

\*\*\*\*PUBLIC NOTICE\*\*\*\*



**PLANNING & ZONING COMMISSION**

**Monday, December 11, 2023 at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

**View live stream: [www.cityofcorinth.com/remotesession](http://www.cityofcorinth.com/remotesession)**

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**AGENDA**

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

**B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**

**C. PLEDGE OF ALLEGIANCE**

**D. CONSENT AGENDA**

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

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on November 13, 2023.
2. Consider and act upon a request by the applicant, Windrose Land Services, for a Conveyance Plat for the Hibberd Addition Subdivision, being  $\pm 1.392$  acres of land located at the northeast corner of FM 2181 and Verona Drive. Case No. CONV23-0002

**E. BUSINESS AGENDA**

3. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 68 single family lots on approximately  $\pm 20$  acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD23-0006 – Hillside Corinth)
4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the Land Use & Development Strategy Map by changing the Place Type designations of multiple parcels of land totaling approximately  $\pm 150$  acres generally located south of Shady Shores Road, along the east and west sides of North Corinth Street, east of I-35 E and north of Corinth Parkway within the City of Corinth. Case No. CPA23-0002 – Land Use Assumptions Mixed Use-TOD

**F. ADJOURN REGULAR SESSION**

**G. CALL WORKSHOP SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT**

**H. WORKSHOP AGENDA**

5. Conduct a workshop and hold an informal discussion on proposed amendments to Mixed-Use (MX) Zoning Categories.

**I. DIRECTOR'S REPORT**

## J. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, December 8, 2023 at 12:00 PM.**



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Melissa Dailey, AICP  
Director of Planning and Development Services  
City of Corinth, Texas

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December 8, 2023

Date of Notice

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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**



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**REGULAR SESSION**

**Monday, November 13, 2023, at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

On the 13<sup>th</sup> day of November 2023, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

**Commissioners Present:**

Chair Alan Nelson  
Vice-Chair Mark Klingele  
KatieBeth Bruxvoort  
Rebecca Rhule  
Adam Guck  
Crystin Jones  
Chris Smith

**Staff Members Present:**

Melissa Dailey, Director of Development Services  
Michelle Mixell, Planning Manager  
Miguel Inclan, Planner  
Matthew Lilly, Planner  
Emma Crotty, Economic Development Coordinator

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Chair Alan Nelson called the meeting to order at 6:30 PM.

**B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**

**C. PLEDGE OF ALEGIANCE**

**D. CONSENT AGENDA**

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on October 23, 2023.

2. Consider and act on a request by the applicant, mma, inc., for a Final Plat of the Corinth Groves Subdivision, being ±25.115 acres situated in the H. Garrison Survey, Abstract No. 507. The property is located north of Lake Sharon Drive, west of I-35E and east of Corinth Parkway. (Case No. FP23-0001 – Corinth Groves.)

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

Motion passed unanimously: 5-for, 0-against.

**E. BUSINESS AGENDA**

3. Consider and act on an extension request by the applicant, Jason Rose, for a Preliminary Plat of the Quarry Townhomes Addition Subdivision, being  $\pm 32.677$  acres situated in the H. Garrison Survey, Abstract No. 507. The property is located north of Lake Sharon Drive, west of I-35E and east of Corinth Parkway. (Case No. PP23-0003 – Quarry Townhomes Addition)

Miguel Inclan, Planner, provided a presentation and recommended that the preliminary plat be extended for a period of 30 days.

Vice-Chair Klingele made a motion to approve the request for a 30-day extension for Case No. PP23-0003 – Quarry Townhomes Addition Preliminary Plat, seconded by Commissioner Rhule.

Motion passed unanimously: 5-for, 0-against.

6. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Chris Boening, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, by amending Planned Development No. 55 (PD-55) for the purpose of modifying land use regulations, increasing the number of lots, and updating associated exhibits on approximately  $\pm 5.4$  acres located the southwest corner of FM 2499 and FM 2181. (Case No. ZAPD23-0005 – Corinth Corners)

Miguel Inclan, Planner, provided a presentation and recommended approval of the request as presented.

Chair Nelson asked if the square footage for parking ratios was based off the gross area or the usable floor area.

Inclan confirmed that this was based off the gross area of the buildings.

Chair Nelson asked if the median cut on FM 2499 as shown on the plan was existing.

Inclan confirmed that this was an existing median cut and that there is an existing left turn lane. He also stated that improvements may be required based on the pending Traffic Impact Analysis, which will be reviewed by the City's Consulting Engineer.

Jay Holman, Voyager Investments, Inc., provided a presentation on behalf of the Applicant. He went over the existing concept plan and existing improvements on the site. He stated that they had provided proposed tree mitigation and replacement rates with their Landscape Plan given the large number of trees currently on the site. Lastly, he discussed the components of the proposed strip center and the proposed tenants for Lot 3 and Lot 4.

Chair Nelson asked which elevation was shown on the top left-hand corner of the elevation slide.

Holman explained that this was the retail strip on Lot 2.

Chair Nelson asked if there were any proposed tenants for this lot.

Holman stated that they did not have any tenants lined up and that this was a small building being approximately 7,500 square feet. He stated that they would likely have three to four tenants for the building.



Commissioner Rhule asked if there was room to adapt the drive-thru-only building shown on Lots 3 and 4 for other uses if the proposed tenants should leave for some reason in the future.

Holman stated that if needed, the buildings on these lots could be modified or back filled in the future.

Commissioner Guck asked if there would be foot-traffic to the drive-thru sites.

Holman stated that there was a walk-up option at the Salad-and-Go site and that there would be limited parking at the rear for customers to park.

Commissioner Guck asked if outdoor seating would be provided.

Holman clarified that there would only be outdoor seating on Lot 2 for the retail center site.

Chair Nelson asked if Lot 2 had a drive-thru.

Holman confirmed this.

Chair Nelson opened and closed the Public Hearing at 6:51 PM.

Vice-Chair Klingele made a motion to recommend approval of ZAPD23-0005 as presented, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against.

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Skorburg Company, to amend the City of Corinth Comprehensive Plan "Envision Corinth 2040" Master Thoroughfare Plan by removing the proposed Future Collector Roadway connecting Lake Sharon Drive to Hollis Drive. Case No. CPA23-0001

Michelle Mixell, Planning Manager, provided a presentation and explained that the item was a companion to Business Agenda Item E.5. She stated that Staff recommend approval as presented.

Commissioner Guck asked what the original logic was behind this collector roadway.

Mixell stated that she was not with the City when this plan was adopted but explained that the intent was likely to move traffic quickly from Meadowview Drive through the site to Lake Sharon Drive via an extension of Hollis Drive.

Commissioner Guck asked if a traffic light had been envisioned for this intersection.

Mixell stated that she did not have this information.

Chair Nelson asked if this was near the new round-about on Lake Sharon Drive and Parkridge Drive.

Mixell confirmed this.

Chair Nelson asked if the new proposed layout would be essentially the same except that the street would be narrower.

Mixell confirmed this.

Chair Nelson opened and closed the Public Hearing at 6:58 PM.

Commissioner Bruxvoort made a motion to recommend approval of CPA23-0001 as presented, seconded by Vice-Chair Klingele.

Motion passed unanimously: 5-for, 0-against.

5. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single Family Residential and C-1 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential, for the development of a residential subdivision on approximately ±57 acres located generally south of Lake Sharon Drive, north of Hollis Drive and Custer Drive, east of the Fairview West subdivision, and west Lavina Drive and Trinity Terrace. Case No. ZAPD23-0003 – Oak Ridge Park

Michelle Mixell, Planning Manager, provided a presentation and recommended approval as presented.

Chair Nelson asked what the current proposed lot density was.

Mixell stated that it was 5.5 lots per acre.

Chair Nelson asked which tree species would be permitted for the street trees in the loop area.

Mixell stated that the developer has provided a list of proposed trees as shown on their Landscape Plan. She also stated that the City can recommend more conical type trees if needed and that the Development Review Director can also modify the list at the time of Civil Plan review.

Chair Nelson asked if there was an exhibit showing the proposed tree species.

Mixell stated that there is a list of trees on the Landscape Plan within the Agenda Packet.

Commissioner Jones asked if the location of the main entry was in line with the western access point for Ashford Park.

Mixell stated that the entry was in line with the access point for Ashford Park and that there was an existing curb cut in this location.

Commissioner Jones asked what the distance was from the main entry to the roundabout and if there was going to be a new traffic light on Lake Sharon Drive to address increased traffic flow.

Mixell stated that the current traffic study did not indicate the need for a traffic light, but that the City's Consulting Engineer would review this in greater detail once Construction Plans are submitted.

John Arnold, Skorburg Company, provided a presentation on behalf of the Applicant and went through the items which were discussed at the previous workshop sessions. He pointed out the main changes that were made, including the replacement of several of the smaller lots with larger lots, the reduction of the total number of lots from 318 to 310, and the addition of a parking area adjacent to the playground. He stated that the

proposed 5.5 units per acre was significantly less than the 10 units per acre that was allowed on the property under the previous land use designation in the Comprehensive Plan. He explained that the increase in density as compared to surrounding existing neighborhoods was due to new regulations that have been implemented over the past several years and the emphasis on tree preservation and open space. He stated that the agreement to remove the gas well had been signed and that this would move forward within 60 days of Skorburg Company finalizing and closing on the purchase of the property.

Chair Nelson asked if the new parking lot for the playground area would be reserved for temporary use by park users or available for anyone.

Arnold stated that they could put up a sign stating that the parking was for the park only, but that this would be hard to enforce.

Commissioner Rhule stated that she felt the parking lot being located on the opposite side of the street from the park could be a safety concern.

Arnold reiterated the number of on-street parking spaces that were being provided throughout the development, including the garage and driveway parking for each unit and the ability for regular neighborhood on-street parking. He stated that they would talk with staff about the playground parking and specifically the handicap parking area.

Chair Nelson stated that he felt posting signage for the park parking spaces would be sufficient to prevent others from parking in this area.

Arnold stated that they would look into the possibility of adding 2 or 3 handicap parking spaces on the park/playground side of the street.

Vice-Chair Klingele stated that he would like to see a small inset for the handicap parking on the playground/park side of the street to eliminate the need to cross the street.

Commissioner Rhule stated that she felt that there was still not enough parking for the development and that this concern had not been adequately addressed.

Arnold stated that the layout of Ashford Park was very similar to their proposal, but that Ashford Park did not provide for on-street parking. He explained that the current proposal was providing wider lanes to accommodate a traffic lane plus on-street parking.

Commissioner Rhule asked if parking would be allowed in the alleys.

Arnold stated that residents would not be allowed to park in the alleys.

Commissioner Rhule asked if they had examples or images of subdivisions that had a similar parking configuration to what was being proposed.

Arnold stated he did not.

Commissioner Smith asked if on-street parking would be available throughout the development.

Arnold stated that there would be full width streets serving the front entry lots that would accommodate typical neighborhood on-street parking.

Commissioner Smith asked if the alleys specifically along the cottage homes, were sized for service vehicles.

Arnold stated that these alleys were sized for two-way traffic and for fire access.

Commissioner Smith asked if the HOA would be maintaining the landscaping in the open space lots and cottage lots.

Arnold stated that the HOA would maintain these areas.

Commissioner Smith asked if this would also apply to the front-entry lots.

Arnold stated that these areas would be maintained by the residents but that they would be regulated by the HOA.

Chair Nelson opened the Public Hearing at 7:00 PM

Melanie Bristow, 2013 Yellowstone Lane, stated that she was opposed to a planned development on this property, was opposed to the proposed density, and had concerns about parking.

Allana Fickes, 2712 Cherokee Trail, stated that she had concerns about the parking and density.

Brian Head, 2700 Warwick Drive, stated that he was opposed to the proposal and had concerns with the density and traffic on Lake Sharon Drive.

Orlin Chotev, 2015 Yellowstone Lane, was opposed to the proposal.

Mike King, 2610 Zachary Lane, stated that he was opposed to a planned development and felt that the site should be developed as SF-4.

Mixell clarified that the required parking for single-family neighborhoods does meet the requirements of the UDC which is two spaces per lot. She stated that the proposed development was in line with the vision of the comprehensive plan.

Arnold stated that the price point for the houses on the 30' lots would be in the high \$300,000s to \$400,000 and that the larger lot houses would have a price point of \$500,000 to \$600,000. He stated that the reason they had not compared to older existing neighborhoods as much as newer developments was due to the new standards and requirements that have been put in place since these neighborhoods were developed.

Chair Nelson closed the Public Hearing at 8:15 PM.

Chair Nelson stated that he had driven out to view other recent projects by the developer and that he had liked what he had seen. He explained that he saw the potential in developing neighborhoods that met the needs of the new demographic groups looking to buy homes.

Commissioner Bruxvoort stated that she liked the current proposal and appreciated the changes that had been made from the previous version of the proposal.

Commissioner Jones stated that she agreed that this was a good plan and that the developer had made several changes to meet the Commission in the middle. She stated that she was appreciative of the mix of lots being offered to make them more affordable.

Commissioner Guck stated that he was also appreciative of the efforts that had been made and that he felt that the proposed plan was in line with the spirit of the current neighborhood community.

Vice-Chair Klingele made a motion to recommend approval as presented with the condition that staff may work with the Applicant, between the Planning and Zoning Public Hearing and City Council Public Hearing, to address any minor technical items that may be identified for clarification and consistency between exhibits and text of Planned Development Standards, seconded by Commissioner Guck.

Commissioner Guck amended the motion made by Vice-Chair Klingele, asking that as a part of the technical standard discussion, one of the specific things that should be discussed is the change in handicap parking.

Vice-Chair Klingele accepted this amendment to the motion.

Motion passed: 4-for, 1-against.

#### **F. DIRECTORS REPORT**

Director Dailey informed the Commission that the Hillside Development rezoning request had gone before City Council the previous month and was denied.

#### **J. ADJOURNMENT**

There being no further business before the Commission, the Regular Session was adjourned at 8:22 PM.

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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Alan Nelson, Planning and Zoning Commission Chairman



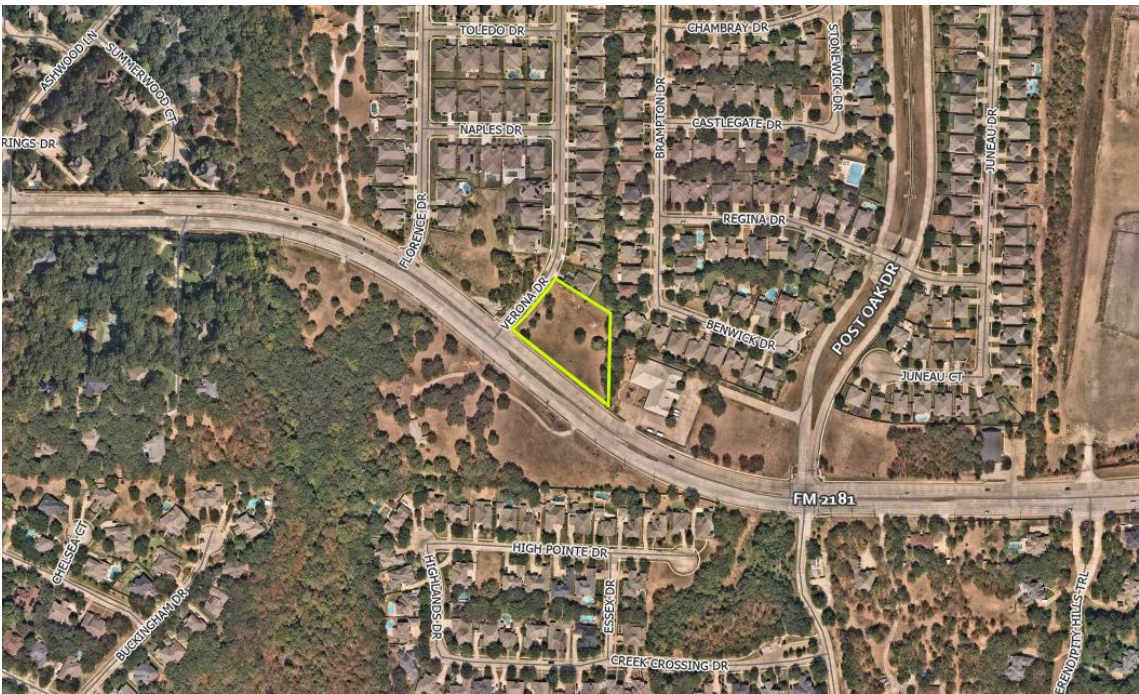
CITY OF CORINTH

Staff Report

Meeting Date:	12/11/2023	Title:	CONV23-0002 – Hibberd Addition Conveyance Plat
Governance Focus:	Focus: <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	Decision: <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

Item/Caption

Consider and act upon a request by the applicant, Windrose Land Services, for a Conveyance Plat for the Hibberd Addition Subdivision, being ±1.392 acres of land located at the northeast corner of FM 2181 and Verona Drive. Case No. CONV23-0002



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of the Conveyance Plat is to create a one (1) lot subdivision to allow the sale of the property. While the Conveyance Plat approval process follows the same process as a Final Plat, a Conveyance Plat does not authorize development of a property. A Final Plat for this subdivision must be submitted and approved prior to development. The subject parcel is zoned under Planned Development No. 35 – Valencia, with a base zoning of C-1 Commercial.

The Conveyance Plat document is in conformance with PD-35 and the Unified Development Code

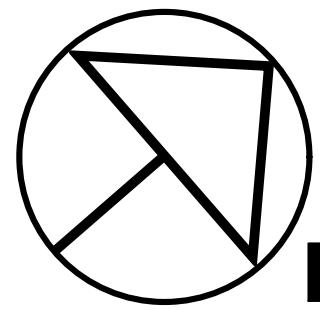
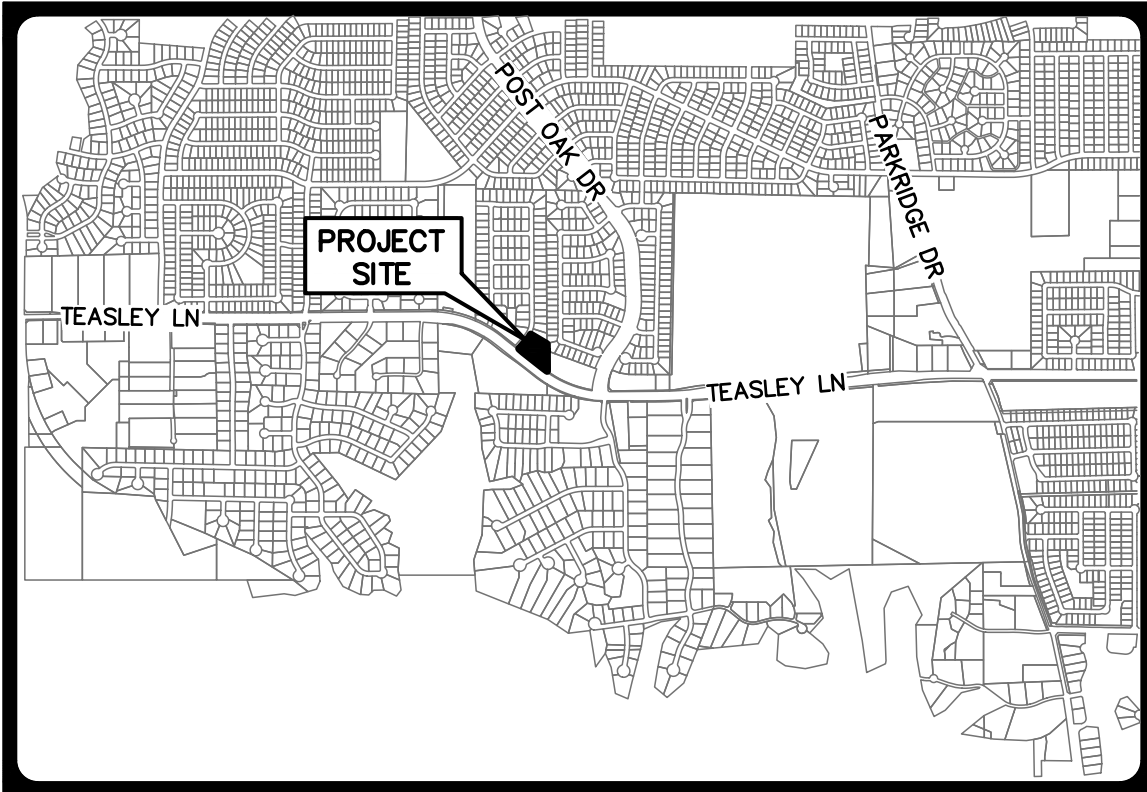
Staff Recommendation/Motion

Staff recommends approval of the Conveyance Plat subject to the standard conditions required UDC Subsection 3.03.03 H.4.

Attachments

- 1. Conveyance Plat

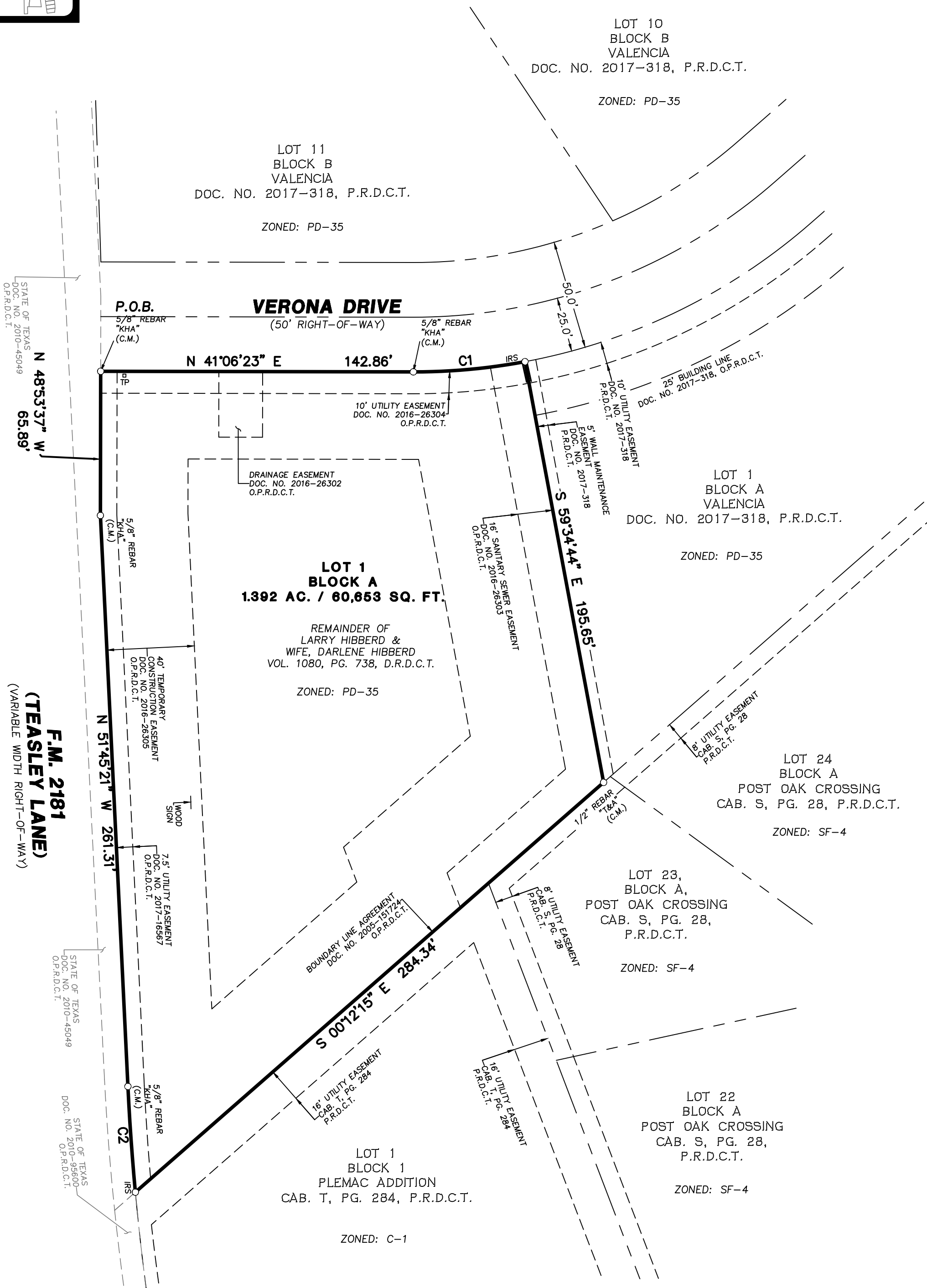


VICINITY MAP  
SCALE: 1" = 2,000'

NORTH

GRAPHIC SCALE: 1" = 40'

40 0 40 80 120 Feet



## SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00015063.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0389H, dated June 19, 2023, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create one recorded lot from a tract of land.

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	275.00'	10°41'06"	51.28'	N 35°45'49" E	51.21'
C2	1,085.92'	2°33'22"	48.45'	N 53°02'01" W	48.44'

STATE OF TEXAS §  
COUNTY OF DENTON §

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

Mark N. Peeples, R.P.L.S.  
No. 6443STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public in and for the State of Texas

## LEGEND

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

• BO	- BOLLARD	— A	- HIGHBANK
• EM	- ELECTRIC METER	— I	- SIGN
— HC	- HANDICAP	— PLM	- PIPELINE MARKER
• GM	- GAS METER	— UCS	- UNDERGROUND CABLE SIGN
• GV	- GAS VALVE	— CTL	- CATHODIC TEST LEAD
• FH	- FIRE HYDRANT	— MW	- MONITORING WELL
• FDC	- FIRE DEPARTMENT CONNECTION	— P	- PIN FLAG/PAINT MARK
• WM	- WATER METER	— TC	- TOP OF CURB
• WV	- WATER VALVE	— G	- GUTTER
• CV	- IRRIGATION CONTROL VALVE	— TG	- TOP OF GRATE
— GI	- GRATE INLET	— FL	- FLOW LINE
• HB	- HIGHBANK	— HB	- HIGHBANK
• SAN	- SANITARY SEWER	— STM	- STORM SEWER
• CO	- CLEANOUT	— CMP	- CORRUGATED METAL PIPE
• TP	- TELEPHONE PEDESTAL	— CPP	- CORRUGATED PLASTIC PIPE
• CP	- CABLE PEDESTAL	— RCP	- REINFORCED CONCRETE PIPE
• EB	- ELECTRIC BOX	— TEL	- TELEPHONE
• TSB	- TRAFFIC SIGNAL BOX	— SWBT	- SOUTHWESTERN BELL TELEPHONE CO.
• LP	- LIGHT POLE	— WTR	- WATER
• TLP	- TRAFFIC LIGHT POLE	— UG	- UNDERGROUND
• GL	- GROUND/SPOT LIGHT	— FND	- FOUND
• PP	- POWER POLE	— IP	- IRON PIPE
• PP/T	- POWER POLE W/TRANSFORMER	— IR	- IRON ROD
• PP/AT	- POWER POLE W/LIGHT	— NO	- NUMBER
• PP/CT	- POWER POLE W/CONDUIT	— PG	- PAGE
• MP	- METER POLE	— R.O.W.	- RIGHT-OF-WAY
• SP	- SERVICE POLE	— SQ. FT.	- SQUARE FEET
— GAC	- GUY ANCHOR	— VOL	- VOLUME
— P	- OVERHEAD POWER LINE	— F.C.	- FILM CODE
— B	- BARBED WIRE FENCE	— B.L.	- BUILDING LINE
— W	- WROUGHT IRON FENCE	— U.E.	- UTILITY EASEMENT
— W	- WOOD FENCE	— T	- TREE/SHRUB
— CL	- CHAINLINK FENCE	• C.M.	- CONTROLLING MONUMENT
• GP	- GATE POST	— D.R.D.C.T.	- DEED RECORDS, DENTON COUNTY, TEXAS
— (P)	- PER PLANS	— P.R.D.C.T.	- PLAT RECORDS, DENTON COUNTY, TEXAS
— APPROX.	- APPROXIMATE		
— O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS		
— IRS	- 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET		

## CERTIFICATE OF APPROVAL

Approved the \_\_\_\_\_ day of, 2023, by the Planning and Zoning Commission of the City of Corinth, Texas.

Director of Planning and Development

City Secretary

STATE OF TEXAS §  
COUNTY OF DENTON §

I (we), the undersigned, owner(s) of the land shown on the plat within the area described by metes and bounds as follows:

Being a 1.392 Acre Tract Of Land Situated In The Brazos & Colorado Railroad Company Survey, Abstract Number (No.) 153, Denton County, Texas, Being The Remainder Of That Same Tract Of Land Described To Larry Hibberd & Wife, Darlene Hibberd In Warranty Deed Recorded In Volume 1080, Page 738, Of The Deed Records Of Denton County, Texas (D.R.D.C.T.), And Being More Particularly Described By Metes And Bounds As Follows, (Bearings And Distances Are Based On The State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 83 (Nad83)(Us Foot) With A Combined Scale Factor Of 1.00015063):

Beginning At A 5/8 Inch Rebar Capped 6M c6 Found For At The Intersection Of The Northeast Right-Of-Way Line Of F.M. 2181 (Teasley Lane) (Variable Width Right-Of-Way) And The Southeast Right-Of-Way Line Of Verona Drive (50' Right-Of-Way), Said Point Lying On A Northeast Line Of That Same Tract Of Land Described To The State Of Texas In Deed Recorded In Document Number 2010-45049 Of The Official Public Records Denton County, Texas (O.P.R.D.C.T.):

Thence, North 41 Degrees 06 Minutes 23 Seconds East, Departing The Northeast Right-Of-Way Line Of Said F.M. 2181, With The Southeast Right-Of-Way Line Of Said Verona Drive, A Distance Of 142.86 Feet To A 5/8 Inch Rebar Capped 6M c6 Found For Corner And Being The Beginning Of A Curve To The Left, Having A Radius Of 275.00 Feet, A Central Angle Of 10 Degrees 41 Minutes 06 Seconds, A Chord Bearing And Distance Of North 53 Degrees 45 Minutes 49 Seconds East, - 51.21 Feet;

Thence, In A Northeasterly Direction, With The Curving Southeast Right-Of-Way Line Of Said Verona Drive, Along Said Curve To The Left, An Arc Length Of 51.28 Feet, To \_\_\_\_\_ Inch Rebar Capped 6M c6 Found For The West Corner Of Lot 1, Block A, Valencia, An Addition To The City Of Corinth, Denton County, Texas According To The Plat Thereof Recorded In Document Number 2017-318 Of The Plat Records Of Denton County, Texas (P.R.D.C.T.);

Thence, South 59 Degrees 34 Minutes 44 Seconds East, Departing The Southeast Right-Of-Way Line Of Said Verona Drive, With The Southwest Line Of Said Lot 1, A Distance Of 195.65 Feet To A \_\_\_\_\_ Inch Rebar Capped 6M c6 Found For The South Corner Of Said Lot 1, Said Point Lying On The West Line Of Lot 23, Block A, Post Oak Crossing, An Addition To The City Of Corinth, Denton County, Texas According To The Plat Thereof Recorded In Cabinet S, Page 28 (P.R.D.C.T.);

Thence, South 00 Degrees 12 Minutes 15 Seconds East, With The West Line Of Said Block A, Post Oak Crossing, And The West Line Of Lot 1, Block 1, Plemac Addition, An Addition To The City Of Corinth, Denton County, Texas According To The Plat Thereof Recorded In Cabinet T, Page 284 (P.R.D.C.T.), A Distance Of 284.34 Feet To A \_\_\_\_\_ Inch Rebar Capped 6M c6 Found For The Northwest Corner Of That Same Tract Of Land Described To The State Of Texas In Deed Recorded In Document Number 2010-95600 (O.P.R.D.C.T.) And The Southeast Corner Of Said First Referenced State Of Texas Tract And Being The Beginning Of A Curve To The Right, Having A Radius Of 1,085.92 Feet, A Central Angle Of 02 Degrees 33 Minutes 22 Seconds And A Chord Bearing And Distance Of North 53 Degrees 02 Minutes 01 Seconds West, - 48.44 Feet;

Thence, In A Northwesterly Direction, With The Northeast Line Of Said First Referenced State Of Texas Tract, An Arc Length Of 65.89 Feet To The Point Of Beginning And Containing 1.392 Acres Or 60,653 Square Feet Of Land, More Or Less.

Thence, North 51 Degrees 45 Minutes 21 Seconds West, With The Northeast Line Of Said First Referenced State Of Texas Tract, A Distance Of 65.89 Feet To The Point Of Beginning And Containing 1.392 Acres Or 60,653 Square Feet Of Land, More Or Less.

Thence, North 48 Degrees 53 Minutes 37 Seconds West, With The Northeast Line Of Said First Referenced State Of Texas Tract, A Distance Of 65.89 Feet To The Point Of Beginning And Containing 1.392 Acres Or 60,653 Square Feet Of Land, More Or Less.

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

Larry Hibberd - Owner

Darlene Hibberd - Owner

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Larry Hibberd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

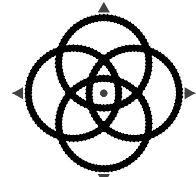
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Darlene Hibberd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public in and for the State of Texas

WINDROSE  
LAND SURVEYING & PLATTING1955 LAKEWAY DRIVE, SUITE 220 1 LEWISVILLE, TX 75057 1 214.217.2544  
FIRM REGISTRATION NO. 10194331 1 WINDROSESERVICES.COM

DRAWN BY: S.S. DATE: 10/16/2023 CHECKED BY: M.P. JOB NO.: D59128

Point of Contact:  
Stephen Salcido  
872-370-5871  
stephen.salcido@windroseservices.com  
Last Revision Date: -

CONVEYANCE PLAT  
HIBBERD ADDITION  
LOT 1, BLOCK A  
Being a 1.392 Acre tract of land  
Situated in the Buffalo Bayou, Brazos  
and Colorado Railroad Company Survey,  
Abstract Number 153  
City of Corinth, Denton County, Texas



CITY OF CORINTH  
Staff Report

Meeting Date:	12/11/2023	Title:	Hillside Corinth Planned Development (PD) Rezoning Request Case No. ZAPD23-0006
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development  <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 68 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD23-0006 – Hillside Corinth)



Location Map - Case No. ZAPD23-0006

Item Summary/Background/Existing Conditions

The applicant is requesting the rezoning of approximately ±20 acres to a Planned Development (PD) District with a base Zoning District of SF-4 Single Family Residential for the future development of 68 single family detached lots in one (1) phase for a gross density of 3.4 dwelling units per acre (DU/A). The applicant previously submitted a request for rezoning to a Planned Development (PD) District, and that application was denied by City Council in August 2023. A key factor considered was the alignment of parcels along the north edge of the development to more closely match those of the neighborhood to the north. A new request was submitted for a PD that provides for a reduction of one lot along that northern edge in order to better align the parcels with those in the neighborhood to the north.

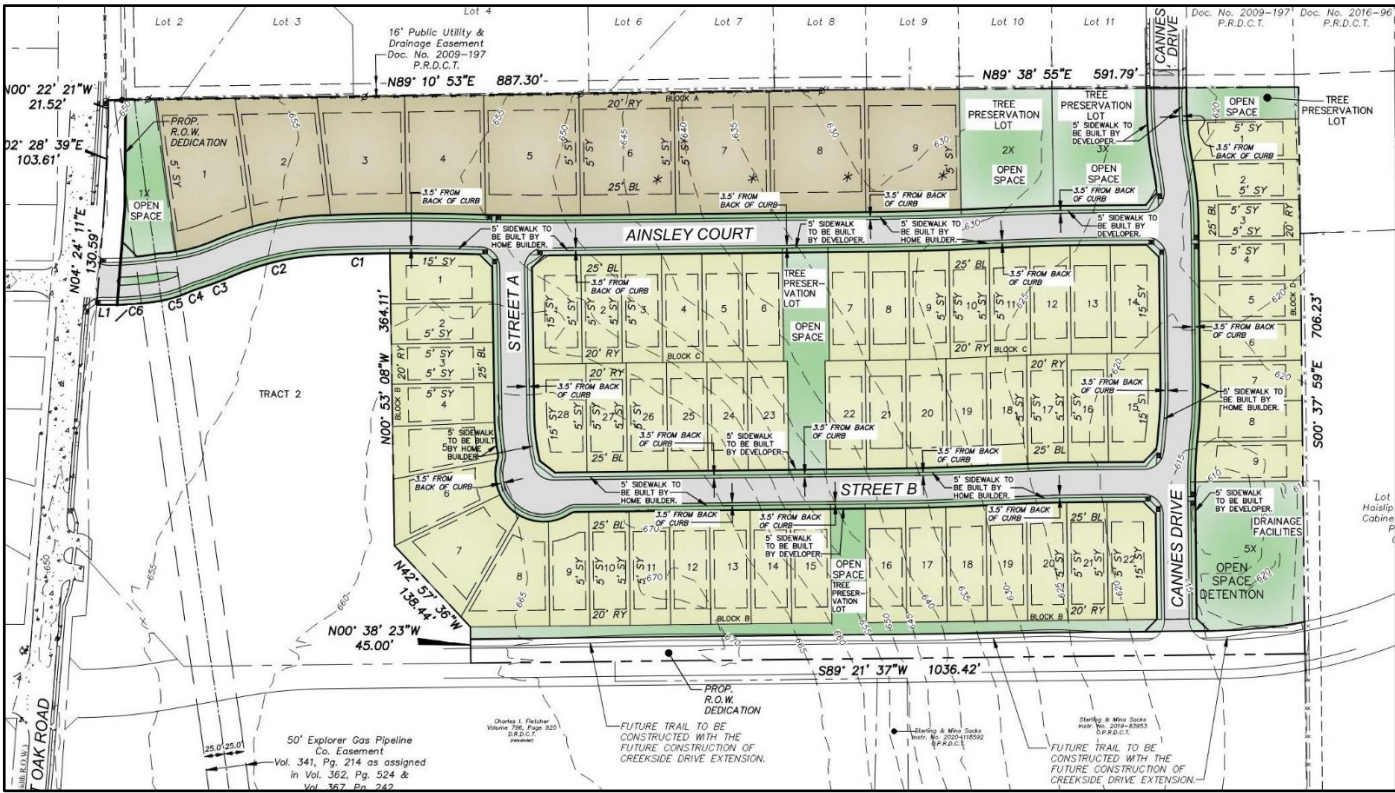


The site is presently zoned SF-2 Single Family Residential, which requires a minimum lot size of 14,000 sq. ft. The property is primarily undeveloped with groves of large trees and a pond in the southeast corner, which is intended to be modified to serve as a drainage facility. Additionally, a gas line easement runs along the northwestern portion of the property adjacent to Post Oak Drive. The property is owned by Antioch Christian Fellowship of Corinth Texas Inc., and the existing 2 (two) buildings on site would be removed.

The site is bounded to the west by Post Oak Drive and vacant land zoned SF-2 Single Family Residential, depicted as Tract 2 on the Concept Plan. The northern boundary is adjacent to single family homes in the Provence Subdivision which is zoned SF-3 Single Family Residential (minimum lot size of 10,000 sq. ft). The properties to the south and southwest are composed of tracts of land zoned SF-2 Single Family Residential that are either undeveloped or contain a single-family dwelling. The area to the east is zoned PD-5 (base zoning of SF-2, SF-3, and SF-4) and contains a single-family dwelling and agricultural uses.

The property's place type designation under the Comprehensive Plan's Land Use and Development Strategy is "Neighborhood", which envisions traditional neighborhood design in new developments with transitions to existing neighborhoods in respect to densities, screening, and buffering. The design and sustainability priorities of the Neighborhood place type designation include providing sidewalk and trail connections, and local area detention infrastructure that also serves as an amenity (including landscaping and trails) for the benefit of adding value to the development. To keep with these design priorities and enhance the character of the proposed development, the Applicant is integrating existing environmental features by committing to preserve trees within groves and linear open spaces.

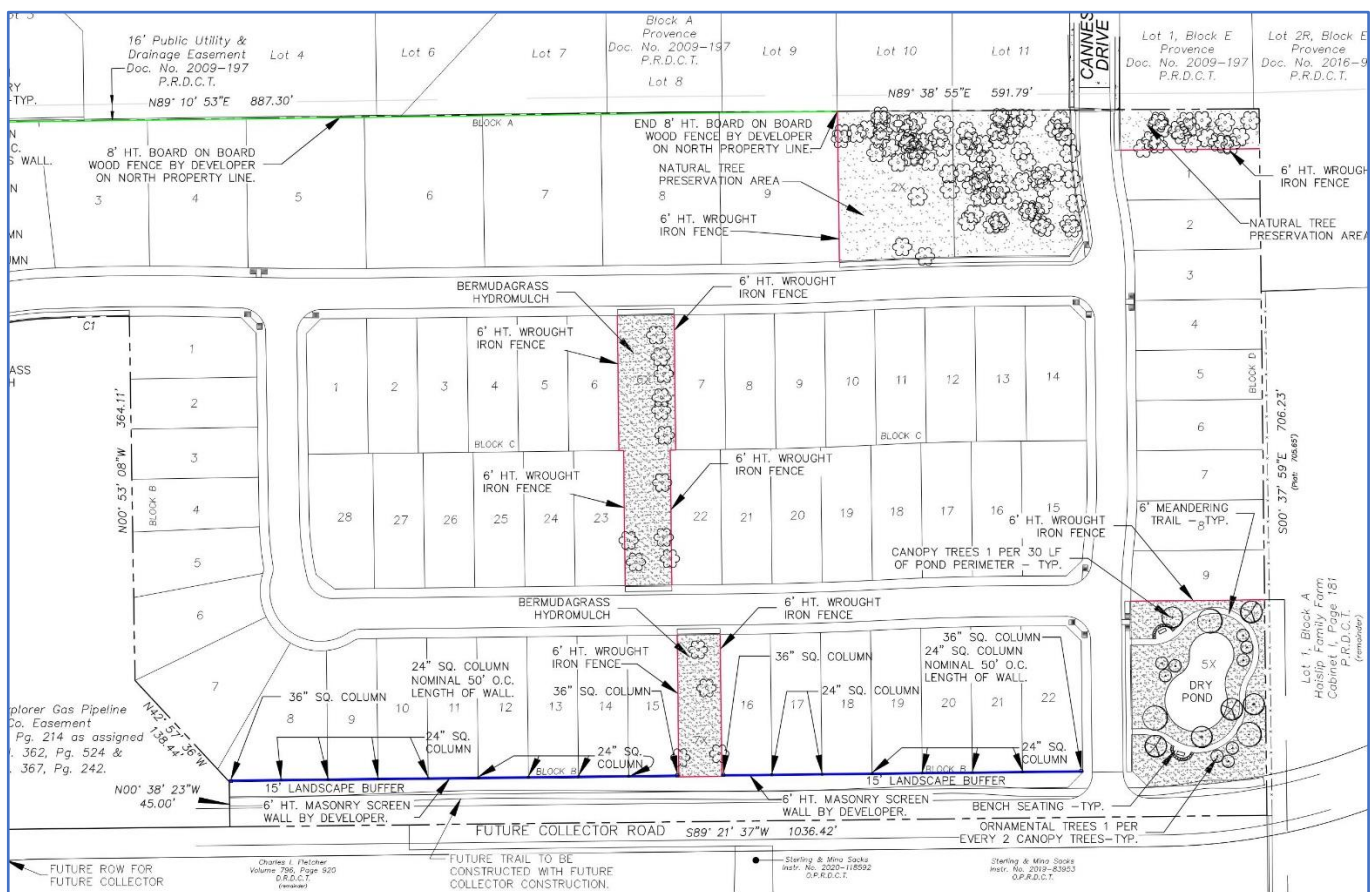
Please refer to Attachment 1 – PD Design Statement for the overall project proposal and detailed proposed development regulations.



## Excerpt of Exhibit C – PD Concept Plan

The PD Concept Plan (Exhibit C) shows the overall layout and design of the site and provides a breakdown of lot dimensions. The proposed development will include 68 lots with a minimum lot area of 6,250 sq. ft. (minimum 50' wide and a minimum 120' deep), and nine (9) lots with a minimum lot area of 13,500 sq. ft. (minimum 95' wide and a minimum 120' deep) along the northern boundary of the property. Four (4) of the nine (9) larger lots along the north edge will be restricted to one-story in height by deed restriction and within the PD. A note will also be placed on the Final Plat indicating this restriction on the subject lots. Five (5) of the lots along the north edge are 118' wide. The purpose of the larger lots on the northern boundary is to provide an appropriate transition to the subdivision to the north as intended in the Comprehensive Plan. Additional restrictions to be applicable to all lots in the development include a provision that garage doors shall not extend in front of the home and that no more than two (2) garage doors or one (1) double garage door shall face the primary street on a front elevation, unless a third garage door is added as a "j-swing" door or may face a side street on a corner lot.

The Master Thoroughfare Plan, adopted within the Comprehensive Plan, identifies the future construction of a new Collector roadway (60' right-of-way width, with approximately 37 feet of driving lanes), for the purpose of extending Creekside Drive at Post Oak Drive eastward to Silver Meadow Lane. The Applicant has agreed to dedicate, at the time of Final Plat, a portion of right-of-way required for this future collector roadway. This dedication is located along the south edge of the development. Per the Comprehensive Plan's mobility strategy, the aim of a comprehensive transportation network is to provide a variety of facilities both motorized and non-motorized modes of travel, with connections to destinations with special emphasis on education services, parks and open spaces.



### Excerpt of Exhibit E – Conceptual Landscape and Screening Plan

The Conceptual Landscape and Screening Plans (Exhibit E) shows the overall layout and design of the landscaping and screening required for the site, including the location of open space/tree preservation and drainage lots, which are to be owned and maintained in perpetuity by a Homeowners' Association established for the subdivision. The Applicant is

committing to preserving approximately 20% of total Healthy Protected Tree Caliper Inches on site in open space/tree preservation lots.

Regarding the proposed drainage facility on the southeast corner of the site, Attachment 1 – PD Design Statement contains specific standards related to the trail and landscaping planting rates in this area. Staff supports a provision included in the PD Design Statement that would permit the Applicant to count the perimeter land area containing the enhanced landscaping towards meeting a portion of the minimum Park and Trail Dedication requirements of UDC Subsection 3.05.10. The Applicant has informed Staff that the design of the drainage facility may not permit the installation of the trail and enhanced landscaping. Thus, Staff cautions that the image shown above is conceptual and the project’s landscaping in this particular location may not materialize as depicted, if at all, and would not meet the intent of the Neighborhood Place Type in the Comprehensive Plan.

In terms of trails, the Active Transportation Plan identifies two (2) trails within the boundaries of the property: an eight (8) foot-wide sidepath along the east side of Post Oak Drive, and an eight (8) foot-wide sidepath along the boundary of the future collector roadway on the south side of the property. The Applicant will not be required to install the identified trails. The trails would be installed at the time Post Oak Drive is widened and the future collector road on the south is constructed. The Applicant will dedicate a Pedestrian Access Easement to allow the trail along the future collector to meander through a landscape buffer. Note that, while Staff and the Applicant agreed to defer the construction of the trails, the required landscaping in the landscape edge buffer on the southside of the property adjacent to the future collector roadway is to be installed at the time of construction of this subdivision. Staff is requesting this item (required landscaping shall be installed along the buffer at the time of residential development, and not at the time of future roadway/trail construction) be included as a condition of approval for this Planned Development request.

Additionally, masonry walls will be constructed along the lots siding to Post Oak Drive and those adjacent to the right-of-way dedicated for the future collector roadway. Ornamental tubular metal fencing will be installed along the common boundaries between open space lots and proposed single family lots within the development. Additionally, the Applicant will construct a board-on-board cedar fence, eight (8) feet in height along the northern property boundary, and along lots 1-3 on the eastern property boundary. PD Design Statement contains an additional provision to ensure that no wood fence may be constructed behind or in front of tubular metal fencing, to protect community image.

The Applicant provided a Traffic Impact Worksheet (see Exhibit G – Traffic Impact Analysis Worksheet), though a full Traffic Impact Analysis is not required as, due to the small size of this development, the threshold to warrant a full Analysis was not met.

### **Applicant Requested Departures from the Unified Development Code (UDC) Provisions**

As stated in the UDC, Section 2.06.03, the purpose of a PD District is to “... encourage quality and better development in the City by allowing flexibility in planning and development of projects . . . and permit new or innovative concepts in land utilization or diversification that could not be achieved through the traditional [base] zoning districts.” As such, the Applicant is requesting the following departures from the established UDC provisions, as well as additional provisions, to create a unique project. Note that the stated departures below are further described in Attachment 1 –PD Design Statement and include a justification for each request.

<b>Proposed Dimensional Regulations</b>			
<b>Development Standards</b>	<b>Base Zoning SF-4</b>	<b>Hillside Corinth PD-XX</b>	
<b>Lot Sizes</b>		<b>50’ Lots</b>	<b>95’ Lots</b>
<b>Minimum Lot Width at Building Line</b>	70 feet	50 feet	95 feet
<b>Minimum Front Yard Setback</b>	25 feet	25 feet*	25 feet*
<b>Minimum Side Yard Setback: Interior Lot</b>	5 feet	5 feet	5 feet

<b>Corner Lot</b>	15 feet	15 feet	15 feet
<b>Minimum Rear Yard Setback</b>	20 feet	20 feet	20 feet
<b>Minimum Lot Area</b>	7,500 s.f.	6,250 s.f.	13,500 s.f.
<b>Maximum Density</b>	N/A	3.40 lots/acre	
<b>Minimum Lot Depth</b>	100 feet	100 feet	
<b>Minimum Floor Area</b>	1,500 s.f.	1,800 s.f.	
<b>Maximum Building Area Coverage</b>	30%	55%	

\* The front setback may be reduced to a minimum of 15 feet for the following elements:

- 1) A “j-swing” garage provided the wall of the garage that faces the street contains a glass pane window with a minimum size of three feet by five feet and the height of the garage does not exceed one story.
- 2) An unenclosed front porch has a minimum dimension of seven feet in depth measured from stud to the front edge of the porch and a minimum width of 10 feet.

### **Compliance with the Comprehensive Plan**

The 2040 Comprehensive Plan’s Land Use and Development Strategy designates the property as “Neighborhood.” This Place Type envisions traditional neighborhood design in new developments with transitions to existing neighborhoods in respect to densities, screening, and buffering. As designed, the project meets the intent of the Place Type by providing sidewalk and trail connections to promote walkability and bikeability, as well as local area detention infrastructure that serves as an amenity. Additionally, the project adheres to the guiding principle of the Comprehensive Plan by providing a complete, connected, and safe neighborhood with convenient access to services and a variety of housing that meets the needs of all ages and abilities.

### **Public Notice**

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Denton ISD.
- The Applicant posted a “Notice of Zoning Change” sign along Post Oak Drive.
- The Public Hearing notice was posted on the City’s Website.

### **Letters of Support/Protest**

As of the date of this report, the City has received one (1) letter of support and one (1) letter of opposition from the owners of two (2) properties located within 200 feet of the subject property.

See Attachments for Letters/Emails from Property Owners received.

### **Staff Stipulations**

Should the Planning & Zoning Commission approve the rezoning request, Staff requests the following stipulations be included in the motion:

1. Amend PD Design Statement to include a provision requiring that the shade trees within the required 15’ landscape buffers adjacent to the future collector roadway (including along the Drainage X Lot) shall be installed by the Applicant at the time of subdivision construction, and not at time of roadway construction (see Attachment 1)
2. Amend Exhibit E – Conceptual Landscape and Screening Plans to show the required shade trees to be installed by the Applicant on the buffers on the south side of the property adjacent to the future collector roadway (including along the Drainage X Lot).

3. Amend PD Design Statement to include a stipulation that the Drainage facility X lot shall be amenitized at a minimum with enhanced landscaping and sitting area along the western boundary adjacent to the sidewalk to meet the intent of Neighborhood Place Type in Comprehensive Plan, in the event that the design of the facility does not permit the installation of landscape/hardscape as depicted in Exhibit E – Conceptual Landscape and Screening Plans.
4. Amend PD Design Statement to include a provision requiring that the rear of lots 1-3 adjacent to the eastern boundary of the proposed Planned Development have 8’ board on board cedar fencing.

### **Staff Recommendation**

Staff recommends approval as presented subject to the following conditions:

1. Attachment 1 – PD Design Statement be amended to include a provision requiring that the trees on the required 15’ landscape buffer adjacent to the future collector roadway shall be installed by the Applicant at the time of subdivision construction, not roadway construction.
2. Exhibit E – Conceptual Landscape and Screening Plans be amended to show the required trees to be installed by the Applicant on the buffer on the south side of the property adjacent to the future collector roadway.
3. Amend PD Design Statement to include a stipulation that the Drainage facility X lot shall be amenitized at a minimum with enhanced landscaping and sitting area along the western boundary of said X lot adjacent to the sidewalk to meet the intent of Neighborhood Place Type in Comprehensive Plan.
4. Amend PD Design Statement to include a provision requiring that the rear of lots 1-3 adjacent to the eastern boundary of the proposed Planned Development have 8’ board on board cedar fencing.

### **Motion**

“I move to recommend approval of Case No. ZAPD23-0006 – Hillside Corinth PD, as presented subject to the conditions requested by Staff”

### **Alternative Actions by the Planning and Zoning Commission**

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations.
- Continue the Public Hearing and table action on the request to a definitive or non-defined date.
- Recommend denial of the request.

### **Supporting Documentation**

#### **Attachment 1 – PD Design Statement**

- Exhibit A – Legal description
- Exhibit B – Proposed Zoning Map Change (SF-2 to PD with base zoning district of SF-4)
- Exhibit C – PD Concept Plan
- Exhibit D – Existing Site Conditions (include an aerial with project layout overlay)
- Exhibit E – Conceptual Landscape and Screening Plans
- Exhibit F – Elevations
- Exhibit G – Traffic Impact Analysis Worksheet
- Exhibit H – Existing Tree Coverage

#### **Attachment 2 – Zoning Buffer Map**

#### **Attachment 3 – Letters/Emails from Property Owners – Inside the 200’ Buffer**

**PD DESIGN STATEMENT****SECTION 1 - OVERVIEW**

A. **PROJECT NAME/TITLE:** Hillside Corinth

B. **LIST OF OWNERS/DEVELOPERS:** Rembert Enterprises, Inc.

C. **PROJECT ACREAGE AND LOCATION:**

The project site is approximately 24.17 acres on the east side of the intersection of Post Oak Dr. and Creekside Dr. in the City of Corinth. The zoning request is for approximately 19.97 acres, a portion of Lot 1, Block A Antioch Fellowship Addition.

D. **PROJECT OVERVIEW:**

The proposed Hillside Corinth residential subdivision will be a quality neighborhood with 68 residential lots and 7 open space lots. The proposed lot types conform to the Future Land Use designation, and the subdivision will include sidewalk and right-of-way dedication for the future expansion of Post Oak Road and extension of Creekside Drive including trails.

E. **PROJECT DESCRIPTION:**

The proposed Planned Development (PD) is intended to provide for a quality development of a residential community taking advantage of the location and the concepts outlined in Envision Corinth 2040 Comprehensive Plan by promoting variation in single-family dwelling types (95' and 50' Lots) (See Exhibit "C" – Concept Plan), providing a network of common open spaces, preserving groves of mature trees, maintaining a density of 3.41 dwelling units per acre, and providing neighborhood scale detention facilities that serve as amenities with and street frontage.

The current zoning of the property is SF-2 and we are intending to rezone the property as a PD with a base of SF-4. The purpose of this PD is to allow a transition between SF-3 to the north in the Provence subdivision and PD-39 to the south and east in the Terrace Oaks subdivision.

**SECTION 2: USES AND AREA REGULATIONS**

A. **DEVELOPMENT REGULATIONS:**

The following "Development Regulations" represent special development regulations, and specific departures or modifications, as well as waivers from the regulations outlined in Unified Development Code (UDC) in order to permit the unique design and afford flexibility and innovation of design that require certain departures from the SF-4 regulations to create the residential project as presented in Exhibit C – PD Concept Plan and other associated plans as presented in "Supporting Documents" contained in Appendix A.

**1) Permitted Uses and Use Regulations**

All Permitted Uses in the SF-4 Zoning, as listed in Subsection 2.07.03 of the Unified Development Code shall be permitted in the PD-XX District.

**2) Dimensional Regulations**



The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No.13-05-02-08, for the base zoning district SF-4 Single Family Residential (Detached) shall apply, except as modified below:

**Dimensional Regulations UDC Section 2.08** shall be modified from the base zoning district of SF-4 to **permit two (2) lot types, single-family residential lot widths** and shall comply with the requirements identified in **Table A**, below.

**Table A – Dimensional Requirements**

<b>Dimensional Regulations (Deviations) Table A</b>			
	<b>Base</b>	<b>Hillside</b>	
	<b>Zoning</b>	<b>Corinth</b>	
<b>Development Standards</b>	<b>SF-4</b>	<b>PD-XX</b>	
<b>Lot Sizes</b>		50'	95'
Minimum Lot Width at Building Line	70 feet	50 feet	95 feet
Minimum Front Yard Setback	25 feet	25 feet*	25 feet*
Minimum Side Yard Setback: Interior Lot	5 feet	5 feet	5 feet
Corner Lot	15 feet	15 feet	15 feet
Minimum Rear Yard Setback	20 feet	20 feet	20 feet
Minimum Lot Area	7500 s.f.	6250 s.f.	13,500 s.f.
Maximum Density	N/A	3.41 Lots/Acre	
Minimum Lot Depth	100 feet	100 feet	
Minimum Floor Area	1500 s.f.	1800 s.f.	
Maximum Building Area Coverage	30%	55%	

\* The front setback may be reduced to a minimum of 15 feet for the following elements:

- 1) A "j-swing" garage provided the wall of the garage that faces the street contains a glass pane window with a minimum size of three feet by five feet and the height of the garage does not exceed one story.
- 2) An unenclosed front porch has a minimum dimension of seven feet in depth measured from stud to the front edge of the porch and a minimum width of 10 feet.

#### **Base Modified Standards**

- Air conditioning units may be installed in side yards.
- The total number of single-family lots shall not exceed 68 units
- Maximum building area coverage shall be exclusive of sidewalks, driveways, and accessory structures.
- Four (4) residential lots along the northern property line, as identified in Exhibit C – PD Concept Plan, shall be restricted to one-story. Developer shall include this restriction in HOA CCRs and Final Plat

Justification:

The proposed standards and “Dimensional Regulations” vary from the SF-4 base standards to provide transition between adjacent properties and a variety of options in lot/house sizes.

### 3) Accessory Building and Uses

UDC Section 2.07.07 Accessory Building and Uses shall apply.

### 4) Landscaping Regulations

UDC Section 2.09.01 B.2 shall apply, with the additional provision that the future trail to be installed with the future construction of Creekside Drive may be located within the required landscape edge buffer, provided that a 5' Pedestrian Access Easement is established in the Subdivision Plat.

#### Justification:

This departure is to allow the option to provide a more natural looking area adjacent to open space and attempt to maintain additional existing trees where possible.

### 5) Tree Preservation Regulations

**UDC Section 2.09.02** shall apply. Additionally, the Developer/HOA agrees to preserve and perpetually maintain approximately 20% of all existing healthy protected caliper inches on site. These trees will be preserved in lots to be designated as Open Space/Tree Preservation lots, to serve as passive recreation areas for residents of the development. Open Space/Tree Preservation Lots shall be owned and maintained in perpetuity by the HOA. Open Space/Tree Preservation Lots shall not be sold or otherwise conveyed.

#### Justification:

The proposed standards and Tree Preservation outlined ensure additional healthy protected trees (as identified by a registered arborist) will be saved in HOA maintained open space.

### 6) Vehicular Parking Regulations

UDC Section 2.09.03. Vehicular Parking Regulations shall apply.

### 7) Garages

UDC Section 2.09.03.B shall apply with front entry garages being allowed.

### 8) Building Façade Material Standards.

UDC Section 2.09.04 Building Façade Material Standards shall apply.

### 9) Park and Trail Land Dedication

UDC Section 3.05.10 which requires that Park and Trail dedication for Residentially Zoned Property to be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu of, shall apply, with the following additional provisions:

- a) The flat perimeter land area of a detention facility on an X lot may be included in the calculation to meet the requirements of this section. To be considered towards meeting the requirements of this subsection, the facility shall be designed based on the following criteria:
  - i) Wet detention areas shall be improved to include a six foot (6') meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. In addition, the landscape pockets shall



- include a half circle of landscape plantings behind each bench. The pond shall include a fountain feature.
- ii) Dry detention areas shall be improved to include a six foot (6') meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. Additionally, Bald Cypress trees may be planted within the bottom of the basin and these trees may be used to satisfy any required tree mitigation, subject to Engineering approval of tree plantings within the basin.
  - iii) Alternative perimeter design may be considered by the Director of Development Services at the time of Subdivision Construction Plans approval based on best planning, engineering, and landscape architecture practices to achieve a similar intent of items i. and ii. above.

### **10) Lighting and Glare Regulations**

UDC Section 2.09.07 shall apply.

### **11) Sign Regulations**

UDC Section 4.01 shall apply.

### **12) Fence and Screening Regulations**

UDC Section 4.02 shall apply, except as modified below:

- a) When a key lot has two (2) front yards and a house is constructed facing one (1) of the two (2) front yards, a fence constructed on the second front yard shall be constructed at the building line. Fences in front of the building line will not be permitted on either front yard of the key lot.

Additionally, fences installed on lots adjacent to internal open space shall be constructed of tubular metal (wrought iron) and installed by the Developer. Where tubular metal fence is in place, a wood fence may not be constructed behind or in front of the tubular metal fence. Prior to the acceptance of the subdivision and prior to the issuance of any residential building permits, the developer shall install a cedar, board-on-board, eight (8') foot in height, along the northern property line of Lots 1-10, Block A. The metal support posts shall face to the south. Masonry screening walls adjacent to existing arterial and future collector roadways, as identified in Exhibit E – Conceptual Landscape and Screening Plans shall be installed by the developer prior to the acceptance of the subdivision and prior to the issuance of any residential building permits and shall not extend beyond the front setback line of adjacent lots. The subdivision plat shall reflect a five (5) foot wide maintenance easement in each residential lot with masonry fence to permit the maintenance of the screening and fencing.

### **13) Other**

#### **a) Street Design**

UDC Section 3.05.13 shall apply. Sidewalks shall be located and installed per the City's UDC. The trail along Post Oak Drive will be constructed by the City of Corinth with the Post Oak Drive Expansion Project.

**b) Stormwater Detention Basin Design**

Existing pond on-site shall be modified to accommodate developed detention design in Lot 5X, as identified in Exhibit C – Concept Plan, and will be designed per the City's Drainage Standards.

**c) Single Story Home lot restrictions.**

Developer will deed restrict per Zoning, Record Plat, and HOA CCRs four (4) residential lots along the Provence property line. Single family restricted lots are identified on Exhibit C.

**d) Garage Doors**

The garage door(s) shall not extend in front of the home. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation. A third garage door may be located as a "j-swing" door or may face a side street on a corner lot.

**B. OTHER DEVELOPMENT CONSIDERATIONS:****1) Platting**

Remainder of Lot 1, Block A, Antioch Fellowship Addition will be included with plat of subdivision but is not part of PD-XX

**2) Phasing.**

The proposed development will be constructed as a single phase. Anticipate starting the preliminary platting, engineering, and construction process immediately upon approval of the requested zoning change.

**3) Impacts.**

- a. Traffic Impact Assessment** – Not required due to size of project per Traffic Impact Memo submitted with application.
- b. Drainage/Stormwater Management** – Storm drainage improvements will be designed and constructed in accordance with the City's published criteria. All storm improvements are intended to be public and will be dedicated to the City upon completion, except for detention facilities that will be maintained by the HOA.
- c. Floodplain/Wetland** – There are no floodplain or wetlands present on the site.
- d. Utilities** – Water and sanitary sewer will be constructed to provide service to all lots within the development in accordance with the City's published criteria. All water and sanitary sewer are intended to be public and will be dedicated to the City upon completion of construction.

**SECTION 3 – BACKGROUND INFORMATION****A. EXISTING SITE CONDITIONS**

The site is currently being used for a large residential estate(s) and/or agricultural purposes. It is accessed via an existing mutual access easement along Post Oak Dr. The following is a brief description of the existing physical characteristics of the site which are depicted on the attached Exhibit D – Existing Site Conditions.

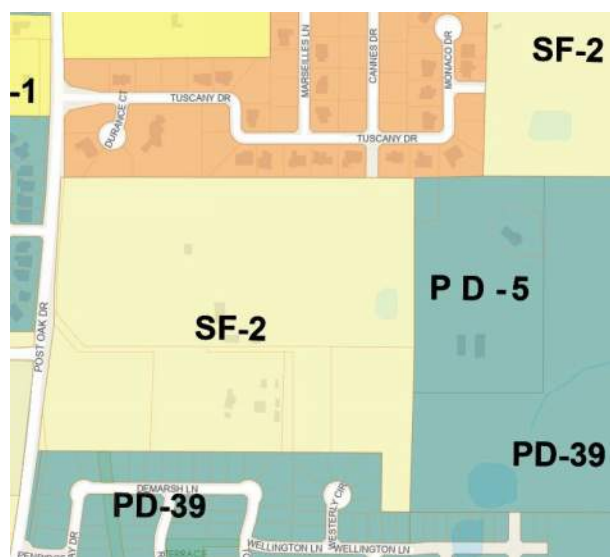
The project site is bound by Post Oak Drive on the west, Provence subdivision on the north, two undeveloped tracts of land to the south, and a large tract of land currently being used for agricultural purposes to the east. The project is surrounded by single-family residential zoning on all four sides which includes SF-3, PD-10, SF-2 (across Post Oak and current site of Antioch Christian Fellowship), PD-39, PD-57, and PD-5.

The subject site does not contain floodplain according to FEMA maps, wetland, or streams. The site has approximately 4.373 acres of healthy tree canopy coverage (Exhibit D – Existing Site Conditions and Exhibit H – Existing Tree Coverage). The existing topography shows a high point near the middle of the site near the southern property line that primarily drops to the east, south, and west.

The subject site includes several structures that will be removed as part of development of the proposed single-family lots. The franchise utilities and public utilities currently serving those structures will be relocated as part of development going in proposed street right-of-way or easements.

## B. CURRENT ZONING

The site is currently zoned SF-2 which permits a range of uses by right including among Single Family Detached Dwellings, Licensed Child-Care Home, Church or Other Place of Worship, Country Club, Gas or Oil Well Production, Police or Fire Station, etc.



Source: Source: [Corinth GIS](#) Zoning Map

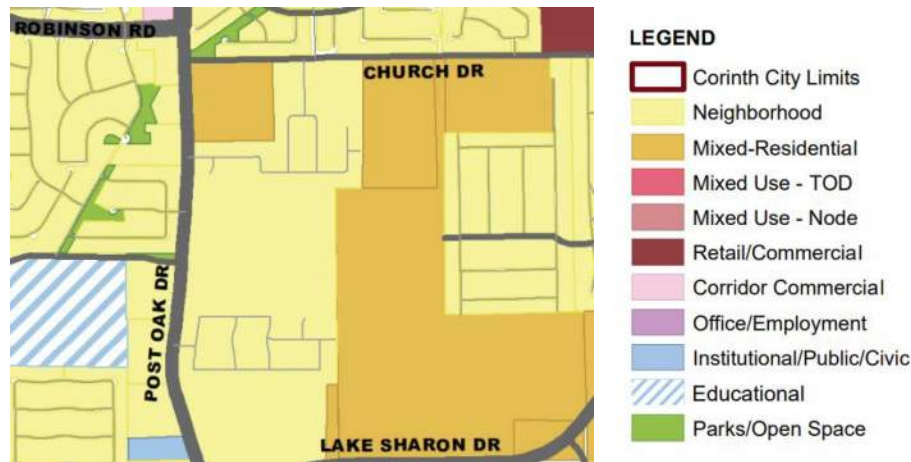
The existing zoning on the subject site permits the following:

Existing SF-2 Dimensional Regulations	
<b>Minimum Front Yard Setback</b>	25 feet
<b>Minimum Side Yard Setback: Interior Lot</b>	15 feet
<b>Corner Lot</b>	25 feet
<b>Minimum Rear Yard Setback</b>	20 feet

<b>Minimum Lot Area</b>	14000 s.f.
<b>Minimum Lot Depth</b>	110 feet
<b>Maximum Density</b>	N/A
<b>Minimum Lot Width</b>	100 feet
<b>Minimum Floor Area</b>	2000 s.f.
<b>Maximum Building Area Coverage</b>	30%

### C. FUTURE LAND USE

The Future Land Use Map shows this site as “Neighborhood”. The proposed “PD” aligns with this plan.



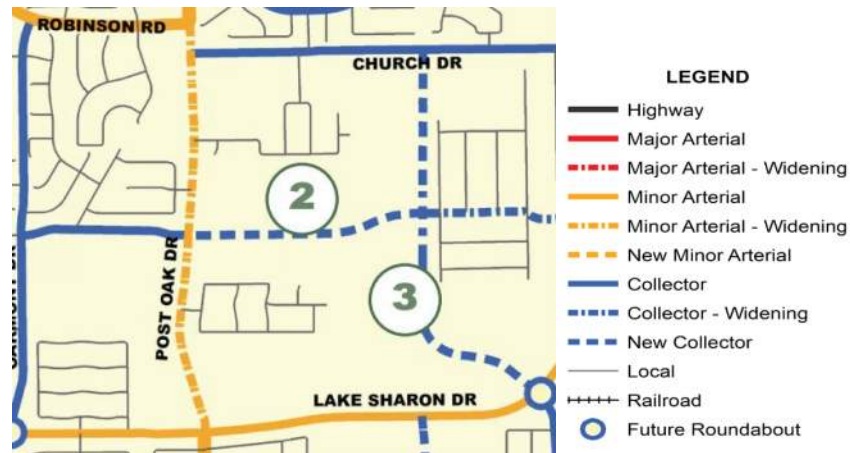
Source: [Envision Corinth 2040 Comprehensive Plan \(Adopted July 2020\)](#)

#### 1. Strategic Focus Areas

The subject site is not located in a Strategic Focus Area identified by Envision Corinth 2040 Comprehensive Plan.

#### 2. Mobility – Master Thoroughfare Plan

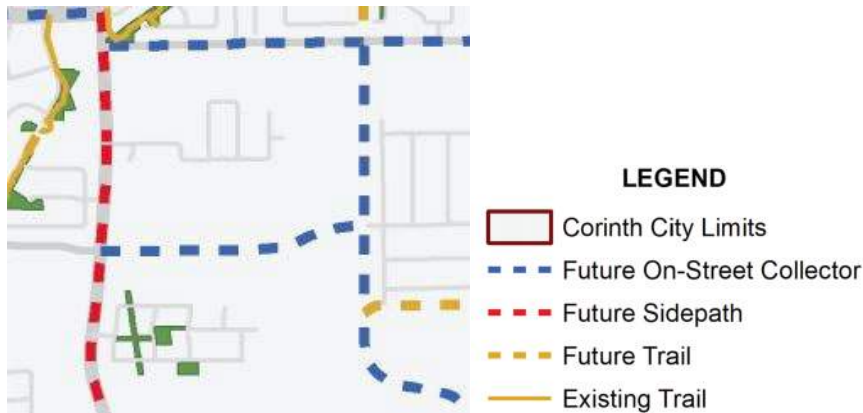
The Master Thoroughfare Plan calls for a continuation of Creekside Drive, identified as a Collector, half along the southern property line and a future widening of Post Oak Drive. Exhibit C – PD Concept Plan shows the proposed continuation of Creekside Drive and allows for the widening of Post Oak Drive. Right-of-way dedication for Post Oak and continuation of Creekside Drive will be made at the time of platting.



Source: [Envision Corinth 2040 Comprehensive Plan - Master Thoroughfare Plan \(Adopted July 2020\)](#)

### 3. Mobility – Active Transportation Plan

The Active Transportation Plan calls for a Future On-Street Collector along the continuation of Creekside Drive and a Sidepath along Post Oak Drive. The future Collector will be constructed when the southern property develops or the city acquires the necessary ROW and it is our understanding that the proposed Sidepath along Post Oak will occur with the planned widening.



### D. PARK, RECREATION AND OPEN SPACE MASTER PLAN

There are no parks designated on this property, but there are 7 Open Space lots including treed areas that are intended to be used similar to a passive park by the residents. All open space areas shall be owned and maintained by the HOA.



**EXHIBIT "A"**  
**Hillside of Corinth**  
**19.971 Acres**

**BEING** a 19.971 Acre portion of Lot 1, Block A of Antioch Fellowship Addition, an Addition to the City of Corinth, Denton County, Texas, according to the map or plat thereof filed for record under Document Number 2016-128 Plat Records, Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at 1/2 inch iron rod with cap stamped "Kern" found for corner being the southeast corner of said Lot 1, same point being the northeast corner of a tract of land described by deed to Sterling and Mina Sacks, recorded under Instrument Number 2019-83953, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), same point being in the west line of Lot 1, Block A of Haislip Family Farm, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 181, P.R.D.C.T.;

**THENCE** South 89 degrees 21 minutes 37 seconds West, with the north line of said Sacks tract, a distance of 1036.42 feet to a 1/2 inch iron rod with blue cap stamped "*OLD TOWN SURVEYING*" (OTS) set for corner, from which the southwest corner of said Lot 1, Block A, Antioch Fellowship Addition bears South 89 degrees 21 minutes 37 seconds West at 356.82 feet;

**THENCE** North 00 degrees 38 minutes 23 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 45.00 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

**THENCE** North 42 degrees 57 minutes 36 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 138.44 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

**THENCE** North 00 degrees 53 minutes 08 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 364.11 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a non-tangent curve to the left, having a radius of 2444.48 feet;

**THENCE** over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the left, through a central angle of 01 degrees 54 minutes 07 seconds, whose chord bears South 88 degrees 28 minutes 59 seconds West at 81.14 feet, an arc length of 81.14 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 325.00 feet;

**THENCE** over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the left, through a central angle of 21 degrees 00 minutes 28 seconds, whose chord bears South 77 degrees 01 minute 50 seconds West at 118.50 feet, an arc length of 119.16 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of curve to the right, having a radius of 375.00 feet;

Section E, Item 3.

**THENCE** over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the right, through a central angle of 06 degrees 02 minutes 30 seconds, whose chord bears South 69 degrees 32 minutes 50 seconds West at 39.52 feet, an arc length of 39.54 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 190.50 feet;

**THENCE** over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the left, through a central angle of 06 degrees 28 minutes 41 seconds, whose chord bears South 69 degrees 19 minutes 45 seconds West at 21.53 feet, an arc length of 21.54 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the right, having a radius of 124.50 feet;

**THENCE** over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the right, through a central angle of 14 degrees 29 minutes 22 seconds, whose chord bears South 73 degrees 20 minutes 05 seconds West at 31.40 feet, an arc length of 31.48 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the right, having a radius of 379.50 feet;

**THENCE** over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the right, through a central angle of 09 degrees 49 minutes 45 seconds, whose chord bears South 85 degrees 29 minutes 39 seconds West at 65.02 feet, an arc length of 65.10 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

**THENCE** North 89 degrees 35 minutes 28 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 15.66 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the east right-of-way line of Post Oak Road;

**THENCE** North 04 degrees 24 minutes 11 seconds East, with the east right-of-way line of said Post Oak Road, a distance of 130.59 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner;

**THENCE** North 02 degrees 28 minutes 39 seconds East, with the east right-of-way line of said Post Oak Road, a distance of 103.61 feet to a 1/2 inch iron rod with blue cap stamped "KAZ" found for corner;

**THENCE** North 00 degrees 22 minutes 21 seconds West, with the east right-of-way line of said Post Oak Road, a distance of 21.52 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the northwest corner of said Lot 1, Block A of Antioch Fellowship Addition;

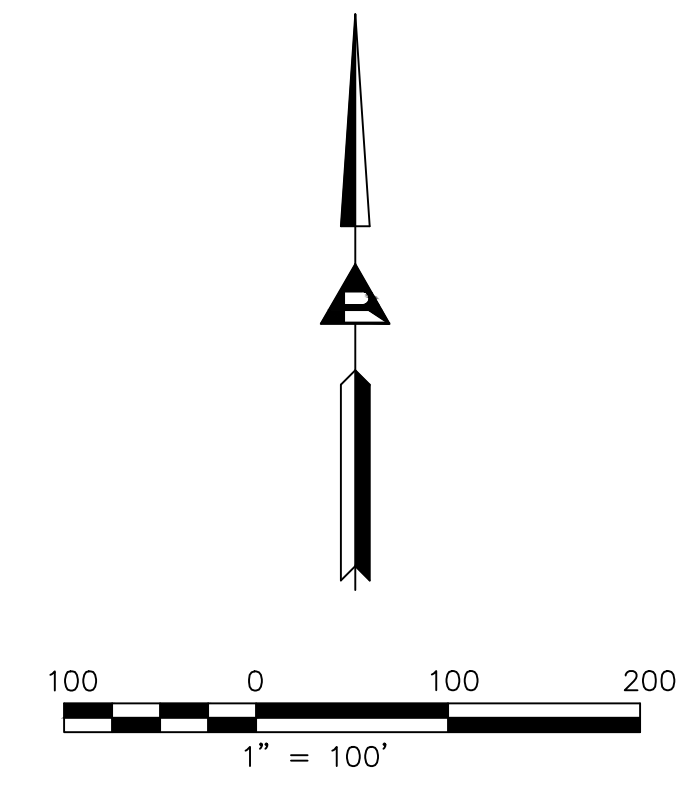
**THENCE** North 89 degrees 10 minutes 53 seconds East, passing at 17.17 feet a 1/2 inch iron rod with cap stamped "RPLS 4561" found for the southwest corner of Provence, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded under Document Number 2009-197, P.R.D.C.T., and continuing on for a total distance of 887.30 feet to a point from which a 1/2 inch iron rod found bears South 48 degrees 26 minutes 27 seconds East at 0.90 feet;

**THENCE** North 89 degrees 38 minutes 55 seconds East, passing at 170.28 feet a 1/2 inch iron rod with cap stamped “RPLS 4561” found, and continuing on for a total distance of 591.79 feet to a 1/2 inch iron rod with blue cap stamped “OTS” set for corner being an ell corner of Lot 2R, Block E, Provence, an addition to the City of Commerce, Denton County, Texas, according to the plat thereof recorded under Document Number 2016-96, P.R.D.C.T., same point being the northeast corner of said Lot 1, Block A, Antioch Fellowship Addition;

Section E, Item 3.

**THENCE** South 00 degrees 37 minutes 59 seconds East, passing the southwest corner of said Lot 2R, and continuing on for a total distance of 706.23 feet to the **POINT OF BEGINNING** and containing 19.971 acres of land, more or less.






LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°35'28"W	15.66'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	2448.48'	81.14'	1°54'07"	S88°28'59"W 81.14'
C2	325.00'	119.16'	21°00'28"	S77°01'49"W 118.50'
C3	375.00'	39.54'	6°02'30"	S69°32'50"W 39.52'
C4	190.50'	21.54'	6°28'41"	S69°19'45"W 21.53'
C5	124.50'	31.48'	14°29'22"	S73°20'05"W 31.40'
C6	379.50'	65.10'	9°49'45"	S85°29'39"W 65.02'

[illegible]

**Ridinger**  
**Associates, Inc.**  
*Civil Engineers - Planners*

 Firm No. 1969  
550 S. Edmonds Lane, Suite 101  
Lewisville, Texas 75067

Tel. No. (972) 353-8000  
Fax No. (972) 353-8011

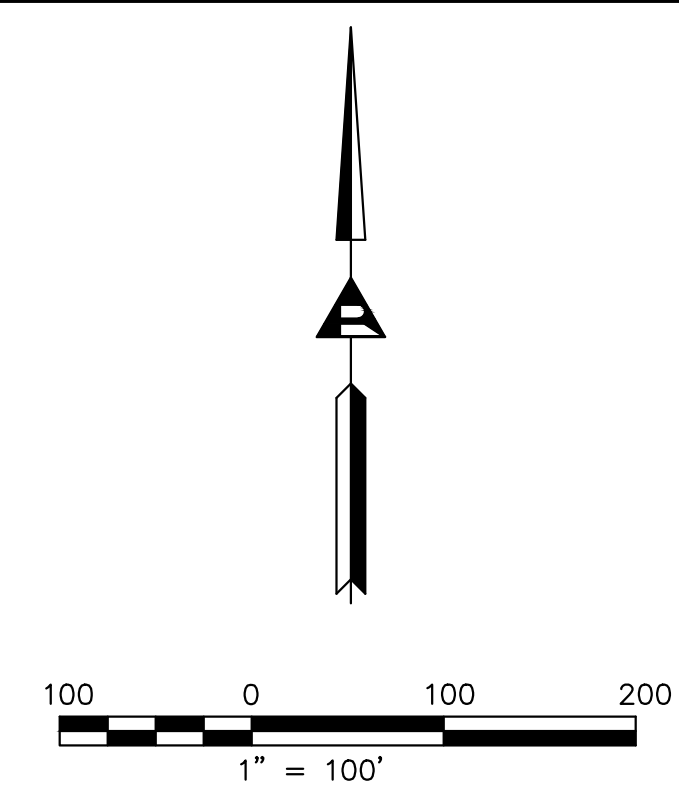
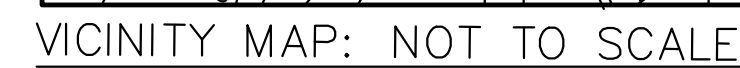
HILLSIDE OF CORINTH  
SUBDIVISION  
CORINTH, TEXAS

EXHIBIT B  
PROPOSED ZONING  
MAP CHANGE

Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	JUNE 8, 2023
Project No.	035-034


SHEET  
OF 1





No.	Date	Revisions	App.

**Ridinger  
Associates, Inc.**  
*Civil Engineers - Planners*

 Firm No. 1989  
550 S. Edmonds Lone, Suite 101  
Lewisville, Texas 75067

Tel. No. (972) 353-8000  
Fax No. (972) 353-8011



SITE DATA SUMMARY	
EXISTING ZONING	SF-2
PROPOSED ZONING	PD (SF-4 BASE)
FUTURE LAND USE	NEIGHBORHOOD
GROSS AREA	19.971 ACRES
INTERNAL ROW	3.57 ACRES
POST OAK ROW DEDICATION	0.14 ACRES
COLLECTOR ROW	0.72 ACRES
IMPERVIOUS AREA	2.99 ACRES
% IMPERVIOUS	14.97%
DENSITY	3.41 LOTS/AC
OPEN SPACE AREA	2.46 ACRES
% OPEN SPACE	12.32%
LOT SUMMARY	
50' X 120'	59
95' X 120'	9
TOTAL RESIDENTIAL LOT COUNT	68
OPEN SPACE/TREE PRESERVATION LOTS	7

\* DENOTES RESTRICTED TO ONE-STORY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°35'28"W	15.66'

CURVE #	RADIUS	LENGTH	DELTA	CHORD	
C1	2448.48'	81.14'	1°54'07"	S88°28'59" W	81.14'
C2	325.00'	119.16'	21°00'28"	S77°01'49" W	118.50'
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C5	124.50'	31.48'	14°29'22"	S73°20'05" W	31.40'
C6	379.50'	65.10'	9°49'45"	S85°29'39" W	65.02'

**LEGEND**

	<b>50' LOTS</b>
	<b>95' LOTS</b>

NOTE:  
1.) ALL OPEN SPACE LOTS AND TREE PRESERVATION LOTS  
TO BE OWNED AND MAINTAINED IN PERPETUITY  
BY THE HOMEOWNERS ASSOCIATION.

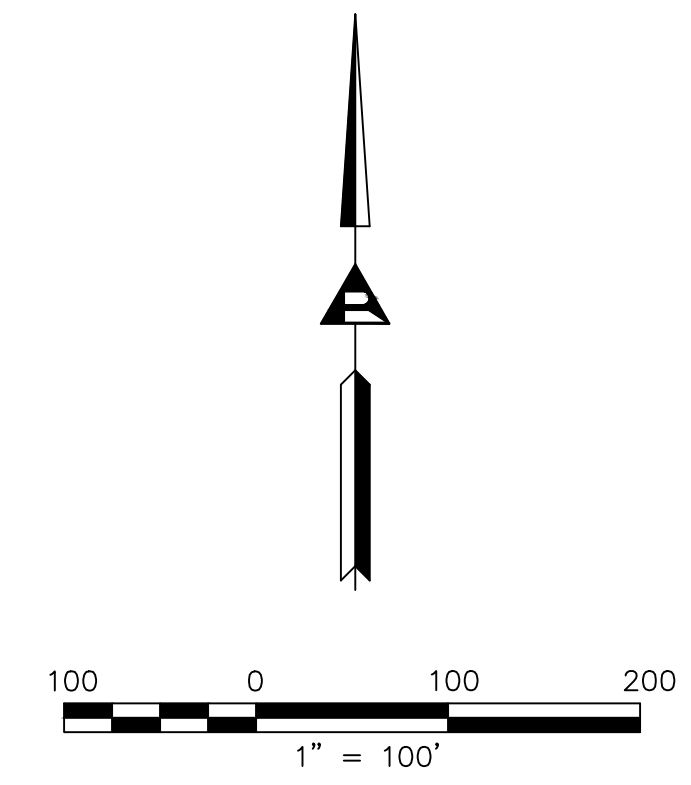
HILLSIDE OF CORINTH  
SUBDIVISION  
CORINTH, TEXAS

EXHIBIT C  
PD CONCEPT PLAN

Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	OCTOBER 31, 2011
Project No.	035-034


SHEET  
1 OF 1





No.	Date	Revisions	App.

**Ridinger  
Associates, Inc.**  
*Civil Engineers - Planners*

 Firm No. 1969  
550 S. Edmonds Lane, Suite 101  
Lewisville, Texas 75067  
Tel. No. (972) 353-8000  
Fax No. (972) 353-8011

HILLSIDE OF CORINTH  
SUBDIVISION  
CORINTH, TEXAS

**EXHIBIT D  
EXISTING SITE  
CONDITIONS**

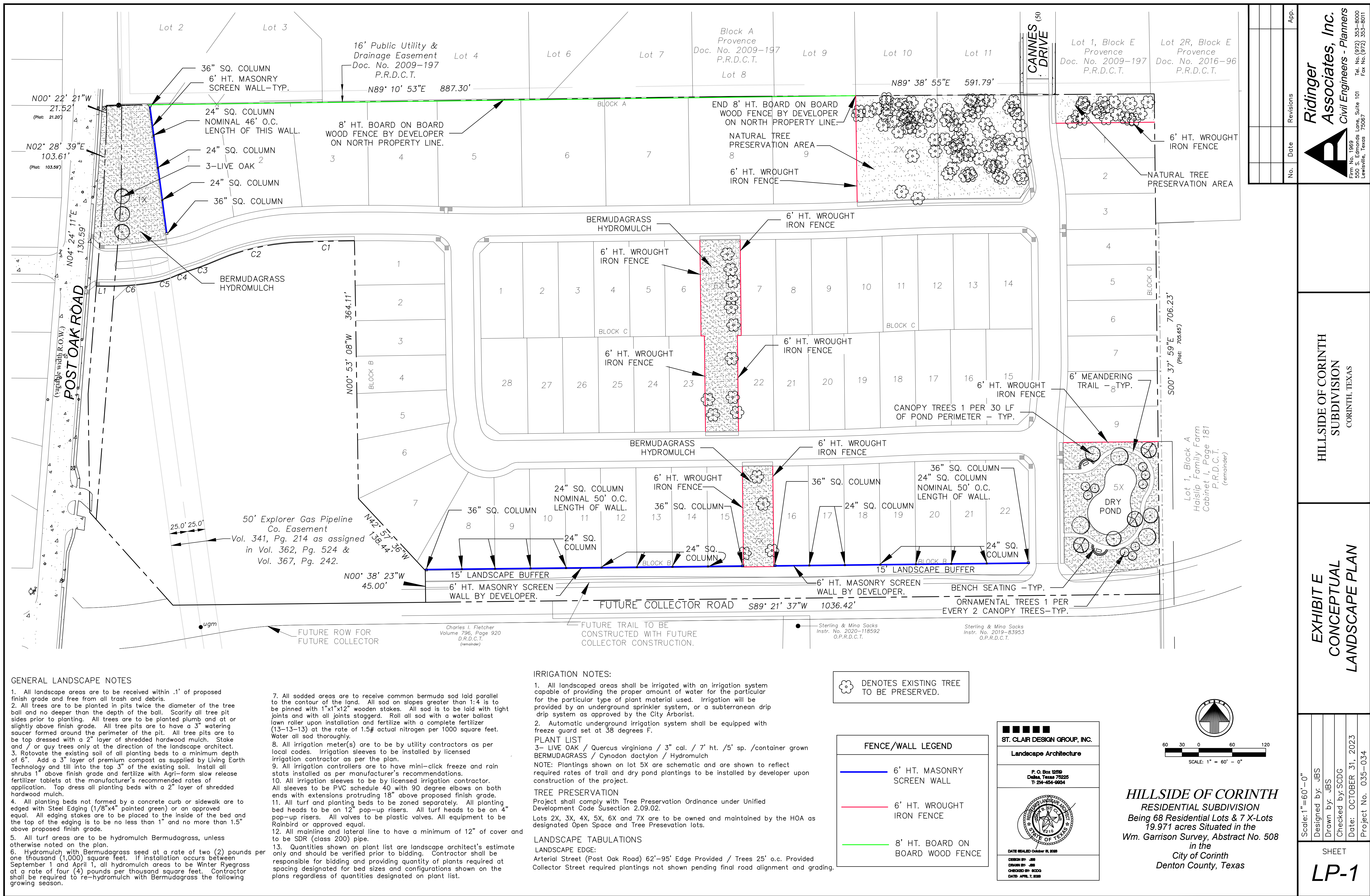
*EXHIBIT D-EXISTING SITE  
CONDITIONS  
FOR  
HILLSIDE OF CORINTH  
RESIDENTIAL SUBDIVISION  
Being 68 Residential Lots & 7 X-Lots  
19.971 acres Situated in the  
Wm. Garrison Survey, Abstract No. 508  
in the  
City of Corinth  
Denton County, Texas*

Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	OCTOBER 31, 2023
Project No.	035-034

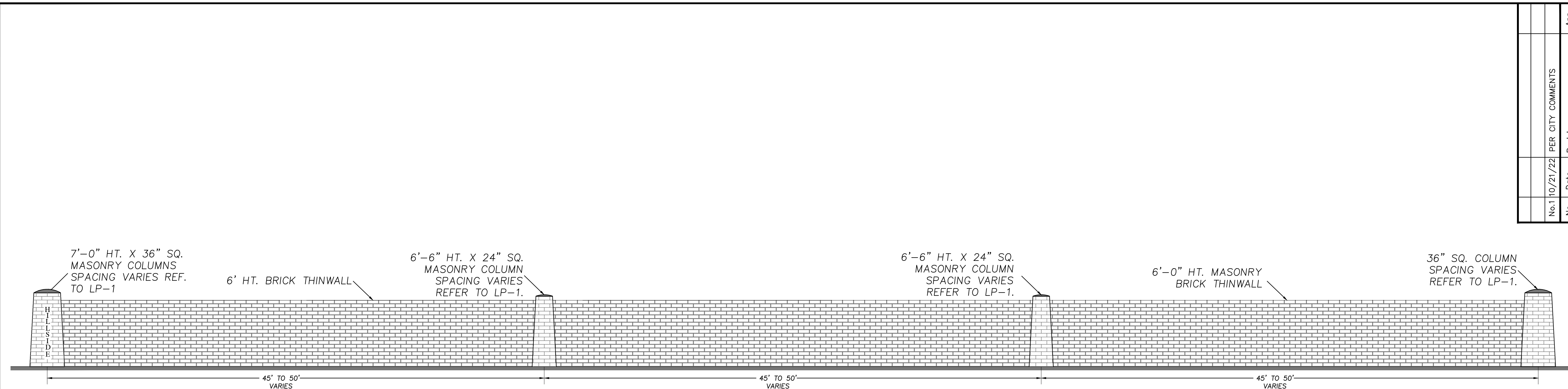
SHEET

1 OF 1



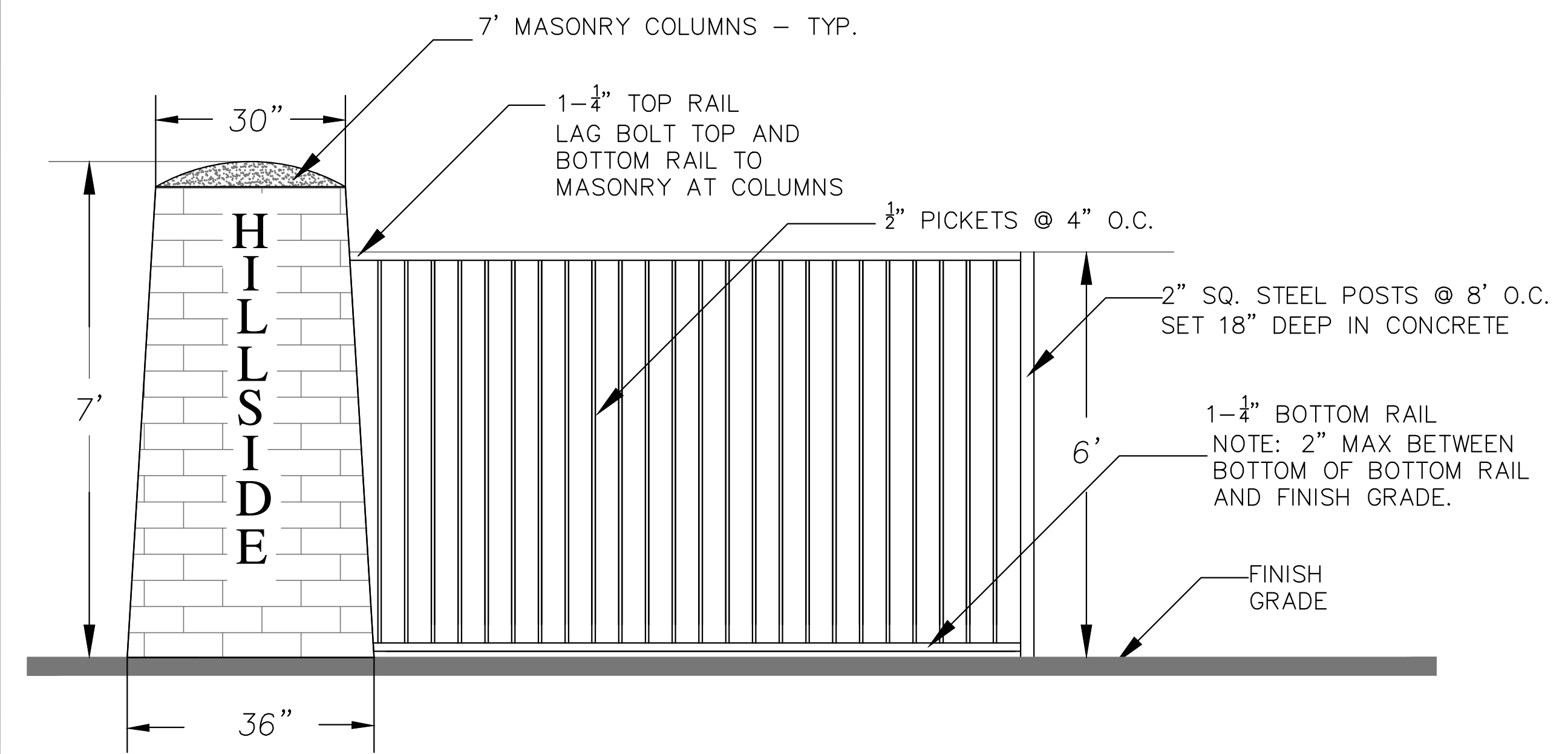






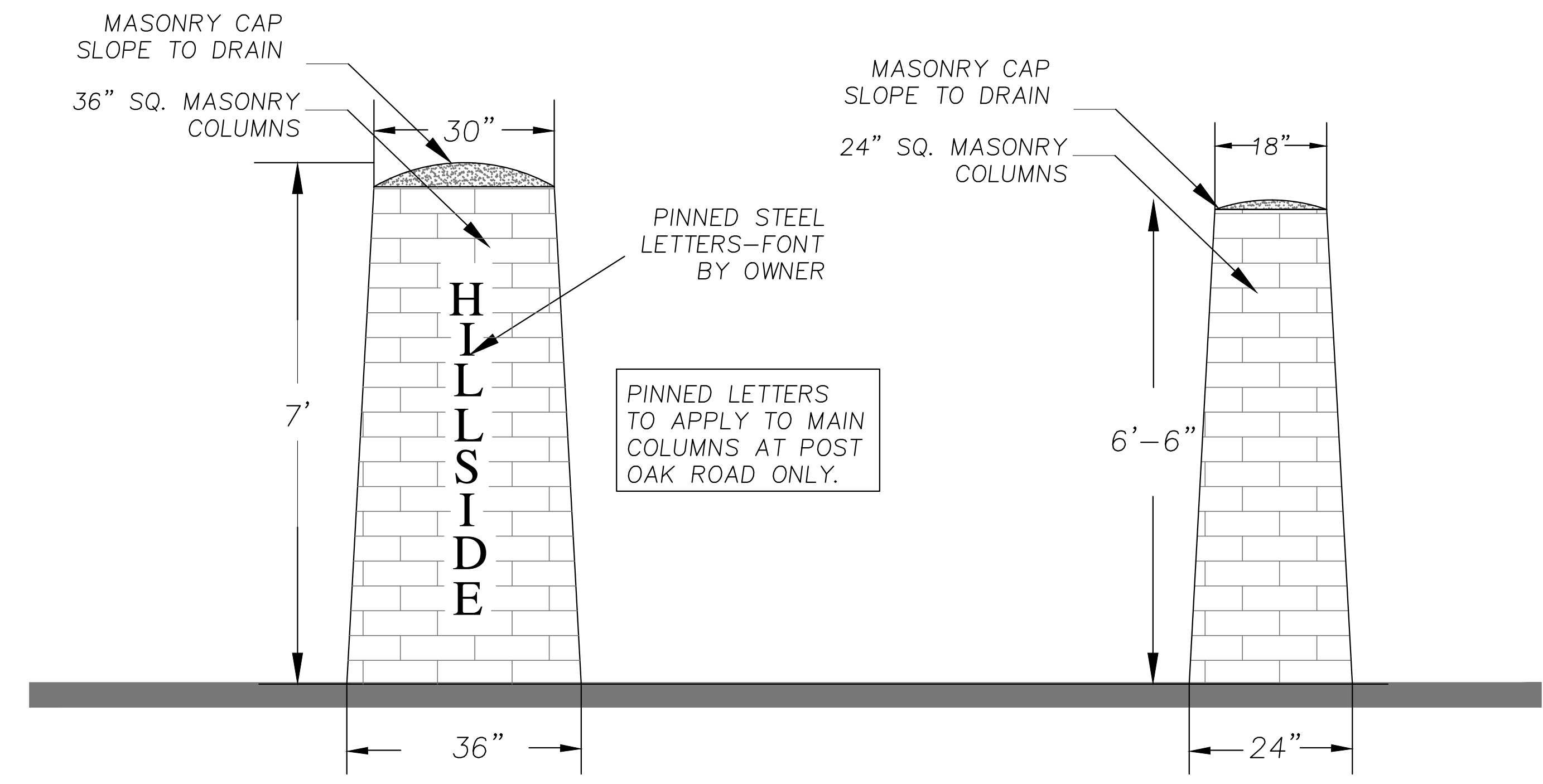
BRICK THINWALL AND COLUMN DETAIL

NOT TO SCALE



6' HT. FLAT TOP IRON FENCE AT COLUMN DETAIL

NOT TO SCALE



COLUMN DETAIL

NOT TO SCALE

ST. CLAIR DESIGN GROUP, INC.

Landscape Architecture

P. O. Box 12598  
Dallas, Texas 75225  
T: 214-454-9204

DESIGN BY: JBS  
DRAWN BY: JBS  
CHECKED BY: SCOG  
DATE: APRIL 7, 2023

**HILLSIDE OF CORINTH**  
RESIDENTIAL SUBDIVISION  
Being 68 Residential Lots & 7 X-Lots  
19.971 acres Situated in the  
Wm. Garrison Survey, Abstract No. 508  
in the  
City of Corinth  
Denton County, Texas

No.	Date	Revisions	App.
No.1	10/21/22	PER CITY COMMENTS	

**Ridger**  
**Associates, Inc.**  
*Civil Engineers - Planners*

Firm No. 1969  
550 S. Edmonds Lane, Suite 101  
Lewisville, Texas 75067  
Tel. No. (972) 353-8000  
Fax No. (972) 353-8011

HILLSIDE OF CORINTH  
SUBDIVISION  
CORINTH, TEXAS

EXHIBIT E  
LANDSCAPE PLAN  
DETAILS

Scale: NOT TO SCALE	Designed by: JBS
	Drawn by: JBS
	Checked by: SCOG
	Date: OCTOBER 31, 2023
	Project No. 035-034

SHEET  
**LP-2**



















# CITY OF CORINTH

## Traffic Impact Analysis

Project Name: Click or tap here to enter text.

### Threshold Worksheet

The City of Corinth's Unified Development Code provides that a Traffic Study may be required with preliminary plat applications. *If the proposed development exceeds one or more of the three threshold criteria listed below, a traffic study will be required to be submitted with the preliminary plat application.* Otherwise, for projects that do not exceed any of the three criteria, a Traffic Study Threshold Worksheet must be submitted and approved by the City's Engineer prior to submittal of the preliminary plat application. Please describe in detail your evaluation of each criteria listed below. Additional sheets may be attached if necessary.

**Criteria #1: The development exceeds parking 100 spaces average per driveway.**

*# of homes = 69*  
*There are no designated parking spaces for the development outside of private driveways, so there are less than 100 spaces per driveway.*

**Criteria #2: Any driveway or roadway in the development is projected to serve 1000 or more vehicles per day.\***

*According to the 11th Edition of the ITE Trip Generation Manual,*  
*Daily Trips =  $e^{(0.92 \times \ln(\# \text{ of houses}) + 2.62)} = 717$  trips, which is less than 1,000.*

**Criteria #3: Any driveway in the development is projected to serve 100 ingress vehicles or more in the design hour.\***

*Max Peak Hour trips =  $e^{(0.94 \times \ln(\# \text{ of houses}) + 0.27)} = 70$ , which is less than 100.*

\* Unless approved otherwise, trip generation rates should be based on the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

I hereby certify that this project does not exceed any of the three threshold criteria shown above and therefore the development would not warrant a Traffic Study in accordance with Section 3.05.04.(D) Traffic Impact Analysis of the Unified Development Code of the City of Corinth.

*John Halter*

Design Engineer's Signature

*5/19/2023*

Date

*Jacob Halter 140914*

Print Name & License Number

*Kimley-Horn & Associates, Inc. F-928*

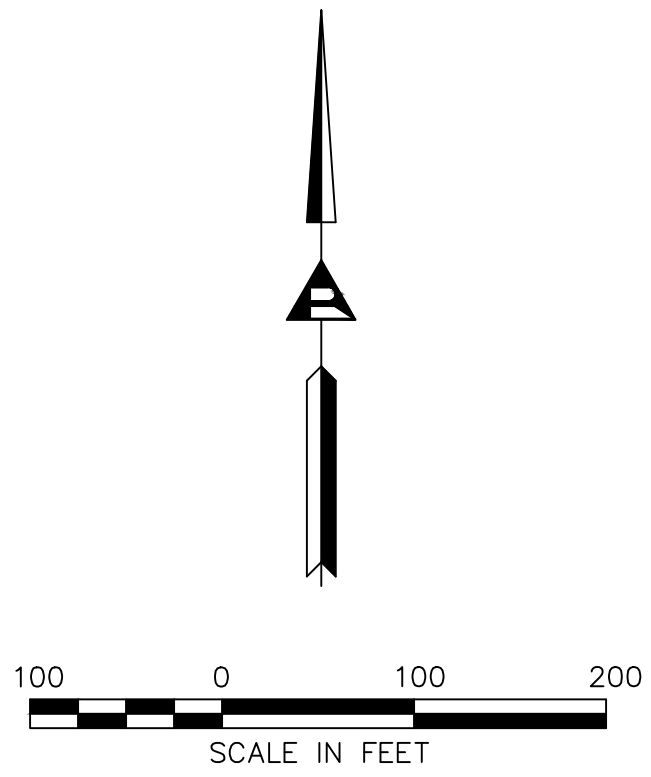
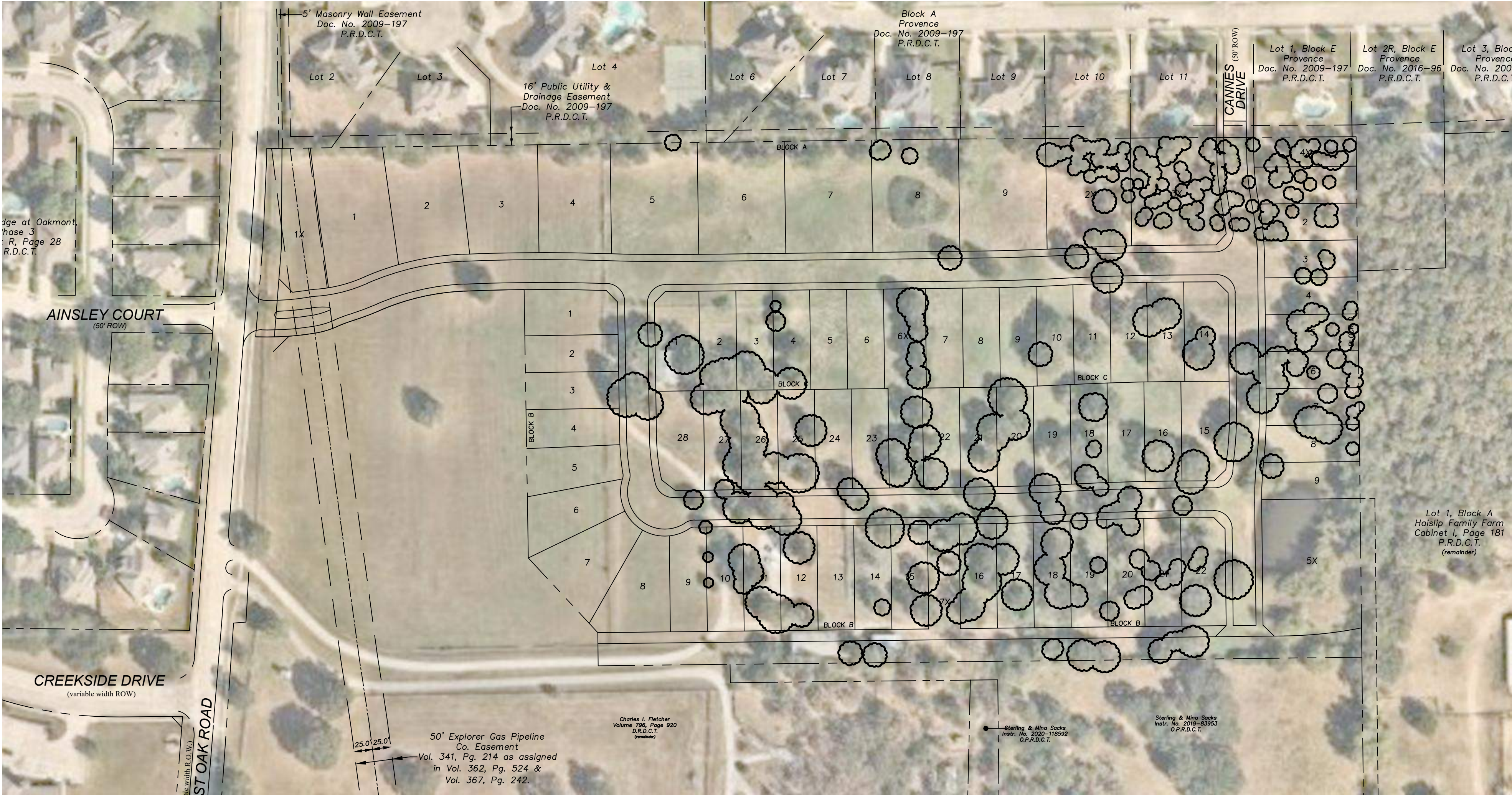
Firm & Registration Number

For City Use Only: The requirement for a Traffic Study with this submittal is hereby waived:

Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_





TREE COVERAGE		
LOT AREA	869,852 S.F.	19.971 AC.
TREE AREA	190,500 S.F.	4.373 AC.
COVERAGE	21.90%	

ONLY TREES DEEMED TO BE IN HEALTHY CONDITION  
BY REGISTERED LICENSED ARBORIST INCLUDED.

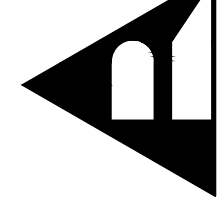
**EXHIBIT H**  
**EXISTING TREE COVERAGE**  
FOR  
**HILLSIDE OF CORINTH**  
RESIDENTIAL SUBDIVISION  
Being 68 Residential Lots & 7 X-Lots  
19.971 acres Situated in the  
Wm. Garrison Survey, Abstract No. 508  
in the  
City of Corinth  
Denton County, Texas

Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	OCTOBER 31, 2023
Project No.	035-034

SHEET  
1 OF 1

HILLSIDE OF CORINTH  
SUBDIVISION  
CORINTH, TEXAS

EXHIBIT H  
EXISTING TREE  
COVERAGE



**Ridinger**  
**Associates, Inc.**  
*Civil Engineers - Planners*

Firm No. 1969  
550 S. Edwards Lane, Suite 101  
Lewisville, Texas 75067


Tel. No. (972) 353-8000  
Fax No. (972) 353-8011


No.	Date	Revisions	App.



# **Proposed Zoning Change**

Hillside of Corinth  
PD (ZAPD23-0006)

 Area to be Rezoned

 Properties within 200 ft of area proposed to be rezoned from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family

11/17/2023

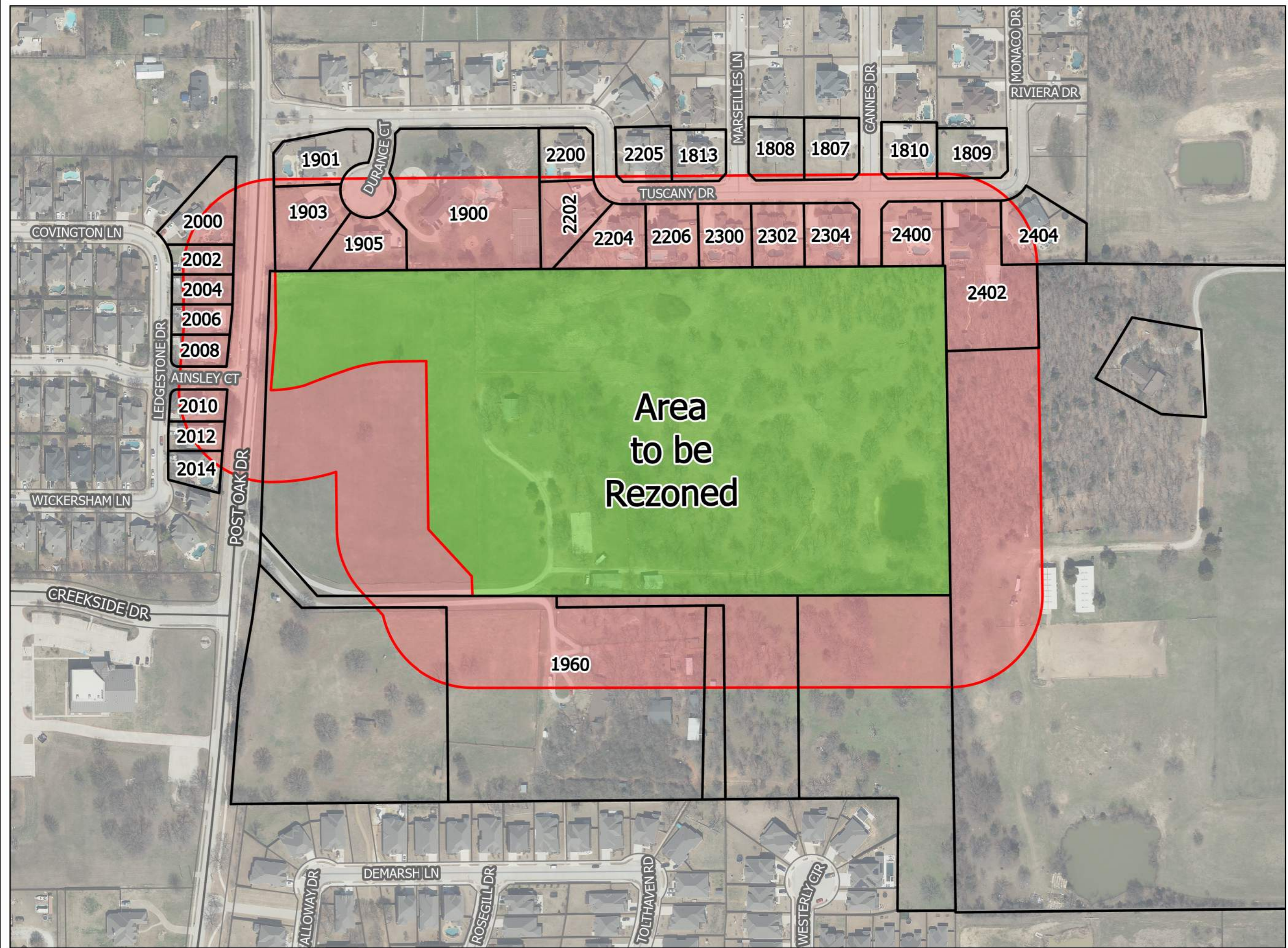


0 100 200  
Feet

1 inch equals 200 feet



This map is the property of the City of Corinth, and is not to be reproduced by any means, mechanical or digital, without written consent of the City. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of p boundaries.







Planning and Zoning Commission Meeting  
Date: **MONDAY, December 11, 2023, at 6:30 P.M.**

RECEIVED  
NOV 15 2023  
Section E, Item 3.

City Council Regular Meeting  
Date: **THURSDAY, January 4, 2024, at 6:30 P.M.** \* (see below for additional information)

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

### PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, December 11, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, January 4, 2024, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 68 single family lots on approximately  $\pm 20$  acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD23-0006 – Hillside of Corinth)

\*The January 4, 2024, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on December 11, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at [planning@cityofcorinth.com](mailto:planning@cityofcorinth.com). Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: \_\_\_\_\_ Opposition: ☒ of the proposal.

The area is a haven for wild life - have seen geese, fox, rabbits, ducks and others utilize that space. In an area where wildlife is already stressed and squeezed this is a good relief spot. But - I'm sure money/compositions have already been spent to ensure that this is passed and seeking my input is just a formality to show this is "Above Board".

Name/Address/City: **(REQUIRED)**

Signature: **(REQUIRED)**

Sam Garland, 2012 Ledgestone Dr, Corinth, TX  
(Please Print) 76210

(Signature)





Planning and Zoning Commission Meeting  
Date: **MONDAY, December 11, 2023, at 6:30 P.M.**

RECEIVED  
DEC 05 2023  
Section E, Item 3.

City Council Regular Meeting  
Date: **THURSDAY, January 4, 2024, at 6:30 P.M.** \* (see below for additional information)

BY: .....

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

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Dear Property Owner:

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- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 68 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD23-0006 – Hillside of Corinth)

\*The January 4, 2024, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on December 11, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at [planning@cityofcorinth.com](mailto:planning@cityofcorinth.com). Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: ☒ Opposition: \_\_\_\_\_ of the proposal.

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Name/Address/City: **(REQUIRED)**

Antioch Christian Fellowship  
2020 Post Oak Drive, Corinth, TX  
76210  
(Please Print)

Signature: **(REQUIRED)**

By: *Chadler J. Ryan*  
ITS: LEAD Pastor  
(Signature)



## CITY OF CORINTH

### Staff Report

<b>Meeting Date:</b>	12/11/2023 <b>Title:</b> Land Use Map Amendments - CPA23-0002
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development

#### Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the Land Use & Development Strategy Map by changing the Place Type designations of multiple parcels of land totaling approximately ± 150 acres generally located south of Shady Shores Road, along the east and west sides of North Corinth Street, east of I-35 E and north of Corinth Parkway within the City of Corinth. Case No. CPA23-0002 – Land Use Assumptions Mixed Use-TOD

#### Item Summary/Background/Prior Action

The purpose of this request is to consider amending the future land designations of several areas of the City as identified in the “Envision Corinth 2040 Comprehensive Plan.” Consideration of these amendments were requested by the City Council and were discussed during a joint City Council and Economic Development Workshop on November 14, 2023.

The table below identifies the 1) location, 2) Future Land Use Plan designation per the 2040 Plan, 3) Existing Land Use, and 4) the rationale/comments for the change and the staff recommendation. The numbers on the list correspond to the locations on the attached Exhibit A.

<b>Location and Existing Zoning Classifications:</b>	<b>Existing Land Uses:</b>	<b>Existing Future Land Use Designation:</b>	<b>Proposed Future Land Use Designation:</b>
(1) East side of N. Corinth Street (between NCTC and Shady Shores Road)  <b>Zoned:</b> PD-63 with MF-1 base and SF-2	Large lot residential and vacant tracts	Mixed Residential (changed in March 2023)	Mixed Use – TOD
(2) West side of N. Corinth Street (between Pinnell Square and Shady Shores, and extending along the south side of Shady Shores Rd.  <b>Zoned:</b> Industrial	Vacant tracts, Public Works Facility, Mixed Commercial/Restaurant uses	Office/Employment (changed in March 2023)	Mixed Use – TOD
(3) East side of I-35E, between Shady Shores and Corinth Parkway  <b>Zoned:</b> C-2 Commercial	Vacant tracts, mobile home sales, auto repair, food establishment	Retail/Commercial (changed in March 2023)	Mixed Use – TOD

The purpose of this request is to promote development that will create a vibrant, walkable downtown with successful ground floor retail uses. The Envision Corinth 2040 Comprehensive Plan established that vision and was the driving force for many of the developments currently under review and approval. Primary purposes of a mixed-use TOD district as stated in the comprehensive plan are to develop character and context befitting a new downtown with a range of urban residential, retail and office uses, and to become a destination for day and evening dining, entertainment, and community festivals and events.

N. Corinth Street is a vital corridor extending north from Corinth Parkway and ending at Shady Shores. An opportunity exists to create a unique identity in Corinth through the development of a downtown and a Main Street corridor on N. Corinth Street. Walton Drive and Corinth Parkway (east of I-35E) are also corridors that should become part of this urban downtown form. Development along these corridors will combine to create a synergy that will result in a successful city center for Corinth. Downtown is a symbol of community economic health, the partnership between the private and the public sector, local quality of life, local pride, and community history. Implementation of the vision for downtown Corinth has begun with the development of Commons at Agora Park as well as mixed-use developments of Corinth City Center and Village Square at Corinth. Retail is a critical component of any downtown, and successful retail in this area will rely on the synergy created by a sufficient amount of shopping and restaurants to draw residents and visitors to the area, as well as higher density residential development within walking distance.

The Envision Corinth 2040 Comprehensive Plan was adopted by the City in 2020 and showed the areas referenced below to be Mixed-Use TOD (Transit Oriented Development). The purpose of envisioning these areas as Mixed-Use TOD was to further the goal of developing a higher-density, walkable environment that would serve as a gathering point for the community and an economic development driver for the city. The areas identified below are part of a relatively small contiguous area needed for this higher density, mixed use development in order to create enough synergy for success.

In March 2023, the City Council amended the future land use designation of this area from Mixed-Use TOD to Mixed Residential, Office/Employment, and Retail/Commercial.

- 1) The Mixed Residential portion is currently zoned PD-63 and allows for townhome development. Discussions are underway with the developer and owner regarding the mix of residential proposed and the potential of adding retail at the ground level.
- 2) The Office/Employment portion is currently zoned Industrial. One large vacant tract on the north end of this area is currently developing as Industrial warehouse/distribution, as is allowed by right. A second tract adjacent to that development is under contract for a similar type of development. Industrial development is not a compatible use with a mixed-use, walkable downtown and further Industrial development in this area would be a threat to the development of a successful downtown. Some tracts of this Industrial zoned area are directly across from the planned townhome development zoned PD-63. Also in this area zoned Industrial are parcels owned by the City, Pinnell Square, and vacant land south of Pinnell Square. These lots offer tremendous opportunities for redevelopment that will continue the mixed-use development and Agora Park already underway.
- 3) The area identified in the Comprehensive Plan as Retail/Commercial which fronts I-35 offers significant opportunities to redevelop to a higher density use that is walkable and connected to development immediately to the east. The Katy trail is a significant asset between this area and the properties along N. Corinth and enhances the pedestrian connection to downtown. This area offers the visibility of I-35E while still providing an opportunity for vertical development of residential and commercial uses that could enhance and become a part of downtown Corinth.

At the time the City Council amended the future land use designations from Mixed-Use TOD to lower density uses, it was assumed that development north of the Commons at Agora and Corinth City Center and property to the east of I-35E and west of N. Corinth would not attract higher density development. The opportunity to attract higher employment was cited as a reason for this change. With mixed-use development in the proposed areas comes the opportunity to have retail, restaurants and entertainment at the ground floor of development over a larger area, allowing a rising tide effect for greater success. Although the development of office uses has had lower demand in recent years, the development of smaller scale office could be possible in this area. Higher densities of residential development within walking distance, as well as a vibrant downtown environment will draw residents and visitors in greater numbers. Ground floor uses are ideal for small businesses which would provide jobs in Corinth. Per the US Chamber of Commerce, small businesses account for 99% of jobs in the U.S., and since 1995, small businesses have created approximately two-thirds of new jobs. The development



of ground floor retail space surrounded by higher density residential provides an opportunity for small businesses to succeed in Corinth and for entrepreneurial Corinth residents to open small businesses within the City.

When the future land use amendments were made in March 2023, it was also assumed that this area would not be suitable for additional high density residential. Staff recommends that this area is suitable for high density residential, as this type of use would be important for the success of retail and the development of a vibrant downtown. Although development has slowed someone from several years ago, the Metroplex is tracking as the fifth fastest-growing large metro area in the country by 2028. DFW's 2023 population adds up to 7.8 million people, and the area has a projected population growth rate of 8.64 percent. There will continue to be a demand for residential units for many years to come, and demographics indicate that many are seeking cities with quality of life amenities such as shops and restaurants within walking distance from a smaller residential unit than that of their parents or grandparents.

Staff recommends reverting the area referenced in Exhibit A back to Mixed-Use TOD will assist in facilitating the redevelopment of this area and the development of a successful downtown Corinth.

**Public Notice**

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publishment in the Denton Record-Chronicle
- The Public Hearing notice was posted on the City’s Website

**Staff Recommendation**

Staff recommends approval as submitted

**Motion**

I recommend approval of the request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy by changing the Place Type designation on the Future Land Use Map as follows:

As depicted on Exhibit A,

- On Area 1, change the designation to "Mixed Use TOD"
- On Area 2, change the designation to “Mixed Use TOD
- On Area 3, change the designation to "Mixed Use TOD"

**Alternative Actions by the Planning and Zoning Commission**

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request

**Attachments**

- Exhibit A – Proposed Place Type Changes
- Exhibit B – Proposed Future Land Use & Development Strategy Map



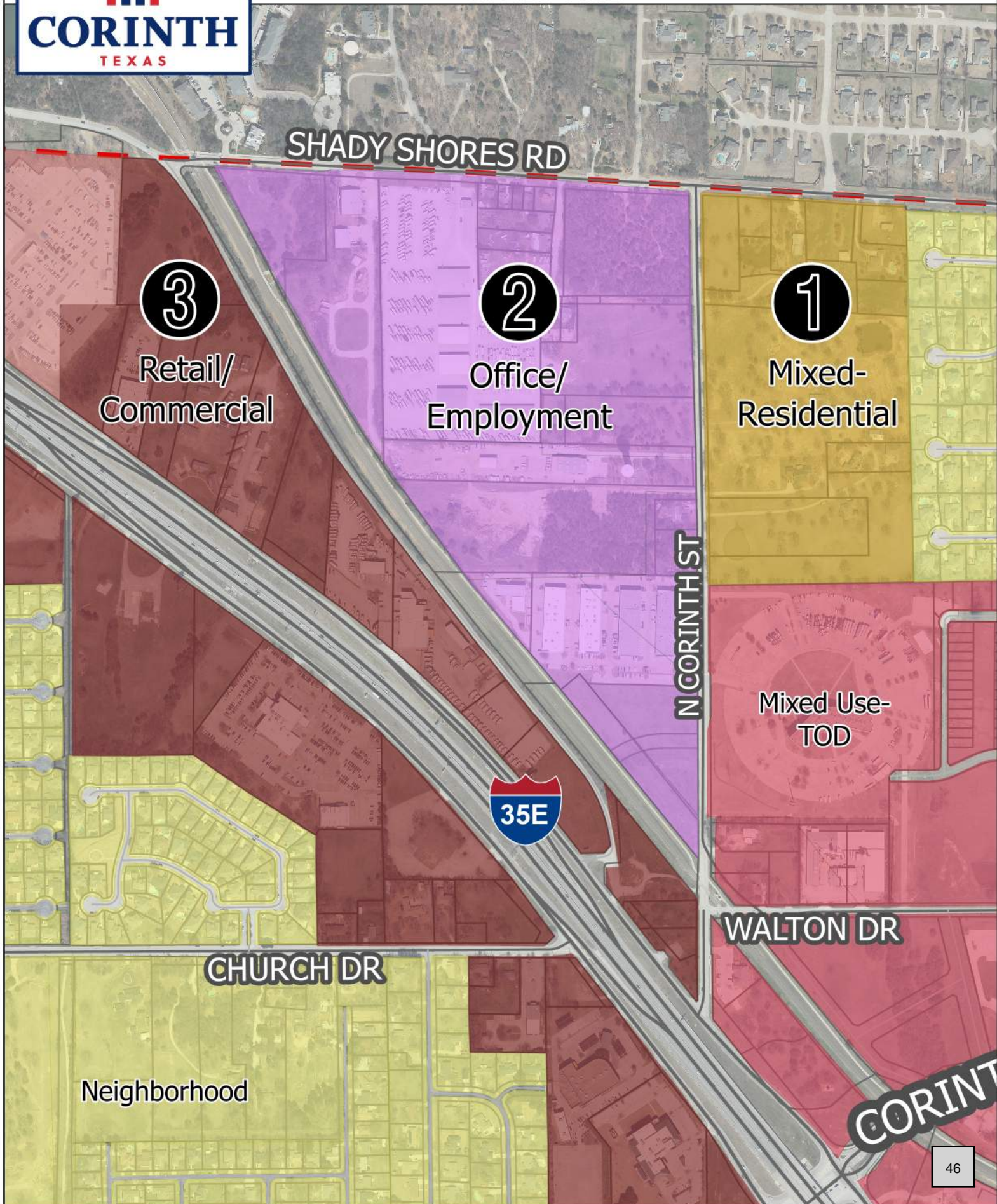
# Exhibit A

## CPA23-0002

Section E, Item 4.

N

S



SHADY SHORES RD

3

Retail/  
Commercial

2

Office/  
Employment

1

Mixed-  
Residential

N CORINTH ST



Mixed Use-  
TOD

WALTON DR

CHURCH DR

Neighborhood

CORINTH





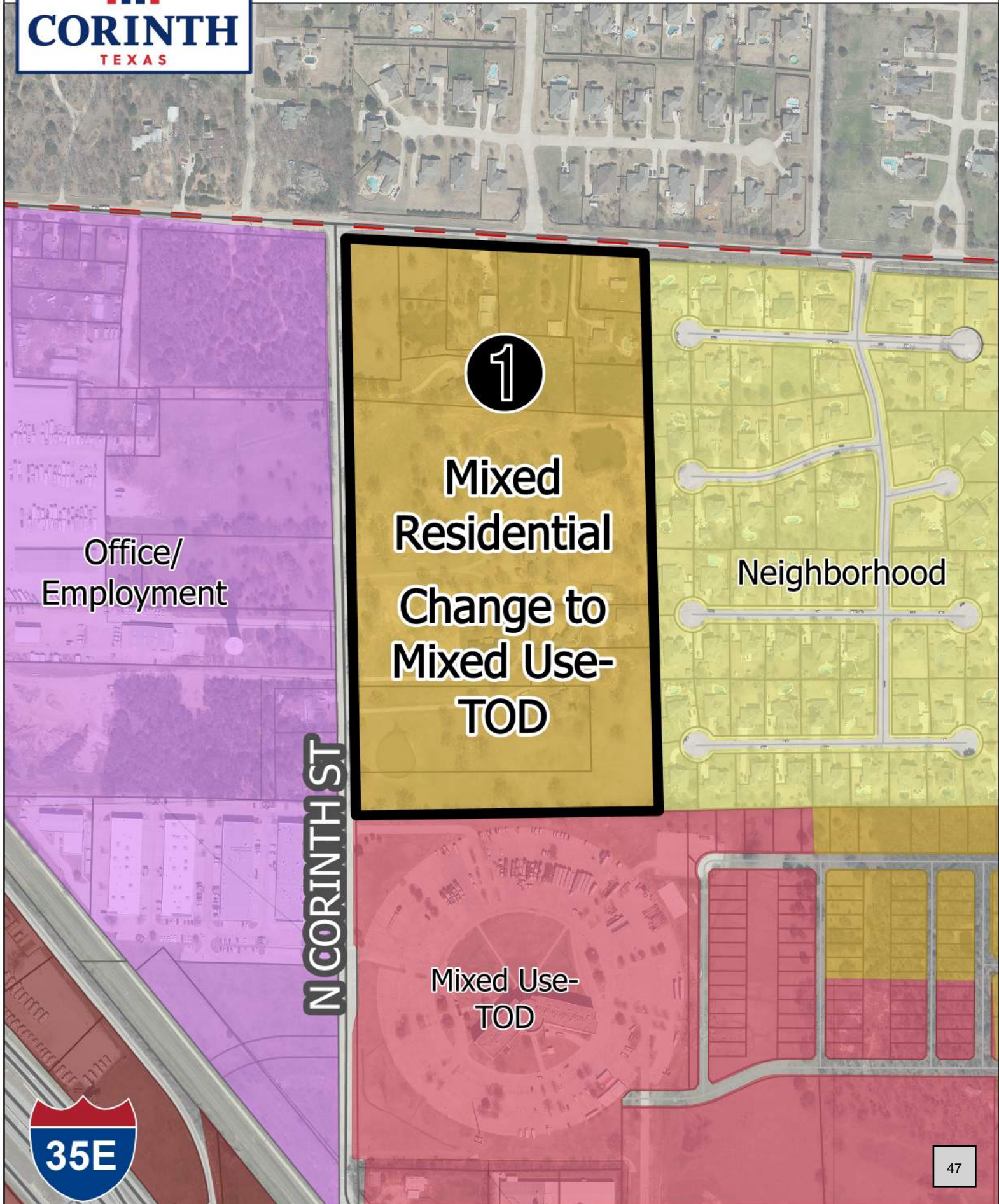
# Exhibit A-1

## CPA23-0002

Section E, Item 4.

N

S



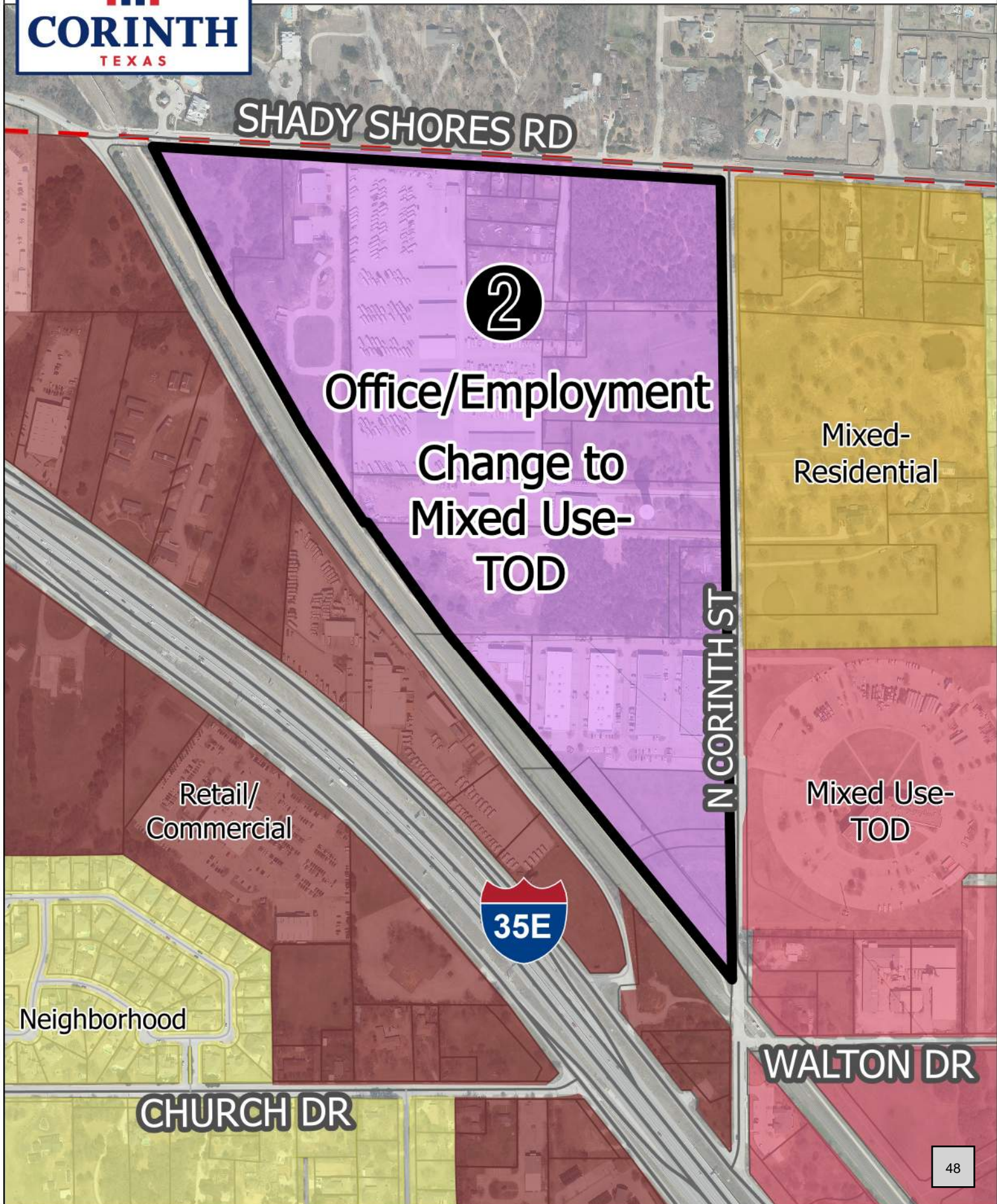




# Exhibit A-2

## CPA23-0002

Section E, Item 4.







# Exhibit A-3

## CPA23-0002

Section E, Item 4.

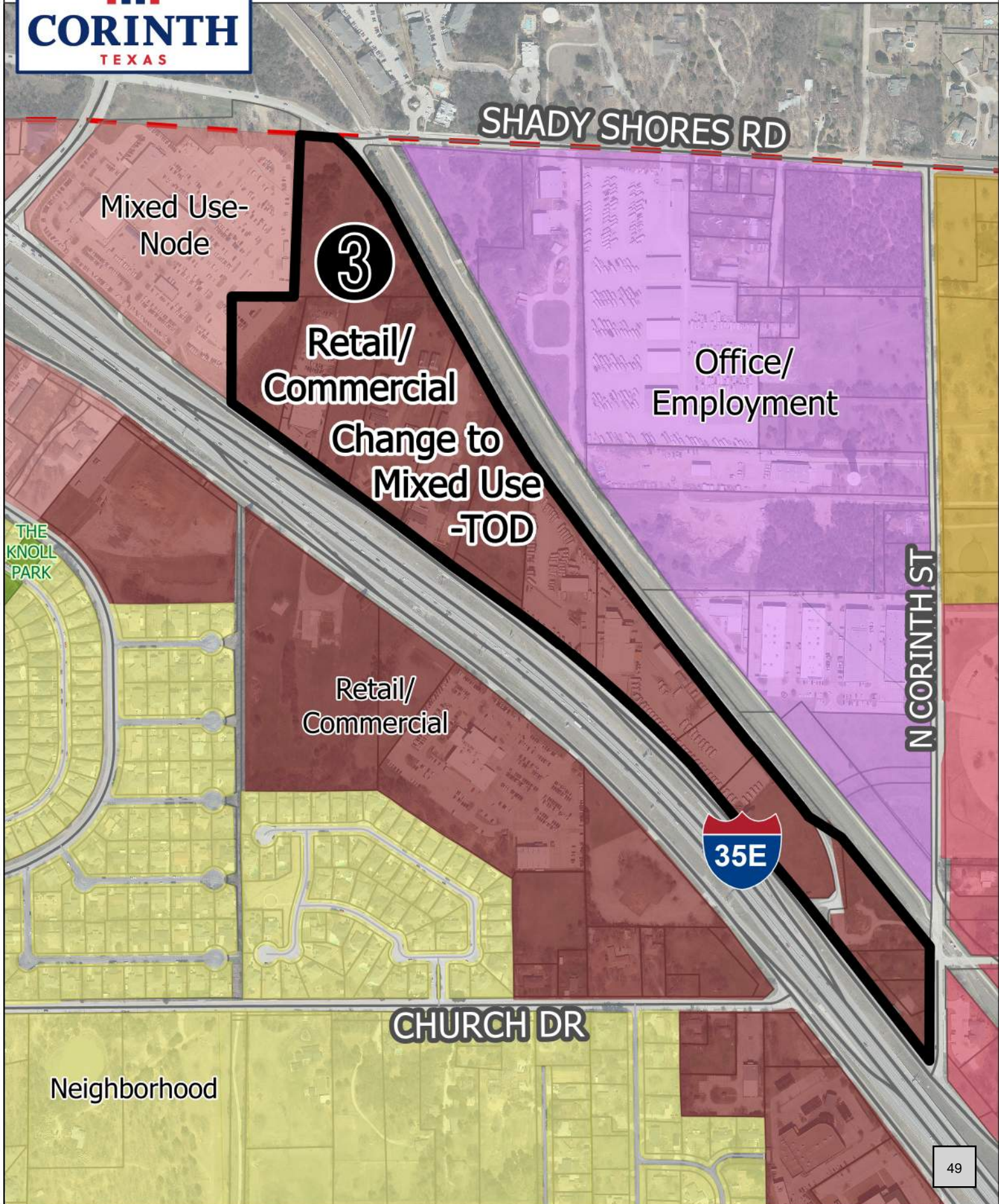




Exhibit B

City of Corinth  
Land Use and  
Development Strategy

Future Land Use Classification

- Neighborhood
- Mixed-Residential
- Mixed Use - TOD
- Mixed Use - Node
- Retail/Commercial
- Corridor Commercial
- Office/Employment
- Institutional/Public/Civic
- Parks/Open Space

Road Classes

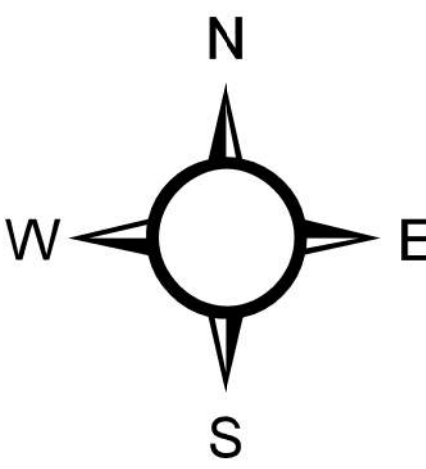
- Highway
- Major/Minor Arterial
- Collector
- Local

Revisions

Date	Ordinance #
12/17/2020	20-12-17-40
5/5/2022	22-05-05-13
3/2/2023	23-03-02-04
3/2/2023	23-03-02-06

Note: This Plan is to be administered  
in coordination with the Active  
Transportation Plan & Master  
Thoroughfare Plan

\*A Comprehensive Plan shall not  
constitute zoning regulations or establish  
zoning boundaries

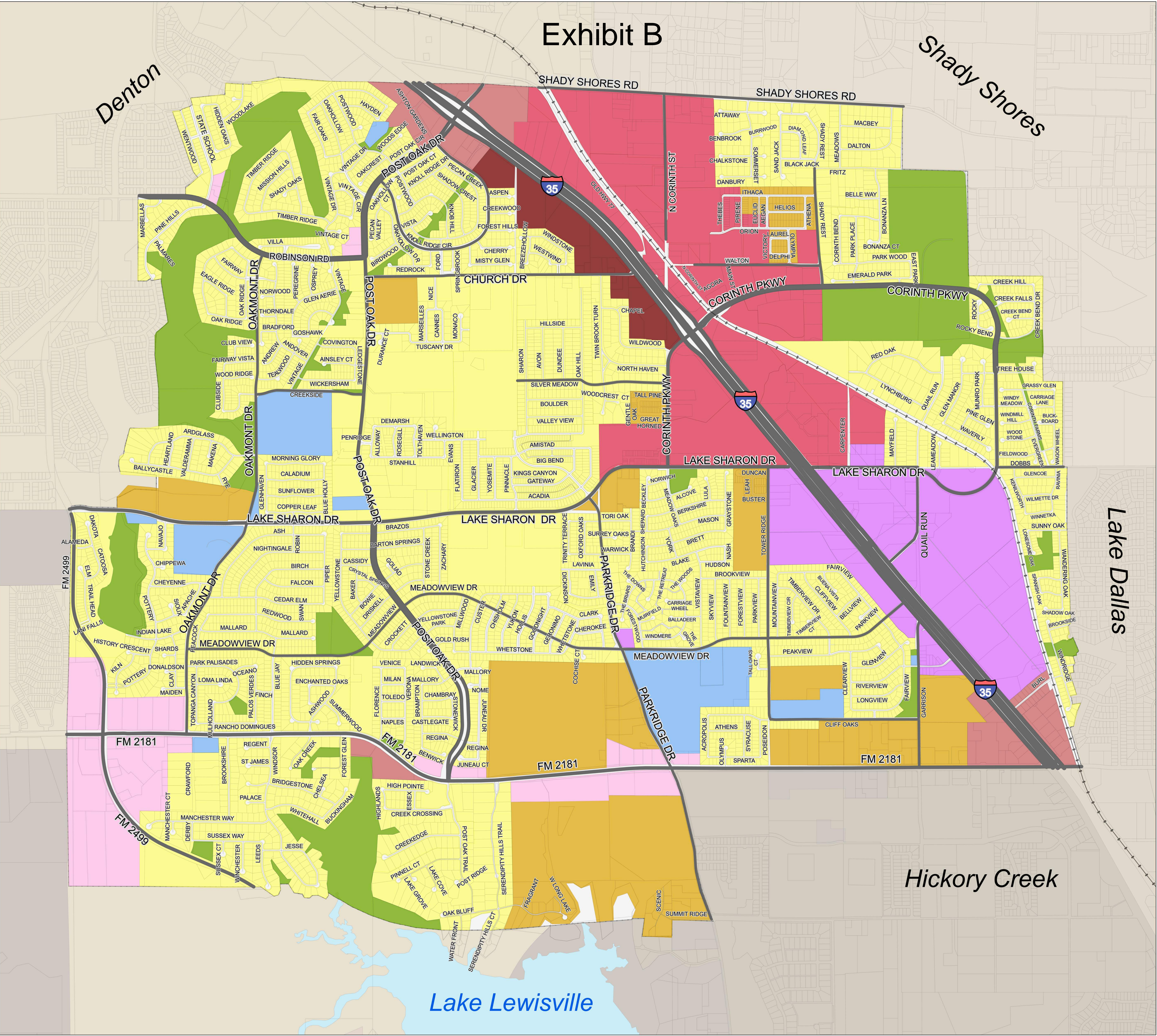


0 0.25 0.5  
Miles

3/2/2023

Print Date: 11/27/2022

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CITY OF CORINTH

Staff Report

Meeting Date:	12/11/2023	Title:	Workshop – Mixed-Use (MX) Zoning Categories
Ends:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input checked="" type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	Focus: <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		

Item/Caption

Conduct a workshop and hold an informal discussion on proposed amendments to Mixed-Use (MX) Zoning Categories.

Item Summary

Melissa Dailey, Development Services Director, will provide a workshop presentation to the Commission on proposed amendments to Mixed-Use (MX) Zoning Categories