

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, April 26, 2021 at 6:30 PM

**Corinth Public Safety Complex - Conference Room | 3501 FM 2181,
Corinth, Texas 76210**

Pursuant to section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The videoconferencing technology can be accessed at www.cityofcorinth.com/remotesession. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. If you will not be in attendance, you may submit any public hearing questions to Miguel.Inclan@cityofcorinth.com.

AGENDA

A. CALL TO ORDER, ROLL CALL, AND ANNOUNCE A QUORUM PRESENT

1. Establish Voting Members and Designate Alternates

B. PLEDGE OF ALLEGIANCE

C. CONSENT AGENDA

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

2. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on February 22, 2021.
3. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on March 22, 2021.

D. PRESENTATIONS

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

E. BUSINESS AGENDA

5. Conduct a Public Hearing to consider testimony and act upon a Replat for Lots 1R and 2, Block A of the Metroplex Cabinets Addition Subdivision, being ±9.719 acres, situated in the J.P. Walton Survey, Abstract Number 1389, within the City of Corinth, Denton County, Texas. The property is generally located north of Walton Drive, south of Black Jack Lane, Sand Jack Drive and Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane. (RP21-0002 Metroplex Cabinets Addition Replat)

Staff Presentation

Take Action

6. Consider and act upon a Replat for Lots 1R-1, 2, and 3, Block A of the North Central Texas College Addition No. 2 Subdivision, being ±34.325 acres, situated in the J.P. Walton Survey, Abstract Number 1389, within the City of Corinth, Denton County, Texas. The property is generally located north of Walton

Drive, south of Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane. (RP21-0003 North Central Texas College Addition No. 2 Replat)

Staff Presentation

Take Action

- 7. Consider and act upon a Preliminary Plat for 164 Residential Lots and 10 Open Space Lots, being ±36.220 acres, being a portion of Lot 1, Block A, Metroplex Cabinets Addition Subdivision, a portion of Lot 1R, Block A, North Central Texas College Addition No. 2 Subdivision, and Tracts 1, 3, and 4 out of the J.P. Walton Survey, Abstract No. 1389, within the City of Corinth, Denton County, Texas. The property is generally located north of Walton Drive, south of Black Jack Lane, Sand Jack Drive and Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane. (PP19-0001 Walton Ridge Preliminary Plat)

Staff Presentation

Take Action

F. ADJOURNMENT

CLOSED SESSION:

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

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, April 23, 2021 at 11:30 AM.**



Helen-Eve Beadle, AICP
Director of Planning and Development Services
City of Corinth, Texas

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



**** PUBLIC NOTICE ****

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
REGULAR SESSION**

**MONDAY, FEBRUARY 22, 2021 AT 6:30 P.M.
AT CITY HALL – 3300 CORINTH PARKWAY
AND VIA WEB CONFERENCE MEETING**

**The City of Corinth is operating at Level Yellow status regarding COVID-19 and
Public Meetings are to follow CDC guidelines and Governmental Declarations.**

City Hall will be open to the public.

Information on how to access and participate in the video conference is provided below.**

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Brian Rush opened the meeting at 6:30 P.M.

Present: Chairman Brian Rush, Vice-Chair Lindsey Baker, Rodney Thornton, Cody Gober, Jennifer Olive, Billy Roussel, Wade May.

A. Establish voting members and designate alternates.

The Commission designated the following members as voting members: Chairman Brian Rush, Vice-Chair Lindsey Baker, Rodney Thornton, Cody Gober, Jennifer Olive.

Alternate Members: Billy Roussel, Wade May

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

A. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on January 25, 2021.

Motion by Commissioner Gober, seconded by Vice-Chair Baker to approve the minutes

Motion carried unanimously 5-yes;0-no

IV. PRESENTATIONS:

A. “Director’s Report” on City Council meeting items from the preceding City Council meetings and other relevant information.

Director Beadle presented her report. She informed the Commission of the approval of Ashford Park, the cancellation of the Agora town hall meeting, and reminded the Commission of the upcoming Joint City Council and Boards meeting.

V. AGENDA:

A. Consider and act upon a Preliminary Plat for Lots 1-17, Lot 1x, Lot 2x, Block 1 of the Tower Ridge Single Family Addition, being ±3.691 acres of land situated in the E. Marsh Survey, Abstract Number 833, within the City of Corinth, Denton County, Texas. The property is generally located at 3100 Tower Ridge Drive. (PP21-0001 Tower Ridge Addition)

1. Staff Presentation

Miguel Inclan, Planner, presented the item to the commission. Inclan provided background information regarding the zoning designation. Inclan stated that the plat review process identified several deficiencies that had to be corrected as a condition of approval. He provided a brief overview of the deficiencies and informed the Commission that the process precluded staff from asking or receiving corrections due to the state mandated 30-day deadline. Should the plat be approved, then the developer moves into the next step of the process which is design of infrastructure improvements.

Mr. Inclan recommended approval of the item subject to the conditions in the development report, the plat document, and conditions stated at the meeting.

2. Applicant Presentation

Scott Scherer, representing the applicant, stated that he was present to answer any questions the Commission may have.

Vice-Chair Baker asked staff if there was a way for the discrepancies do not continue in future plat applications before a plat is brought before the Commission.

Mr. Inclan responded that the state mandate virtually ties the hands of staff, and that with the way the ordinance and state law are written, this pattern will be common. He stated that the deficiencies being corrected is a condition of approval and that the applicant must resubmit a corrected plat for reconsideration.

3. Take Action

Motion by Vice-Chair Baker, seconded by Commissioner Thornton to approve the preliminary plat subject to the conditions mentioned by staff.

Motion carried unanimously 5-Yes;0-No

B. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, NexMetro Communities, on behalf of the owner, Endeavor Energy Resources, LP, to amend the zoning classification from PD-6 Planned Development District, Ordinance No. 87-12-17-24, for Two Family Garden Homes and PD-24 Planned Development District, Ordinance No. 99-12-16-45 for Two Family Garden Homes, Townhomes, and Neighborhood Shopping to a Planned Development District with a base zoning district of MF-1 Multi-Family Residential, on approximately ±24.595 acres of land within the A.H. Serren Survey, Abstract No. 1198 and the B. Merchant Survey, Abstract No. 800, City of Corinth, Denton County, Texas. The property is generally located at the northwest corner of Lake Sharon Drive and Oakmont Drive and east of FM 2499. (Avilla Fairways PD ZAPD20-0004).

1. Staff Presentation

Planning Manager Michelle Mixell presented the item to the Commission. She explained the location of the site and the adjacent properties. She explained to the Commission that an existing legal settlement

exempts the site from certain tree preservation requirements which would apply to this and any other future development on the subject property. She stated that Rye Road stub-out ends at the property line.

Ms. Mixell explained the existing zoning at the site includes two zoning districts, PD-6 and PD-24, which permit a two-family garden home subarea, a townhome/condominium sub-area, and neighborhood commercial area.

She explained that these sub areas permit density as follows: the two-family garden home sub-area permits 6.5 dwelling units per acre and two story residential. The townhome area provides for 10 dwelling units per acre with two stories permitted. The neighborhood commercial has a hierarchical use and permits medical uses, retail, and multifamily of up to 24 dwelling units per acre with minimum square footage of 500 square feet. She stated that all this is permitted by right, meaning the City cannot enforce any additional requirements upon the site at this time.

Ms. Mixell explained how this proposal fits into the comprehensive plan, as this area is proposed for the Mixed Residential Place Type. She stated that the project provides a unique product type, with 215 dwelling units, all of one story, for a density of nine dwelling per acre. The proposed density falls in line with the Comprehensive Plan’s outlined density of 6 to 10 dwelling units per acre for the Neighborhood Commercial place type. She further outlined the unit description, with 30 duplex cottages, totaling 60 1-bedroom units, 87 2-bedroom units, and 68 3-bedroom units.

Ms. Mixell further stated that the applicant will construct Rye Road from the northern terminus at the Larkspur subdivision to Lake Sharon Drive. She provided details on private recreation such as activity nodes, pool and spa, dog park to meet the private recreation requirements. She also stated the applicant will construct a 10’ sidepath along Lake Sharon Drive and extensive landscape buffers. She described the fencing/screening proposed for the property.

She summarized the project stating that these were one story units, with different roof pitches and elevations, extensive setbacks, the construction of Rye Road and the sidepath along Lake Sharon Drive.

Ms. Mixell stated that the applicant organized a neighborhood meeting where 20 residents attended. She stated that the application is in compliance with the comprehensive plan, the master thoroughfare plan, and the active transportation plan. She provided the date of publication of the public notice in the Denton Record-Chronicle and the date personal notices were mailed to property owners within 200’ of the subject property boundaries. She stated that staff has received seven letters of opposition from property owners within 200’ of the subject property boundaries.

Ms. Mixell stated that staff recommends approval as presented with the request that staff be granted the ability to work with the applicant to address comments as noted in the attachments and supporting documents in the staff report prior to the City Council hearing on March 18. She noted that due to the extreme weather event, additional fine tuning of the application was not possible, but that the application as presented by staff is in good form for action at the present meeting.

2. Applicant Presentation

Josh Eadie, NexMetro, introduced the company and the concept to the Commission. He stated that the concept is one-story cottage homes for lease. He provided the screening and approval criteria to the Commission, including income, credit and background screening. He provided a profile of the demographics of the residents of their other projects.

Mr. Eadie provided details of the unit count, parking, and rent pricing for each type of unit. He also provided the recreation amenities offered at their developments. He also provided examples of what could be built at the present site by right under the current zoning.

Mr. Eadie provided details on floodplain and detention, stating that they do not anticipate the need to construct detention on the site. Mr. Eadie provided the elevations proposed by the developer. Mr. Eadie stated that his team looked at the Comprehensive Plan and the Mixed Residential Place Type when designing their project.

Mr. Eadie clarified that no oil and gas activity would occur on the site after development.

Mr. Eadie stated that there will be a tree buffer between the property and the golf course and the roofline of the proposed units will not be visible.

Mr. Eadie stated that there are no public incentives or any type of public tax benefits from this project.

Commissioner Gober asked about the masonry percentage on the renderings provided by the applicant.

Mr. Eadie replied that hardi-plank is considered masonry.

Commissioner Olive asked about the garage elevations and materials used.

Mr. Eadie provided details of the materials to be used.

Commissioner Thornton asked about Rye Road being over a bridge.

Mr. Eadie stated the stub out is at grade.

Commissioner Gober asked if NexMetro has long-term holding plans or if the site will be sold within 20 years.

Mr. Eadie stated that they have sold one development in the Dallas area. He further stated that the typical hold is 5 to 10 years.

Commissioner May asked if the maintenance and upkeep of the site by the developer would include paint and roofing.

Mr. Eadie stated that annual funding is budgeted for maintenance and upkeep such as streets, paint, landscaping and other maintenance responsibilities.

Commissioner May stated that there are concerns about the property falling in disrepair and he felt that the applicant's response was satisfactory.

Vice-Chair Baker asked about what the advertising and outreach from the developer was like.

Mr. Eadie stated that they reached out to the Oakmont West HOA, Oakmont Master HOA and the Larkspur management company and that while they reached out to all entities they could, some calls went to voicemail and he felt they exhausted all options.

Vice-Chair Baker asked if they expected to make changes from the neighborhood meeting.

Mr. Eadie provided examples of changes such as the Rye Road connection, and that this is the fifth iteration of their plan.

Vice-Chair Baker asked if it was possible for oil and gas activity to occur onsite.

Mr. Eadie stated that the well is capped and not active.

Vice-Chair Baker asked staff if the well can be reactivated.

Mr. Eadie stated that he did not have that information.

Commissioner Gober stated that all subdivisions around the subject property are single-family. He asked the developer if single-family residential was not in their plans when they approached the city.

Mr. Eadie stated that this is not something that NexMetro does, and that they sought the MF-1 zoning because it would require the least departures. He stated that it was not possible for Corinth to provide them single-family zoning.

3. Public Hearing

Chairman Rush opened the Public Hearing

David Bradley, address not given, asked how the development line between the development and the golf course will be addressed. He also stated that he had traffic concerns about the property's proximity to the nearby schools. He stated that he believed the area was more fitting for a park area, or a nature center. He further stated that he had lived here for fourteen years, and he was shocked that the area was zoned this way.

Tom Tevis, last name unclear, 2047 Fair Oaks, had three perspectives. He stated that Rye Road's connection caused safety concerns. He stated that he was on the board of Governors of Oakmont and he felt that the property values of the site would tank. He stated that people would not want to buy homes overlooking the proposed development. He stated that the project was good for Corinth, but not at that location.

Gabriel Silva, 1222 Ballycastle, lives across from the proposed development. Stated he was here on behalf of himself and 100 people logged in on zoom at the moment. He stated his concern was about the property value of his home due to this development. He asked if an environmental impact study had been performed. He stated that he was concerned about the Rye Road connection and the access to the golf course by people roaming around. He also stated that his children attend Hawk Elementary and that he had concerns about traffic on Oakmont Drive.

Sean & Mary Hill, 1303 Ballycastle, she stated that the project would affect their values in a very negative way. She was against the Rye Road connection stating that it would become a safety issue. She stated that there were concerns about the mineral lease being reactivated. She stated that Rye Road should be limited to emergency access. She stated that the subdivision would affect the schools due to its proximity to the school. She asked if the powerlines would be visible. She stated that there are properties for sale in the area.

Randy Forest, address not provided, stated he has a selfish reason for not wanting this property. He stated that the area of The Knoll went through a difficult week of five days without electricity, including this morning. He stated that infrastructure in the city needs to be fixed before adding any more to the grid. He

stated that the city did not do a welfare check on residents while the power was out. He asked the commission to take that into consideration.

Joseph Novak, 1302 Ballycastle, he stated that he would be directly impacted by this proposal. He stated that he agreed that this parcel is more fitting for single family development, instead of the cluster of homes. He stated that the grid cannot keep up with what Corinth already has. He stated that he has concerned about Rye Road becoming a way for crime to increase and for people to cut through. He asked about the fencing and screening for the rear of the property, particularly the landscaping. He stated that he does not want to see the rear of rental homes. He stated that the land must be improved site-wise with filling of dirt. He asked why Endeavor is retaining two parcels to the northeast of the site. He stated that he supports the neighbors unanimously in opposing the development. He further stated that he bought to stay here, and now he is considering leaving.

John Maloy, 1632 Oakridge Drive, he understands that the zoning goes back to 1987 and that the would rather see ownership. He would rather see townhomes and condos than rental properties, arguing that owners take orme care of their properties. He stated that the owner of the corner house on Rye Road just bought the property for \$590,000. He stated that he had concerns about traffic and school-children. He thanked the commission for volunteering for their position and stated that they cannot let this happen. He stated that the neighborhood is petitioning against this proposal. He stated that whether 7Eleven or a townhome property, let that be instead of this proposal. He finalized by stating that this development is unnecessary.

Robert Novinski, 2212 Red Rock Drive, stated that all of his concerns have been addressed by previous speakers, especially the last speaker. He stated that a traffic impact study has not been done. He stated that he attended the last town home meeting and was told that a traffic study was already done. He suggested that a traffic study be done before moving forward with this project. He stated that he had concerns about property values, and felt that this is not the right location for this development.

Dale Walker, 1105 Ballycastle Lane, opposed the zoning application by NexMetro development on the basis of lower property values and the viability of project. Stated that the benefits of this project are not mutual to both parties. He stated that the current homeowners will suffer the most. He stated that the trees on the fairway will not provide a screening. He stated that it's a nice project but at the wrong location. He stated there was a mirespresentation about the communications of this project. He stated that there was no communication about tonight's meeting. He asked the commission to take a good look at this. He stated that this is a bad idea.

Chairman Rush read some of the written comments:

Jack Laffoon, 1640 Oak Ridge, who wrote that the proposal is too dense and places a great demand on the infrastructure of the City. He further wrote that the proposal does not contribute to the community as the people are rentals and residents will be transient with no permanent ties. He wrote that the best use of the land would be a public park.

Amy Conine, 1705 Goshawk, wrote that she was against the Oakmon Drive access point and the Rye Road access point. She asked if a traffic study had been completed. The asked if there could be a gate on Rye Road for emergency access.

Totiro Clark II, 1408 Ballycastle Lane, stated that his family put down roots in the area and that he has concerns about property values and the traffic congestion that this would cause. He stated that the population increase would cause a strain on infrastructure in the area.

Rick Nader, 2209 Valderamma Lane, he asked about the number of unrelated people in the units. He asked if a study of water, electrical, sewer, flood and environmental impacts on such a small amount of space.

Linda Bradley, 1404 Ballycastle Lane, stated that the development was disconcerting because the existing schools are directly in the traffic zone. She stated that with traffic entering and exiting the complex will add to the congestion of the most commonly used times of the day. She stated that having an entrance on Oakmont Drive will add to the problem. She stated that seniors desire one story residences and this project does not cater to them. She stated that there are more desirable uses of the land, feeling that every inch of Corinth does not have to be developed. She hoped that the Corinth Planning and Zoning Commission will give more merits to more positive projects.

Teresa Goughan, 1400 Ballycastle Lane, stated that they bought the property as a sanctuary because she has an incurable lung disease. She is stated that she was appalled that the city was considering building so many homes close to the schools and the existing road infrastructure. She stated that infrastructure is not ready for this development. She stated that the internet speed and quality were not the same as in other cities such as Dallas. She stated that it would be difficult for her to do her job with more homes added to the internet infrastructure. She expressed dissatisfaction with the lack of notice by the developer for the first meeting.

David Wood, 1716 Mallard Drive, stated that he has concerns about golf courses and property values and traffic. He stated that children will get hurt or possibly killed if this project moves forward. The increased traffic with stupid people running stop signs, with people peeling out with small children crossing the road. He asked for a moment of silence in honor of children that could be lost due to his project.

Wendy Dixon, 1925 Wickersham Lane, stated that she felt disrespected by the stopping of the previous speaker's time to remember children. She said that what the previous speaker made her cry. She stated that this project is a hazard and cannot imagine if a gas station is built. She asked if there were other opportunities for engagement. She expressed she was sad that this was considered, and that the people of Corinth should have the opportunity to vote on this.

Aaron Petty, 1402 Ballycastle Lane, stated that he opposed the project due to the loss of property value. Stated that his son walks to Hawk Elementary and that he had safety concerns regarding traffic and noise. He stated that he moved in 2004 to the area and that gas drilling was done behind his house and how disappointed he was. Several years later he moved to Oakmont and he was disappointed this was happening now.

Sue Delmark, address not provided, stated that she dealt with a similar situation when she lived near Lantana and opposed it then. She stated that she was opposed to this project.

Lisa Francis Claycome, 1703 Falcon Drive, stated that she opposed the development and that allowing this development would have negative effects on the area, particularly the Corinth water facility and the Lake Sharon floodplain. She stated that this area would have subsoil issues, and allowing urban development in the area would negatively impact the area. She stated that she does not trust the demographic information presented by the applicant.

Laura Trevino, 1306 Maiden Court, stated that not a single resident of the area supports the application. She stated that she questioned the applicant's assertion that there was community support for this development. She had concerns about school overcrowding.

Cindy Greenleaf, 2200 Woods Edge Court, wanted to note that many people want to participate tonight but cannot access the zoom meeting due to capacity issues. She finds the density proposed is unfathomable,

and that there are four to six units per an area of the lot. She expressed that no sufficient notice was provided.

Virginia Holt, 3500 Buckingham Drive, stated that the notice provided is not in line with the twenty-first century. Stated that the area is already affected by upstream development at Oakmont. She stated that 467 parking spaces were a lot of concrete and that with multiple people living in one bedroom units such as college students will increase the traffic. She stated she had multiple concerns about flooding caused by this proposed development downstream. She asked how businesses could be attracted to an area that can be flooded. She stated that homeowners in the community would pay for the aftereffects of this development.

Gregory Klein, 1404 Cheyenne Trail, stated that he performed research and that he could not find positive reviews for any of the developer's projects. He stated that the Council ask for contract clauses to make sure that future owners maintain the area. He stated that he had concerns about tax revenue paid by the property owner.

Erick Fehrenbacher, 1832 Vintage Drive, expressed a lack of confidence in the city to adequately plan for infrastructure and development in the area. He stated that this development is out of character with the surrounding neighborhood.

David Graham, 1310 Ballycastle, stated he just bought his house at the corner of Rye Road and Ballycastle and agreed with the other speakers that this was not a wise decision for the city and the residents of this area. He stated that the area is desirable because of the schools and pays a premium to live in the area. He stated that the percentages of children in those homes will be driven up by the schools. He considered this unfortunate and expressed his opposition to the project.

Michelle del Carpio, 2506 Blue Holly, stated that they were not notified about any meeting in January. Stated that they moved because of the community feel and opposes the project. Stated that current infrastructure cannot sustain development. Stated that adding homes would make current internet slowed. Stated about problem with drainage in the area. Stated she had concerns about traffic.

Chris Foster, 1612 Shadow Crest, stated that his family moved to Oakmont specifically to ensure that his kids could play safely in the neighborhood. Asked how in good conscience could two hundred units be added and not expect Oakmont to become a speed zone like Post Oak has become. Asked how schools would not be overrun by any development. Stated that developer has sold six properties out of the thirtyone nationwide under the Avilla moniker.

Russell and Carla Boone, 1406 Ballycastle, stated that they oppose the project as they would see this project out of their backyard. Stated concerns about safety at the golf course.

Bob Barker, 1314 Ardglass Trail, stated that he could not find information on the city website about this project. He stated that the Planning and Zoning Commission did not connect Rye Road when Larkspur was developed and does not see the need to connect it now. Stated renters do not care about the area. Stated that apartment complex is great but not at this location.

Christian Slovacek, 1306 Ardglass Trail, 6th grader, stated that he uses the area daily and asked to keep the area safe. Frank Slovacek stated that he had concerns about traffic and dangers to children.

John Bourns, 1830 Vintage Drive, stated that he had concerns about traffic. Asked if developer will keep their promise to maintain screening standards. Stated the project is great but not at the location proposed. Stated that nobody had expressed support for the project.

Jennifer Hall, 1810 Andover Lane, stated that she had concerns about her young child being exposed to increased traffic. Stated that overcrowding at schools is a concern.

David Wood, 1716 Mallard Drive, stated that he was a bad golfer and asked the developer relocate the project. He once again asked for a moment of silence.

Andrew Bruxfourd, 1405 Ballycastle, stated that he is younger than most residents so he would give a different perspective. Stated that his kids walk to school every day. Stated that he and his wife is concerned about the traffic. Stated that a traffic study had not been done and that the developer made a good job selling a negative as a positive. Stated that the developer is passing the buck to the existing homeowners for access purposes. Stated that it is a beautiful piece of property and that the developer is trying to shoehorn something that will not work. Stated that the attendance in person and online shows that the community is paying attention to this. Thanked the Commission for their work.

Mark Jaskulske, 1731 Vintage, stated that he is an educator who works at one of the high schools and is concerned about the safety of the area. Stated that he could not imagine adding 200 plus homes with the associated congestion to the area. Stated that he is piecing his life back together after this week and that infrastructure for existing homes needs to be looked at before adding new homes.

Chairman Rush asked about people being blocked from accessing the meeting on Zoom.

City Attorney answered that this could be addressed in an executive session.

Chairman Rush was concerned about closing the public hearing.

City Attorney stated that the zoom meeting was not at capacity and the public had an opportunity to speak or they could write their comments.

Chairman closed the public hearing.

Commissioner May asked Director Beadle about notifications.

Director Beadle stated that the notifications only go out to properties within 200 feet and that the neighborhood meeting is not a legal requirement.

Commissioner May asked about economic development implications and the use of the term apartments.

Director Beadle stated that this is a new concept. As for the economic development, she stated that density is what needs to exist to attract new businesses. She stated that public input covered that vision and the comprehensive plan reflects the densities needed to achieve that goal.

Commissioner May asked about traffic studies done for Lake Sharon Drive.

Director Beadle stated that she does not have any numbers, and that the thoroughfare plan identified Oakmont as a collector and Lake Sharon as an arterial with these existing zoning. She stated that a traffic impact analysis conducted at the platting stage would likely identify the need for deceleration lanes.

Commissioner May asked if a large percentage of the proposed subdivision's residents would even use Oakmont. Stated that he foresees the residents using the access point at Lake Sharon to access FM 2499. Also asked if zoning information is available online.

Director Beadle stated that zoning map is online but the ordinance is not.

Commissioner May asked Director Beadle to repeat the role of the Commission.

Director Beadle stated that the role of the commission to evaluate applications, plats, zoning cases, and make a recommendation to the City Council.

Director Beadle stated that the staff evaluates all applications against the Comprehensive Plan and existing codes and that staff believes they would reap the benefits of ad valorem taxes.

Commissioner Roussel asked the developer if other sites were explored by the developer.

Mr. Eadie stated that they looked at properties on FM 2181 and on Lake Sharon Drive. Stated that their selection was based on whether it would be the best fit for their development.

Commissioner Roussel asked if the residents would be able to become part of the Oakmont POA.

Mr. Eadie answered that land used for uses other than single family residential are exempt from membership mandates. Residents of this project would need to pay membership fees.

Vice-Chair Baker asked if Council can change the existing zoning or land use designation.

City Attorney stated that any changes would likely require a change to the Comprehensive Plan

Director Beadle asked if Vice-Chair Baker meant a city-initiated rezoning.

Vice-Chair Baker answered in the affirmative. She stated that she does not question the merits of the development application but that she hears the concerns of the residents and agrees to an extent that this location may not be the best for this development.

4. Take Action

Motion by Commissioner Gober to reject the application, stating that it is a great plan but does not see it at this location.

The motion was seconded by Commissioner Olive.

Vice-Chair Baker asked for clarification, that if this Commission votes in favor of the motion to deny, what would be required of City Council to approve it.

Director Beadle stated that it would require an appeal by applicant to go to City Council and would require a three-fourths majority vote to approve.

Commissioner Thornton asked about the petition.

Director Beadle that she would not know unless it is submitted to the City Secretary but that it is not something that would be taken action upon given that the only ones who could formally oppose and trigger the supermajority requirements are the property owners who live within the 200 feet buffer.

Motion to reject the application carried unanimously 5-Yes;0-No

C. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by Manhard Consulting on behalf of the owner, Corinth 12 Joint Venture, to amend the zoning classification from C-1 Commercial to a Planned Development, with a base zoning district of MF-3, Multi-Family Residential, on an approximately ±12.554 acres of land legally described as Pinnell Subdivision, Block 1, Lots 16, 17, 18, and an adjacent tract consisting of approximately ±0.436 acres of abandoned right-of-way recorded in County Clerk’s File Number 31846, Denton County, Texas Real Property Records. The property is situated in the H.H. Swisher Survey, Abstract 1220, Corinth, Texas and is generally located north of FM 2181, west of Garrison Road, east of Poseidon Drive, and south of Cliff Oaks Drive. (Landmark at Tower Ridge PD ZAPD20-0002)

1. Staff Presentation

Planning Manager Michelle Mixell presented the item to the Commission. She explained that the site is undeveloped and the applicant is seeking to build a multifamily complex with townhomes along the northern property boundary.

Ms. Mixell provided a number of uses that could be built by right on the site currently under the existing C-1 zoning. She stated that the Comprehensive Plan’s Future Land Use and Development strategy identifies the site under the Mixed Residential Place Type.

Ms. Mixell explained features of the concept plan and the applicant’s proposal, including the number of apartments, townhomes, parking and landscape/open space percentages. She explained that the open space areas included the dog park and a portion of active recreation features around the detention ponds along FM 2181. She also explained there will be landscape buffers along FM 2181 and the portion of Tower Ridge Drive.

Ms. Mixell provided information on the future extension of Tower Ridge with a potential roundabout at Cliff Oaks to be built at some point in the future.

Ms. Mixell stated that the public notice was published on February 6 in the Denton Record-Chronicle and personal notices were mailed to property owners within 200 feet of the subject property. Staff has received two letters of opposition and one in support.

Ms. Mixell stated that staff recommended approval subject to granting the staff the ability to work with the applicant to fine tune the application prior to the City Council hearing on March 18. She stated that comments are generally addressed prior to Planning and Zoning consideration but the extreme weather event prevented that for this case. She stated that the application is in good form to act at the present meeting.

2. Applicant Presentation

Trey Jacobson, consultant, presented the project to the Commission.

Mr. Jacobson stated that the buffering proposed for the project, consisting of townhomes, came out of the City’s Comprehensive Plan and that a wall of trees and a masonry fence would provide a buffer.

Mr. Jacobson also spoke on dry, landscaped areas in the front of the proposed project. He stated that there is a distance of 200 feet between the property line to the west and the westernmost apartment building.

Mr. Jacobson provided a 3D rendering of the project, closely resembling the proposed project’s built product. He also stated that there are 30 townhomes of 3 bedrooms and 2.5 baths each.

Mr. Jacobson thanked the staff for their input and explored the issues addressed through the neighborhood meetings. He stated that some issues were outside the scope of their work such as traffic on Cliff Oaks.

Vice-Chair Baker asked how the City would obtain the property to extend Tower Ridge all the way through.

Mr. Jacobson stated that this was a City issue and that when it was appropriate, for example, the house is sold, the City may pursue it but that there is no schedule. He asked staff if that was a good representation.

Director Beadle answered in the affirmative.

Commissioner May asked if Tower Ridge would be widened to accommodate the proposed width.

Mr. Jacobson asked that the portion along the subject property would serve up until the intersection with Cliff Oaks.

Commissioner Thornton asked if the wall on the proposed Tower Ridge would come down at a later time.

Mr. Jacobson answered in the affirmative.

3. Public Hearing

Chairman Rush opened the public hearing.

Stacy Schick. 3604 Cliff Oaks, asked about the type of trees that would be used as a buffer along the northern property line.

Chairman closed the public hearing.

Commissioner Olive asked if any home north of the property were two story homes.

Mr. Jacobson answered that all homes are one story.

Chairman Rush asked about the type of trees.

Mr. Jacobson stated that the trees will be part of the list of trees in the city code.

4. Take Action

Motion by Vice-Chair Baker to recommend approval of the zone change to the City Council under the condition that the applicant build the proposed masonry fence along the northern property line before construction commences.

The motion was seconded by Commissioner Gober.

Ms. Mixell clarified that it would be constructed before vertical construction.

Motion carried unanimously 5-yes;0-No.

VI. ADJOURNMENT:

There being no further business before the Commission, Chairman Rush adjourned the meeting at 9:59 P.M.

MINUTES APPROVED THIS _____ DAY OF _____, 2021.

Brian Rush, Planning and Zoning Commission Chairman

Helen-Eve Beadle, Director of Planning and Development



**** PUBLIC NOTICE ****

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
REGULAR SESSION**

**MONDAY, March 22, 2021 AT 6:30 P.M.
AT CITY HALL – 3300 CORINTH PARKWAY
AND VIA WEB CONFERENCE MEETING**

**The City of Corinth is operating at Level Yellow status regarding COVID-19 and
Public Meetings are to follow CDC guidelines and Governmental Declarations.**

City Hall will be open to the public.

Information on how to access and participate in the video conference is provided below.**

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman called the meeting to order at 6:30 P.M. and informed the public that the Avilla Fairways rezoning request was not on the agenda for the meeting.

Present: Chair Brian Rush, Vice-Chair Lindsey Baker (via zoom), Commissioner Cody Gober, Commissioner Jennifer Olive, Commissioner Billy Roussel, Commissioner Wade May

Absent: Commissioner Rodney Thornton

A. Establish voting members and designate alternates.

Voting Members: Chair Brian Rush, Vice-Chair Lindsey Baker, Commissioner Cody Gober, Commissioner Jennifer Olive, Commissioner Billy Roussel

Alternate: Commissioner Wade May

II. PLEDGE OF ALLEGIANCE:

III. PRESENTATIONS:

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

Director Beadle informed the commission that the City Council approved the Landmark at Tower Ridge Planned Development application and that the Avilla Fairways Planned Development application will be remanded back to the Commission for further review. She stated that there no set timeframe for that item to be reconsidered by the Commission. She stated that the meeting agendas are posted by 5:00 p.m. on Fridays before the meeting date and reminded the public of the place to locate to the agendas.

IV. AGENDA:

A. Consider and act upon a Replat for Lots 1, 2 and 3, Block A of the E. Blount Subdivision, being ±21.011 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located approximately 1,000' north of Lake Sharon Drive, and south

of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. (RP21-0001 E. Blount Subdivison Replat)

1. Staff Presentation

Miguel Inclan, Planner, presented the Replat to the Commission. He stated that the replat was for a portion of the property recently zoned as PD-57 for the Ashford Park development. He explained that purpose of the replat was to subdivide the existing subdivision for conveyance purposes and that the Blount family would retain ownership of the lot containing their homesite.

Mr. Inclan explained that the subject property will be subject to more Replats as the subdivision is developed, and that the Commission will be considering those replats when submitted.

Mr. Inclan stated that City Staff included comments in the replat document and the staff report that needed to be addressed by the applicant prior to recording the replat.

Mr. Inclan further stated that this plat is subject to the state-mandated 30-day deadline and the Planning and Zoning Commission must take action or the plat is deemed automatically approved.

Mr. Inclan provided the staff recommendation to approve the replat subject to the applicant addressing all of the comments and conditions noted in the replat document, the staff report, and accompanying documents as presented to the Commission.

2. Applicant Presentation

Matthew Pagoria, Meritage Homes, stated that this is part of the Ashford Park development.

3. Take Action

Motion by Commissioner Gober, seconded by Olive, to approve the replat subject to the conditions and comments identified by staff.

Motion carried unanimously 5-yes;0-No

B. Consider and act upon a Preliminary Plat for 455 Residential Lots, 16 Open Space Lots, 1 Amenity Center Lot of the Ashford Park, being ±82.96 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located north of Lake Sharon Drive, South of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. (PP21-0002 Ashford Park Preliminary Plat)

1. Staff Presentation

Miguel Inclan, Planner, presented the Preliminary Plat to the Commission and provided details on the request. He stated that the Preliminary Plat consists of 455 residential lots, 16 open space/tree preservation/parkland/detention lots, and 1 amenity center lot.

Mr. Inclan stated that the City Council approved PD-57 and this will be a phased development with four phases.

Mr. Inclan explained that the purpose of the Preliminary Plat was to provide a more detailed lot layout of the overall subdivision ahead of the final design process.

Mr. Inclan further stated that there were comments and conditions noted by staff in the Preliminary Plat and accompanying documents. He stated that the Preliminary Plat process precludes staff from corresponding with applicants to request and receive corrections. He then stated that the applicant shall be responsible to address all comments as a condition of approval for this Preliminary Plat.

Mr. Inclan informed the Commission that if the Preliminary Plat is approved, the developer can proceed to infrastructure design and construction plan review. He also informed the Commission that Final Plats for each phase will be brought to the Planning and Zoning Commission for consideration.

Mr. Inclan concluded his presentation by stating that the Preliminary Plat complies with Comprehensive Plan and existing Zoning, and that the state-mandated 30-day deadline applies, meaning that the Commission must take action or the plat will be deemed automatically approved.

Mr. Inclan provided the staff recommendation of approval of the Preliminary Plat subject to the applicant addressing all comments noted on the Preliminary Plat document, accompanying documents, the development report, and other conditions as presented by staff at the meeting; that the Preliminary Plat approval is subject to all regulations and requirements to satisfy the civil engineering construction plans and the Final Plat requirements; and that no land disturbance or tree removal shall occur until a Pre-Construction meeting is held and the applicant is given a notice to proceed by City Staff.

2. Applicant Presentation

The applicant did not speak.

3. Take Action

Motion by Commissioner Gober, seconded by Commissioner Roussel to approve the Preliminary Plat subject to the conditions as presented by staff.

Motion carried unanimously 5-yes;0-no

V. ADJOURNMENT:

There being no business before the Commission, Chair Brian Rush adjourned the meeting at 6:44 P.M.

MINUTES APPROVED THIS _____ DAY OF _____, 2021.

Brian Rush, Planning and Zoning Commission Chairman

Helen-Eve Beadle, Director of Planning and Development

**CITY OF CORINTH
Staff Report**

Meeting Date:	4/26/2021	Title:	Replat – Metroplex Cabinets Addition Subdivision (RP21-0002)
Strategic Goals:	<input type="checkbox"/> Citizen Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development		
Governance Focus:	<i>Sub-Ends:</i>		
	<input checked="" type="checkbox"/> Growing Community	<input checked="" type="checkbox"/> Conveniently located	
	<input type="checkbox"/> Delivers Outstanding Service	<input type="checkbox"/> High-Quality Retail	
	<input type="checkbox"/> High-Quality Restaurants	<input type="checkbox"/> High-Quality Entertainment	
	<i>Focus:</i> <input type="checkbox"/> Owner <input type="checkbox"/> Customer <input type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy		<input checked="" type="checkbox"/> Ministerial Function

Item/Caption

Conduct a Public Hearing to consider testimony and act upon a Replat for Lots 1R and 2, Block A of the Metroplex Cabinets Addition Subdivision, being ±9.719 acres, situated in the J.P. Walton Survey, Abstract Number 1389, within the City of Corinth, Denton County, Texas. The property is generally located north of Walton Drive, south of Black Jack Lane, Sand Jack Drive and Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane. (RP21-0002 Metroplex Cabinets Addition Replat)

Staff Presentation
Take Action

Item Summary/Background/Prior Action

1. The purpose of the Replat is to subdivide an existing 9.719 acres lot into two lots resulting in 6.504 acres and 3.215 acres for Lot 1R and Lot 2, respectively.
2. The subdivision Replat is for conveyance purposes only.
3. The Replat calls for the release of several existing easements including a wooded screen easement, antenna easement, and a 16’ utility easement. Release of Easement letters are being required as a condition of approval.
4. The Metroplex Cabinets Addition Replat subdivision of land is a prerequisite step for Walton Ridge Preliminary Plat (*See Agenda Item 6*) as the acreage of Lot 2 is a necessary component of the Walton Ridge Preliminary Plat, as provided for in PD-51.
5. While the Replat is for conveyance purposes, an access easement is also being required for Lot 2 via Lot 1R to avoid creating a landlocked parcel.
6. Lot 1R acreage is not a component of the Walton Ride Preliminary Plat and is not slated for development at this time. Any future development on this Lot 1R would be accordance with the provisions of PD-51.
7. The land area comprising both Lot 1R and Lot 2 of this Replat were included in the overall Concept Plan approved for the Walton Ridge Redesign Planned Development (*Planning and Zoning Commission recommended approval 12-14 20 with City Council approving the Walton Ridge Redesign PD on 12-17-20*)
8. Metroplex Cabinets Addition Replat was filed on March 29 and falls under the 30-day deadline per the TLGC, as such, the Planning and Zoning Commission must take action this evening.

Enclosures/Attachments

- Replat Metroplex Cabinets Addition

Staff Recommendation/Motion

Staff has reviewed the proposed Replat and determined it generally meets the City’s technical requirements in accordance with the Envision Corinth Comprehensive Plan and the PD-51 Ordinance, provided the applicant addresses the Staff Review Comments below.

Staff recommends the following motion: Motion to Approve the Replat for Metroplex Cabinets Addition Subdivision (RP21-0002) subject to the condition that the applicant shall satisfactorily address all Staff Review Comments as presented in the Staff Report.

Staff Review Comments

Conditional Comments (require action):

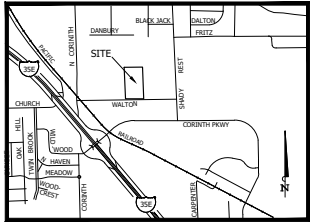
1. (Section 3.05.09 B): Provide a minimum of 24’ wide access easement to Lot 2.
2. (Section 3.03.03 I): Applicant shall provide a Release of Easement letter from the entities granted the easements proposed to be abandoned by this Replat.

Plat, Subdivision, and Zoning Standards Comments (require correction):

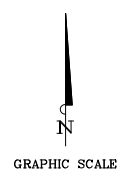
3. (Section 3.03.03 I): See comments on Replat sheet
4. Missing Design Engineer’s signature, etc., on Application Checklist.

Miscellaneous/Informational Comments (require acknowledgement):

5. (Section 3.03.03 I): Ownership blocks/information on Replat sheet may be updated administratively.



VICINITY MAP
CORINTH, TEXAS



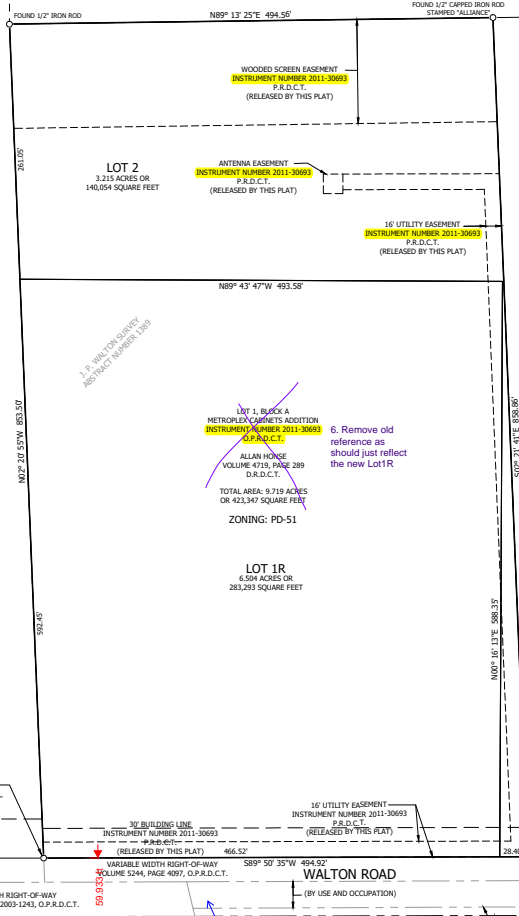
GENERAL NOTES:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORDS), Texas North Central Zone (4202). All distances shown herein are surface distances.
 - Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
 - According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Community Panel No. 48121C0395G, dated April 18, 2011. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "FIRM".
- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
 - SOURCE BENCHMARK:** City of Corinth Monument CM09, being a disk stamped "CM09", located in the median of Corinth Loop West of Shady Rest Lane. Elevation = 569.68'
 - All existing structures are to be removed.

8. Add note that, "Lot 2 is for conveyance purposes only and not for development".

SHADY GROVE LOT VENTURE, LTD.
INSTRUMENT NUMBER 2019-13008
O.P.R.D.C.T.

ZONING: PD-51



- Provide evidence that permission has been granted by each easement holder/beneficiary in order to be "released by this plat".
- Delineate an access easement (or other mechanism) for Lot 2 across Lot 1 to avoid creating a landlocked parcel (even though it is understood that this Replat is an interim step for conveyance purposes only. Such access should be at least 24 feet in width.
- Verify that all "Instrument Numbers are correct. e.g., we believe that the reference to 2011-30693" should really be 2004.

LOT 1-R, BLOCK A
NORTH CENTRAL TEXAS COLLEGE
ADDITION NO. 2
INSTRUMENT NUMBER
2007-29263
O.P.R.D.C.T.

ZONING: I
(INDUSTRIAL)

7. Change to PD-51

LOT 1, BLOCK A
METROPLEX CABINETS ADDITION
INSTRUMENT NUMBER 2011-30693
O.P.R.D.C.T.

6. Remove old
reference as
should just reflect
the new Lot 1R

ALLAN HONSE
VOLUME 473, PAGE 289
D.R.D.C.T.

TOTAL AREA: 9.719 ACRES
OR 423,347 SQUARE FEET

ZONING: PD-51

LOT 1R
6.001 ACRES OR
263,293 SQUARE FEET

CERTIFICATE OF SURVEYOR:

I, Michael Dan Davis, a Registered Professional Land Surveyor, licensed by 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.

Dated this the ____ day of _____, 2021.

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT



Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Michael Dan Davis**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
IRS = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" SET	

OWNER'S CERTIFICATE:

State of Texas §
County of Denton §

WHEREAS, ALLAN R. HONSE is the owner of that certain 9.719 acres (423,347 square feet) of land County, Texas; said 9.719 acres (423,347 square feet) of land being all of that certain tract of land referred to as Lot 1), an addition to the City of Corinth, Denton County, Texas, according to the plat Denton County, Texas (O.P.R.D.C.T.), and being all of that certain tract of land described in a Warranty Deed, Volume 473, Page 289, Deed Records, Denton County, Texas, and being more particularly described, by the

Section E, Item 5.

BEGINNING at a one-half inch iron rod with plastic cap stamped "BRITIAN CRAWFORD" found at the Southwest corner of said Lot 1, same being the Southeast corner of that certain tract of land described as Lot 1-R, Block A, North Central Texas College Addition No. 2, hereinafter referred to as Lot 1-R), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2007-29263, O.P.R.D.C.T., same also being the existing North right-of-way line of Walton Road (variable width right-of-way), as recorded in Volume 5244, page 4097, O.P.R.D.C.T.;

THENCE North 02 degrees 20 minutes 55 seconds West, departing the existing North right-of-way line of said Walton Road, with the common line between said Lot 1 and said Lot 1-R, a distance of 484.56 feet to a one-half inch iron rod found at the Northwest corner of said Lot 1, same being the Western boundary of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd. (hereinafter referred to as Shady Grove Lot Venture tract), as recorded in Instrument Number 2019-13008, O.P.R.D.C.T.;

THENCE North 02 degrees 13 minutes 25 seconds East, departing the East line of said Lot 1-R, with the common line between said Lot 1 and said Shady Grove Lot Venture tract, a distance of 494.56 feet to a one-half inch iron rod with plastic cap stamped "ALLAN R. HONSE" found at the Northeast corner of said Lot 1, same being the Northwest corner of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd. (hereinafter referred to as Shady Grove Lot Venture tract), as recorded in Instrument Number 2019-13008, O.P.R.D.C.T.;

THENCE South 02 degrees 21 minutes 41 seconds East with the common line between said Lot 1 and said Shady Grove Lot Venture tract, a distance of 858.86 feet to a one-half inch iron rod with plastic cap stamped "BRITIAN CRAWFORD" found at the Southeast corner of said Lot 1, same being the Western boundary of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture tract, same also being the existing North right-of-way line of said Walton Road;

THENCE South 89 degrees 50 minutes 35 seconds West with the common line between said Lot 1 and the existing North right-of-way line of said Walton Road, a distance of 494.52 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 9.719 acres (423,347 square feet) of land.

and designated herein as the **METROPLEX CABINETS ADDITION, Lot 1R and Lot 2, Block A**. Subdivision of the City of Corinth, Texas, and whose name is subscribed hereto, does 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 Subdivision Ordinance and Design Criteria (limited, however to those which are designated on said Plat as areas of public use) for the purposes and consideration thereon expressed.

Owner:
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 he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity thereof stated. This is the _____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

CERTIFICATE OF **FINAL PLAT** APPROVAL
Approved _____

Chairperson, Planning and Zoning Commission
City of Corinth, Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing **Final Plat** of the **METROPLEX CABINETS ADDITION, Lot 1R and Lot 2, Block A** Subdivision of Addition to the City of Corinth was submitted to the City Council on the _____ day of _____, 2021, and that Council, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated by the accompanying construction plans, and said Commission further authorizes the Chairperson of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this ____ day of _____, A.D., 2021.

City Secretary
City of Corinth, Texas

CERTIFICATE OF COMPLETION AND AUTHORIZATION TO FILE
Approved _____

Chairperson, Planning and Zoning Commission
City of Corinth, Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing **Final Plat** of the **METROPLEX CABINETS ADDITION, Lot 1R and Lot 2, Block A** Subdivision of Addition to the City of Corinth was submitted to the City Council on the _____ day of _____, 2021, and that Council, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated by the accompanying construction plans, and said Commission further authorizes the Chairperson of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this ____ day of _____, A.D., 2021.

City Secretary
City of Corinth, Texas

FINAC PLAT
METROPLEX CABINETS ADDITION

LOT 1R & LOT 2, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A,
METROPLEX CABINETS ADDITION,
AS RECORDED IN CABINET V, PAGE 557,
PLAT RECORDS, DENTON COUNTY, TEXAS
TOTAL AREA: 9.719 ACRES

2 - LOTS
CITY OF CORINTH, DENTON COUNTY, TEXAS

J. P. WALTON SURVEY, ABSTRACT NUMBER 1389

SHEET 1 OF 1
PREPARATION DATE: MARCH 2021

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANFIELD, TEXAS 76063 CONTACT: MICHAEL DAVIS, RPLS PHONE: 817-842-2094 Mike@bannistereng.com	OWNER: ALLAN R. HONSE 1634 OKA RIDGE DRIVE DENTON, TEXAS 76210 CONTACT: MICHAEL DAVIS, RPLS PHONE: (214) 522-4945	DEVELOPER: SKORBURG COMPANY 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 CONTACT: JOHN ARNOLD
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CITY OF CORINTH
Staff Report

Meeting Date:	4/26/2021	Title:	Replat – North Central Texas College Addition No 2 Subdivision (RP21-0003)
Strategic Goals:	<input type="checkbox"/> Citizen Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development		
Governance Focus:	<i>Sub-Ends:</i>		
	<input checked="" type="checkbox"/> Growing Community <input type="checkbox"/> Delivers Outstanding Service <input type="checkbox"/> High-Quality Restaurants	<input checked="" type="checkbox"/> Conveniently located <input type="checkbox"/> High-Quality Retail <input type="checkbox"/> High-Quality Entertainment	
	<i>Focus:</i> <input type="checkbox"/> Owner <input type="checkbox"/> Customer <input 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 for Lots 1R-1, 2, and 3, Block A of the North Central Texas College Addition No. 2 Subdivision, being ±34.325 acres, situated in the J.P. Walton Survey, Abstract Number 1389, within the City of Corinth, Denton County, Texas. The property is generally located north of Walton Drive, south of Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane. (RP21-0003 North Central Texas College Addition No. 2 Replat)

Staff Presentation
 Take Action

Item Summary/Background/Prior Action

1. The purpose of the Replat is to subdivide an existing 34.325-acre lot into three lots resulting in 20.590 acres for Lot 1-R-1, 6.658 acres for Lot 2, and 7.077 acres for Lot 3.
2. The subdivision Replat is for conveyance purposes only.
3. The North Central Texas College Addition No. 2 Replat subdivision of land is a prerequisite step for Walton Ridge Preliminary Plat as the acreage of Lot 2 is a necessary component of the Walton Ridge Preliminary Plat (*See Agenda Item 6*), as provided for in PD-51.
4. Lots 1R and 3 are not a component of the Walton Ridge Preliminary Plat and will not be developed or redeveloped at this time.
5. The land area comprising Lot 2 of this Replat was included in the overall Concept Plan approved for the Walton Ridge Redesign Planned Development (*Planning and Zoning Commission recommended approval 12-14 20 with City Council approving the Walton Ridge Redesign PD on 12-17-20*)
6. North Central Texas College Addition No. 2 Subdivision Replat was filed on March 29 and falls under the 30-day deadline per the TLGC, as such, the Planning and Zoning Commission must take action this evening.

Enclosures/Attachments

- Replat North Central Texas College Addition No. 2 Subdivision.

Staff Recommendation/Motion

Staff has reviewed the proposed Replat and determined it generally meets the City’s technical requirements and is in accordance with the Envision Corinth Comprehensive Plan and the PD-51 Ordinance, provided the applicant addresses the Staff Review Comments below.

Staff recommends the following motion: Motion to Approve the Replat of North Central Texas Colleges Subdivision (RP21-0003) subject to the condition that the applicant shall satisfactorily address all Staff Report Comments as presented in the Staff Report.

Staff Review Comments

Conditional Comments (require action):

None.

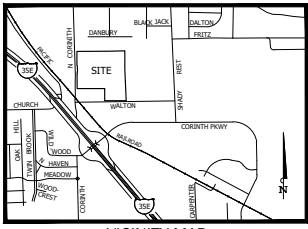
Plat, Subdivision, and Zoning Standards Comments (require correction):

1. (Section 3.03.03 I): See comments on Replat sheet
2. Missing Design Engineer's signature, etc., on Application Checklist.

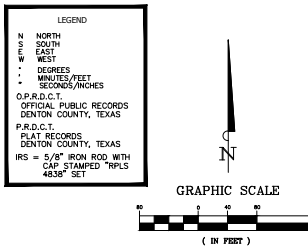
Miscellaneous/Informational Comments (require acknowledgement):

3. (Section 3.03.03 I): Ownership blocks/information on Replat sheet may be updated administratively.

Section E, Item 6.



VICINITY MAP SCALE 1" = 2000'



GRAPHIC SCALE 1 inch = 50 ft

GENERAL NOTES: 1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CRS), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. Notes: Setting a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.

3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Community Panel No. 4812C03956, dated April 18, 2011, the property appears to be within Zone "X" and the entire property lies within a "Area determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

4. The above referenced "FIRM" map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by streams, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not shown or addressed as a part of the "FIRM".

5. SOURCE BENCHMARK: City of Corinth Municipal CM09, being a disk stamped "CM09", located in the median of Corinth Loop West of Shady Rest Lane. Elevation = 569.68'

6. All existing structures are to be removed.

7. Add note that, "Lot 2 is for conveyance purposes only and not for development."

CERTIFICATE OF SURVEY: I, Michael Dan Davis, a Registered Professional Land Surveyor, licensed by 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.

Dated this 10th day of February, 2021.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael Dan Davis Registered Professional Land Surveyor Texas Registration No. 4838

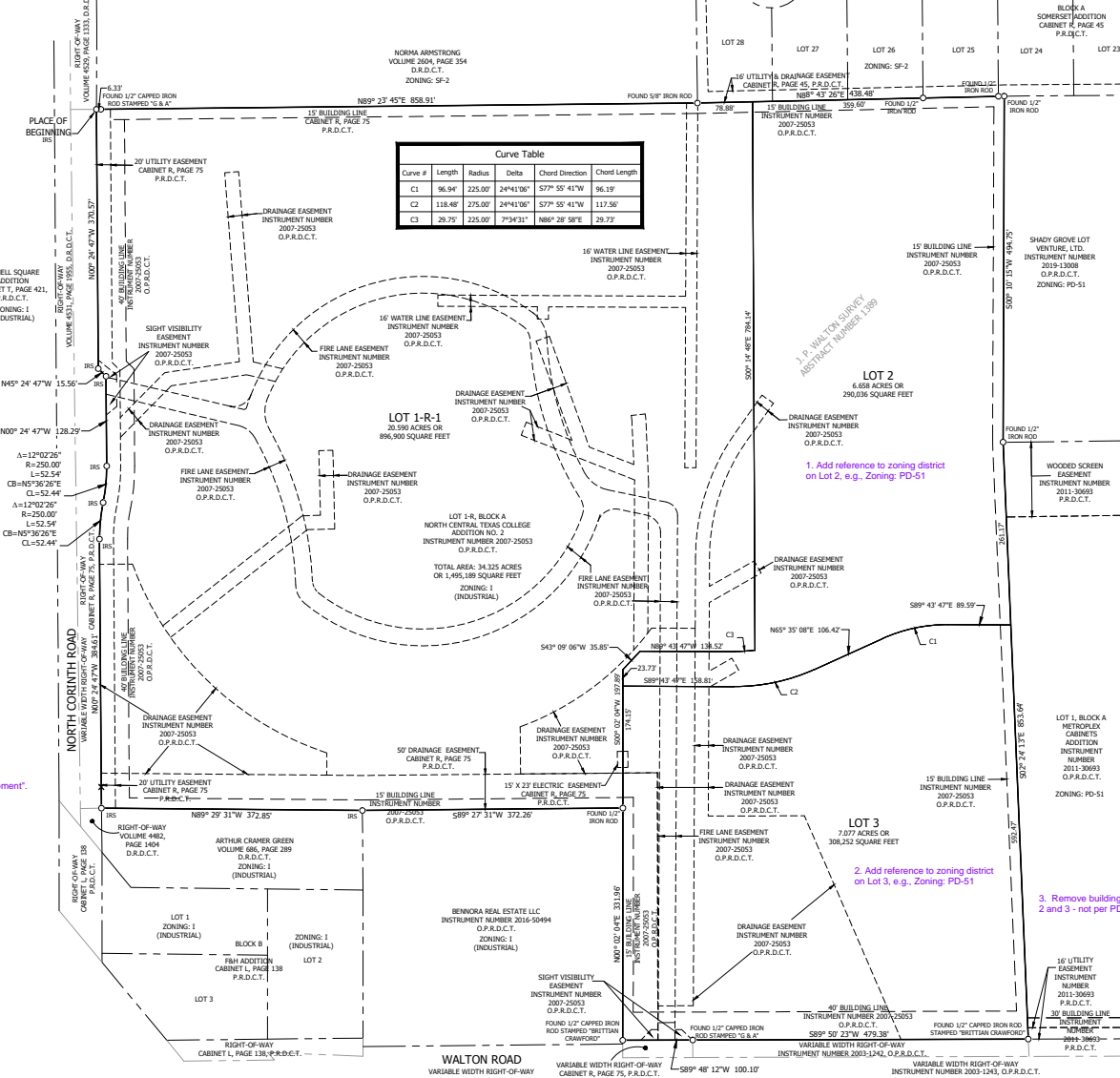
STATE OF TEXAS § COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration there expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF FEBRUARY, 2021.

NOTARY PUBLIC IN and for the STATE OF TEXAS

BANNISTER ENGINEERING 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax TPLS REGISTRATION NO. 10193823 PROJECT No. 080-20-011



Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Contains data for curves C1, C2, and C3.

1. Add reference to zoning district on Lot 2, e.g., Zoning: PD-51

2. Add reference to zoning district on Lot 3, e.g., Zoning: PD-51

3. Remove building setbacks from Lots 2 and 3 - not per PD-51.

4. Change title and references to REPLAT FINAL PLAT

NORTH CENTRAL TEXAS COLLEGE ADDITION NO. 2

LOT 1-R-1, LOT 2 & LOT 3, BLOCK A

BEING A REPLAT OF LOT 1-R, BLOCK A, NORTH CENTRAL TEXAS COLLEGE ADDITION NO. 2, AS RECORDED IN CABINET X, PAGE 566, PLAT RECORDS, DENTON COUNTY, TEXAS

TOTAL AREA: 34,325 ACRES

3 LOTS

CITY OF CORINTH, DENTON COUNTY, TEXAS

1. P. WALTON SURVEY, ABSTRACT NUMBER 1389

PREPARATION DATE: MARCH 2021

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD, MANSFIELD, TEXAS 76063 CONTACT: MICHAEL DAVIS, RPLS PHONE: 817-842-2094 Mike@bannistereng.com

OWNER: NORTH CENTRAL TEXAS COLLEGE 1525 W. CALIFORNIA STREET GAINESVILLE, TEXAS 72540 PHONE: 940-668-4201

DEVELOPER: SKORBURG COMPANY 8214 WESTCHESTER DRIVE, SUITE 1710 DALLAS, TEXAS 75225 PHONE: (214) 522-4945 CONTACT: JOHN ARNOLD

6. Revise City signature blocks. See example provided: This undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the NORTH CENTRAL TEXAS COLLEGE ADDITION NO. 2, LOTS 1-R-1, LOT 2 and LOT 3, BLOCK A, Subdivision in Addition to the City of Corinth was submitted to the City of Corinth on 02/10/2021, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the undersigned to proceed with the construction of all public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairperson of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinafter authorized.

Witness by hand this 10th day of February, 2021.

City Secretary City of Corinth, Texas

5. Revise City signature blocks. See example provided: The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the NORTH CENTRAL TEXAS COLLEGE ADDITION NO. 2, LOTS 1-R-1, LOT 2 and LOT 3, BLOCK A, Subdivision in Addition to the City of Corinth was submitted to the City of Corinth on 02/10/2021, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the undersigned to proceed with the construction of all public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairperson of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinafter authorized.

Witness by hand this 10th day of February, 2021.

City Secretary City of Corinth, Texas

GE ADDITION NO. 2, LOTS 1-R-1, LOT 2 and LOT 3, BLOCK A, Subdivision in Addition to the City of Corinth was submitted to the City of Corinth on 02/10/2021, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the undersigned to proceed with the construction of all public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairperson of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinafter authorized.

Witness by hand this 10th day of February, 2021.

City Secretary City of Corinth, Texas

Owner: Date: STATE OF TEXAS COUNTY OF DENTON BEFORE ME, the undersigned authority in and for County, Texas, on this day personally appeared me that he/she is known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is authorized to execute the foregoing instrument for the purpose and consideration there expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of 2021.

Notary Public in and for the State of Texas My Commission Expires: Type or Print Notary Name

3. Remove building setbacks from Lots 2 and 3 - not per PD-51.

4. Change title and references to REPLAT

FINAL PLAT

NORTH CENTRAL TEXAS COLLEGE

ADDITION NO. 2

LOT 1-R-1, LOT 2 & LOT 3, BLOCK A

BEING A REPLAT OF LOT 1-R, BLOCK A, NORTH CENTRAL TEXAS COLLEGE ADDITION NO. 2, AS RECORDED IN CABINET X, PAGE 566, PLAT RECORDS, DENTON COUNTY, TEXAS

TOTAL AREA: 34,325 ACRES

3 LOTS

CITY OF CORINTH, DENTON COUNTY, TEXAS

1. P. WALTON SURVEY, ABSTRACT NUMBER 1389

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DEVELOPER: SKORBURG COMPANY 8214 WESTCHESTER DRIVE, SUITE 1710 DALLAS, TEXAS 75225 PHONE: (214) 522-4945 CONTACT: JOHN ARNOLD

CITY OF CORINTH
Staff Report

Meeting Date:	4/26/2021	Title:	Preliminary Plat – Walton Ridge (PP19-0001)
Strategic Goals:	<input type="checkbox"/> Citizen Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development		
Governance Focus:	<i>Sub-Ends:</i>		
	<input checked="" type="checkbox"/> Growing Community <input type="checkbox"/> Delivers Outstanding Service <input type="checkbox"/> High-Quality Restaurants	<input checked="" type="checkbox"/> Conveniently located <input type="checkbox"/> High-Quality Retail <input type="checkbox"/> High-Quality Entertainment	
	<i>Focus:</i> <input type="checkbox"/> Owner <input type="checkbox"/> Customer <input type="checkbox"/> Stakeholder		
<i>Decision:</i> <input type="checkbox"/> Governance Policy			<input checked="" type="checkbox"/> Ministerial Function

Item/Caption

Consider and act upon a Preliminary Plat for 164 Residential Lots and 10 Open Space Lots, being ±36.220 acres, being a portion of Lot 1, Block A, Metroplex Cabinets Addition Subdivision, a portion of Lot 1R, Block A, North Central Texas College Addition No. 2 Subdivision, and Tracts 1, 3, and 4 out of the J.P. Walton Survey, Abstract No. 1389, within the City of Corinth, Denton County, Texas. The property is generally located north of Walton Drive, south of Black Jack Lane, Sand Jack Drive and Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane. (PP19-0001 Walton Ridge Preliminary Plat)

Staff Presentation
 Take Action

Item Summary/Background/Prior Action

1. Purpose of Preliminary Plat is to provide a general lot layout of the subject property in advance of development.
2. This is a continuation of an application first submitted in 2019, which has been revised several times since. Therefore, this plat does not fall under the state-mandated 30-day deadline per TLGC.
3. This Preliminary Plat is connected to the two replat cases (NCTC and Metroplex Cabinets) considered by the Commission at this meeting.
4. Civil plans are currently under preliminary review. Staff and the Applicant have discussed a potential need to change the proposed use of Lot 9X in Block A from Open Space/Tree Preservation to Detention/Drainage. If use of Lot 9X is confirmed for detention, this may require a slight increase in the lot area of Lot 9X and the reconfiguration of Block A lots. In no instance shall this lot size adjustment exempt the Applicant from meeting the minimum lot size requirements for any residential lot as set forth in PD-51.
5. Application for Alternative Compliance - Tree Preservation & Mitigation has been submitted and is under review.
6. The Walton Ridge Preliminary Plat comprises the entirety of the Single-Family residential component of PD-51, which was recommended for approval by the Planning & Zoning Commission on 12/14/2020 and approved by the City Council on 12/17/2020.

Enclosures/Attachments

- Preliminary Plat, Sheets 1 - 5

Staff Recommendation/Motion

Staff has reviewed the proposed Preliminary Plat and determined it generally meets the City’s technical r and is in accordance with the Envision Corinth Comprehensive Plan and the PD-51 Ordinance, provided Applicant addresses the Staff Review Comments below.

Staff recommends the following motion: Motion to Approve the Preliminary Plat for Walton Ridge (PP19-0001) subject to the condition that the applicant shall satisfactorily address all conditional and miscellaneous comments noted in this staff report and the comments noted on Preliminary Plat sheets 1-5.

Staff Review Comments

Conditional Comments (require action):

1. (Section 3.03.02 G): The Preliminary Plat approval is subject to all regulations and requirements to satisfy the civil engineering construction plans and the Final Plat requirements.
2. (Section 3.03.02 D): The following Replats must be filed and recorded at the Denton County Clerk’s Office prior to release for construction:
 - a. Metroplex Cabinets Addition – RP21-0002
 - b. North Central Texas College Addition No. 2 – RP21-0003
3. (Section 3.03.02 D): Alternative Compliance – Tree Preservation shall be approved by City Council prior to notice to proceed with construction as a condition of approval for the Preliminary Plat
4. (Section 3.03.02 G): Applicant shall provide letters from the franchise utilities (telephone, electric, cable, gas, etc.) confirming that the franchise utility companies have been provided adequate easements for their utilities.

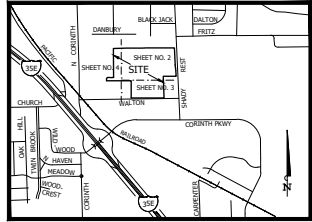
Plat, Subdivision, and Zoning Standards Comments (require correction):

5. (Section 3.03.02 G): See comments on Preliminary Plat Sheets 1-5

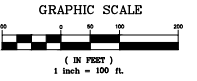
Miscellaneous/Informational Comments (require acknowledgement):

6. (Section 3.05.08 F): Provide draft HOA documents to include unique provisions relative to this project and as outlined in PD-51 Ordinance.
7. (Section 3.03.02 G): Ownership blocks/information on Plat sheets may be updated administratively
8. (Section 3.03.02 G): Newly proposed street names are under review of USPS and will be finalized at time of Final Plat.
9. (Section 3.03.02 G): If it is determined that Lot 9X is necessary for detention, an increase in the lot area of Lot 9X and the slight reconfiguration of Block A lots may be required. However, in no instance can the resulting change exempt the Applicant from meeting the minimum lot size requirements for any residential lot as set forth in PD-51.
10. (Section 3.03.02 G): Provide street names for mews lot alleys.

Section E, Item 7.

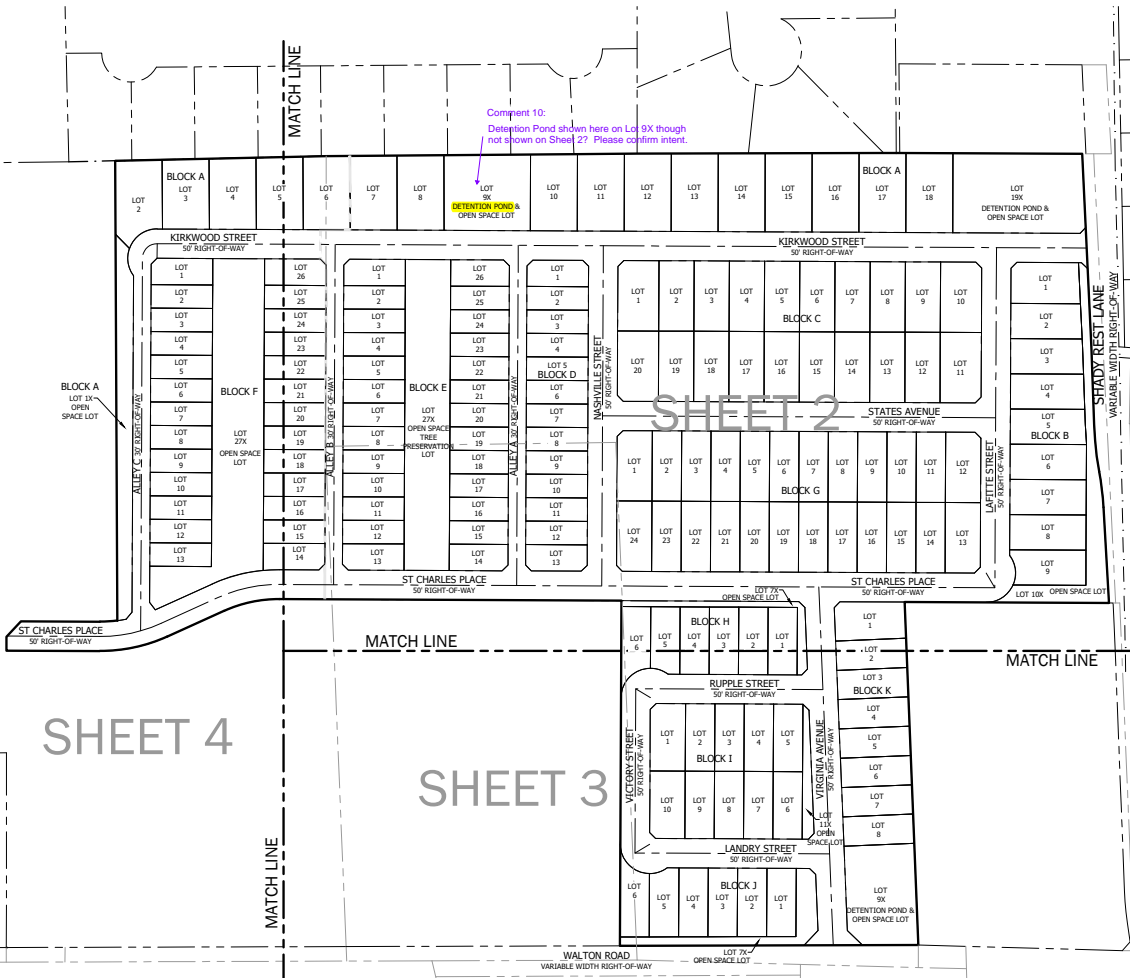


VICINITY MAP
CORINTH, TEXAS



Comment 10
Detention Pond shown here on Lot 9X though
not shown on Sheet 2? Please confirm intent.

DETENTION POND
OPEN SPACE LOT



SHEET 4

SHEET 3

SHEET 2

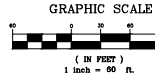
- LEGEND
- D.R.D.C.T. DEED RECORDS DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - DIAGONAL LINE DIAGONAL
 - MINUTES/FEET MINUTES/FEET
 - SECONDS/INCHES SECONDS/INCHES
 - STREET NAME CHANGE
 - MIN. F.F. MINIMUM FINISH FLOOR ELEVATION

PRELIMINARY PLAT
WALTON RIDGE

Being a replat of Lot 1, Block A, Metroplex Cabinets Addition, an addition to the City of Corinth, Denton County, Texas and Being a total of 36.220 acres out of the J. P. Walton Survey, Abstract No. 1389 City of Corinth, Denton County, Texas
164 Residential Lots and 10 Open Space Lots

Preparation Date: January 2021
Revision Date: April 2021
SHEET 1 OF 5

Section E, Item 7.



LEGEND

- D.R.D.C.T. DEED RECORDS DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
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- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- D. DEGREES
- M. MINUTES
- S. SECONDS
- MIN. F.F. MINIMUM FINISH FLOOR ELEVATION
- SURFACE NAME CHANGE
- SURFACE FINISH FLOOR ELEVATION

- Comment 1:**
Add Notes:
1. Preliminary Plat for Review Purposes Only
2. Sidewalks shall be built along City streets per City of Corinth Subdivision Requirements further detailed in PD-51.
3. Plat is in compliance with Section 3.05.10, Park and Trail Dedication requirements of the Unified Development Code as approved in PD-51.
4. Alternative Compliance - Tree Preservation to be approved by City Council prior to notice to proceed with construction as a condition of approval for the Preliminary Plat

- GENERAL NOTES:**
- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORDS), Texas North Central Zone (4202). All distances shown herein are surface distances.
 - Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
 - According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM) (FIRM) Panel No. 4812102956, dated April 18, 2011, the property appears to lie within Zone "X" and the entire property lies within a "Area determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS-4838".
- All iron rods found (IRP) are 5/8-inch with a plastic cap stamped "RPLS-4838".
- SOURCE BENCHMARK:** City of Corinth Monument C049, being a disk stamped "C049", located in the median of Corinth Loop West of Shady Rest Lane. Elevation = 569.68'
- The Home Owner's Association will own and maintain all Open Space Lots including improvements (X Lots).
- All existing structures are to be removed.
- Building setbacks is variable 5', 6' and 8' and will depend on product type; 20' foot minimum permitted for 3-5 story types, and 25' foot minimum required for front entry as defined in PD-51 Ordinance, see details on Sheet No. 3.

Comment 5:
Firmly references to easements as being removed for Replat (see yellow highlights)

Comment 6:
Purple shaded line to indicate (chain) boundary

Comment 7:
With regard to Texas Power & Light Company easement before disbursement of their agreement with proposed release of easement and interim plans prior to release of construction.

Comment 2:
Provide draft HOA documents so that we can begin the review process. Please make sure that they are unique to this project and contain special provisions as outlined in PD-51 Ordinance.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
Approved _____
Dated this _____ day of _____, 2021.

Chairman Planning and Zoning Commission

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
DALLAS, TEXAS 75063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

DEVELOPER:
SHADY GROVE COMPANY
8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
PHONE: (214) 522-4945
CONTACT: JOHN ARNOLD

OWNER:
ALLAN R. HONSE
1634 OK RIDGE DRIVE
DENTON, TEXAS 76210

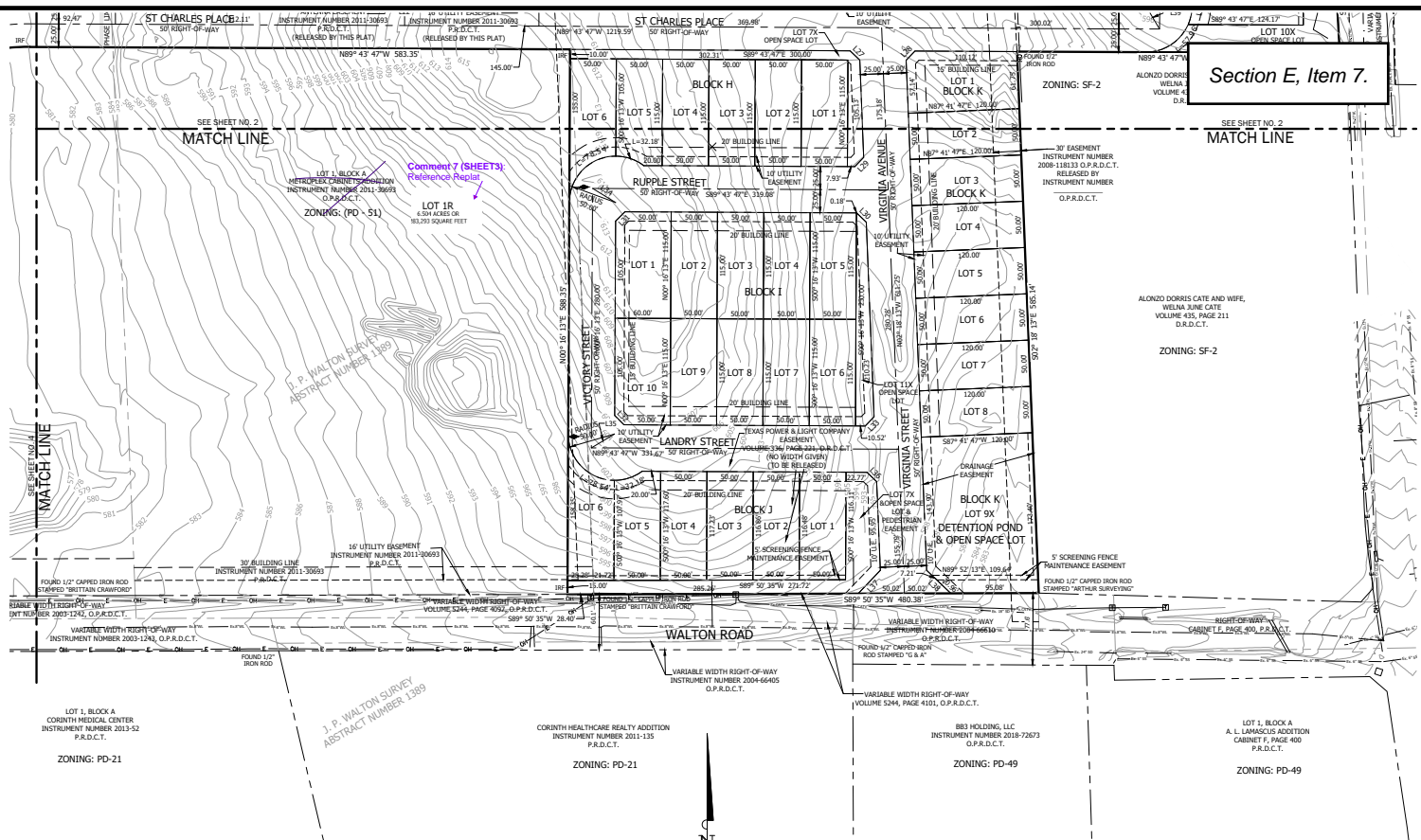
OWNER:
SHADY GROVE LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PHONE: (214) 522-4945
CONTACT: JOHN ARNOLD

OWNER:
NORTH CENTRAL TEXAS COLLEGE
1525 W. CALIFORNIA STREET
GAINESVILLE, TEXAS 37240

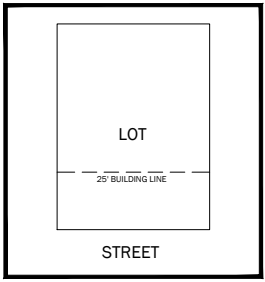
Section E, Item 7.

Line #	Length	Direction
L1	13.77	N43° 46' 07"E
L2	25.00	N0° 16' 13"E
L3	33.68	S44° 43' 47"E
L4	14.14	S45° 16' 13"W
L5	14.14	N44° 43' 47"W
L6	14.14	S45° 16' 13"W
L7	14.14	N44° 43' 47"W
L8	14.14	S45° 16' 13"W
L9	14.14	N44° 43' 47"W
L10	14.14	S45° 16' 13"W
L11	14.14	N44° 43' 47"W
L12	14.14	S45° 16' 13"W
L13	14.51	N46° 13' 53"W
L14	14.14	N45° 16' 13"E
L15	14.14	N44° 43' 47"W
L16	14.14	N45° 16' 13"E
L17	14.14	S44° 43' 47"E
L18	14.14	S45° 16' 13"W
L19	14.14	S44° 43' 47"E
L20	14.14	N45° 16' 13"E
L21	14.14	S44° 43' 47"E
L22	14.14	N45° 16' 13"E
L23	14.14	S44° 43' 47"E
L24	14.14	N45° 16' 13"E
L25	15.98	S37° 00' 40"E
L26	15.63	N38° 52' 29"E
L27	14.46	N46° 01' 00"W
L28	13.82	S43° 59' 00"W
L29	13.82	N43° 59' 00"E
L30	14.46	N46° 01' 00"W
L31	14.14	S45° 16' 13"W
L32	14.14	S44° 43' 47"E
L33	13.82	N43° 59' 00"E
L34	29.15	S58° 45' 57"E
L35	29.15	N59° 18' 24"E
L36	14.46	N46° 01' 00"W
L37	34.69	N43° 46' 11"E
L38	36.01	S46° 13' 49"E
L39	29.15	N30° 41' 36"W

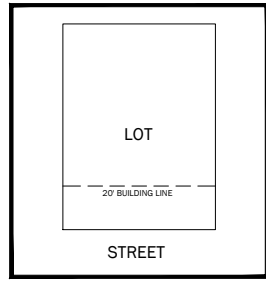
Curve #	Length	Radius	Data	Chord Direction	Chord Length
C1	39.27	25.00	90°10'00"	S45° 16' 13"W	35.36
C2	107.71	250.00	2°44'10"	N77° 55' 41"E	106.88
C3	107.71	250.00	2°44'10"	S77° 55' 41"W	106.88



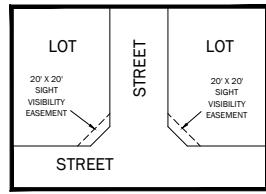
LEGEND	
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O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
BL	BUILDING LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
N	NORTH
S	SOUTH
E	EAST
W	WEST
+	DIGREES
'	MINUTES/FEET
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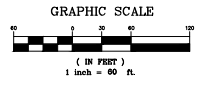
TYPICAL FRONT ENTRY LOT DETAIL
NOT TO SCALE
(ACCORDING TO PD-51 ORDINANCE)



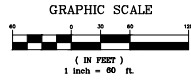
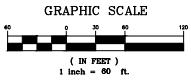
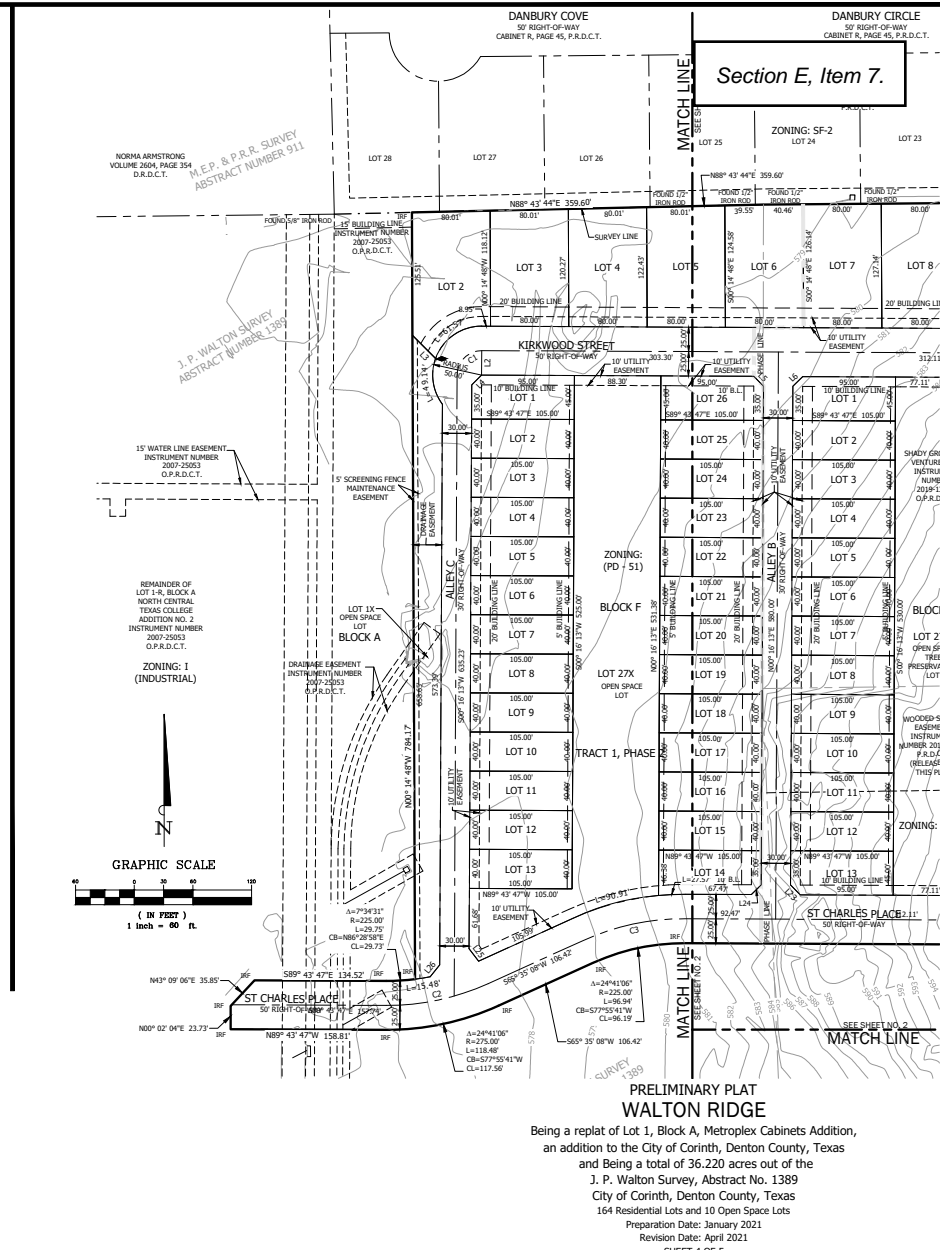
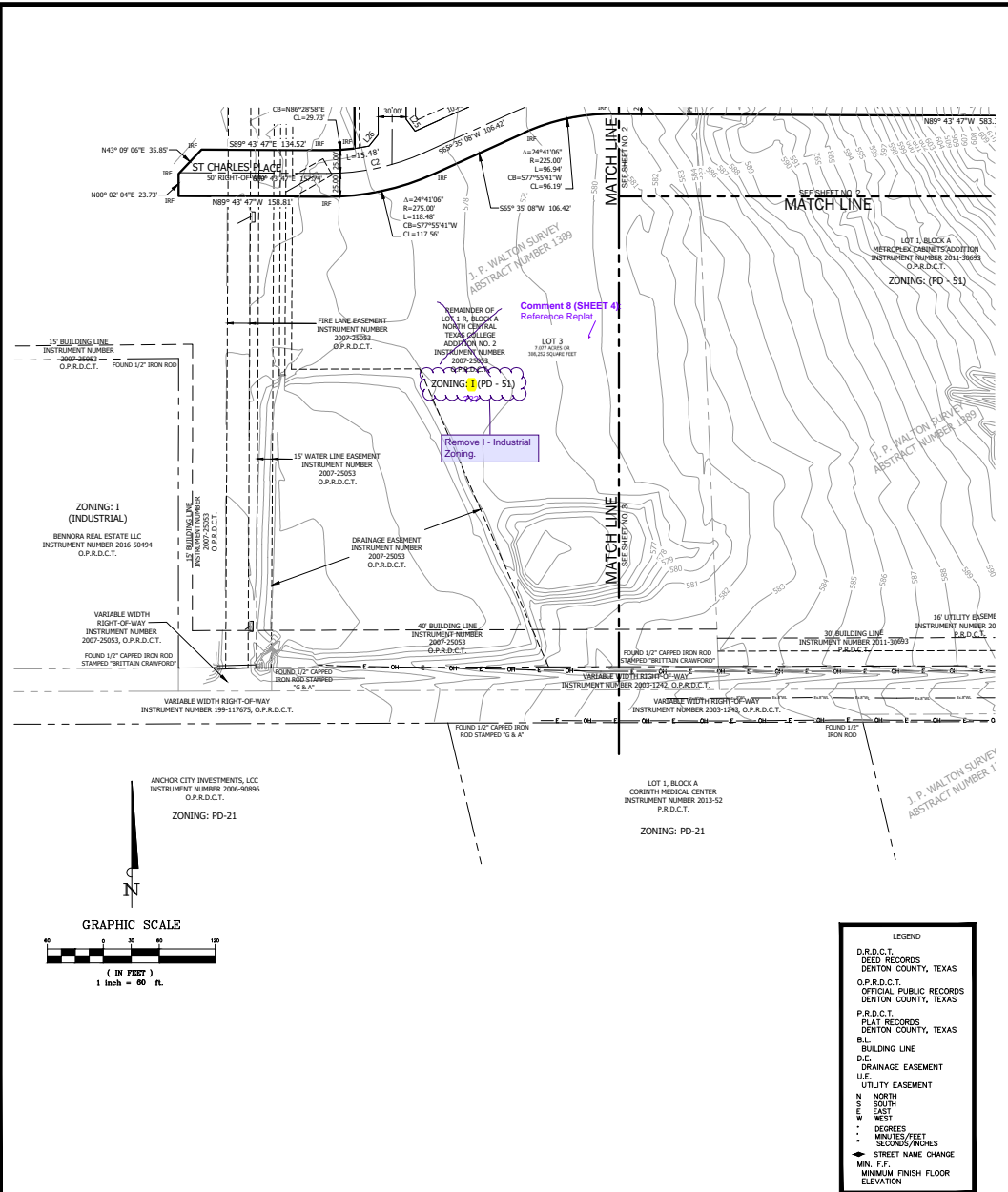
TYPICAL J-SWING LOT DETAIL
NOT TO SCALE
(ACCORDING TO PD-51 ORDINANCE)



SIGHT VISIBILITY EASEMENT DETAIL
(APPLIES TO 50' / 60' / 80' LOT SIZES ONLY)
NOT TO SCALE



PRELIMINARY PLAT WALTON ROAD
Being a replat of Lot 1, Block A, Metroplex Cabinets Addition, an addition to the City of Corinth, Denton County, Texas and being a total of 36.220 acres out of the J. P. Walton Survey, Abstract No. 1389 City of Corinth, Denton County, Texas 164 Residential Lots and 10 Open Space Lots
Preparation Date: January 2021
Revision Date: April 2021
SHEET 3 OF 5



LEGEND

- D.R.D.C.T. DEED RECORDS DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
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- ' MINUTES/FEET
- " SECONDS/INCHES
- STREET NAME CHANGE
- MIN. F.F. MINIMUM FINISH FLOOR ELEVATION

OWNERS CERTIFICATE

State of Texas
County of Denton

WHEREAS, SHADY GROVE LOT VENTURE, LTD. and NORTH CENTRAL TEXAS COLLEGE are the owners of that certain 36,220 acres (1,577,737 square feet) of land in the E. 1/4, Walton Survey, Abstract No. 1399, City of Corinth, Denton County, Texas, said 36,220 acres (1,577,737 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd., as recorded in Instrument Number 2019-13008, Official Public Records, Denton County, Texas (O.P.R.D.C.T.); and that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd. (hereinafter collectively referred to as Shady Grove Lot Venture tract), as recorded in Instrument Number 2019-13009, O.P.R.D.C.T., and being a portion of that certain tract of land described as Lot 1, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 1), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-36669, O.P.R.D.C.T.; and being a portion of that certain tract of land described as Lot 1-R, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 1-R), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2007-29265, O.P.R.D.C.T., said 36,220 acres (1,577,737 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of said Shady Grove Lot Venture tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block A, Cab Estates (hereinafter referred to as Cab Estates), an addition to the City of Corinth, Denton County, Texas, according to Instrument Number 2011-3002, Plat Records, Denton County, Texas (P.R.D.C.T.); and being the beginning of the existing West right-of-way line of Shady Rest Lane (variable width right-of-way), as recorded in Instrument Number 2014-11239, O.P.R.D.C.T.;

THENCE South 02 degrees 44 minutes 00 seconds East with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 130.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 01 degree 59 minutes 16 seconds East, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 131.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 06 degrees 16 minutes 10 seconds East, a distance of 80.64 feet;

THENCE Southerly, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the left having a radius of 94.00 feet, through a central angle of 8 degrees 33 minutes 49 seconds, for an arc distance of 80.71 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 06 degrees 53 minutes 11 seconds East, a distance of 61.37 feet;

THENCE Southerly, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the right having a radius of 460.00 feet, through a central angle of 7 degrees 19 minutes 52 seconds, for an arc distance of 61.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 03 degrees 13 minutes 14 seconds East, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 140.33 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the North line of that certain tract of land described in a Warranty Deed to Abnera Darms Cate and wife, Velma June Cate (hereinafter referred to as Cate tract), as recorded in Volume 435, Page 211, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE North 89 degrees 43 minutes 47 seconds West, departing the existing West right-of-way line of said Shady Rest Lane and with the common line between said Shady Grove Lot Venture tract and said Cate tract a distance of 348.32 feet to a one-half inch iron rod found for the Southwest corner of said Tract 1, same being the Northwest corner of said Cate tract, same also being the East line of the remainder of said Ford tract;

THENCE South 02 degrees 18 minutes 13 seconds East with the common line between said Shady Grove Lot Venture tract and said Cate tract, a distance of 585.14 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of the remainder of said Ford tract, same being the West line of said Cate tract, same also being the existing North right-of-way line of Walton Road (variable width right-of-way), as recorded in Volume 5244, Page 411, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE South 89 degrees 59 minutes 35 seconds West, departing the West line of said Cate tract and with the common line between said Shady Grove Lot Venture tract and the existing North right-of-way line of said Walton Road, a distance of 480.38 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of said Shady Grove Lot Venture tract, same also being the Southeast corner of said Cate tract;

THENCE South 89 degrees 50 minutes 35 seconds West with the common line between said Lot 1 and the existing North right-of-way line of said Walton Road, a distance of 28.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 00 degrees 16 minutes 13 seconds East, departing the existing North right-of-way line of said Walton Road, crossing said Lot 1, a distance of 588.35 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 89 degrees 43 minutes 47 seconds West, continue crossing said Lot 1, past a distance of 493.50 feet, the West line of said Lot 1, same being the East line of said Lot 1-R, continue with said curve and crossing said Lot 1-R for a total distance of 583.35 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 96.19 feet;

THENCE Westerly, continue crossing said Lot 1, continue crossing said Lot 1-R, with said curve to the left having a radius of 225.00 feet, through a central angle of 24 degrees 41 minutes 00 seconds, for an arc distance of 96.94 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE South 65 degrees 35 minutes 08 seconds West, continue crossing said Lot 1-R, a distance of 106.42 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 117.56 feet;

THENCE Westerly, continue crossing said Lot 1-R, with said curve to the right having a radius of 275.00 feet, through a central angle of 24 degrees 41 minutes 00 seconds, for an arc distance of 118.48 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 89 degrees 43 minutes 47 seconds West, continue crossing said Lot 1-R, a distance of 158.81 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 00 degrees 02 minutes 04 seconds East, continue crossing said Lot 1-R, a distance of 22.73 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 43 degrees 09 minutes 06 seconds East, continue crossing said Lot 1-R, a distance of 35.85 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE South 89 degrees 43 minutes 47 seconds East, continue crossing said Lot 1-R, a distance of 134.52 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears North 86 degrees 23 minutes 38 seconds East, a distance of 29.73 feet;

THENCE Easterly, continue crossing said Lot 1-R, with said curve to the left having a radius of 225.00 feet, through a central angle of 7 degrees 34 minutes 31 seconds, for an arc distance of 29.75 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 00 degrees 14 minutes 48 seconds West, continue crossing said Lot 1-R, a distance of 794.17 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner in the North line of said Lot 1-R, same being the South line of that certain tract of land described as Somerset Addition (hereinafter referred to as Somerset Addition), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2019-13008, O.P.R.D.C.T.;

THENCE North 88 degrees 43 minutes 44 seconds East with the common line between said Lot 1-R and said Somerset Addition, a distance of 359.60 feet to a one-half inch iron rod found for the Northeast corner of said Lot 1-R, same being the Northwest corner of that certain tract of land described in a Special Warranty Deed with Vendors Lien to Shady Grove Lot Venture, Ltd. (hereinafter referred to as Shady Grove Lot Venture tract), as recorded in Instrument Number 2019-13008, O.P.R.D.C.T.;

THENCE North 89 degrees 31 minutes 22 seconds East, continue with the common line between said Shady Grove Lot Venture tract and said Somerset Addition, a distance of 107.59 feet to a five-eighths inch iron rod found for the Southeast corner of said Somerset Addition, same being the Southwest corner of that certain tract of land described as Oaks of Corinth (hereinafter referred to as Oaks of Corinth), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2006-12244, O.P.R.D.C.T.;

THENCE North 89 degrees 50 minutes 38 seconds East with the common line between said Shady Grove Lot Venture tract and said Oaks of Corinth, a distance of 412.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East with the common line between said Shady Grove Lot Venture tract and said Oaks of Corinth, a distance of 29.15 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of said Oaks of Corinth;

THENCE North 89 degrees 51 minutes 47 seconds East with the North line of said Shady Grove Lot Venture tract, a distance of 5.85 feet to a one-half inch iron rod found for the Southwest corner of the aforesaid Cab Estates;

THENCE South 89 degrees 47 minutes 09 seconds East with the common line between said Shady Grove Lot Venture tract and said Cab Estates, a distance of 317.53 feet to the PLACE OF BEGINNING, and containing a calculated area of 36,220 acres (1,577,737 square feet) of land.

Table with 3 columns: Lot No., Square Feet, Acreage. Block A area table.

Table with 3 columns: Lot No., Square Feet, Acreage. Block B area table.

Table with 3 columns: Lot No., Square Feet, Acreage. Block C area table.

Table with 3 columns: Lot No., Square Feet, Acreage. Block D area table.

Table with 3 columns: Lot No., Square Feet, Acreage. Block E area table.

Table with 3 columns: Lot No., Square Feet, Acreage. Block F area table.

Table with 3 columns: Lot No., Square Feet, Acreage. Block G area table.

Table with 3 columns: Lot No., Square Feet, Acreage. Block H area table.

Section E, Item 7.

Table with 3 columns: Lot No., Square Feet, Acreage. Block I area table.

Table with 3 columns: Lot No., Square Feet, Acreage. Block J area table.

Table with 3 columns: Lot No., Square Feet, Acreage. Block K area table.

CONSTRUCTION AND MAINTENANCE STATEMENT
DEVELOPER and/or HOA, referred as "Developer" herein WILL DESIGN, CONSTRUCT, OPERATE, USE AND MAINTAIN THE FOLLOWING: PRIVATE WATER STORAGE FACILITY (DETENTION AND RETENTION POND)S AND ASSOCIATED PRIVATE DRAINAGE EASEMENTS.

DEVELOPER WILL INDEMNIFY, DEFEND, AN HOLD HARMLESS THE CITY OF CORINTH, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY AND ALL DAMAGES, ACCIDENTS, CASUALTIES, OCCURRENCES, OR CLAIMS WHICH ARISE OUT OF OR RESULT FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION, TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. IF THE PROPERTY IS FURTHER SUBDIVIDED, DEVELOPER SHALL IMPOSE THESE COVENANTS UPON ALL LOTS ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. ALL OF THE ABOVE OBLIGATIONS SHALL BE COVENANTS RUNNING WITH THE LAND. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

OWNER: SHADY GROVE LOT VENTURE, LTD. OWNER: NORTH CENTRAL TEXAS COLLEGE

BANNISTER ENGINEERING logo and contact information: 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax

Printed Name and Date fields for Block I.

Printed Name and Date fields for Block J.

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC contact information.

OWNER: SHADY GROVE LOT VENTURE, LTD. contact information.

OWNER: NORTH CENTRAL TEXAS COLLEGE contact information.

CERTIFICATE OF SURVEYOR

I, Michael Dan Davis, a Registered Professional Land Surveyor, licensed by 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.

Dated this ___ day of _____, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



Michael Dan Davis Registered Professional Land Surveyor Texas Registration No. 4838

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ___ DAY OF _____, 2021.

NOTARY PUBLIC in and for the STATE OF TEXAS

PRELIMINARY PLAT WALTON RIDGE

Being a replat of Lot 1, Block A, Metroplex Cabinets Addition, an addition to the City of Corinth, Denton County, Texas and being a total of 36,220 acres out of the

J. P. Walton Survey, Abstract No. 1389 City of Corinth, Denton County, Texas 164 Residential Lots and 10 Open Space Lots

Revision Date: January 2021

Preparation Date: April 2021

SHEET 5 OF 5