

****PUBLIC NOTICE****



**PLANNING & ZONING COMMISSION WORKSHOP AND
REGULAR SESSION**

Monday, March 28, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

AGENDA

- A. NOTICE IS HEREBY GIVEN** of a Workshop and Regular Session of the Planning & Zoning Commission
- B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**
- D. PLEDGE OF ALLEGIANCE**
- E. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

- 1. Consider and act upon approval of minutes from the Planning & Zoning Commission Meeting held on February 28, 2022.
- 2. Consider and act upon a Replat of Lots 16, 17 and 18, and a called .436-acre tract into Lots 17R and 18R of the Pinnell Subdivision, being ± 12.989 acres of land located on the north side of FM 2181, east of Olympus Drive, and west of the Public Safety Complex. (Case No. RP22-0002)
- 3. Consider and act upon a Final Plat for Lots 1-17 and Lots 1x and 2x, Block 1 of The Oaks at Tower Ridge, being ± 3.691 acres located on the west side of Tower Ridge Drive and south of Meadowview Drive. (Case No. FP22-0002)

F. DIRECTOR'S REPORT

G. ADJOURNMENT

H. CALL WORKSHOP TO ORDER

I. WORKSHOP AGENDA

- 4. Receive a presentation and hold an informal discussion regarding a proposed residential land use plan on approximately ± 57.94 acres located on the south side of Lake Sharon Drive, between Parkridge Drive and Post Oak Drive.

J. ADJOURN WORKSHOP

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City's attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

As a majority of the Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, March 25, 2022, at 11:30 AM.**

John S Webb

John Webb, AICP
Director of Planning and Development Services
City of Corinth, Texas

March 25, 2022

Date of Notice

Corinth City Hall is wheelchair accessible. Person with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE



PLANNING & ZONING COMMISSION

Monday, February 28, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

MINUTES

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Wade May called the meeting to order at 6:30 P.M.

A quorum was present.

Commissioners Present: Chair Wade May, Vice Chair Cody Gober, KatieBeth Bruxvoort, Rodney Thornton, Alan Nelson, Rebecca Rhule.

Commissioner Absent: Billy Roussel, III

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Nelson was designated as a voting member and Commissioner Rhule was designated as an alternate.

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act upon approval of minutes from the Planning & Zoning Commission Meeting held on January 24, 2021.

Commissioner Nelson made a motion, seconded by Commissioner Bruxvoort to approve the consent agenda.

Motion carried unanimously, 5-yes; 0-no.

E. BUSINESS AGENDA

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on an amendment to the City of Corinth Comprehensive Plan "Envision Corinth 2040," adopted by Ordinance No. 20.07-16-22 and amended by Ordinance No. 20-12-17-40, to amend the Future Land Use & Development Strategy Map by changing the designation of Lots 1-11, Lake Vista Business Park Subdivision located on the northside of Lake Sharon Drive (*formerly Dobbs Road*), east of I-35, and west of Mayfield Circle, from the Mixed-Residential Place Type to the Office/Employment Place Type. (CPA21-0001)

Michelle Mixell, Planning Manager, introduced the item to the Commission.

The purpose of the proposal is to reclassify approximately 6 acres along Lake Sharon Drive (formerly known as Dobbs Road), which includes 11 lots, for it to be consistent with the existing zoning, and that there is a companion zoning case item.

She informed the Commission that the area proposed to be reclassified was developed for Industrial use in 2013, but the zoning and future land use designation changed.

She stated that the Office/Employment Place Type to the south would be extended to include the area in the proposed Comprehensive Plan Amendment.

She stated that one lot is already under construction, and that Lots 8-11 are included in an application for mixed commercial/office space.

She added that the Office/Employment Place Type is consistent with what the Applicant for the companion zoning case is proposing.

She recommended approval of the Comprehensive Plan Amendment as presented.

Mike King, 2610 Zachary Lane, stated that he represents many residents of the community who are concerned with the type of growth that is coming to the City. He is disappointed that the Comprehensive Plan was created during the pandemic, and that a landowner with land under potential development was a member of the recommending body. He asked when the commercial construction would stop. He stated that the Commission would be hearing a lot more from him.

Chair Wade May closed the public hearing.

Vice Chair Gober made a motion, seconded by Commissioner Thornton to approve the item.

Motion carried unanimously 5-yes; 0-no

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicants, John Lugenheim (Owner), and, Dan Kelleher and Kurt North (Developers) to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from MX-C Mixed Use Commercial to a Planned Development with a base zoning district of MX-C Mixed Use Commercial, on approximately ±2.2 acres located within the Lake Vista Business Park Subdivision on the north side of Lake Sharon Drive (*formerly Dobbs Road*), east of I-35, and west of Mayfield Circle. (Case No. ZAPD21-0003 – Lake Vista Business Park Lots 8-11)

Michelle Mixell, Planning Manager introduced the item to the Commission.

Ms. Mixell informed the Commission that the existing zoning of MX-C is being maintained as the base zoning district with modifications.

She provided design details of the Future Land Use Category of Office/Employment that would need to be approved prior to this rezoning to be approved.

She presented key elements of the site, including the number of lots to be included, site access, the shared parking concept which accounts for flex space and retail/restaurant uses, building façade materials, unified sign plan, and setback departures requested.

She provided a summary of the departure requests included in the Planned Development Design Statement.

She provided a summary of the neighborhood meeting .

Chair Wade May opened the public hearing.

Dan Kelleher, Applicant, and Ban Alali, Consutling Architect, presented their proposal to the Commission.

Mr. Kelleher spoke that their goal is to have a nicer mix of uses, and not have noxious uses such as auto repair.

Ms. Alali provided renderings of the proposed elevations and how they relate to the proposed uses.

Mr. Kelleher explained the purpose behind the overhead glass doors and provided more details on their business models and target client base.

Mike King, 2610 Zachary Drive, stated that he met with the Corinth Police Chief and retired Fire Chief and stated that they had concerns about response times. He questioned how the public hearing notifications are completed. He stated that they understand growth, respect growth, and are concerned about the type of growth coming into the City.

Chair Wade May closed the public hearing.

Commissioner Thornton asked about the dumpsters and whether they would be enclosed and with gates.

Ms. Alali responded that there are two dumpsters proposed and they will be enclosed per the City standards. She mentioned that the proposed dumpster locations were reviewed by the waste collector company.

Ms. Alali responded that they will have a gate and the Site Plan approval process will show the gates.

Commissioner Nelson asked how the overhead doors relate to the head-in parking.

Mr. Kelleher stated that most deliveries will be done by smaller trucks, not a full-size tractor trailer.

Commissioner Gober asked about the proximity of the overhead doors to the parking spaces.

Mr. Kelleher responded that aesthetically the doors would be more attractive and that it would help with visual appeal and that they will take his concerns regarding proximity to parking into account.

Commissioner Bruxvoort asked if this was also for ventilation and increasing access.

Commissioner Gober added that when that is the case there is a larger distance between the doors and parking spaces.

Mr. Kelleher responded that they will add bollards to increase safety.

Ms. Rhule asked if they have a functioning example.

Mr. Kelleher responded that the location in Frisco does not have a retail component but that he has another project in Little Elm that is similar to this proposed product.

Commissioner Thornton asked about the parking safety.

Mr. Kelleher reiterated that they would be installing bollards.

Commissioner Rhule asked if the Applicant is willing to follow staff's recommendation for landscaping.

Mr. Kelleher responded in the affirmative.

Chair Wade May asked about the impact of future work of Lake Sharon Drive to the Traffic Impact.

Director John Webb responded that the site is already zoned commercial and that the proposal is a less intense development than what is allowed today and that the expected impact is lesser than what a traditional office development would generate.

Chair May asked whether once the parkway was completed through that area if one could expect the same amount of traffic as the part of Corinth Parkway near City Hall.

Mr. Webb responded that there would be more east-west traffic, but it would depend on the ultimate buildout of the area.

Chair May asked to clarify the public hearing notification process.

Mr. Webb stated that the City exceeds state law requirements and provided specifics of the notification methods.

Chair May asked if this property was already developed for commercial use.

Mr. Webb answered in the affirmative.

Commissioner Bruxvoort made a motion, seconded by Commissioner Thornton, to approve as presented with the stipulations presented by Staff and the additional stipulation that they add protective measures for parking spaces in front of the overhead doors.

Motion carried, 4-yes; 1-no.

Yes: Bruxvoort, May, Gober, Thornton

No: Gober

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the zoning classification from SF-4 Single Family Residential (detached) to a Planned Development with a base zoning district of SF-4 Single Family Residential (detached), on an approximate ±9.65 acres generally located on the south side of Lake Sharon Drive, east of Parkridge Drive, north of Tori Oak Trail and the northern terminus of Brandi Lane, and west of Beckley Court and the western terminus of Alcove Lane. (Case No. ZAPD22-0001 – Taylor Estates)

Miguel Inclan, Planner, introduced the item to the Commissioners.

Stephen Davis, Taylor Duncan, introduced his firm to the Commission and the project to the Commission.

Mr. Davis provided highlights of the proposed development including a landscape buffer of 20 feet in width on Lake Sharon and 15 feet wide on Parkridge, and trees to be planted in the bottom of the detention pond.

Mr. Davis mentioned the existing stub-outs to the neighboring subdivision and provided the price of the homes of mid-400s to high-500s.

Mr. Davis stated that they are happy to comply with the staff stipulations.

Morgan Strauss, 3010 Alcove Lane, stated that she lives outside of the 200 ft area notified and that she has no objection to the development but objects to the connection. She stated that opening that street will bring added traffic to a street that isn't wide to begin with. She stated that they would create an easy bypass to avoid the traffic circle. She also expressed concern that new developments are not being required to build parks.

Mike King, 2610 Zachary, gave kudos to the staff for a wonderful presentation. He appreciated the clarification on the public hearing notification methods but stated he will look to see if the ordinance needs to be addressed to expand the 200 feet area. His concern is access to Alcove Lane and the park dedication situation.

Christy Clark, 2400 Beckley Court, stated she lives within 200 feet of the property, and has concern about her kids and other kids who use the streets to play and has concerns with the number of people using the streets to access the park. She stated that she wants development that makes people want to stay.

Robert Anderson, 2413 Beckley Court, stated that he did not understand what was being proposed until he saw the presentation. He expressed concerns with the proposed lot dimensions and packing more houses in there. He stated that he has lived in his house for 21 years and that Alcove has been a dead-end safe spot. He is imagining what will happen when that road opens. He is concerned about how close the back of the home is to his home.

Rebecca Romskog, 2820 Lake Sharon Drive, stated that she has lived there 24 out of her 26 years of life and that she understands that growth is normal. She stated that she is an educator and is concerned about the impact of the roundabout. She stated that she spends 15 minutes sitting in her car trying to leave her driveway and she stated that a roundabout will not fix that. She stated that she lives at the bottom of the hill and that the new speed limit will increase speeders. She lives with a high schooler and is concerned when he walks down Lake Sharon Drive. She stated that they've had to add concrete to her mailbox to keep it in place. The property is right on her property line and will lose trees that have been on her property forever.

Richard Robe, 3107 Mason Avenue, asked what for the reason new developments are not adding parks. He expressed concerns about the traffic on I-35E service road worsening. He also expressed concerns about opening Alcove Lane and the reduced front setback for large trucks.

Chair May closed the public hearing.

Commissioner Thornton asked to confirm if the garage would not be in front of the building, and that the setback would be 20'.

Stephen Davis responded that the 20' setback is standard for new developments. He stated that he understood the need for the City to visit the front setback and that requiring a full setback would result in a lower floor area and lower quality of development.

Commissioner Rhule asked if there was no willingness to meet in the middle to amend the setback to 25' to address the concerns that also create friction between neighbors.

Craig Malan, Kimley-Horn, stated that they were looking into worst case scenarios and that there is 21 and a half feet from the garage door to the sidewalk, and that ADA requires 3 feet of clearance. He stated that he understands the concern but that it would be the exception to the majority.

Davis stated that the willingness isn't the issue but rather the ability to do and that doing so would swallow the building envelope.

Commissioner Gober stated that he was focused on the 10' rear setback and asked if the proposed homes would have a covered patio and whether the back wall of the house would be 10' from the property line.

Jamie Mitchell, Gehan Homes, stated that some homes may have a patio and that the 10' is maximizing the pad. She stated that they are anticipating these to be all two-story homes.

Chair May asked if these lot dimensions would result in smaller yards than the average home.

Ms. Mitchell stated that it would depend on the chosen floorplan, but the landscaping would be there, that this would be an upscale neighborhood with large houses, and that carries a trade-off.

Chair May stated that his understanding is that the millennial-type customer prefers a smaller sized lot. He asked if they have similar projects.

Ms. Mitchell stated that their median priced home is 550k and there are a variety of individuals who want homes with lower maintenance.

Commissioner Gober asked why some residential lots appeared to be crossed out with an x.

Mr. Malan stated that this was to signify that they are nonstandard pads.

Chair May asked if there was any thought to the park and trail dedication.

Mr. Malan responded that generally the way the ordinance is written did not make it practical for a neighborhood of this size to have an isolated dedicated park and that the size of the lot did not trigger dedication.

Commissioner Bruxvoort stated that she lived in a neighborhood with a dedicated greenspace and asked if that was something that could be included into the development. Malan stated that they certainly can do that in the detention area.

Chair May asked staff to elaborate on the roundabout.

Mr. Inclan provided safety benefits of roundabouts and stated that traffic flow is not impeded.

Chair May asked about the purpose of stub-outs.

John Webb responded that this subdivision was designed with the intent to be extended, otherwise they would be cul-de-sacs. From a staff standpoint, two points of access are required for public safety access, and that the expected traffic generated will use Lake Sharon Drive.

Commissioner Rhule commented on her experience with roundabouts and how one roundabout in Colleyville is a breeze.

Commissioner Rhule asked about the date of the traffic study.

Craig Malan responded that the traffic study was done in November.

Commissioner Rhule asked if the City consults with police and fire on new developments.

Mr. Inclan responded that the city has a Development Review Committee which reviews all development application, and the committee includes members from the Fire and Police Departments.

Vice Chair Gober asked about ownership of the existing nearby park.

Members of the public present provided background on the park's ownership and management.

Commissioner Nelson expressed concern about lots with larger building footprints with little open space and asked if the lots near Alcove Lane could be used for open space instead.

Mr. Inclan responded that staff would not be in support of closing access to Alcove Lane.

Mr. Webb informed the Commission that it is their prerogative to make any recommendations to City Council as they see proper.

Vice Chair Gober made a motion to recommend approval as presented. An amendment was offered by Commissioner Thornton to add a stipulation to provide a specified additional green space. Vice Chair Gober amended his motion to include Commissioner Thornton's amendment.

Commissioner Thornton seconded the motion.

Motion carried, 3-yes; 2-no.

Yes: May, Gober, Thornton

No: Bruxvoort, Nelson

5. Conduct a public hearing to consider testimony and make a recommendation on a proposed repeal and replace text amendment to the City's Unified Development Code (UDC), Subsection 2.09.02 Tree Preservation including purpose, scope, definitions, applicability, exemptions, Tree Removal Permit, Mitigation Requirements (replacement rates and preservation credits), Protection Measures at Time of Construction, Protection and Maintenance after Development, and Administration of Tree Fund. (ZTA20-0001- Tree Preservation).

Michelle Mixell, Planning Manager, presented the item to the Commission.

Ms. Mixell described the background of the tree preservation ordinance amendment including the workshops conducted with City Council, development pressures on undeveloped parcels, and the City Council directives as to what the City's goals are for tree preservation.

Ms. Mixell provided an overview of the Council directives, including a "sliding-scale" approach, establishing an administrative review process, and to find a balance between environment and development interests.

Ms. Mixell provided key elements of the ordinance including purpose; scope; definitions; applicability and exemptions.

Ms. Mixell explained key definitions for terms such as mitigation, heritage tree, protected tree, among others, with examples of existing trees within Corinth.

Ms. Mixell provided a detailed explanation of proposed replacement rates for protected trees removed, based on the type of development including existing occupied single-family and two-family lots being mostly exempt, platted-single family development lots granted certain exemptions, and vacant undeveloped land and land to be developed being subject to the sliding-scale for replacement rates.

Ms. Mixell then explained the proposed menu of credit options with various credit rates based on the size of healthy protected trees preserved in a site, which would be applied to reduce the overall mitigation rate for a new development, with the purpose of encouraging tree preservation.

Ms. Mixell stated that the proposed amendment complies with the Comprehensive Plan's calls for integrating design and character of all elements that create the built environment including a key outcome to increase shade by capitalizing on natural shade provided by existing or proposed trees.

Ms. Mixell recommended approval to City Council with additional review and consideration of the "sliding scale" rations.

Chair May opened the public hearing.

Sean Alibrando, developer, stated that developers be given the option to choose either the existing or new ordinance if their project is already under development.

Mike King, 2610 Zachary Lane, asked for clarification on whether trees creating a hazard would be exempt.

Staff responded that they would be exempt.

Mr. King then asked what the baseline for counting trees is.

Vice Chair Gober asked for clarification that the baseline is the tree survey.

Staff responded that the Tree Survey is the count and that they are signed and sealed by a Registered Landscape Architect or a Certified Arborist.

Chair May asked if projects under development would be grandfathered as Mr. Alibrando discussed.

Director Webb responded that applications have vesting dates and under the Planned Development process he can ask for a departure from the tree preservation ordinance.

Commissioner Thornton asked if staff had developed a maintenance strategy.

Ms. Mixell responded that there is language written into the ordinance that speaks to a two year timeframe for survivability, and in recent PDs staff has included provisions for maintaining trees in HOA spaces in perpetuity. She also stated that staff is trying to explore resolving the problem of trees being damaged during construction.

Commissioner Nelson asked if staff gets to the point about canopy coverage in the ordinance.

Ms. Mixell responded in the affirmative.

Chair May closed the public hearing.

Commissioner Thornton made a motion, seconded by Commissioner Nelson, to recommend approval as presented.

Motion carried unanimously, 5-yes; 0-no.

F. DIRECTOR'S REPORT

6. Director's Report on City Council meeting items from the preceding City Council meetings and other relevant information.

Director Webb informed the Commission that the items discussed in the meeting will be considered by City Council at their March 17 meeting and expressed appreciation for their hard work in advance of the meeting.

Mr. Webb informed the Commission that a development report was included in the packet and asked the Commission to let staff know if they would like to see anything added to the report.

G. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:50 PM.



CITY OF CORINTH
Staff Report

Meeting Date:	3/28/2022	Title:	RP22-0002 – Pinnell Subdivision Replat
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

Item/Caption

Consider and act upon a Replat of Lots 16, 17 and 18, and a called .436-acre tract into Lots 17R and 18R of the Pinnell Subdivision, being ±12.989 acres of land located on the north side of FM 2181, east of Olympus Drive, and west of the Public Safety Complex. (Case No. RP22-0002)

Item Summary/Background/Prior Action

The purpose of the Replat is to consolidate three (3) existing lots and a called .436-acre tract into two (2) lots on the Pinnell Subdivision. The intent is multi-family residential, and the property is zoned Planned Development 58: Landmark at Tower Ridge (PD-58).

The property will have access to FM 2181 and a new portion of Tower Ridge Drive to be dedicated by this Replat and constructed by the Applicant.

The Replat is in conformance with PD-58 and City development standards.

Staff Recommendation/Motion

Staff recommends approval of the Replat subject to the following condition:

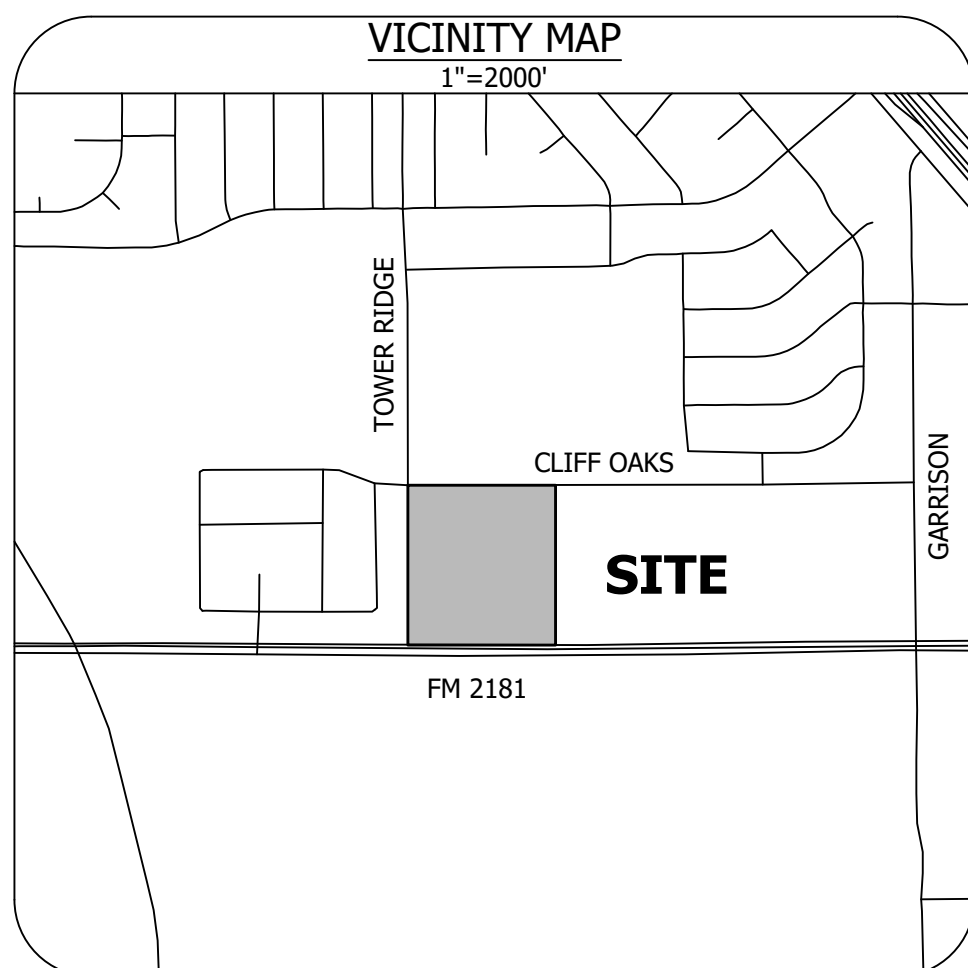
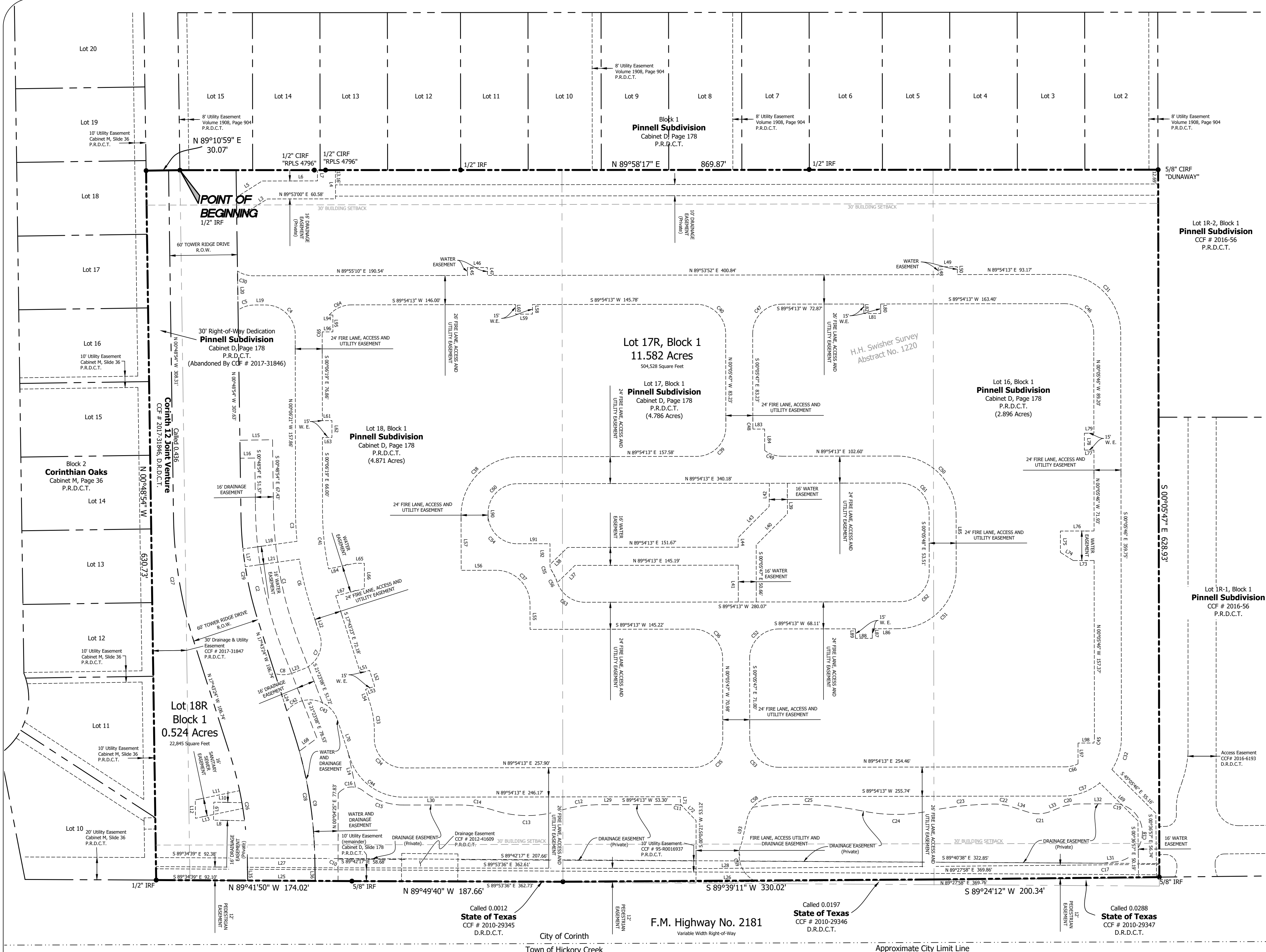
1. Staff approval of all additions and/or alterations to the easements and dedications in the Replat.

Staff recommends the following motion:

Motion to approve the Replat as presented subject to the condition requested by Staff.

Attachments

1. Replat



Flood Statement

According to Community Panel Number 48121C0393H, dated June 19, 2020, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Surveyor's Certification

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, a (Licensed Professional Engineer/ Registered Professional Surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

(SEAL)

Licensed Professional Engineer
or Registered Professional Surveyor

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public

County, Texas

Notes

- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
- This sketch and the survey on which it is based embrace the same property described in Fidelity National Title Insurance Company's Commitment for Title Insurance GF No. FT-131-9001312001038, Effective Date: December 21, 2020, Issued: January 04, 2021. I did not abstract the title to this property, nor did I search the public records for easements, adverse claims, or other encumbrances that might affect this property.
- There was no observed evidence of recent earth moving work, Building construction or Building Additions at the time of the field survey other than that associated with the recent construction of improvements on the property.
- The surveyor is unaware of any proposed changes in street Right-of-Way Lines. There was no observed evidence of recent street or sidewalk construction or repairs at the time of the field survey other than that associated with the recent construction of improvements on the property.
- The surveyor was not provided with a zoning report prior to issuing this survey.
- The subject property is vacant.
- Easements marked as (Private) shall be maintained by the property owner.

Owner's Acknowledgement And Dedication

STATE OF TEXAS §
COUNTY OF DENTON §

We, the undersigned, Owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a 12.989 acre tract situated in the H.H. Swisher Survey, Abstract Number 1220, Denton County, Texas and being a portion of Lots 16, 17 and 18, Block One, Pinnell Subdivision, an addition to the City of Corinth according to the plat thereof recorded in Cabinet D, Page 178, Plat Records, Denton County, Texas and as corrected in Volume 1908, Page 902, Deed Records, Denton County, Texas and being all of that called 0.436 acres of land described by deed to Corinth 12 Joint Venture recorded in County Clerk's File Number 2017-31846, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said Lot 18, said iron rod also being the southwest corner of Lot 15 of said Block One and being the northeast corner of the said called 0.436 acre tract;

THENCE North 89 degrees 58 minutes 17 seconds East, 869.87 feet along the north line of said Lots 18, 17 and 16 and the south line of Lots 2-15 of said Block One to a 5/8 inch iron rod with cap stamped "DUNAWAY" found at the northeast corner of said Lot 16, said iron rod also being the southeast corner of said Lot 2 and being in the west line of Lot 1R-2, Block One, Pinnell Subdivision, an addition to the City of Corinth according to the plat thereof recorded in County Clerk's File Number 2016-56, Plat Records, Denton County, Texas;

THENCE South 00 degrees 05 minutes 47 seconds East, 628.93 feet along the east line of said Lot 16 and the west line of Lots 1R-2 and 1R-1 of said Block 1 to a 5/8 inch iron rod found at the southwest corner of said Lot 1R-1, said iron rod being the northeast corner of that called 0.0288 acres of land described by deed to the State of Texas recorded in County Clerk's File Number 2010-29347, Deed Records, Denton County, Texas;

THENCE South 89 degrees 24 minutes 12 seconds West, 200.34 feet along the north line of said 0.0288 acre tract to the northwest corner of said 0.0288 acre tract, said point also being the northeast corner of that called 0.0197 acres of land described by deed to the State of Texas recorded in County Clerk's File Number 2010-29346, Deed Records, Denton County, Texas;

THENCE South 89 degrees 39 minutes 11 seconds West, 330.02 feet along the north line of said 0.0197 acre tract to a 5/8 inch iron rod found at the northwest corner of said 0.0197 acre tract, said iron rod also being the northeast corner of that called 0.0012 acres of land described by deed to the State of Texas recorded in County Clerk's File Number 2010-29345, Deed Records, Denton County, Texas;

THENCE North 89 degrees 49 minutes 40 seconds West, 187.66 feet along the north line of said 0.0012 acre tract to a 5/8 inch iron rod found at the westernmost corner of said 0.0012 acre tract, said iron rod also being in the south line of said Lot 18 and being in the north right-of-way line of F.M. Highway 2181 (Swisher Road) (a 100' Right-of-Way);

THENCE North 89 degrees 41 minutes 50 seconds West, 174.02 feet along said south line of Lot 18 and the south line of said called 0.436 acre tract and said north right-of-way line of F.M. Highway 2181 to a 1/2 inch iron rod found at the southwest corner of said called 0.436 acre tract, said iron rod also being the southeast corner of Lot 10, Block 2, Corinthian Oaks, an addition to the City of Corinth according to the plat thereof recorded in Cabinet M, Page 36, Plat Records, Denton County, Texas;

THENCE North 00 degrees 48 minutes 54 seconds West, 630.73 feet along the west line of said called 0.436 acre tract and the east line of said Corinthian Oaks to the northwest corner of said called 0.436 acre tract;

THENCE North 89 degrees 10 minutes 59 seconds East, 30.07 feet along the north line of said 0.436 acre tract to the POINT OF BEGINNING and containing 565,787 square feet or 12.989 acres of land, more or less.

and Designated herein as the Pinnell Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: _____
Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are _____, and that they are authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

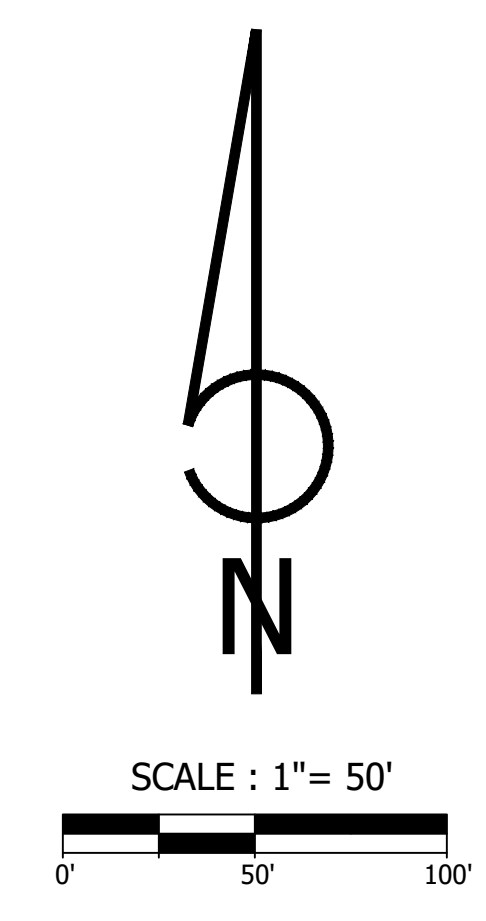
LEGEND

All symbols may not apply

D.R.D.C.T. = Deed Records, Denton County, Texas
P.R.D.C.T. = Plat Records, Denton County, Texas
C.C.F. = County Clerk's File Number
IRF = Iron Rod Found
RS = 5/8" Capped Iron Rod Set Stamped "Realsrch"
OHE = Overhead Electric

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 682-200-6050, jdeal@realsrch.org, www.realsrch.org
Thou shalt not remove thy neighbor's landmark Deut. 19:14
TBLS Firm Registration # 10156200 TBLS Firm Registration # 17968

© copyright 2021, Realsrch of Texas, LLC



Project Number: 200564 Date: February 24, 2022
Revised Date:
Revision Notes:
Sheet 1 of 2

**REPLAT OF
LOTS 17R & 18R, BLOCK 1
PINNELL SUBDIVISION**
AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS
BEING 12.989 acres of land situated in the H.H. Swisher Survey, Abstract Number 1220, City of Corinth, Denton County, Texas.
Zoning: PD-58 (Multifamily Residential)

Table with columns: LINE, BEARING, DISTANCE. Lists survey points L3 through L98 with their respective bearings and distances.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data C1 through C66 with their respective measurements.

Owner's Statement for Fire Lane Easement

The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that they shall maintain the same in a state of good repair at all times in accordance with City Ordinance.

Owner (Printed Name): _____

Owner (Signature): _____

Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are _____, and that they are authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

Lienholder's Ratification of Plat Dedication

STATE OF TEXAS §
COUNTY OF DENTON §

Whereas, _____, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____

Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are _____, and that they are authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

Certificate of Approval

APPROVED the ____ day of _____, 20____, by the Planning and Zoning Commission of the City of Corinth, Texas.

Chairman, Planning and Zoning Commission Date
City of Corinth, Texas

WITNESS MY HAND AND SEAL this ____ day of _____, 20____.

City Secretary
City of Corinth, Texas



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
Ph. 682-200-6050, jdeal@realsearch.org, www.realsearch.org
Thou shalt not remove thy neighbor's landmark Deut. 19:14
TBLS Firm Registration # 10158200 TBLS Firm Registration # 17968

Project Number: 200564 Date: February 24, 2022
Revision Date:
Revision Notes:

REPLAT OF
LOT 1, BLOCK 1
LANDMARK AT TOWER RIDGE
AN ADDITION TO THE CITY OF CORINTH, DENTON
COUNTY, TEXAS
BEING 12.989 acres of land situated in the H.H.
Swisher Survey, Abstract Number 1220, City of
Corinth, Denton County, Texas.
Zoning: PD-58 (Multifamily Residential)



CITY OF CORINTH

Staff Report

Meeting Date:	3/28/2022	Title:	FP22-0002 – The Oaks at Tower Ridge Final Plat
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

Item/Caption

Consider and act upon a Final Plat for Lots 1-17 and Lots 1x and 2x, Block 1 of The Oaks at Tower Ridge, being ±3.691 acres located on the west side of Tower Ridge Drive and south of Meadowview Drive. (Case No. FP22-0002)

Item Summary/Background/Prior Action

The purpose of the Final Plat is to create 17 single-family residential lots and two (2) HOA lots for The Oaks at Tower Ridge Subdivision. The property is zoned Planned Development 56: Tower Ridge (PD-56). A Preliminary Plat for this subdivision was approved on February 22, 2022.

The property will have access to Tower Ridge Drive via a new street, Tall Oaks Court, as approved in the Preliminary Plat.

The Final Plat is in conformance with the Preliminary Plat, PD-56, and City development standards.

Staff Recommendation/Motion

Staff recommends approval of the Final Plat subject to the following conditions:

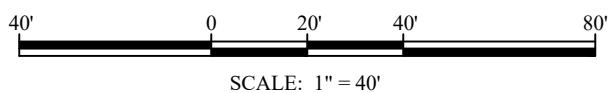
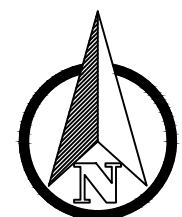
1. All covenants required by ordinances have been reviewed and approved by the City (Subsection 3.03.03 H.4.b)
2. Staff approval of all additions and/or alterations to the easements and dedications in the Replat.

Staff recommends the following motion:

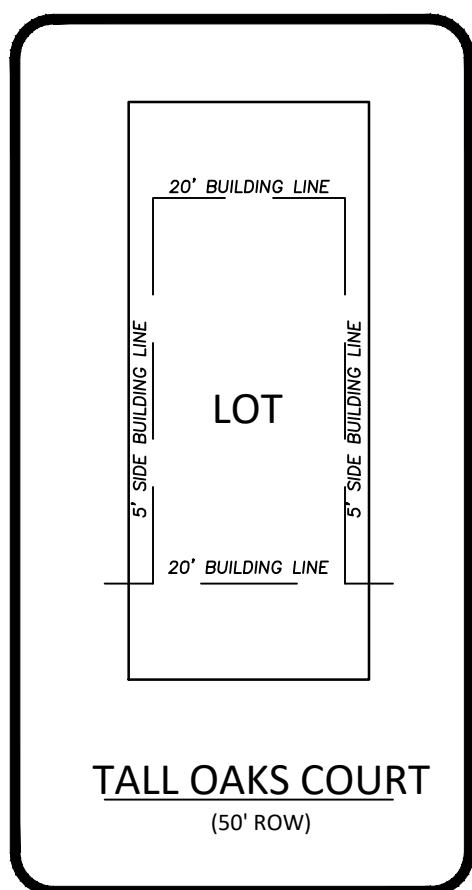
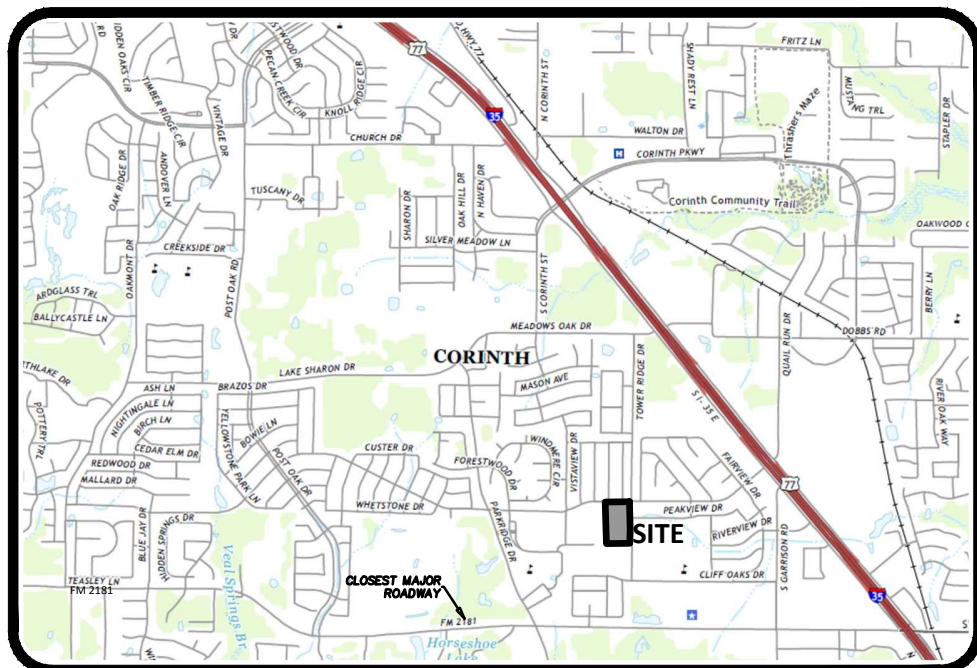
Motion to approve the Final Plat as presented subject to the conditions presented by Staff.

Attachments

1. Final Plat



VICINITY MAP - 1" = 2000'



TYPICAL SIDE & REAR YARD SETBACK DETAIL (NOT TO SCALE)

SURVEYOR'S NOTES:

- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0393H, with an effective date of June 19, 2020, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- 1. All X lots will be owned and maintained by a Homeowners' Association
2. All drainage easements shall be maintained by a Homeowners' Association
3. The Homeowners' Association shall be responsible for the operation and maintenance of the X-lots and private drainage system(s)

CITY OF CORINTH BENCHMARKS (PUBLISHED)

- 1) CM 05
N:7099122.245
E:2402984.675
Z:591.02
CM 03
N:7099169.222
E:2408310.041
Z:636.61

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DOC.# DOCUMENT NUMBER
C.M. CONTROLLING MONUMENT
SQ. FT. SQUARE FEET
ROW RIGHT OF WAY
CRS CAPPED REBAR SET

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS 3100 TOWER RIDGE LAND, LLC, the undersigned, is the owner of that tract of land situated in the E. Marsh Survey, Abstract Number 833, in the City of Corinth, Denton County, Texas, and being that same tract of land described by deed to 3100 Tower Ridge Land, LLC as recorded under Document Number 2019-140419, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinates, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "G&A" found for the northeast corner of said 3100 Tower Ridge tract and the herein described tract, same being the northwest corner of a tract of land described by deed to the City of Corinth as recorded under Document Number 2008-90911, (O.P.R.D.C.T.);

THENCE with the perimeter and to the corners of said 3100 Tower Ridge tract, the following calls:

- 1. South 00 degrees 59 minutes 23 seconds East, a distance of 339.43 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set");
2. South 00 degrees 22 minutes 28 seconds West, a distance of 187.13 feet to a 1/2 inch rebar with cap stamped, "G&A" found;
3. South 89 degrees 33 minutes 15 seconds West, a distance of 298.15 feet to an aluminum monument found;
4. North 01 degrees 44 minutes 20 seconds West, a distance of 527.01 feet to a capped rebar set;
5. North 89 degrees 37 minutes 09 seconds East, a distance of 309.50 feet to the POINT OF BEGINNING and enclosing 3.691 acres (160,778 square feet) of land, more or less.

and designated herein as the TOWER RIDGE SINGLE FAMILY ADDITION, subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner (authorized agent) Date

Print Name/Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Date of Plat/Map: March 21, 2022

John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for the State of Texas

CERTIFICATE OF PLAT APPROVAL

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission of the City of Corinth, Texas.

Chairperson, Planning and Zoning Commission, City of Corinth, Texas

WITNESS MY HAND AND SEAL this _____ day of _____, 20____.

City Secretary, City of Corinth, Texas

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for the State of Texas

SURVEYOR
BCS
BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsw.com
TBPLS Firm #10194474

ENGINEER
HKS HARRIS KOCHER SMITH
DENVER • DALLAS/FORT WORTH
101 Summit Avenue, Suite 1014
Fort Worth, TX 76102
Contact Scott Scherer
817-629-6279
sscherer@hkseng.com
Firm #F-15501

OWNER
3100 Tower Ridge Land, LLC
3402 Sycamore Drive
Flower Mound
TX 75028
gerardo@northlakecontractors.com
214.213.9981

Table with columns: JOB NUMBER, DRAWN BY, CHECKED BY, REV. Includes values: 2020.012.015, BCS, JHB, REV:2021-04-26 - adjust lots

TOWER RIDGE
CORINTH TEXAS

TOWER RIDGE
CORINTH TEXAS
FINAL PLAT

FINAL PLAT
TOWER RIDGE SINGLE FAMILY ADDITION
LOTS 1-17, LOT 1X, LOT 2X, BLOCK 1
3.691 ACRES OF LAND SITUATED
IN THE E. MARSH SURVEY, ABSTRACT NUMBER 833
CITY OF CORINTH | PD-56 ZONING
DENTON COUNTY, TEXAS
PREPARED FEBRUARY, 2022

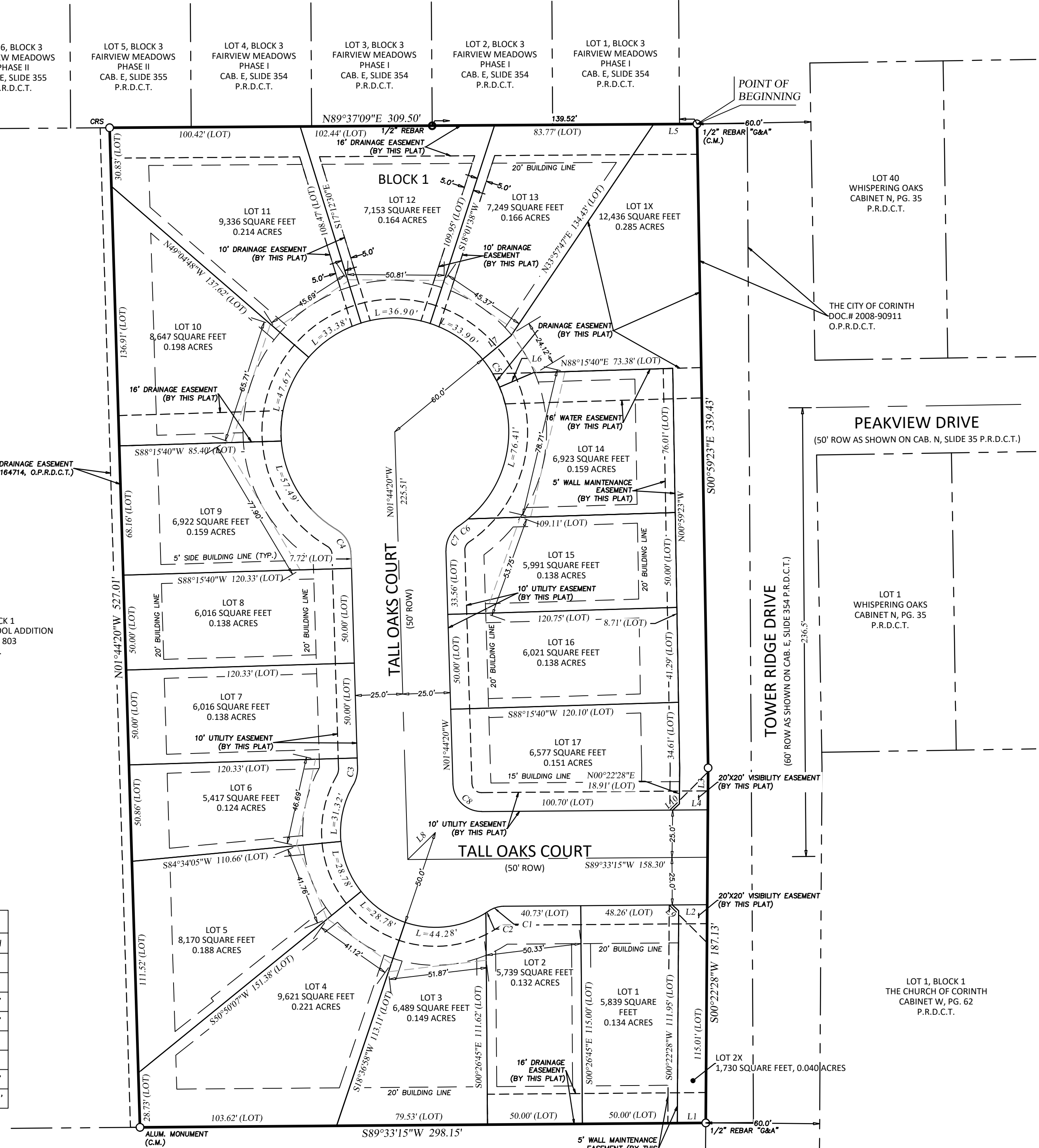
LAND AREA USAGE

ZONING: PD-56
RESIDENTIAL LOTS: 17 LOTS (2.712 ACRES)
X-LOTS: 2 LOTS (0.325 ACRES)
RIGHT-OF-WAY: (0.654 ACRES)
DENSITY: 4.7 UNITS PER ACRE

BOARD OF TRUSTEES OF THE LAKE DALLAS INDEPENDENT SCHOOL DISTRICT
DOC.# 2018-58102
O.P.R.D.C.T.

Line Data Table with columns: Line #, Distance, Bearing. Includes lines L1 through L10.

Curve Data Table with columns: Curve #, Arc, Radius, Delta, Chord Bearing, Chord. Includes curves C1 through C8.





CITY OF CORINTH
Staff Report

Meeting Date:	3/28/2022	Title:	Workshop – Lake Sharon Drive Mixed Residential Development
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder <i>Decision:</i> <input type="checkbox"/> Governance Policy <input type="checkbox"/> Ministerial Function		

Item/Caption

Receive a presentation and hold an informal discussion regarding a proposed residential land use plan on approximately ±57.94 acres located on the south side of Lake Sharon Drive, between Parkridge Drive and Post Oak Drive.

Item Summary/Background/Prior Action

The applicant, Sean Alibrando, has informally met with staff regarding a plan to create a mixed residential development consisting of 1) single family homes, 2) multi-family dwellings, and 3) an independent Senior Living complex. The site has an active natural gas well which will require a significant buffer area. The request will require a rezoning application for a Planned Development District.



The majority of the site is currently zoned SF-4, Single-Family Residential, which requires a minimum lot size of 7,500 sq. ft. Approximately 4.4 acres, surrounding the gas well, are zoned C-1, Commercial. The City’s Comprehensive Plan designates the site as “Mixed Residential” with a range of housing types and an overall density of six (6) to ten (10) units per acre.

Key components of the attached, proposed plan:

1. The majority of the site is proposed to be developed with 24, two-story, multi-family “big house” style buildings, consisting of 240 units. The intent of the style of the multi-family complexes is to resemble a large home rather than a traditional garden-style apartment building. Residents of the multi-family units will have access to an amenity center and related outdoor amenities.
2. E-Stack units – these consist of 168 multi-family units with controlled access.
3. An independent, senior living complex consisting of 130 rental units, with a four-story structure and one-story duplex units. Laws allow the senior development to be restricted to adults, 55 years and older.
4. In an attempt to buffer the development adjacent to the single-family neighborhoods located west, south, and east of the site, the applicant is proposing a perimeter “ring” of 38 single family lots being 75 feet in width, consisting of 9,000 square feet.

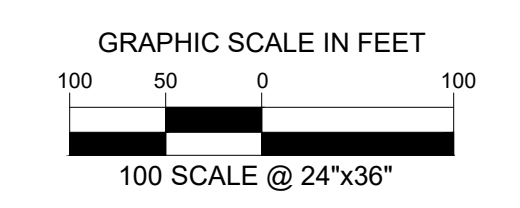
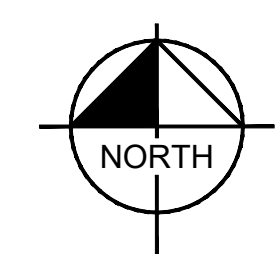
The developer has conducted informal meetings with the adjacent properties.

Important Issues for Consideration During the Workshop

1. A formal rezoning application has not been filed with the City, and the concept plan could change upon technical reviews by City staff prior to a future Planning and Zoning Commission Public Hearing.
2. The Workshop is not a public hearing. The purpose of the meeting is to allow the applicant the opportunity to provide an overview of the elements of this unique land use plan and receive informal feedback.
3. Members of the Planning and Zoning Commission are encouraged to offer comments, ask questions, and express any concerns but should not indicate how they would vote on the request.

Attachment

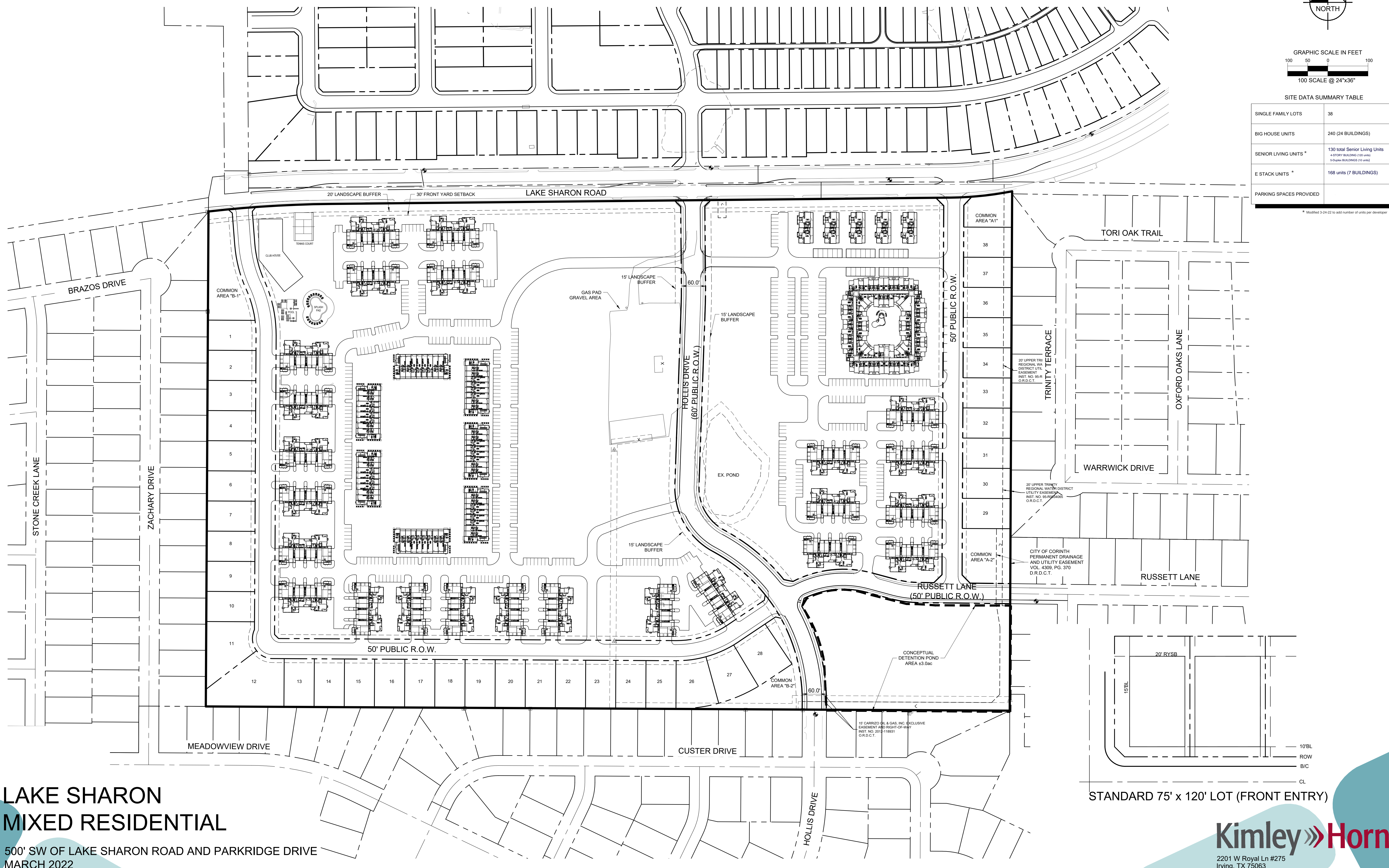
1. Concept Plan



SITE DATA SUMMARY TABLE

SINGLE FAMILY LOTS	38
BIG HOUSE UNITS	240 (24 BUILDINGS)
SENIOR LIVING UNITS *	130 total Senior Living Units * 4 STORY BUILDING (10 units) * 5-DOUBLE BUILDINGS (10 units)
E STACK UNITS *	168 units (7 BUILDINGS)
PARKING SPACES PROVIDED	

* Modified 3-24-22 to add number of units per developer



LAKE SHARON MIXED RESIDENTIAL

500' SW OF LAKE SHARON ROAD AND PARKRIDGE DRIVE
MARCH 2022



2201 W Royal Ln #275
Irving, TX 75063
214-420-5600
State of Texas Registration No. F-928