Plat Records of Denton County, Texas, and being the easterly northeast corner of The Bluffs at Pinnell Pointe, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet X, Page 731 of the Plat Records of Denton County, Texas;

THENCE N 00°26'13" W, 1381.42 feet with the west line of said 24.100 acre tract and the east line of said Serendipity Hills, Phase I;

THENCE East, 831.24 feet;

THENCE S 05°00'00" E, 138.12 feet;

THENCE S 03°00'00" E, 414.48 feet;

THENCE N 51°30'00" E, 175.00 feet;

THENCE N 65°00'00" W, 11.17 feet;

THENCE N 25°00'00" E 216.09;

THENCE N 37°12'00" E, 261.94 feet;

THENCE N 13°30'00 E, 324.45 feet;

THENCE N 75°40'00 E, 19.86 feet;

THENCE with the arc of a non-tangent curve to the right having a central angle of 34°47'01", a radius of 26.00 feet and an arc length of 15.78 feet whose chord bears S 86°56'29" E, 15.54 feet to the beginning of a tangent curve to the right;

THENCE with the arc of said curve to the right having a central angle of 36°00'25", a radius of 138.00 feet and an arc length of 86.72 feet whose chord bears S 51°32'46" E, 85.30 feet;

THENCE N 56°27'00" E, 140.96 feet;

THENCE N 85°40'00" E, 183.28 feet to the east line of said 110.647 acre tract, the east line of said Canyon Lake Ranch, Inc. Addition and the west line of west line of that certain tract of land described in deed to Corinth Joint Venture, recorded in Volume 1639, Page 510 of the Real Property Records of Denton County, Texas;

THENCE S 02°40'10"E, 196.62 feet with the east line of said 110.647 acre tract, the east line of said Canyon Lake Ranch, Inc. Addition and the west line of said Corinth Joint Venture tract;

THENCE S 00°17'05" E, with the east line of said 110.647 acre tract, the east line of said Canyon Lake Ranch, Inc. Addition and the west line of said 28.32 acre tract, passing the westerly southwest corner of said 28.32 acre tract and the north corner of that certain called 3.00 acre tract of land described in deed to M.C. Culbertson, Jr. and wife, Elizabeth J. Culbertson, recorded in Volume 1310, Page 992 of the Real Property Records of Denton County, Texas, continuing with the west line of said 3.00 acre tract a total distance of 1501.72 feet to USACE monument number F 525-3 found at the southwest corner thereof, being the southeast corner of said 110.647 acre tract, the southeast corner of said Canyon Lake Ranch, Inc. Addition, being on the north line of the aforementioned 32.673 acre Tract III, and being called the common corner of said B.B.B. & C. R.R. Co. Survey, Abstract Number 153 and the M.E.P. & P. R.R. Co. Survey, Abstract Number 915 on the north line of said William Luttrell Survey, Abstract Number 740;

THENCE S 88°29'10" E, 605.54 feet (called 612.80 feet in said Culbertson deed) with the south line of said 3.00 acre tract and the north line of said 32.673 acre Tract III to USACE monument number F 525-2 found at the east corner of said 3.00 acre tract and the southerly southwest corner of said 28.32 acre tract;

THENCE N 89°28'20" E, 247.30 feet continuing with the north line of said 32.673 acre Tract III and the south line of said 28.32 acre tract to a 3/4" rebar found at the southerly southeast corner thereof, being the southwest corner of that certain called 18.655 acre tract of land described in deed to M.C. Culbertson, Jr., recorded in Volume 602, Page 646 of the Deed Records of Denton County, Texas;

THENCE N 88°36'50" E, 222.29 feet continuing with the north line of said 32.673 acre Tract III and the south line of said 18.655 acre tract to a 1/2" rebar found at the most easterly northeast corner of said 32.673 acre Tract III, being the northwest corner of Lot 3, Block 1 of Holman Addition, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet G, Page 8 of the Plat Records of Denton County, Texas, and being the north corner of that certain called 0.800 acre tract of land described in deed to Greg Johnson and Cheri Johnson, recorded in Volume 5400, Page 10774 of the Real Property Records of Denton County, Texas;

THENCE with the south line of said 32.673 acre Tract III the following:

S 50°15'15" W, 559.68 feet with the northwesterly line of said 0.800 acre tract, passing the northwest corner thereof and the northeast corner of that certain tract of land described as Tract II in deed to

Gregory C. Johnson and wife, Cheri Meineke Johnson, recorded in Volume 4571, Page 1261 of the Real Property Records of Denton County, Texas, continuing with the northwest line thereof, passing the northwest corner thereof and the northeast corner of that certain called 1.059 acre tract of land described in deed to Gail N. Crump and Janice D. La Pointe-Crump recorded in Volume 1228, Page 217 of the Deed Records of Denton County, Texas, continuing with the northwesterly line thereof to a 1/2" rebar found at the northwest corner thereof;

S 08°40'10" W, 318.84 feet with the west line of said 1.059 acre tract, passing the southwest corner thereof and the northwest corner of that certain 0.800 acre tract of land described in deed to Michael A. Ingle, recorded in Document Number 2008-98142 of the Real Property Records of Denton County, Texas, continuing with the west line thereof to a 1/2" rebar found at the northeast corner of Lot 7, Block A, Eagles Aerie, an addition to the Town of Hickory Creek according to the plat thereof recorded in Cabinet L, Page 321 of the Plat Records of Denton County, Texas;

N 89°52'20" W, 218.89 feet with the north line of said Lot 7 to a 1/2" rebar found at the northwest corner thereof;

N 00°58'20" W 108.54 feet to USACE monument number F 523-19 found;

N 31°47'35" E, 230.77 feet to USACE monument number F 523-20 found;

N 24°20'00" W, 360.47 feet to USACE monument number F 523-21 found;

S 69°09'05" W, 279.72 feet to USACE monument number F 523-22 found;

S 23°37'25" W, 182.64 feet to USACE monument number F 523-23 found;

S 03°23'30" E, 254.99 feet to USACE monument number F 523-24 found;

S 01°43'35" E, 324.37 feet to a USACE monument found (illegible, stamped 1965);

S 51°58'35" W, 248.87 feet to USACE monument number F 523-26 found;

N 06°55'35" W, 544.69 feet to USACE monument number F 523-27 found;

N 11°07'15" W, 498.67 feet to USACE monument number F 523-28 found;

S 60°06'10" W, 222.16 feet to USACE monument number F 523-29 found;

N 55°40'15" W, 185.05 feet to USACE monument number F 523-30 found;

N 89°06'00" W, 216.93 feet to a 1/2" capped rebar set (G&A);

S 40°57'50" E, 129.75 feet to USACE monument number F 523-32 found;

S 33°06'50" E, 289.52 feet to USACE monument number F 523-33 found;

S 14°24'40" E, 179.22 feet to USACE monument number F 523-34 found;

S 42°11'10" W, 212.09 feet to USACE monument number F 523-35 found;

S 50°09'05" E, 175.22 feet to USACE monument number F 523-36 found;

S 32°13'00" E, 115.97 feet to USACE monument number F 523-37 found;

S 09°47'30" W, 114.64 feet to USACE monument number F 523-38 found;

S 77°25'30" W, 231.02 feet to USACE monument number F 523-39 found;

N 81°48'00" W, 208.90 feet to USACE monument number F 523-40 found;

N 56°50'00" W, 104.95 feet to USACE monument number F 523-41 found;

N 04°24'10" E, 269.75 feet to USACE monument number F 523-42 found;

N 51°00'00" W, 142.27 feet to USACE monument number F 523-43 found;

S 28°53'30" W, 211.03 feet to USACE monument number F 523-44 found;

S 84°15'50" W, 641.20 feet to USACE monument number F 523-45 found on the east line Tract II of The Bluffs at Pinnell Pointe Phase II, an addition to the City of Corinth, according to the plat thereof recorded in Cabinet X, Page 758 of the Plat Records of Denton County, Texas;

THENCE N 22°54'10" E, with the east line of said Tract II, The Bluffs at Pinnell Pointe Phase II, passing at 130.28 feet the northeast corner thereof, being the most easterly southeast corner of said The Bluffs at Pinnell Pointe, continuing with the east line thereof a total distance of 480.23 feet to a 1/2" capped rebar set (G&A);

THENCE N 00°26'13" W, 417.15 feet continuing with the east line of said The Bluffs at Pinnell Pointe to the POINT OF BEGINNING and containing approximately 89.307 acres of land.

EXHIBIT "B"
LONG LAKE PD MASTER PLAN
CONSISTING OF
PD DESIGN STATEMENT
PD CONCEPT DESIGN MAP

Long Lake is a master planned development with an integration of uses, both residential and non-residential, and includes usable open space areas, amenity opportunities, and pedestrian connectivity as illustrated in Exhibit C, the Conceptual Plan. The existing lake will be enhanced as the central amenity and focal point of the development and will be named "Long Lake". Two different and distinct areas each have their own unique design regulations. They include Area A, which is a low density residential component with a minimum of half acre lots and Area B, which is the commercial use component located predominately along the frontage of FM 2181. Below is a summary of the number of residential lots and density:

Area	Number of Lots	Density
Area A (<i>Min. 1/2 Acre</i>)	99	1.17 du/ac

The residential components will be gated with private streets to be maintained by the proposed property owner's association. The non-residential components will include uses to serve the proposed residents of Long Lake as well as the larger community of Corinth. They will include restaurants, retail, and office uses. A community clubhouse will be available for the residents as well as a variety of amenities such as walking paths, gazebos, docks and view decks overlooking Long Lake. In addition, the fitness center will be available to the residents as well as the general public.

The square footage of the homes will range from 3,500 to 10,000 and will include some custom designs. The anticipated price range will be from \$700,000 up to \$3M with varying floor plans and options, outdoor living spaces and entertainment areas, home theatres, lake views, and some split level designs utilizing the ground level access. The homes will be built using the finest quality material available, including energy efficient materials, and will include the most up-to-date technologies for life safety, HVAC, and electrical systems.

Restaurants will be situated on the water's edge to provide lake view opportunities and create the outdoor ambiance that restaurant-goers enjoy. The retail uses will be predominantly located along FM 2181 and will provide neighborhood-type services. Buildings will also be constructed with high quality materials and include the latest technological systems.

The development of Long Lake will be developed in three phases, which is shown on the Preliminary Plat. The western half of the property will be developed in Phases I and II. The eastern half of the property is considered as Phase II.

PD DESIGN CONCEPT MAP



* OWNED & MAINTAINED BY LONG LAKE HOA

EXHIBIT "C"
LAND USE REGULATIONS

SECTION 1: REGULATIONS

A. Purpose

The regulations set forth in this Exhibit provide development standards for Single Family Residential and Commercial designations within this Long Lake 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 Districts

1. In Area "A", the "SF-3" Single Family Residential District, regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08 shall apply except as modified herein.

2. In Area "B", the "C-2" Commercial District, the regulations of the Corinth Unified Development Code, per the City of Corinth Unified Development Code, Ordinance No. 13-05-02-08, shall apply except as modified herein.

SECTION 2: USES

A. Single Family Residential

In the Planned Development (PD) District for Single Family Residential Uses, no building, or land shall be used and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided in the Single Family-3 (SF-3) District regulations of the Unified Development Code.

B. Commercial

In the Planned Development (PD) District for Commercial-2 Uses, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the Commercial-2 (C-2) District regulations of the Unified Development Code except as otherwise included in the PD.

C. Accessory Uses:

The gazebos, pavilions, observation tower, gate/ guard houses, docks and the pedestrian bridge, as shown on the Concept Design Map, are approved as accessory uses. The specific regulations for these structures shall be determined by the approved site plan before a permit for construction of the structures are issued. These uses shall be located in "X" lots to be owned and maintained by the proposed HOA.

D. Easements

1. Developer agrees to submit with the final plat a 15 foot wide easement on the area shown as Lots 70X and 71X, Block C on the approved preliminary plat for access to the pedestrian trail along the Corps of Engineers property abutting the District on the south side and north side of Lake Lewisville.
2. The layout of lots, street and easements as shown on the Final Plat approved November 17, 2014 shall be controlling. The layout of lots, easements, and streets of the other Areas are reflected in the Concept Design Map and shall be as shown on the approved Preliminary Plat.

SECTION 3: AREA REGULATIONS FOR SITE PLAN "AREA A" Planned Development Single Family Residential (PD SF-3) District

A. Purpose

This district is intended to provide for development of single family dwelling units on lots of not less than twenty-one thousand seven-hundred and eighty (21,780) square feet.

B. Permitted Uses and Use Regulations

The Permitted Uses in the SF-3, Single Family Residential District, as listed in Subsection 2.07 of the Unified Development Code, shall be permitted uses and shall include the following accessory use:

1. Guest House/Servants' Quarters

C. Dimensional Regulations

The Dimensional Regulations described in Section 2.04.03 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Single Family-3 (SF-3) District shall apply to the development of the property, except as follows:

1.	
	Minimum Front Yard Setback: 33'
	Minimum Side Yard Setback:
	Interior Lot 10'
	Corner Lot 33'
	Minimum Rear Yard Setback* 10'
	Minimum Lot Area: 21,780 sq. ft.
	Minimum Lot Width: (See number 2 below) 80' at building line / 70' at front property line (See number 2 below)
	Minimum Lot Depth: 100'
	Minimum Floor Area: 3,000 sq. ft.

Maximum Height**	35' above grade or 2 ½ stories
Maximum Building Area	40%

* The following lots along Serendipity Hills Subdivision may have a 20' Rear Yard Setback:

Lot, Block	Lot Width
Lots 3, 4, 9, 10, 15, 16, 20, 21, 22, 23 & 24, Block A	20' Rear Yard Setback

** The following lots may have an increased building height along the front/street facing façade:

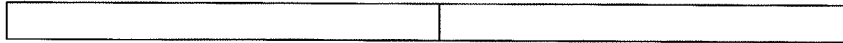
Lot, Block	Building Height
Lot 7, Block A Lot 5, Block B Lots 19, 20, 32, 35, & 42, Block C Lots 5 and 7, Block D	3 Story Front/Street Facing Facades

** The following lots may have an increased building height along the rear façade:

Lot, Block	Building Height
Lots 8 & 24, Block A Lots 1 & 10, Block B Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 28, 29, 30, 31, 37, 38, 43, 44, 45, 46, 47, 51, 52, 53, & 54, Block C	3 Story Rear Facades

2. The lots identified below may have a reduced minimum lot width as shown:

Lot, Block	Lot Width
Lots 3, 4, 9, 10, 15 & 16 Block A	80' at building line / 52' at front property line
Lot 21, Block A	80' at building line / 60' at front property line
Lot 34, Block C*	50' at building line / 50' at front property line
Lot 36, Block C	78' at building line / 61' at front property line
Lot 37, Block C	45' at building line / 25' at front building line



* Lot 34, Block C may have frontage onto a private access drive easement.

D. Development Standards

The Development Standards for this PD are the development standards for SF-3 Single Family Residential, Section 2.04.03 of the City's Unified Development Code except as otherwise stated herein.

1. UDC 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC 2.09.01 **Landscape Regulations** shall apply except:
 - a. A ten (10) foot landscape buffer is required along FM 2181.
3. UDC 2.09.02 **Tree Preservation Regulations** shall apply except:
 - a. A Tree Survey shall not be required for the Preliminary Plat. In lieu of the Tree Survey, a Tree Coverage Analysis shall be submitted and performed to show that the entire site is considered a "Heavily Treed Site". Parking areas, the piers, observation tower, and pagoda shall be excluded from the Tree Coverage Analysis. The site shall be considered "heavily treed" if it has a tree canopy coverage of 50 percent or more of its total land area, excluding the large bodies of water.
 - b. The Tree Coverage Analysis shall be prepared by a registered landscape architect Show and shall reflect the calculation of the existing tree canopy coverage.
 - c. A Tree Survey and Tree Protection Plan shall be required for each residential lot at the time a building permit is sought. If the site is a heavily treed site, the amount of protected trees required to be replaced is reduced by fifty (50) percent.
 - d. Protected trees shall be preserved in the open space areas as shown on the approved site plan. Parking areas and the piers, observation tower and pagoda structures constructed as shown on the approved Site Plan shall be exempt from Tree Survey and mitigation requirements.
4. UDC 2.09.03 **Vehicle Parking Regulations** shall apply except:
 - a. Side entry garages may face a side property line.
5. UDC 2.09.04 **Building Façade Material Standards** shall apply except:

- a. The exterior facades of a main residential building or structure may be constructed of eighty-five (85) percent Class 1 Masonry Construction with up to 75% three-Step Stucco process, excluding glass, and may include wood accents.
6. UDC 2.09.05 **Residential Adjacency Standards** shall apply.
7. UDC 2.09.06 **Nonresidential Architectural Standards** shall apply.
 - a. The architectural style of the nonresidential buildings shall generally comply with the attached conceptual elevations.
8. UDC 2.09.07 **Lighting and Glare Regulations** shall apply.
9. UDC 4.01 **Sign Regulations** shall apply.
10. UDC 4.02 **Fence and Screening Regulations** shall apply.
11. Garages
 - a. Each home shall have at least a two-car enclosed garage, 20'x20' minimum.
 - b. Access to the garage shall be by means of a driveway connecting with an adjacent public street, alley, public access easement, approved private street, or approved private access easement.
12. Driveways
 - a. Residential lots shall have concrete driveways.
 - b. Lots 33, 34 & 35, Block C, may have an all-weather surface driveway.
 - c. Driveways shall be designed and maintained to prevent all-weather surface materials from being deposited on public streets and Rights-of-Way by storm water runoff.

**SECTION 5: SITE PLAN "AREA B" – Planned Development Commercial-2 (PD C-2)
District**

A. Purpose

This district is intended to provide for development of retail and commercial businesses. Regulations set forth in this section have been made with reasonable consideration, among other things, of the character of the surrounding area and its peculiar suitability for the particular uses, and with a view of increasing the value and encouraging the most appropriate use of the property.

B. Permitted Uses and Use Regulations

The Permitted Uses in the Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial-2 (C-2) District except to the following permitted uses:

1. Clubhouse / Amenity Center / Spa
2. Fitness Center
3. Pet Care/Grooming/Sales
4. Wine Store
5. Parking Garage
6. Bed and Breakfast
7. Movie Picture Theatre
8. Special Events Center/Performance Hall

C. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial 2 District shall apply except as follows:

Minimum Front Yard Setback:	28' internal streets / 40' along FM 2181
Minimum Side Yard Setback:	
Interior Lot	10'
Corner Lot	28'
Minimum Rear Yard Setback	10' internal lots* / 30' for lots Adjacent to Serendipity Hills
Minimum Lot Area:	n/a
Minimum Lot Width:	n/a
Minimum Lot Depth:	n/a
Maximum Height	40' above grade
Maximum Building Area	70%

* The lots directly adjacent to the existing lake, Lots 55, 56 & 58, Block C, shall have a zero (0) foot minimum rear yard setback.

D. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial-2 (C-2) District, as amended shall apply except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses**.
2. UDC Section 2.09.01 **Landscape Regulations**.
 - a. A ten foot (10') landscape buffer shall be provided along FM 2181.
 - b. A ten foot (10') landscape buffer shall be provided on the commercial lots where directly adjacent to Long Lake residential lots.
3. UDC Section 2.09.02 **Tree Preservation** including the following:
 - a. A Tree Survey shall not be required for the Preliminary Plat. In lieu of the Tree Survey, a Tree Coverage Analysis shall be submitted and performed to show that the entire site is considered a "Heavily Treed Site". Parking areas, the piers, observation tower, and pagoda shall be excluded from the Tree Coverage Analysis. The site shall be considered "heavily treed" if it has a tree canopy coverage of 50 percent or more of its total land area, excluding the large bodies of water.
 - b. The Tree Coverage Analysis shall be prepared by a registered landscape architect Show and shall reflect the calculation of the existing tree canopy coverage.
 - c. A Tree Survey and Tree Protection Plan shall be required for each residential lot at the time a building permit is sought. If the site is a heavily treed site, the amount of protected trees required to be replaced is reduced by fifty (50) percent.
 - d. Protected trees shall be preserved in the open space areas as shown on the approved site plan. Parking areas and the piers, observation tower and pagoda structures constructed as shown on the approved Site Plan shall be exempt from Tree Survey and mitigation requirements.
4. UDC Section 2.09.03 **Vehicle Parking Regulations** except as follows:

Shared parking is permitted if a Reciprocal Parking Agreement is approved by the City.
5. UDC Section 2.09.04 **Building Façade Material Standards** shall apply except as follows:

The exterior facades of a main building or structure shall be constructed of at least eighty-five (85) percent, Class 1 Masonry Construction with up to 75% three-Step Stucco process, excluding glass, and may include wood accents. This exception shall not apply to buildings constructed on the lots adjacent to FM 2181 which may consist of no more than 25%, excluding glass, of 3-step stucco construction.

6. UDC Section 2.09.05 **Residential Adjacency Standards** including the following:
 - a. A masonry wall at least six (6) feet in height is required between the Serendipity Hills subdivision and the commercial lots of Long Lake.
 - b. A board-on-board wood or tubular steel fence at least six (6) feet in height is required between the residential lots and the non-residential lots within Long Lake.
 - c. Residential Adjacency Standards to do not apply to the commercial lots in Long Lake that are adjacent to the residential lots within the Long Lake PD District.
7. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply.
8. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
9. UDC Section 4.01 **Sign Regulations** shall apply.
10. UDC Section 4.02 **Fence and Screening Regulations** including the following:
 - a. A board-on-board wood or tubular steel fence at least six (6) feet in height is required between the residential lots and the non-residential lots within Long Lake PD District.
 - b. A masonry wall at least six (6) feet in height is required between the Serendipity Hills subdivision and the residential and commercial lots of Long Lake PD District.