

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 24-02-15-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY’S ZONING ORDINANCE, A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH (“UDC”) BY AMENDING SECTION 2, “ZONING REGULATIONS”, SECTION 2.10.09, “PD – PLANNED DEVELOPMENT APPLICATION AND REVIEW”, SUBSECTION 2.10.09(C)(2)(B), “PD DESIGN STATEMENT”; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING A PENALTY CLAUSE WITH A PENALTY OF FINE UP TO \$2,000 FOR EACH VIOLATION THAT OCCURS AND FOR EACH DAY SUCH VIOLATION CONTINUES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Corinth (the “City”) is a home-rule municipality located in Denton County, Texas created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas and its home rule charter; and

**WHEREAS**, Subsection 2.10.09 (C)(2)(b), “PD Design Statements”, of Section 2, “Zoning Regulations” of the Zoning Ordinance of the City, such ordinance being a part of the City’s Unified Development Code and regulating Planned Development Districts, currently prohibits narrative components of a PD Design Statement from being included in an adopted ordinance; and

**WHEREAS**, the City Council has determined that Section 2.10.09 (C)(2)(b) of Section 2, “Zoning Regulations” of the Unified Development Code should be amended to allow for narrative components of the PD Design Statement to be included within Planned Development Ordinances as needed to provide supporting information that assists in providing context for PD requirements; and

**WHEREAS**, both the City Council and Planning and Zoning Commissions provided notice and held public hearings to allow public input and considered the amendment to the PD-Planned Development Application and Review Section contained within the Unified Development Code of the City of Corinth as set forth herein, the City Council has determined and finds that the proposed amendment outlined herein are reasonable and necessary for the regulation of land use and land development and for the protection and preservation of public health, safety and welfare.

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

**SECTION 1**  
**INCORPORATION OF PREMISES**

The above and foregoing Recitals constitute legislative findings of the City Council, are true and correct and are incorporated into the body of this Ordinance for all purposes.

**SECTION 2**  
**AMENDMENT**

The introductory paragraph of Section 2.10.09, “PD, Planned Development Application and Review”, Subsection C “Planned Development (PD) Steps for Creation and Development”, Paragraph 2, “Step 2. PD Application for Rezoning and Planned Development Proposal”, Subparagraph “b”, “PD Design Statement” of Subsection 2.10, “Zoning Procedures”, of Section 2, “Zoning Regulations” of the Unified Development Code of the City of Corinth (the “UDC”) is hereby amended to be and read in its entirety as follows and all other subsections and paragraphs of Subsection 2.10.09(C)(2)(b), “PD Design Statement” of Section 2, “Zoning Regulations” of the UDC not expressly amended hereby shall remain in full force and effect without amendment:

Section 2. Zoning Regulations

Subsection 2.10.09. – PD, Planned Development Application and Review

...

C. Planned Development (PD) Steps for Creation and Development.

...

2. Step 2. PD Application for Rezoning and Planned Development Proposal.

...

“(b) PD Design Statement. The PD Design Statement shall be a written report submitted as a part of the Planned Development Proposal and shall contain a minimum of the following elements:”

...

**SECTION 3**  
**CUMULATIVE REPEALER**

This Ordinance shall be cumulative of the Unified Development Code and all other Ordinances of the City of Corinth and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance or where expressly repealed hereby. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

**SECTION 4**  
**SEVERABILITY**

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

**SECTION 5**  
**SAVINGS/CONFLICT**

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the

provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

**SECTION 6**  
**PENALTY**

Any person, firm or corporation who violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving an intentional, knowing, reckless or criminally negligent violation of any provision of this ordinance or Code of Ordinances, as amended hereby, governing public health shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7**  
**PUBLICATION/EFFECTIVE DATE**

This Ordinance shall take effect upon its publication as required by law. The City Secretary is directed to publish the caption and penalty of this Ordinance as required by the City Charter and state law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS on this the 15<sup>th</sup> day of February, 2024.**

DocuSigned by:  
*Bill Heidemann*  
AC74FAA88CA6468...  
Bill Heidemann, Mayor

**ATTEST:**

DocuSigned by:  
*Lana Wylie*  
D77DD89EB0C3473  
Lana Wylie, City Secretary



**APPROVED AS TO FORM:**

DocuSigned by:  
*Patricia Adams*  
B5BAFE55D871D428  
Patricia A. Adams, City Attorney