



**EAGLE PASS
PLANNED DEVELOPMENT NO. 20
BASE ZONING DISTRICT: SINGLE FAMILY
ORDINANCE NO. 99-02-04-03
(ADOPTED 2-4-1999)**

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

Eagle Pass

ORDINANCE NO. 99-02-04-03

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

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

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

SECTION I - LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended is hereby amended by amending the zoning map of the City of Corinth, Texas on 35.180 acres of land described in "Exhibit A" attached.

SECTION II - LAND USE PLANS

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

SECTION III - LAND USE REGULATIONS

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

SECTION IV - PENALTY FOR VIOLATIONS

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

SECTION V - SEVERABILITY CLAUSE

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

SECTION VI - PROVIDING AN EFFECTIVE DATE

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

PASSED AND APPROVED THIS 4th DAY OF FEBRUARY, 1999.

APPROVED:



Shirley Spellerberg
Shirley Spellerberg, Mayor
City of Corinth, Texas

ATTEST:

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

Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE F. CURBIER SURVEY, ABSTRACT NUMBER 300, DENTON COUNTY, TEXAS, BEING PART OF A CALLED 18.2991 ACRE TRACT DESCRIBED IN A DEED TO AUDREY DIANE SHAW, ET AL, RECORDED UNDER COUNTY CLERKS FILE NUMBER 97-RO085071, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL TRACTS 1, 2, 3, AND PART OF TRACTS 4 AND 5, AS DESCRIBED IN A DEED TO PAUL KOVAR, RECORDED IN VOLUME 3124, PAGE 103 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING PART OF A CALLED 8.964 ACRE TRACT DESCRIBED IN A DEED FROM TERENCE J. MURPHY TO R.J. HOWARD ON THE 3rd DAY OF JULY, 1979, AND RECORDED IN DENTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT 2, SAID PIN BEING AT AN INNER ELL CORNER OF A TRACT DESCRIBED IN A DEED TO STANDARD PACIFIC OF TEXAS, INC., RECORDED UNDER COUNTY CLERKS FILE NUMBER 97-RO057226, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 03 DEGREES 22 MINUTES 51 SECONDS EAST, WITH THE WEST LINE OF SAID TRACT 2, PASSING THE SOUTHEAST CORNER OF LOT 30, BLOCK 1, OF WINDSOR RIDGE AT OAKMONT, PHASE 1, AN ADDITION TO THE CITY OF CORINTH, AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET O, PAGE 80, PLAT RECORDS, DENTON COUNTY, TEXAS, CONTINUING WITH THE WEST LINE OF SAID TRACT 2, AND THE EAST LINE OF SAID BLOCK 1, A TOTAL DISTANCE OF 1396.08 FEET TO AN "X" SET IN CONCRETE IN ROBINSON ROAD, SAID "X" BEING THE NORTHWEST CORNER FOR SAID SHAW TRACT;

THENCE SOUTH 87 DEGREES 06 MINUTES 09 SECONDS EAST, WITH THE NORTH LINE OF SAID SHAW TRACT, IN ROBINSON ROAD, A DISTANCE OF 163.00 FEET TO AN "X" SET IN CONCRETE;

THENCE SOUTH 82 DEGREES 11 MINUTES 12 SECONDS EAST, WITH THE NORTH LINE OF SAID SHAW TRACT, IN ROBINSON ROAD, A DISTANCE OF 330.45 FEET TO AN "X" SET IN CONCRETE;

THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST, WITH THE NORTH LINE OF SAID SHAW TRACT, IN ROBINSON ROAD, A DISTANCE OF 447.10 FEET TO AN "X" SET IN CONCRETE, SAID "X" BEING AT THE NORTHERNMOST NORTHEAST CORNER OF SAID SHAW TRACT, SAID "X" ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO ROGER E. KRUMM, ET AL, RECORDED IN VOLUME 1003, PAGE 67, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 07 MINUTES 22 SECONDS EAST, WITH A EAST LINE OF SAID SHAW TRACT AND THE WEST LINE OF SAID KRUMM TRACT, A DISTANCE OF 206.51 FEET TO A FENCE CORNER POST AT THE SOUTHWEST CORNER OF SAID KRUMM TRACT;

THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS EAST, WITH THE SOUTH LINE OF SAID KRUMM TRACT, A DISTANCE OF 176.79 FEET TO A FOUND IRON PIN AT THE EASTERNMOST NORTHEAST CORNER OF SAID SHAW TRACT, SAID PIN BEING THE SOUTHEAST CORNER OF SAID KRUMM TRACT, SAID PIN ALSO BEING THE WESTERNMOST-NORTHWEST-CORNER OF LOT-1, BLOCK A, OF LEWIS ADDITION, AN ADDITION TO THE CITY OF CORINTH AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET L, PAGE 106, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 01 DEGREE 22 MINUTES 14 SECONDS WEST, WITH A EAST LINE OF SAID SHAW TRACT AND A WEST LINE OF SAID LOT 1, OF LEWIS ADDITION, A DISTANCE OF 384.34 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF SAID SHAW TRACT WHICH IS THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO ELAINE ROCHELLE ROGERS, RECORDED IN VOLUME 1308, PAGE 196, DEED RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE NORTH LINE OF SAID TRACT 3;

THENCE NORTH 88 DEGREES 45 MINUTES 57 SECONDS EAST, WITH THE SOUTH LINE OF SAID ROGER TRACT AND THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 286.14 FEET TO A 60D NAIL SET IN POST OAK ROAD, SAID NAIL BEING THE NORTHEAST CORNER OF SAID TRACT 3;

THENCE SOUTH 03 DEGREES 10 MINUTES 26 SECONDS WEST, WITH THE EAST LINE OF SAID TRACT 3, IN POST OAK ROAD, A DISTANCE OF 402.50 FEET TO A FOUND IRON PIN IN POST OAK ROAD, SAID PIN BEING THE EASTERNMOST SOUTHEAST CORNER OF SAID TRACT 1, SAID PIN ALSO BEING THE NORTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO SAMUEL WAYNE CHILDRESS, ET UX, RECORDED IN VOLUME 1439, PAGE 852, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 85 DEGREES 40 MINUTES 44 SECONDS WEST, WITH THE SOUTH LINE OF SAID TRACT 1, AND THE NORTH LINE OF SAID CHILDRESS TRACT, A DISTANCE OF 399.83 FEET TO A 1/2 INCH IRON PIN SET WITH A YELLOW PLASTIC CAP STAMPED H & N 1849, SAID PIN BEING AT THE NORTHWEST CORNER OF SAID TRACT 5;

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THENCE SOUTH 02 DEGREES 18 MINUTES 59 SECONDS WEST, WITH THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 100.09 FEET TO A 1/2 INCH IRON PIN SET WITH A YELLOW PLASTIC CAP STAMPED H & N 1849;

THENCE SOUTH 85 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 52.00 FEET TO A FOUND IRON PIN AT THE NORTHERNMOST NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO MYOUNG-S CHOI, ET AL, RECORDED VOLUME 4100, PAGE 338, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 33 MINUTES 20 SECONDS WEST, WITH A WEST LINE OF SAID CHOI TRACT, A DISTANCE OF 111.04 FEET TO FENCE CORNER POST AT AN INNER ELL CORNER OF SAID CHOI TRACT;

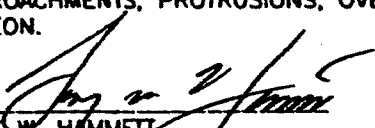
THENCE NORTH 86 DEGREES 26 MINUTES 51 SECONDS WEST, WITH A NORTH LINE OF SAID CHOI TRACT, A DISTANCE OF 476.52 FEET TO A FENCE CORNER POST AT THE WESTERNMOST NORTHWEST CORNER OF SAID CHOI TRACT, SAID POST BEING ON THE EAST LINE OF SAID TRACT 2;

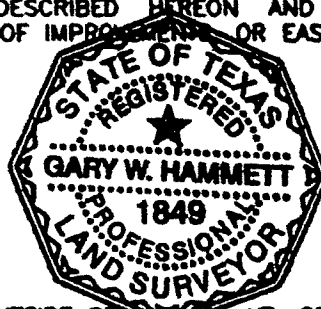
THENCE SOUTH 06 DEGREES 45 MINUTES 10 SECONDS WEST, WITH THE EAST LINE OF SAID TRACT 2, AND A WEST LINE OF SAID CHOI TRACT, A DISTANCE OF 212.18 FEET TO A FENCE CORNER POST, AT THE SOUTHEAST CORNER OF TRACT 2, WHICH IS THE WESTERNMOST SOUTHWEST CORNER OF SAID CHOI TRACT, SAID POST ALSO BEING ON THE NORTH LINE OF SAID STANDARD PACIFIC OF TEXAS, INC., TRACT;

THENCE NORTH 86 DEGREES 21 MINUTES 59 SECONDS WEST, WITH THE SOUTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID STANDARD PACIFIC OF TEXAS, INC., TRACT, A DISTANCE OF 603.27 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 35.180 ACRES OF LAND.

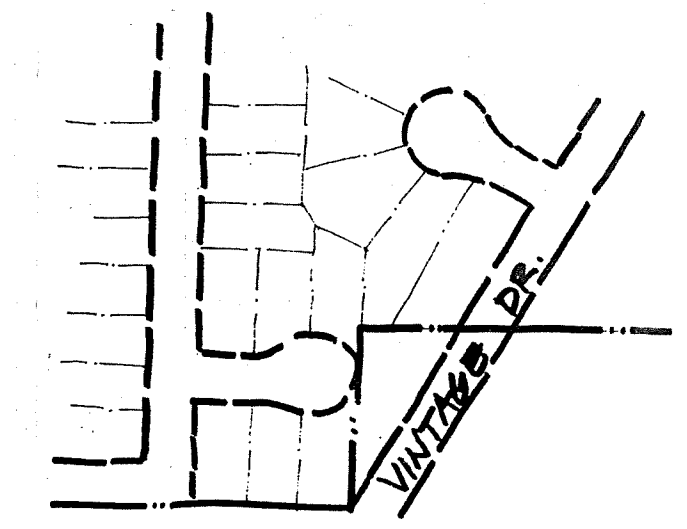
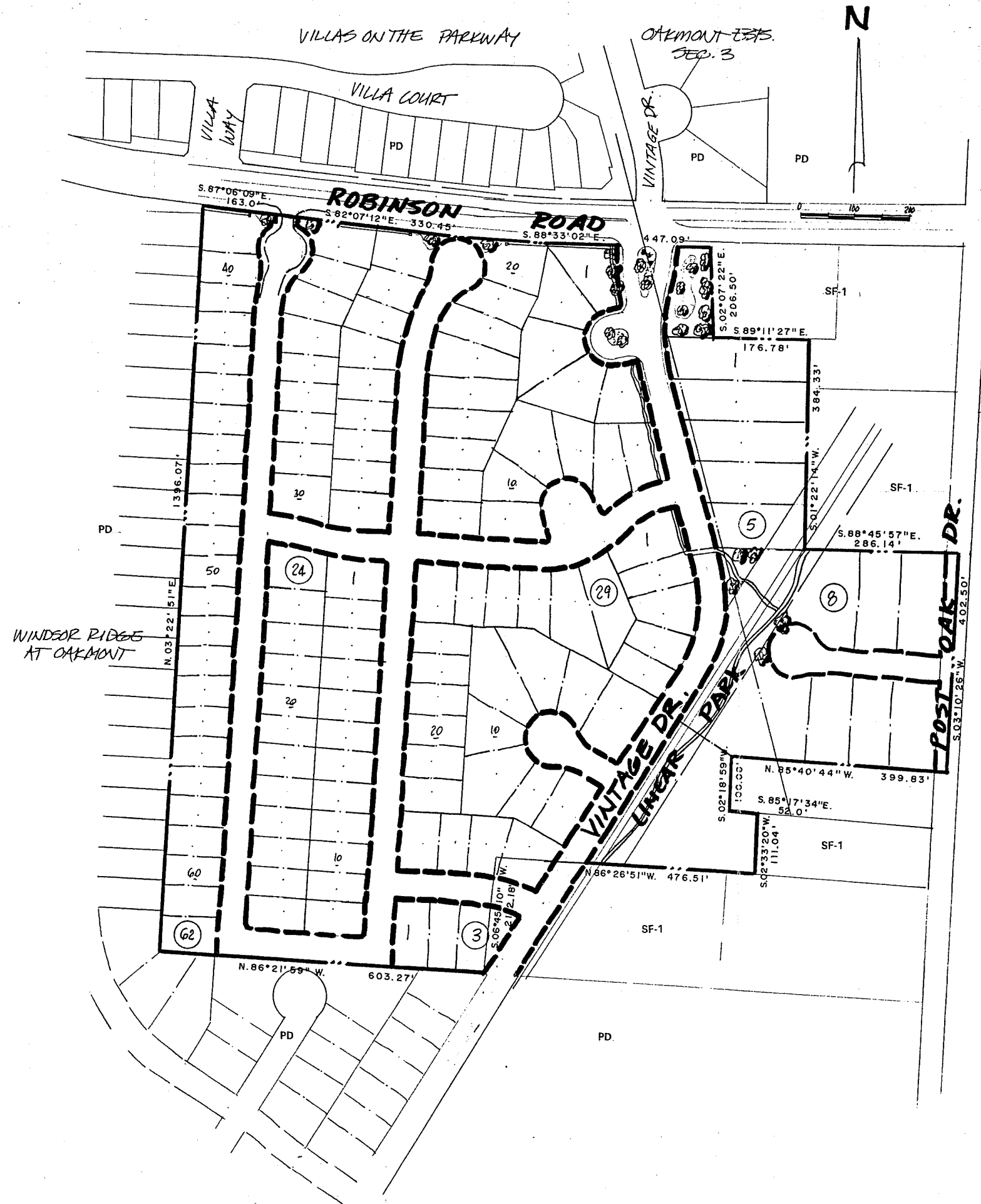
SURVEYOR'S CERTIFICATE

I, GARY W. HAMMETT, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 21st DAY OF SEPTEMBER, 1998, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OF IMPROVEMENTS OR EASEMENTS, EXCEPT AS SHOWN HEREON.

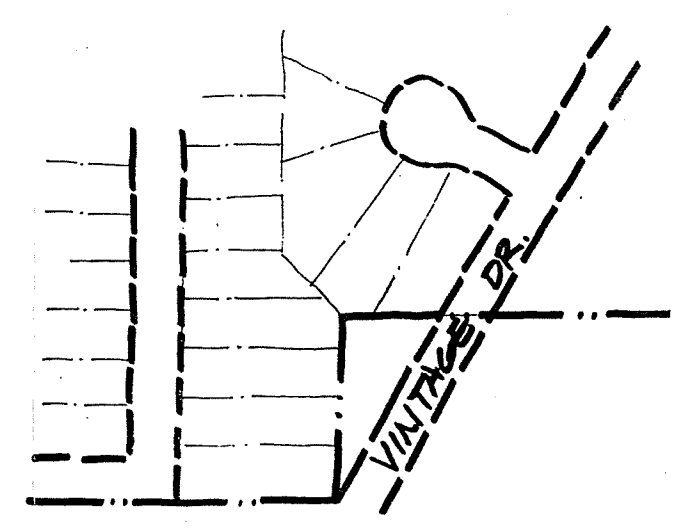

GARY W. HAMMETT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1849



THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF 100 YR. OR 500 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0389, DATED APRIL 2, 1997.



ALTERNATIVE A



ALTERNATIVE B

CONCEPT PLAN FOR:
EAGLE PASS
 at
OAKMONT
 CORINTH, TEXAS

OWNERS: Susan K. Smith Audrey D. Shaw 1440 W. Peters Colony Carrollton, Texas 75007	DEVELOPER: McEwen Partners 4100 McEwen Road Suite 108 Dallas, Texas 75244	ENGINEER: Dowdey, Anderson & Assoc., Inc. 5225 Village Creek Dr., Suite 200 Plano, Texas 75093 (972)931-0694
Paul Kovar Route 4 Box 236 E Caldwell, Texas 77836		November 6, 1998

DEVELOPMENT GUIDELINES

SINGLE FAMILY HOMES

DEFINITION:

Single Family Homes are proposed as a form of single family detached housing. Ownership of these homes would involve the unit as well as the lot. Typically, these units would be one and two story structures.

PERMITTED USES:

- Single family detached units as outlined herein.
- All uses as permitted in the Single Family Homes area.

REQUIREMENTS:

Height Requirements: No building shall exceed thirty-four (34) feet or two (2) stories in height.

Area Requirements:

Front Yard – There shall be a front yard having a depth of not less than twenty (20) feet. Lots east of the City of Denton Electric Easement shall have a front yard depth of not less than twenty-five (25) feet.

Side Yard – Minimum side yard shall be five (5) feet. Corner lots and key lots shall have a minimum side yard of ten (10) feet adjacent to a street.

Rear Yard – There shall be a rear yard having a depth of not less than fifteen (15) feet. Lots east of the City of Denton Electric Easement shall have a minimum rear yard of thirty (30) feet.

Lot Area – No building shall be constructed on any lot of less than six thousand (6,000) square feet. Lots east of the City of Denton Electric Easement shall have a minimum area of twenty thousand (20,000) square feet.

Lot Width – The width of any lot shall not be less than fifty five (55) feet measured at the front building line. Lots east of the City of Denton Electric Easement shall have a width of ninety (90) feet measured at the front building line.

Lot Depth – The depth of any lot shall not be less than one hundred (100) feet, except corner or cul-de-sac lots which may have a minimum depth of not less than ninety-five (95) feet.

Minimum Dwelling Size – The floor area of any dwelling unit shall not be less than one thousand, six hundred (1,600) square feet, except for those dwelling units east of the City of Denton Electric Easement, which shall not be less than two thousand, five hundred (2,500) square feet.

Lot Coverage – In no case shall more than fifty-five (55) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

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

NOTE: As part of the above parking requirements, an enclosed garage shall be provided for each dwelling unit. This enclosed garage area shall be of sufficient size to accommodate two cars or a garage space of at least eighteen (18) by twenty (20) feet.

Building Materials: All dwelling units shall be constructed of masonry, stucco, or of a glass building material of the kind usually used for outside wall construction, to the extent of at least seventy-five (75) percent of the area of the outside walls.

NOTE: Individual exterior walls shall contain no less than fifty (50) percent of the aforementioned building materials.

Additional Requirements: As development occurs, a portion of the City of Denton Electric Easement area shall be made available as part of the City of Corinth linear park system, in a manner similar to adjacent single family developments.

There shall be a maximum of four (4) lots adjacent to Post Oak Road.