

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, January 24, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

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 and act upon approval of minutes from the Planning & Zoning Commission Meeting held on December 13, 2021.
- 2. Consider and act upon a Final Plat for Ashford Park, Phase 1, and a Replat of Lot 3R Block A of the E. Blount Subdivision, for 174 Single Family Residential lots, and twelve (12) HOA/Open Space/Preservation lots, on ± 45.794 acres. The property is generally located on the north side of the intersection of Lake Sharon Drive and Parkridge Drive and south of Valley View Drive. (Case No. FP21-0001)
- 3. Consider and act upon a Final Plat for the Magnolia Center Addition, for one (1) lot on ± 2.627 acres. The property is located at the southwest corner of S I-35E and Lake Sharon Drive. (Case No. FP21-0002)
- 4. Consider and act upon a Replat of Pecan Creek Subdivision, combining Lots 6-A1, 6-B1, and 6-C1 into Lot 6R on ± 7.136 acres. The property is located at 5150 S I-35E. (Case No. RP22-0001)

E. BUSINESS AGENDA

- 5. Conduct a Public Hearing to consider testimony and make a recommendation to the 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-3 Single Family to a Planned Development with a base zoning district of SF-A Single Family Residential Attached (townhouses), on approximately ± 8.251 acres located on the west side of Corinth Parkway, north of Lake Sharon Drive, south of Silver Meadow Lane and east of Woodcrest Circle at 2000 Corinth Parkway. (Case No. ZAPD21-0004 – Timber Ridge)

F. DIRECTOR'S REPORT

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

G. 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: **Thursday, January 20, 2022 at 4:00 PM.**

John S Webb

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

January 20, 2022

Date of Notice

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

BRAILLE IS NOT AVAILABLE



PLANNING & ZONING COMMISSION REGULAR SESSION
Monday, December 13, 2021 at 6:30 PM
City Hall | 3300 Corinth Parkway

MINUTES

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

Chair Wade May called the meeting to order at 6:31 PM.

Commissioners Present: Wade May, Cody Gober, KatieBeth Bruxvoort, Billy Roussel III, Rebecca Rhule, Alan Nelson.

Commissioner Absent: Rodney Thornton.

A quorum was present.

Staff Present: John Webb - Planning Director, Michelle Mixell - Planning Manager, Miguel Inclan - Planner.

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 and act upon approval of minutes from the Planning and Zoning Commission Meeting held on November 15, 2021.

Motion by Vice Chair Gober, seconded by Commissioner Bruxvoort to approve the Consent Agenda.

Motion carried unanimously 5-0.

E. BUSINESS AGENDA

2. Conduct a public hearing to consider testimony and make a recommendation on a proposed amendment to the City's Unified Development Code (UDC), Section 4: Sign and Fence/Screening Regulations, Subsection 4.02.11. Screening Requirements for Residential and Nonresidential Properties, Subsection 4.02.11.C.1. Nonresidential Construction Abuts Residential Zoning Classifications (ZTA21-001).

Ms. Mixell presented the item to the Commission, and provided an overview of the previous discussions in workshop sessions with City Council and the Commission.

She provided key elements of the proposed text amendment including the addition of the alternative compliance option for screening, the ability to allow alternatives city-wide,

Chair Wade May asked what the timeline would be for an alternative compliance application to be processed.

Ms. Mixell replied that at the Planned Development level, a departure from the ordinance could be included, but that this process would apply to deviations at the Site Plan level or other projects that would follow "straight-zoning" and not the Planned Development process.

Chair May stated that he

Mr. Webb stated that there will be times when the masonry wall will be the best option and will be required by staff due to potential nuisances, or the fact that adding a vegetative screen would result in the addition of a landscape buffer that would take space on the site.

Commissioner Roussel asked if applicants voluntarily chose the masonry wall process.

Mr. Webb stated that developers will choose the wall voluntarily.

Commissioner Nelson asked if an Engineer could be added to the list of professionals that could prepare exhibits because applicants may not engage a Landscape Architect early on in the process.

Mr. Webb stated that applicants would engage a landscape architect by the time the issue of screening is discussed during the development process.

Chair May opened the public hearing at 6:48 PM.

There being no public comments, Chair May closed the public hearing at 6:48 PM.

Motion by Commissioner Roussel, seconded by Vice Chair Gober to recommend approval of the proposed amendment.

Motion carried unanimously 5-0.

F. DIRECTOR'S REPORT

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

Mr. Webb informed the Commission that there are three Planned Development cases submitted but likely will not be ready by January.

Beginning in January, the regular schedule will resume.

Staff is working on a development report for publication to keep the public informed.

In January, Staff will bring a Single-Family Rental Registration Ordinance to City Council for approval and explained the key elements.

Commissioner Rhule asked if that ordinance would cover short-term rentals.

Mr. Webb stated that it does not but that Staff would look into it.

Commissioner Rhule stated that she would like the City to be proactive in governing short-term rentals.

G. ADJOURNMENT

There being no business before the Commission, the meeting was adjourned at 6:52 PM.



CITY OF CORINTH Staff Report

Meeting Date:	1/24/2022	Title:	Ashford Park Phase 1 Final Plat and Replat of Lot 3R Block A of the E. Blount Subdivision
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

Item/Caption

Consider and act upon a Final Plat for Ashford Park, Phase 1, and a Replat of Lot 3R Block A of the E. Blount Subdivision, for 174 Single Family Residential lots, and twelve (12) HOA/Open Space/Preservation lots, on ±45.794 acres. The property is generally located on the north side of the intersection of Lake Sharon Drive and Parkridge Drive and south of Valley View Drive. (Case No. FP21-0001)

Item Summary/Background/Prior Action

On March 22, 2021, the Planning & Zoning Commission approved a Preliminary Plat for the Ashford Park Subdivision, which includes portions of the E. Blount Subdivision. A Replat of the E. Blount Subdivision was approved by the Planning & Zoning Commission on November 15, 2021. The purpose of the Final Plat is to establish 174 Single Family Residential lots and twelve (12) HOA/Open Space/Preservation lots, and the purpose of the Replat is to create two (2) lots out of Lot 3 Block A of the E. Blount Subdivision to be included in Phase 1 of the Ashford Park Subdivision. The property is zoned Planned Development No. 57: Ashford Park (PD-57).

The property will have access to Lake Sharon Drive and an extension of Parkridge Drive as approved in the PD-57 Ordinance and the Preliminary Plat.

The Final Plat and Replat conform to the PD-57 and City development standards.

Staff Recommendation/Motion

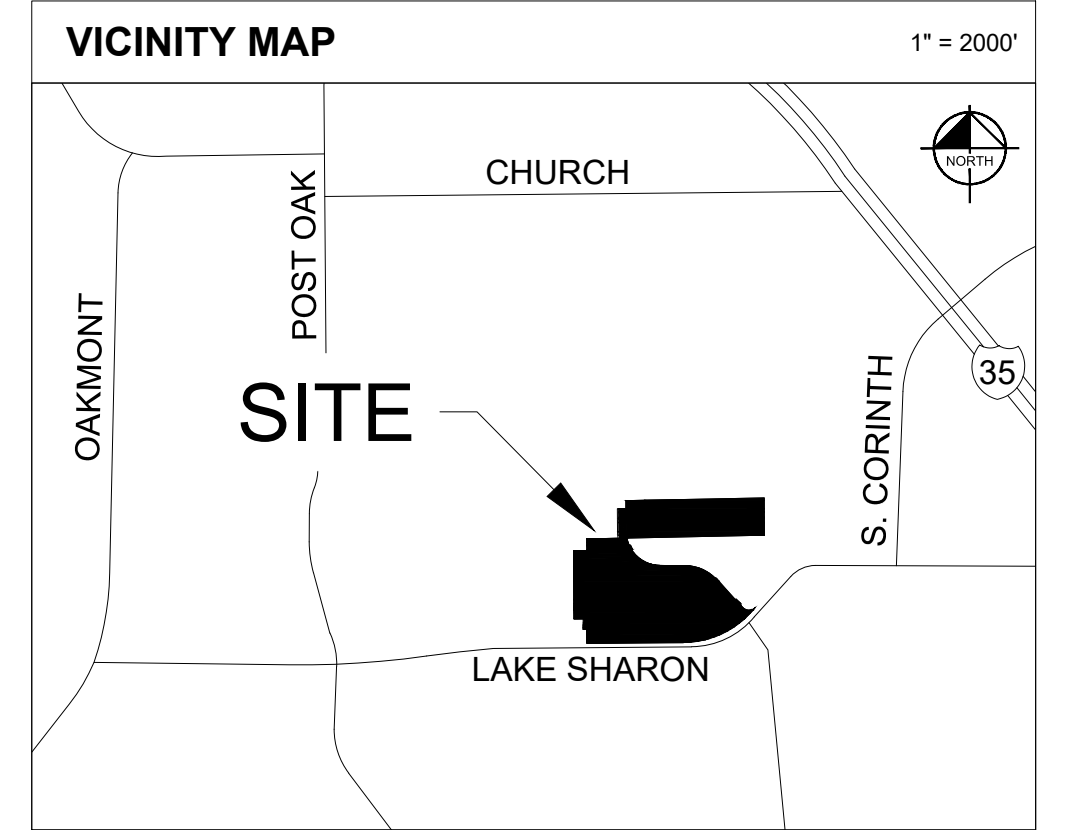
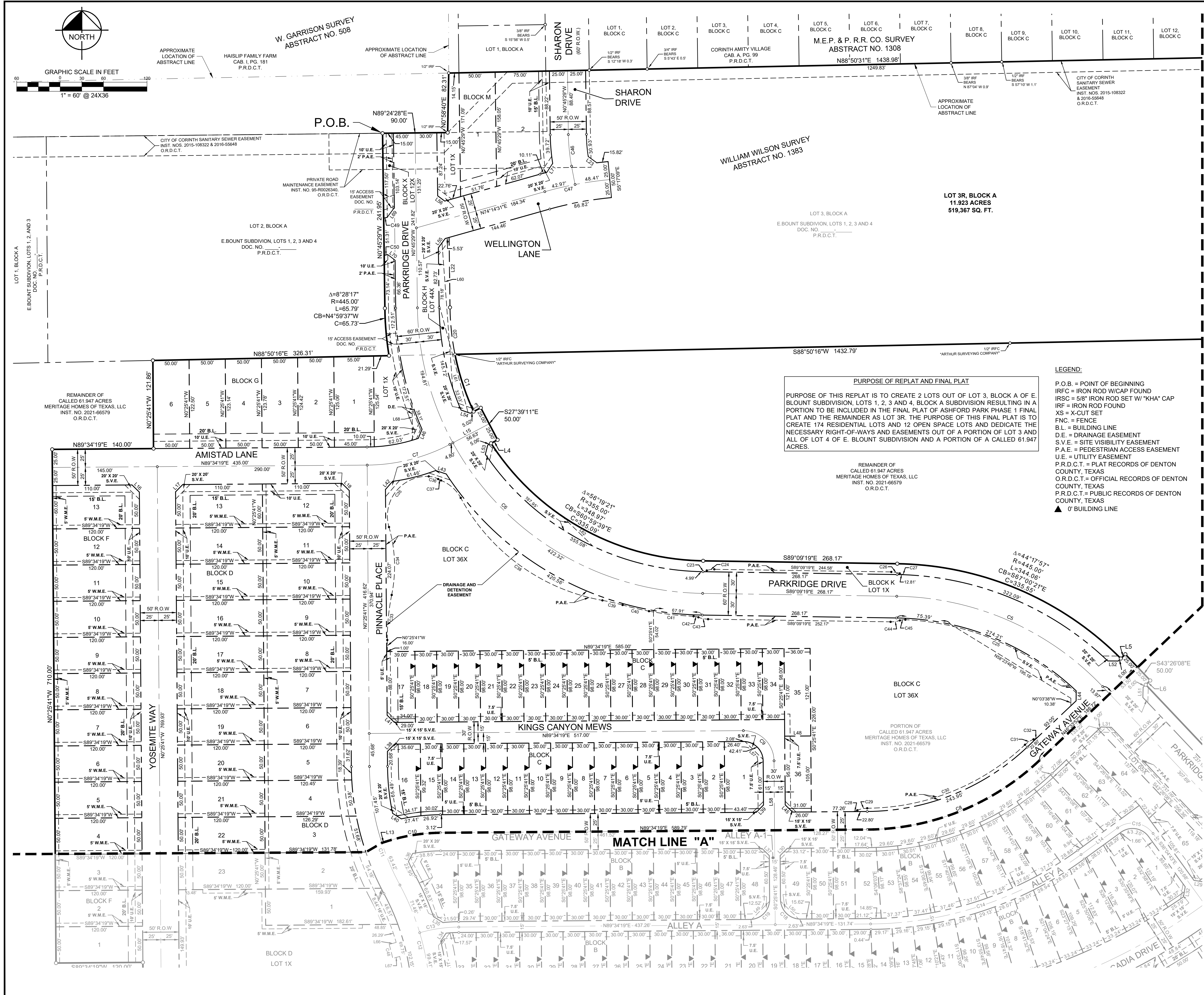
Staff recommends approval of the Final Plat and Replat subject to the following conditions:

1. Staff approval of all additions and/or alterations to the easements and dedications in the Final Plat and Replat.
2. All covenants required by ordinances have been reviewed and approved by the City.
3. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.

Staff recommends the following motion: **Motion to approve the Final Plat and Replat as presented subject to the conditions presented by Staff.**

Attachments

1. Final Plat and Replat



- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849329.
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 481210389H, for Denton County, Texas and incorporated areas, dated June 19, 2020, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - See Sheet 2 for line and curve table.
 - All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Retaining wall on shared property line to be maintained by property owner on high side of retaining wall.
 - All open-space lots and tree preservation lots shall be owned and maintained by the HOA.
 - Park and Trail dedication to comply with Section 3.05.10 of Unified Development Code as approved in PD-57.
 - Lots A-1X, C-36X, D-1X, and E-1X shall be subject to the specific tree preservation requirements per PD-57 as further set forth in HOA Covenants and Restrictions.
 - Per PD-57 Section D.1, tree caliper inches required by Section 2.09.01.2.B(a)(1) for front yard shade tree plantings within the 30' Cottage lots may be permitted to be planted within the Mews Open Space Lots along Parkridge Drive and around the perimeter of open space detention areas; and in such cases, will not be required to be located within the front yards of 30' Cottage lots provided that mix of ornamental trees, shrubs, and shade trees are planted in a manner that creates variety and rhythm along the cottage home lot streetscape through variation in dwelling setbacks and/or products placement to afford the planting of a minimum one (1) shade tree for every three lots along the Cottage Home Lot blocks.

Phase 1
 Lots: 174 (PD-57)
 Gross Acreage: 45.794
 Net Acreage (-) R.O.W. : 33.871
 Density: 5.14 DU/AC

**REPLAT
 E. BLOUNT SUBDIVISION
 LOT 3R, BLOCK A
 AND
 FINAL PLAT
 ASHFORD PARK PHASE 1**

174 RESIDENTIAL LOTS
 BLOCK A LOTS 1-22; BLOCK B, LOTS 1-65; BLOCK C, LOTS 1-36;
 BLOCK D, LOTS 1-23; BLOCK E, LOTS 1-7; BLOCK F, LOTS 1-13;
 BLOCK G, LOTS 1-6; BLOCK M, LOTS 1-2;

AND 12 OPEN SPACE LOTS
 BLOCK A, LOT 1X; BLOCK B, LOT 65X; BLOCK C, LOT 36X;
 BLOCK D, LOT 1X; BLOCK E, LOT 1X; BLOCK G, LOT 1X;
 BLOCK H, LOTS 1X & 44X; BLOCK J, LOT 1X; BLOCK K, LOT 1X;
 BLOCK M, LOT 1X; BLOCK X, LOT 12X

BEING TOTAL OF 45.794 ACRES SITUATED IN THE
 WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
 CITY OF CORINTH, DENTON COUNTY, TEXAS

Kimley»Horn
 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 60'	CDS	KHA	JAN. 2022	061179290	1 OF 4

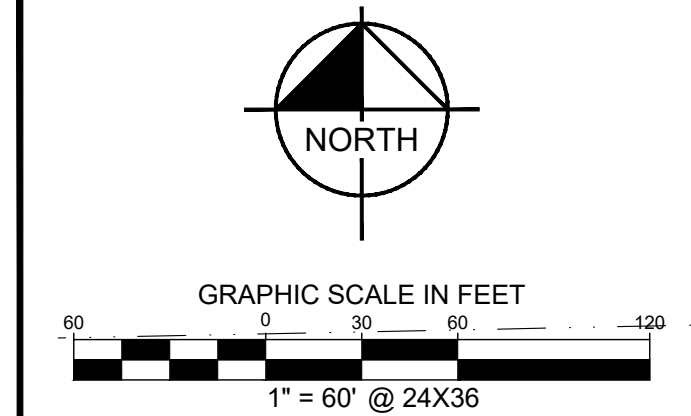
ENGINEER / SURVEYOR:
 Kimley-Horn and Associates
 State of Texas Registration No. F-492
 13455 New Road
 Two Galleria Office Tower, Suite 700
 Dallas, TX 75240
 P (972) 770-1300
 Contact: Bryan Moody, P.E.

OWNER / APPLICANT:
 Heritage Homes of Texas, LLC
 8840 Cypress Waters Blvd.
 Dallas, TX 75262
 P 972-560-6302
 Contact: Steven Cook

PURPOSE OF REPLAT AND FINAL PLAT
 PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS OUT OF LOT 3, BLOCK A OF E. BLOUNT SUBDIVISION, LOTS 1, 2, 3 AND 4, BLOCK A SUBDIVISION RESULTING IN A PORTION TO BE INCLUDED IN THE FINAL PLAT OF ASHFORD PARK PHASE 1 FINAL PLAT AND THE REMAINDER OF THIS FINAL PLAT IS TO CREATE 174 RESIDENTIAL LOTS AND 12 OPEN SPACE LOTS AND DEDICATE THE NECESSARY RIGHT-OF-WAYS AND EASEMENTS OUT OF A PORTION OF LOT 3 AND ALL OF LOT 4 OF E. BLOUNT SUBDIVISION AND A PORTION OF A CALLED 61.947 ACRES.

REMAINDER OF CALLED 61.947 ACRES
 MERITAGE HOMES OF TEXAS, LLC
 INST. NO. 2021-66579
 O.R.D.C.T.

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - IRFC = IRON ROD W/CAP FOUND
 - IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
 - IRF = IRON ROD FOUND
 - XS = X-CUT SET
 - FNC. = FENCE
 - B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - S.V.E. = SITE VISIBILITY EASEMENT
 - P.A.E. = PEDESTRIAN ACCESS EASEMENT
 - U.E. = UTILITY EASEMENT
 - P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
 - O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
 - P.R.D.C.T. = PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 - ▲ 0" BUILDING LINE

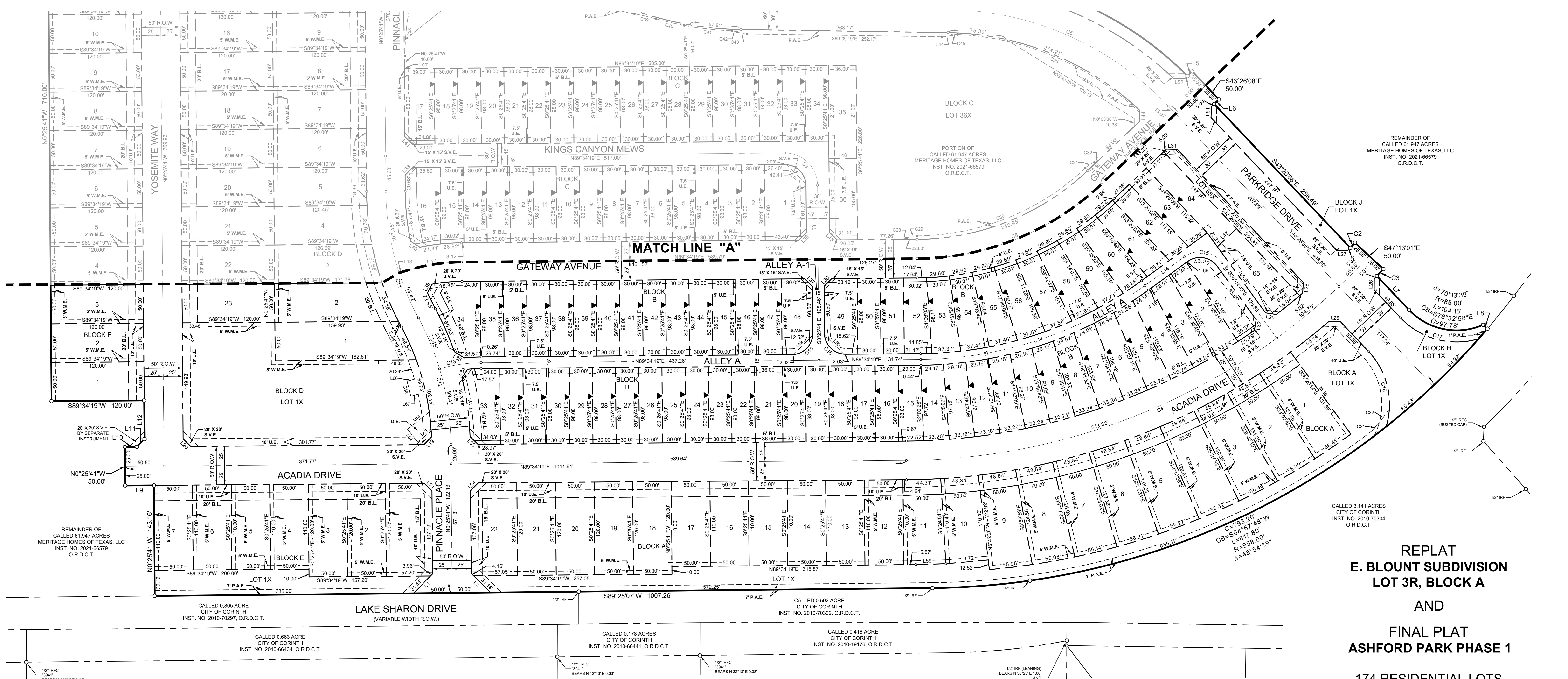


APPROXIMATE LOCATION OF ABSTRACT LINE

HAISLIP FAMILY FARM
 CAB. I, PG. 181
 P.R.D.C.T.

APPROXIMATE LOCATION OF ABSTRACT LINE

M.E.P. & P. R.R. CO. SURVEY
 ABSTRACT NO. 1308
 N88°50'31"E 1438.98'



**REPLAT
E. BLOUNT SUBDIVISION
LOT 3R, BLOCK A
AND
FINAL PLAT
ASHFORD PARK PHASE 1**

174 RESIDENTIAL LOTS

BLOCK A LOTS 1-22; BLOCK B, LOTS 1-65; BLOCK C, LOTS 1-36;
BLOCK D, LOTS 1-23; BLOCK E, LOTS 1-7; BLOCK F, LOTS 1-13;
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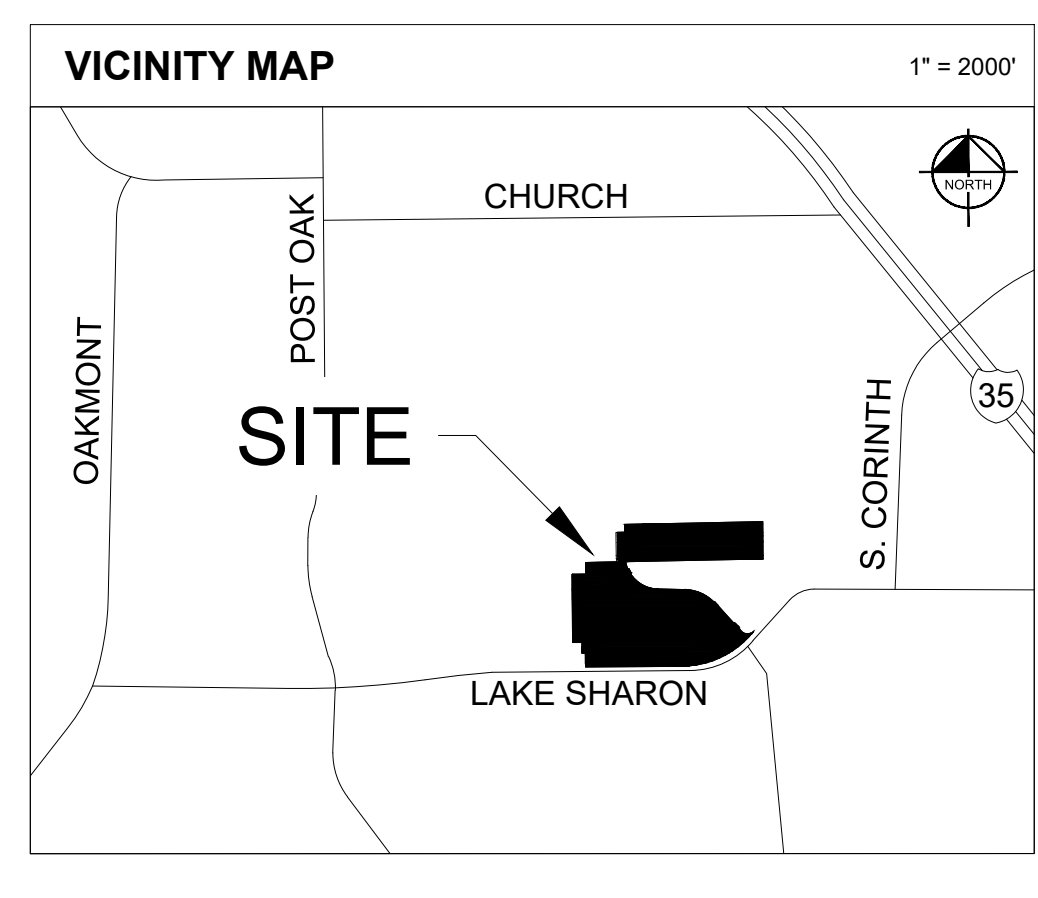
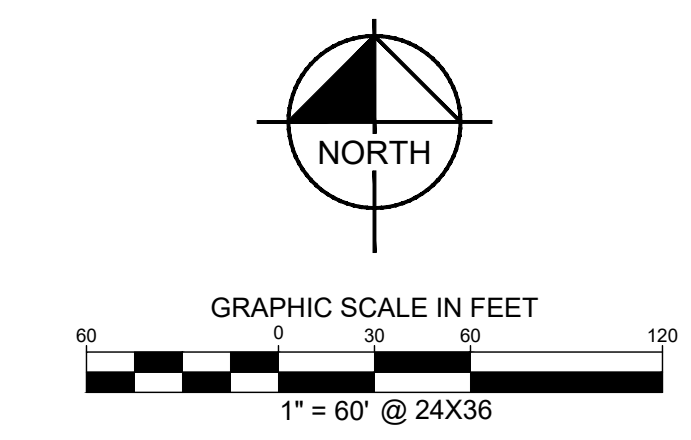
BEING TOTAL OF 45.794 ACRES SITUATED IN THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
CITY OF CORINTH, DENTON COUNTY, TEXAS

LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH
L1	N44°29'43"E	35.40'	L26	S00°25'24"W	14.42'	L51	S01°33'52"W	14.14'
L2	N45°30'17"W	35.31'	L27	S89°38'51"E	13.84'	L52	S89°30'16"E	14.40'
L3	N62°20'49"E	11.23'	L28	N02°51'33"E	13.82'	L53	S14°28'34"W	13.42'
L4	S62°20'49"W	10.24'	L29	S81°31'33"E	14.03'	L54	S70°52'35"E	13.70'
L5	N46°33'52"E	8.64'	L30	S44°34'19"W	14.14'	L55	S36°44'31"W	15.67'
L6	S46°33'52"W	8.50'	L31	N88°26'08"W	14.14'	L56	S53°15'29"E	12.18'
L7	S43°26'08"E	60.49'	L32	N09°22'08"E	14.03'	L57	S45°25'41"E	35.13'
L8	S49°39'20"E	7.59'	L33	S45°48'39"E	14.24'	L58	S00°25'41"W	93.96'
L9	S89°34'19"W	37.27'	L34	S34°10'27"W	13.20'	L59	N88°13'52"E	38.82'
L10	N89°34'19"E	15.50'	L35	S58°04'42"E	15.38'	L60	S04°13'33"E	201.70'
L11	N44°34'19"E	14.14'	L36	S27°27'57"W	12.60'	L61	N14°57'37"W	154.75'
L12	N00°25'41"W	49.93'	L37	N45°25'41"W	14.14'	L62	S45°41'56"E	59.41'
L13	N71°58'56"E	5.83'	L38	S44°34'19"W	14.14'	L63	S51°41'21"W	35.94'
L14	N63°55'17"E	62.85'	L39	N44°34'19"E	14.14'	L64	S38°18'39"E	21.00'
L15	N82°20'49"E	61.43'	L40	S57°49'18"E	14.15'	L65	N51°41'21"E	22.51'
L16	N45°25'41"W	14.14'	L41	S45°25'41"E	14.14'	L66	S73°55'49"W	10.01'
L17	S44°34'19"W	14.14'	L42	S41°26'30"W	14.89'	L67	N73°55'49"E	10.03'
L18	N45°25'41"W	14.14'	L43	N72°00'45"W	15.42'	L68	N00°45'29"W	50.57'
L19	N44°07'56"E	14.03'	L44	N00°19'28"E	13.83'	L69	S36°44'37"W	16.43'
L20	S45°25'41"E	14.14'	L45	S45°25'41"E	14.14'	L70	S52°29'08"E	12.74'
L21	N45°25'41"W	14.14'	L46	N22°46'12"E	13.59'	L71	S32°55'07"W	14.63'
L22	S00°45'29"E	96.75'	L47	N46°33'52"E	34.01'	L72	N84°56'20"E	55.18'
L23	S53°43'21"E	14.43'	L48	N89°34'19"E	36.00'			
L24	S44°34'19"W	14.14'	L49	N44°34'19"E	35.00'			
L25	N87°13'00"W	14.44'	L50	S45°25'41"E	35.00'			

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°27'39"	355.00'	83.40'	S18°01'27"E	83.21'	C14	35°39'00"	500.00'	311.11'	N71°44'48"E	306.11'
C2	0°38'23"	800.00'	8.93'	N43°06'10"E	8.93'	C15	90°00'00"	35.00'	54.98'	N81°04'43"W	49.50'
C3	0°49'29"	850.00'	11.23'	S43°11'43"W	12.23'	C16	60°13'12"	100.00'	105.10'	N13°19'32"W	100.33'
C4	46°47'20"	825.00'	673.71'	N66°10'39"E	655.15'	C17	63°08'17"	100.00'	110.20'	S75°00'17"E	104.71'
C5	45°43'11"	400.00'	319.18'	N66°17'44"W	310.78'	C18	90°00'00"	27.50'	43.20'	S45°25'41"E	38.89'
C6	88°23'51"	400.00'	617.13'	S44°57'24"E	557.72'	C19	90°00'00"	27.50'	43.20'	N44°34'19"E	38.89'
C7	27°58'16"	250.00'	118.79'	N75°57'34"E	117.68'	C20	130°20'23"	355.00'	65.28'	S06°01'33"E	65.19'
C8	43°00'27"	350.00'	262.72'	N88°04'05"E	256.59'	C21	13°40'47"	28.82'	6.90'	S33°46'06"W	6.89'
C9	90°00'00"	42.00'	65.97'	N45°25'41"W	59.40'	C22	8°16'56"	185.00'	26.74'	N38°21'20"E	26.72'
C10	17°35'23"	250.00'	76.75'	S80°46'37"W	76.45'	C23	20°24'24"	29.00'	10.33'	N81°24'49"E	10.27'
C11	27°58'16"	350.00'	170.87'	N14°24'49"W	169.17'	C24	20°05'01"	30.32'	10.63'	N81°08'20"E	10.58'
C12	27°58'16"	350.00'	170.87'	N14°24'49"W	169.17'	C25	40°49'35"	368.00'	262.22'	N66°49'13"W	256.71'
C13	15°39'40"	200.00'	54.67'	S81°44'29"W	54.50'	C26	21°56'23"	31.00'	11.87'	S79°51'07"E	11.80'

- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849329.
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 - All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Retaining wall on shared property line to be maintained by property owner on high side of retaining wall.
- Phase 1**
Lots: 174 (PD-57)
Gross Acreage: 45.794
Net Acreage (-) R.O.W.: 33.871
Density: 5.14 D.U./AC
- All open-space lots and tree preservation lots shall be owned and maintained by the HOA.
 - Park and Trail dedication to comply with Section 3.05.10 of Unified Development Code as approved in PD-57.
 - Lots A-1X, C-36X, D-1X, and E-1X shall be subject to the specific tree preservation requirements per PD-57 as further set forth in HOA Covenants and Restrictions.
 - Per PD-57 Section D.1, tree caliper inches required by Section 2.09.01.2.B(a)(1) for front yard shade tree plantings within the 30' Cottage lots may be permitted to be planted within the Open Space Lots along Parkridge Drive and around the perimeter of open space detention areas, and in such cases, will not be required to be located within the front yards of 30' Cottage lots provided that mix of ornamental trees, shrubs, and shade trees are planted in a manner that creates variety and rhythm along the cottage home lot streetscape through variation in dwelling setbacks and/or products placement to afford the planting of a minimum one (1) shade tree for every three lots along the Cottage Home Lot blocks.

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 - IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
 - IRF = IRON ROD FOUND
 - XS = X-CUT SET
 - FNC = FENCE
 - B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - S.V.E. = SITE VISIBILITY EASEMENT
 - P.A.E. = PEDESTRIAN ACCESS EASEMENT
 - U.E. = UTILITY EASEMENT
 - P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
 - O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
 - P.R.D.C.T. = PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 - ▲ 0' BUILDING LINE



Kimley»Horn

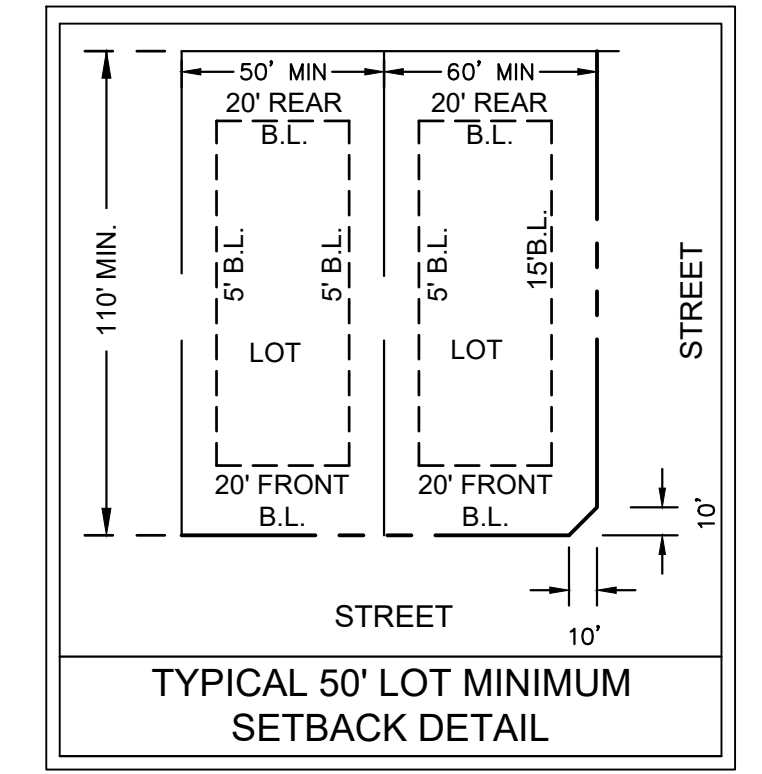
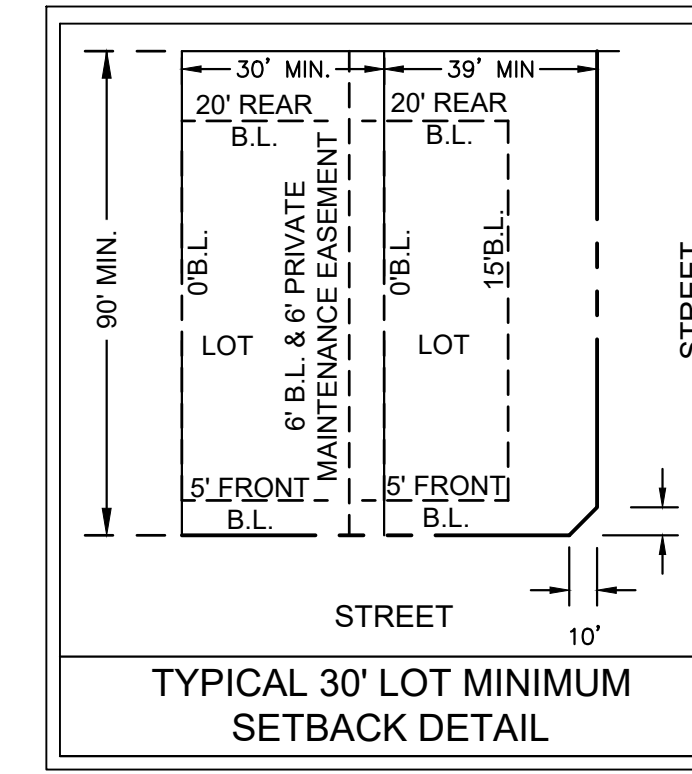
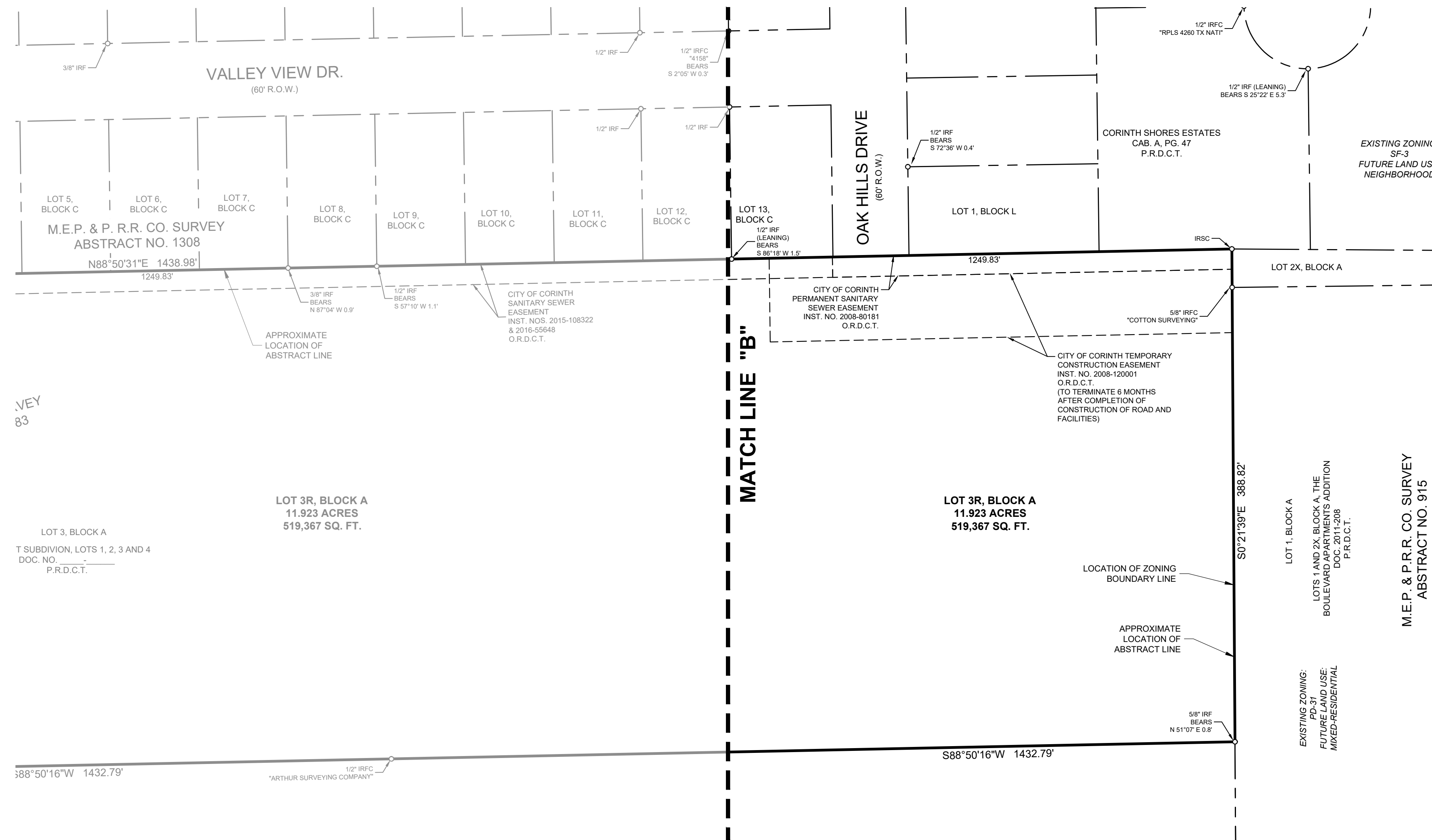
6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 60'	CDS	KHA	JAN. 2022	061179290	2 OF 4

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-928
13455 Neal Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240
P (972) 770-1300
Contact: Bryan Moody, P.E.

OWNER / APPLICANT:
Meritage Homes of Texas, LLC
8840 Cypress Waters Blvd.
Dallas, TX 75240
P 972-580-6302
Contact: Steven Cook



KEY
83

LOT 3R, BLOCK A
11.923 ACRES
519,367 SQ. FT.

LOT 3R, BLOCK A
11.923 ACRES
519,367 SQ. FT.

**REPLAT
E. BLOUNT SUBDIVISION
LOT 3R, BLOCK A
AND
FINAL PLAT
ASHFORD PARK PHASE 1**

174 RESIDENTIAL LOTS

BLOCK A LOTS 1-22; BLOCK B, LOTS 1-65; BLOCK C, LOTS 1-36;
BLOCK D, LOTS 1-23; BLOCK E, LOTS 1-7; BLOCK F, LOTS 1-13;
BLOCK G, LOTS 1-6; BLOCK M, LOTS 1-2;

AND 12 OPEN SPACE LOTS

BLOCK A, LOT 1X; BLOCK B, LOT 65X; BLOCK C, LOT 36X;
BLOCK D, LOT 1X; BLOCK E, LOT 1X, BLOCK G, LOT 1X;
BLOCK H, LOTS 1X & 44X; BLOCK J, LOT 1X; BLOCK K, LOT 1X;
BLOCK M, LOT 1X; BLOCK X, LOT 12X

BEING TOTAL OF 45.794 ACRES SITUATED IN THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
CITY OF CORINTH, DENTON COUNTY, TEXAS

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE					
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.			
BLOCK A LOT 1	0.159	6,933	BLOCK B LOT 3	0.084	3,648	BLOCK B LOT 28	0.067	2,940	BLOCK B LOT 53	0.076	3,291	BLOCK C LOT 12	0.067	2,940	BLOCK C LOT 36X	3.228	140,632	BLOCK E LOT 1	0.164	7,146	BLOCK G LOT 4	0.142	6,173
BLOCK A LOT 1X	0.911	39,672	BLOCK B LOT 4	0.081	3,542	BLOCK B LOT 29	0.067	2,940	BLOCK B LOT 54	0.076	3,308	BLOCK D LOT 1	0.197	8,601	BLOCK D LOT 1X	0.226	9,855	BLOCK G LOT 5	0.141	6,141	BLOCK G LOT 5	0.141	6,141
BLOCK A LOT 2	0.159	6,909	BLOCK B LOT 5	0.079	3,435	BLOCK B LOT 30	0.067	2,940	BLOCK B LOT 55	0.076	3,328	BLOCK C LOT 14	0.067	2,940	BLOCK D LOT 2	0.171	7,442	BLOCK E LOT 2	0.138	6,000	BLOCK G LOT 6	0.140	6,109
BLOCK A LOT 3	0.158	6,876	BLOCK B LOT 6	0.077	3,340	BLOCK B LOT 31	0.067	2,940	BLOCK B LOT 56	0.077	3,353	BLOCK C LOT 15	0.068	2,952	BLOCK D LOT 3	0.152	6,606	BLOCK E LOT 3	0.138	6,000	BLOCK H LOT 1X	0.058	2,525
BLOCK A LOT 4	0.157	6,833	BLOCK B LOT 7	0.075	3,256	BLOCK B LOT 32	0.067	2,940	BLOCK B LOT 57	0.078	3,381	BLOCK C LOT 16	0.100	4,364	BLOCK D LOT 4	0.141	6,140	BLOCK E LOT 4	0.126	5,500	BLOCK H LOT 44X	0.083	3,606
BLOCK A LOT 5	0.156	6,781	BLOCK B LOT 8	0.073	3,186	BLOCK B LOT 33	0.066	2,913	BLOCK B LOT 58	0.078	3,414	BLOCK C LOT 17	0.087	3,772	BLOCK D LOT 5	0.138	6,003	BLOCK E LOT 5	0.126	5,500	BLOCK J LOT 1X	0.086	3,753
BLOCK A LOT 6	0.154	6,720	BLOCK B LOT 9	0.072	3,128	BLOCK B LOT 34	0.114	4,969	BLOCK B LOT 59	0.079	3,450	BLOCK C LOT 18	0.067	2,940	BLOCK D LOT 6	0.138	6,000	BLOCK E LOT 6	0.126	5,500	BLOCK K LOT 1X	0.329	14,349
BLOCK A LOT 7	0.153	6,650	BLOCK B LOT 10	0.071	3,083	BLOCK B LOT 35	0.067	2,940	BLOCK B LOT 60	0.080	3,490	BLOCK C LOT 19	0.067	2,940	BLOCK D LOT 7	0.138	6,000	BLOCK E LOT 7	0.126	5,500	BLOCK M LOT 1	0.189	8,228
BLOCK A LOT 8	0.151	6,571	BLOCK B LOT 11	0.070	3,049	BLOCK B LOT 36	0.067	2,940	BLOCK B LOT 61	0.079	3,443	BLOCK C LOT 20	0.067	2,940	BLOCK D LOT 8	0.138	6,000	BLOCK E LOT 8	0.126	5,500	BLOCK M LOT 1X	0.096	4,160
BLOCK A LOT 9	0.149	6,484	BLOCK B LOT 12	0.070	3,030	BLOCK B LOT 37	0.067	2,940	BLOCK B LOT 62	0.075	3,276	BLOCK C LOT 21	0.067	2,940	BLOCK D LOT 9	0.138	6,000	BLOCK E LOT 9	0.138	6,000	BLOCK M LOT 2	0.256	11,147
BLOCK A LOT 10	0.131	5,727	BLOCK B LOT 13	0.069	3,026	BLOCK B LOT 38	0.067	2,940	BLOCK B LOT 63	0.078	3,393	BLOCK C LOT 22	0.067	2,940	BLOCK D LOT 10	0.138	6,000	BLOCK E LOT 10	0.138	6,000	BLOCK X LOT 12X	0.039	1,681
BLOCK A LOT 11	0.131	5,704	BLOCK B LOT 14	0.070	3,037	BLOCK B LOT 39	0.067	2,940	BLOCK B LOT 64	0.099	4,305	BLOCK C LOT 23	0.067	2,940	BLOCK D LOT 11	0.138	6,000	BLOCK F LOT 1	0.138	6,000	LOT 3R, BLOCK A	11.923	519,367
BLOCK A LOT 12	0.126	5,500	BLOCK B LOT 15	0.069	3,018	BLOCK B LOT 40	0.067	2,940	BLOCK B LOT 65	0.111	4,826	BLOCK C LOT 24	0.067	2,940	BLOCK D LOT 12	0.164	7,150	BLOCK F LOT 2	0.138	6,000	ROW	9.667	421,082
BLOCK A LOT 13	0.126	5,500	BLOCK B LOT 16	0.067	2,940	BLOCK B LOT 41	0.067	2,940	BLOCK B LOT 66X	0.086	3,751	BLOCK C LOT 25	0.067	2,940	BLOCK D LOT 13	0.164	7,150	BLOCK F LOT 3	0.138	6,000			
BLOCK A LOT 14	0.126	5,500	BLOCK B LOT 17	0.067	2,940	BLOCK B LOT 42	0.067	2,940	BLOCK C LOT 1	0.115	5,027	BLOCK C LOT 26	0.067	2,940	BLOCK D LOT 14	0.138	6,000	BLOCK F LOT 4	0.138	6,000			
BLOCK A LOT 15	0.126	5,500	BLOCK B LOT 18	0.067	2,940	BLOCK B LOT 43	0.067	2,940	BLOCK C LOT 2	0.067	2,940	BLOCK C LOT 27	0.067	2,940	BLOCK D LOT 15	0.138	6,000	BLOCK F LOT 5	0.138	6,000			
BLOCK A LOT 16	0.126	5,500	BLOCK B LOT 19	0.067	2,940	BLOCK B LOT 44	0.067	2,940	BLOCK C LOT 3	0.067	2,940	BLOCK C LOT 28	0.067	2,940	BLOCK D LOT 16	0.138	6,000	BLOCK F LOT 6	0.138	6,000			
BLOCK A LOT 17	0.126	5,500	BLOCK B LOT 20	0.067	2,940	BLOCK B LOT 45	0.067	2,940	BLOCK C LOT 4	0.067	2,940	BLOCK C LOT 29	0.067	2,940	BLOCK D LOT 17	0.138	6,000	BLOCK F LOT 7	0.138	6,000			
BLOCK A LOT 18	0.138	6,000	BLOCK B LOT 21	0.081	3,528	BLOCK B LOT 46	0.067	2,940	BLOCK C LOT 5	0.067	2,940	BLOCK C LOT 30	0.067	2,940	BLOCK D LOT 18	0.138	6,000	BLOCK F LOT 8	0.138	6,000			
BLOCK A LOT 19	0.138	6,000	BLOCK B LOT 22	0.067	2,940	BLOCK B LOT 47	0.067	2,940	BLOCK C LOT 6	0.067	2,940	BLOCK C LOT 31	0.067	2,940	BLOCK D LOT 19	0.138	6,000	BLOCK F LOT 9	0.138	6,000			
BLOCK A LOT 20	0.138	6,000	BLOCK B LOT 23	0.067	2,940	BLOCK B LOT 48	0.085	3,710	BLOCK C LOT 7	0.067	2,940	BLOCK C LOT 32	0.067	2,940	BLOCK D LOT 20	0.138	6,000	BLOCK F LOT 10	0.138	6,000			
BLOCK A LOT 21	0.138	6,000	BLOCK B LOT 24	0.067	2,940	BLOCK B LOT 49	0.092	4,013	BLOCK C LOT 8	0.067	2,940	BLOCK C LOT 33	0.067	2,940	BLOCK D LOT 21	0.138	6,000	BLOCK G LOT 1	0.158	6,897			
BLOCK A LOT 22	0.164	7,146	BLOCK B LOT 25	0.067	2,940	BLOCK B LOT 50	0.067	2,940	BLOCK C LOT 9	0.067	2,940	BLOCK C LOT 34	0.067	2,940	BLOCK D LOT 22	0.138	6,000	BLOCK G LOT 1X	0.190	8,285			
BLOCK B LOT 1	0.087	3,774	BLOCK B LOT 26	0.067	2,940	BLOCK B LOT 51	0.067	2,940	BLOCK C LOT 10	0.067	2,940	BLOCK C LOT 35	0.100	4,356	BLOCK D LOT 23	0.138	6,000	BLOCK G LOT 2	0.143	6,237			
BLOCK B LOT 2	0.086	3,725	BLOCK B LOT 27	0.067	2,940	BLOCK B LOT 52	0.074	3,218	BLOCK C LOT 11	0.067	2,940	BLOCK C LOT 36	0.086	3,730	BLOCK D LOT 24	0.138	6,000	BLOCK G LOT 3	0.142	6,205			

Kimley»Horn
 6160 Warren Parkway, Suite 210 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	CDS	KHA	JAN. 2022	069318500	3 OF 4

ENGINEER / SURVEYOR:
 Kimley-Horn and Associates
 State of Texas Registration No. F-928
 13455 Neal Road
 Dallas, TX 75240
 P (972) 770-1300
 Contact: Bryan Moody, P.E.

OWNER / APPLICANT:
 Heritage Homes of Texas, LLC
 8840 Cypress Waters Blvd.
 Dallas, TX 75062
 P 972-580-6302
 Contact: Steven Cook

D:\WORK\179250-TAYLOR TRACT - CORINTH\179250 ASHFORD PARK PHASE 1\FDWG PLOTTED BY GOWANAN, SYLVANA 1/17/2022 8:41 AM LAST SAVED 1/25/2022 11:40 AM

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

We, MERITAGE HOMES OF TEXAS, LLC, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the William Wilson Survey, Abstract No.1383, City of Corinth, Denton County, Texas and being a portion of a called 61.947 acre tract of land as described in a Special Warranty Deed to Meritage Homes of Texas, LLC, as recorded in Instrument No. 2021-66579 of the Official Records of Denton County, Texas and a portion of Lot 3 and all of Lot 4, Block A of E. Blount Subdivision, Lots 1, 2, 3 and 4, Block A according to the Replat thereof recorded in Document No. _____, of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 4, common to the northeast corner of Lot 2, Block A, of said E. Blount Subdivision, being on the southerly line of Haislip Family Farm, according to the plat thereof recorded in Cabinet I, Page 181 of the Plat Records of Denton County, Texas;

THENCE North 89°24'28" East, along the northerly line of said Lot 4, a northerly line of said Lot 3, and the southerly line of said Haislip Family Farm, a distance of 90.00 feet to a 1/2 inch iron rod found for an ell corner on the northerly line of said Lot 3, common to the southeast corner of said Haislip Family Farm;

THENCE North 00°58'40" East, along the easterly line of said Haislip Family Farm, a westerly line of said Lot 3, a distance of 82.31 feet to a 1/2 inch iron rod found for the northerly most northwest corner of said Lot 3;

THENCE North 88°50'31" East, departing the easterly line of said Haislip Family Farm, along a northerly line of said Lot 3, and the southerly line of Corinth Amity Village, according to the plat thereof recorded in Cabinet A, Page 99 of the Plat Records of Denton County, Texas, and the southerly line of Corinth Shores Estates, according to the plat thereof recorded in Cabinet A, Page 47 of the Plat Records of Denton County, Texas, a distance of 1438.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 3, common to the northwest corner of Lot 2X, Block A of The Boulevard Apartments Addition, according to the Final Plat thereof recorded in Document No. 2011-208 of the Plat Records of Denton County, Texas;

THENCE South 0°21'39" East, departing the southerly line of said Corinth Shores Estates, along the easterly line of said Lot 3, the westerly line of said Lot 2X and the westerly line of Lot 1, Block A of said The Boulevard Apartments Addition, a distance of 388.82 feet to the southeast corner of said Lot 3, common to the northeast corner of said 61.947 acre tract, from which, a 5/8 inch iron rod found for witness bears North 51°07' East, 0.8 feet;

THENCE South 88°50'16" West, departing the westerly line of said Lot 1, Block A, along the southerly line of said Lot 3 and the northerly line of said 61.947 acre tract, a distance of 1432.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 13°27'39", a radius of 355.00 feet, a chord bearing and distance of South 18°01'27" East, 83.21 feet;

THENCE departing the southerly line of said Lot 3 and the northerly line of said 61.947 acre tract, and crossing said 61.947 acre tract, the following:

In a southeasterly direction, with said curve to the left, an arc distance of 83.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 62°20'49" East, a distance of 11.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 27°39'11" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 62°20'49" West, a distance of 10.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 56°19'21", a radius of 355.00 feet, a chord bearing and distance of South 60°59'39" East, 335.09 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 348.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°09'19" East, a distance of 268.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 44°17'57", a radius of 445.00 feet, a chord bearing and distance of South 67°00'21" East, 335.55 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 344.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°33'52" East, a distance of 8.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°26'08" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°33'52" West, a distance of 8.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°26'08" East, a distance of 256.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 00°38'23", a radius of 800.00 feet, a chord bearing and distance of North 43°06'10" East, 8.93 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 8.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°13'01" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 00°49'29", a radius of 850.00 feet, a chord bearing and distance of South 43°11'43" West, 12.23 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 12.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°26'08" East, a distance of 60.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 70°13'39", a radius of 85.00 feet, a chord bearing and distance of South 78°32'58" East, 97.78 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 104.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 49°39'20" East, a distance of 7.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly line of said 61.947 acre tract, the northerly right of way line of Lake Sharon Drive, a variable width right of way, and at the beginning of a non-tangent curve to the right having a central angle of 48°54'39", a radius of 958.00 feet, a chord bearing and distance of South 64°57'48" West, 793.20 feet;

THENCE along the southerly line of said 61.947 acre tract, the northerly right of way line of said Lake Sharon Drive, and in a southwesterly direction, with said curve to the right, an arc distance of 817.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°25'07" West, continuing along the southerly line of said 61.947 acre tract and the northerly right of way line of said Lake Sharon Drive, a distance of 1007.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said 61.947 acre tract, and the northerly right of way line of said Lake Sharon Drive, and crossing said 61.947 acre tract, the following:

North 00°25'41" West, a distance of 143.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'19" West, a distance of 37.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'41" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'19" East, a distance of 15.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°34'19" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'41" West, a distance of 49.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'19" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'41" West, a distance of 710.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'19" East, a distance of 140.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'41" West, a distance of 121.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said 61.947 acre tract, same being on the southerly line of aforesaid Lot 2;

THENCE North 88°50'16" East, along the northerly line of said 61.947 acre tract and the southerly line of said Lot 2, a distance of 326.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 2, common to the southwest corner of aforesaid Lot 4, and at the beginning of a non-tangent curve to the right having a central angle of 08°28'17", a radius of 445.00 feet, a chord bearing and distance of North 04°59'37" West, 65.73 feet;

THENCE departing the northerly line of said 61.947 acre tract and along the easterly line of said Lot 2, the westerly line of said Lot 4, and in a northwesterly direction, with said curve to the right, an arc distance of 65.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°45'29" West, continuing along the easterly line of said Lot 2 and the westerly line of said Lot 4, a distance of 241.95 feet to the **POINT OF BEGINNING** and containing 45.794 acres (1,994,793 square feet) of land, more or less.

And designated herein as the **E. BLOUNT SUBDIVISION, LOT 3R, BLOCK A AND ASHFORD PARK PHASE 1** Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: _____

Name: _____

Title: _____

Date: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

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

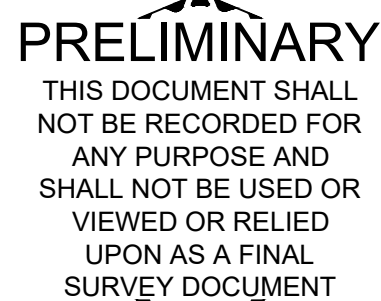
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Sylviana Gunawan, 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 considerations therein stated.

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this, the _____ day of _____, 20__ by the City of Corinth, Texas.

Chairman, Planning and Zoning Commission
City of Corinth, Texas

WITNESS MY HAND this _____ day of _____, 20__.

City Secretary
City of Corinth, Texas

**REPLAT
E. BLOUNT SUBDIVISION
LOT 3R, BLOCK A
AND
FINAL PLAT
ASHFORD PARK PHASE 1**

174 RESIDENTIAL LOTS

BLOCK A LOTS 1-22; BLOCK B, LOTS 1-65; BLOCK C, LOTS 1-36;
BLOCK D, LOTS 1-23; BLOCK E, LOTS 1-7; BLOCK F, LOTS 1-13;
BLOCK G, LOTS 1-6; BLOCK M, LOTS 1-2;

AND 12 OPEN SPACE LOTS

BLOCK A, LOT 1X; BLOCK B, LOT 65X; BLOCK C, LOT 36X;
BLOCK D, LOT 1X; BLOCK E, LOT 1X; BLOCK G, LOT 1X;
BLOCK H, LOTS 1X & 44X; BLOCK J, LOT 1X; BLOCK K, LOT 1X;
BLOCK M, LOT 1X; BLOCK X, LOT 12X

BEING TOTAL OF 45.794 ACRES SITUATED IN THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
CITY OF CORINTH, DENTON COUNTY, TEXAS

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			Tel. No. (972) 335-3580 FIRM # 10193822		
Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	CDS	KHA	JAN. 2022	069318500	4 OF 4
<p>ENGINEER / SURVEYOR: Kimley-Horn and Associates State of Texas Registration No. F-4928 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, TX 75240 P (972) 770-1300 Contact: Bryan Moody, P.E.</p> <p>OWNER / APPLICANT: Meritage Homes of Texas, LLC 8840 Cypress Waters Blvd. Dallas, TX 75092 P 972-580-6302 Contact: Steven Cook</p>					

DWG NAME: K:\P\FW_SURVEY\08179250-TAYLOR\PROJECT - CORINTH\DWG\08179250 ASHFORD PARK PHASE 1\FPDWG_PLOTTED BY: GUNAWAN, SYLVIANA 1/17/2022 8:41 AM\LAST SAVED: 1/28/2021 11:40 AM



CITY OF CORINTH
Staff Report

Meeting Date:	1/24/2022	Title:	Magnolia Center Final Plat
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

Item/Caption

Consider and act upon a Final Plat for the Magnolia Center Addition, for one (1) lot on ±2.627 acres. The property is located at the southwest corner of S I-35E and Lake Sharon Drive. (Case No. FP21-0002)

Item Summary/Background/Prior Action

On March 23, 2020, the Planning & Zoning Commission approved a Preliminary Plat for the Lot 1, Block A of the Magnolia Center Addition. The purpose of the Final Plat is to create a one (1) lot subdivision. The intent is commercial, and the property is zoned Planned Development 53: Magnolia Center (PD-53), as amended.

The property will have access to S I-35E and Tower Ridge Drive. as approved in the PD-53 Ordinance, as amended, and the Preliminary Plat.

The Final Plat conforms to the PD-53 and City development standards.

Staff Recommendation/Motion

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

1. Staff approval of all additions and/or alterations to the easements and dedications in the Final Plat.
2. Applicant must address all Staff comments prior to submitting for recordation.
3. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.

Staff recommends the following motion: **Motion to approve the Final Plat as presented subject to the conditions presented by Staff.**

Attachments

1. Final Plat

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

WHEREAS SEL Meadows Oak, LLC are the owners of those four tracts of land situated in the E. A. Garrison Survey, Abstract Number 511, City of Corinth, Denton County, Texas, and being all of those tract of land described in deeds to SEL Meadows Oak, LLC, as recorded in Document Numbers 2008-00712, 2008-00713 and 2008-00714 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "PRECISE" found for the southwest corner of said SEL Meadows Oak tract of land recorded in Document Number 2008-00713, said corner being on the east right-of-way line of Tower Ridge Drive (a variable width public right-of-way), and being the northwest corner of that tract of land described in deed to Huffines Children's Trust, as recorded in Document Number 2017-3469, O.P.R.D.C.T.;

THENCE North 00 degrees 00 minutes 47 seconds West, along the common west line of said SEL Meadows Oak tract and said east right-of-way line, a distance of 273.00 feet to a 5/8-inch iron rod with cap stamped "BH&C" found for the south end of a corner clip at the intersection of said east right-of-way line with the south right-of-way line of Lake Sharon Drive (aka/ Meadows Oak Drive);

THENCE North 45 degrees 12 minutes 41 seconds East, along said corner clip, a distance of 28.35 feet to 5/8-inch iron rod with cap stamped "BH&C" found for the north end of said corner clip;

THENCE North 89 degrees 50 minutes 53 seconds East, along the common said south right-of-way line and the north line of said SEL Meadows Oak tract, a distance of 108.84 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for corner on the north line of said SEL Meadows Oak tract recorded in Document Number 2008-00715;

THENCE North 89 degrees 46 minutes 15 seconds East, along the common north line of said SEL Meadows Oak tract and said south right-of-way line, a distance of 19.58 feet to a 5/8-inch iron rod found for corner;

THENCE South 84 degrees 02 minutes 49 seconds East, continuing along said common line, a distance of 65.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 89 degrees 46 minutes 15 seconds East, continuing along said common line, a distance of 50.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 64 degrees 45 minutes 06 seconds East, continuing along said common line, a distance of 55.00 feet to a 1/2-inch iron rod with cap set for corner on the westerly right-of-way line of South Interstate Highway 35 (a variable width public right-of-way);

THENCE South 39 degrees 22 minutes 50 seconds East, continuing along the common east lines of said SEL Meadows Oak tracts and said westerly right-of-way line, a distance of 120.44 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 41 degrees 43 minutes 42 seconds East, continuing along said common line, a distance of 192.63 feet to a 1/2-inch iron rod with cap set for the most southeasterly corner of the herein described tract and the most northerly northeast corner of said Huffines Children's Trust tract;

THENCE South 88 degrees 53 minutes 00 seconds West, along the common south lines of said SEL Meadows Oak tracts and the north line of said Huffines Children's Trust tract, a distance of 160.37 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 00 degrees 28 minutes 29 seconds West, continuing along said common line, a distance of 18.80 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 89 degrees 16 minutes 06 seconds West, continuing along said common line, a distance of 356.44 feet to the POINT OF BEGINNING AND CONTAINING 114,452 square feet or 2.627 acres of land, more or less;

And designated herein as the Magnolia Center Addition, Lot 1, Block A Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all lines and encumbrances, all street, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances rules and regulations thereon shown for the purpose and consideration therein expressed.

OWNER: _____
DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Notary Public in and for the State of Texas

Print Notary's Name _____
My Commission Expires: _____

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use

Owner (Printed Name): _____
Owner (Signature): _____
Date: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Notary Public in and for the State of Texas

Print Notary's Name _____
My Commission Expires: _____

SURVEYOR'S NOTES:

- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
- By graphical plotting of FEMA Flood Insurance Rate Map Number 48121C0395G and 4813C0514L, dated April 11, 2011, the subject property is located entirely within Zone X (unshaded).
- This plat was prepared without the benefit of a title report.
- The purpose of this plat is to create an addition to the city and to create a 1 Lot Subdivision for development.

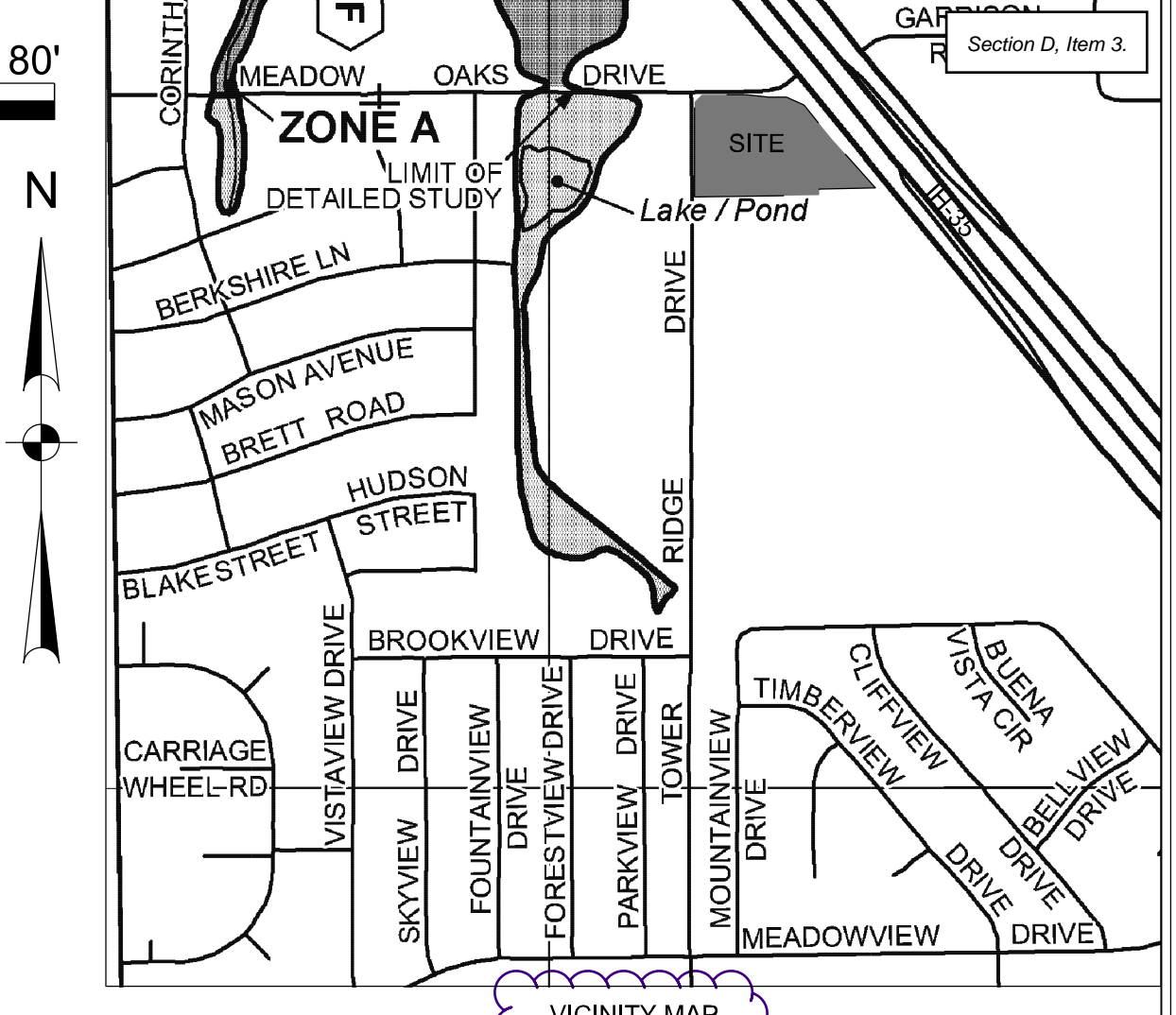
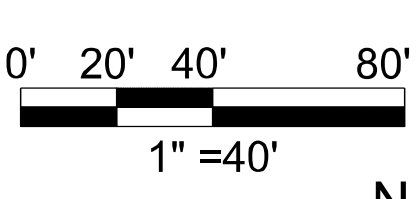
SPECIAL NOTICE :

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to lines and/or withholding of utilities and building permits.

The property owner(s) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The property owners shall further hold the City of Corinth harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown on this plat shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the City retains the right to enter upon this easement for public purposes including maintenance.

LEGEND:

- O.P.R.D.C.T.
- SIR
- FIR(C)
- DOC.
- NO.
- SQ.FT.
- OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
- SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GEONAV"
- FOUND IRON ROD (WITH CAP)
- DOCUMENT NUMBER
- SURVEY LINE
- ADJOINING PROPERTY LINES
- PREVIOUS PROPERTY LINES
- EASEMENT
- EASEMENT

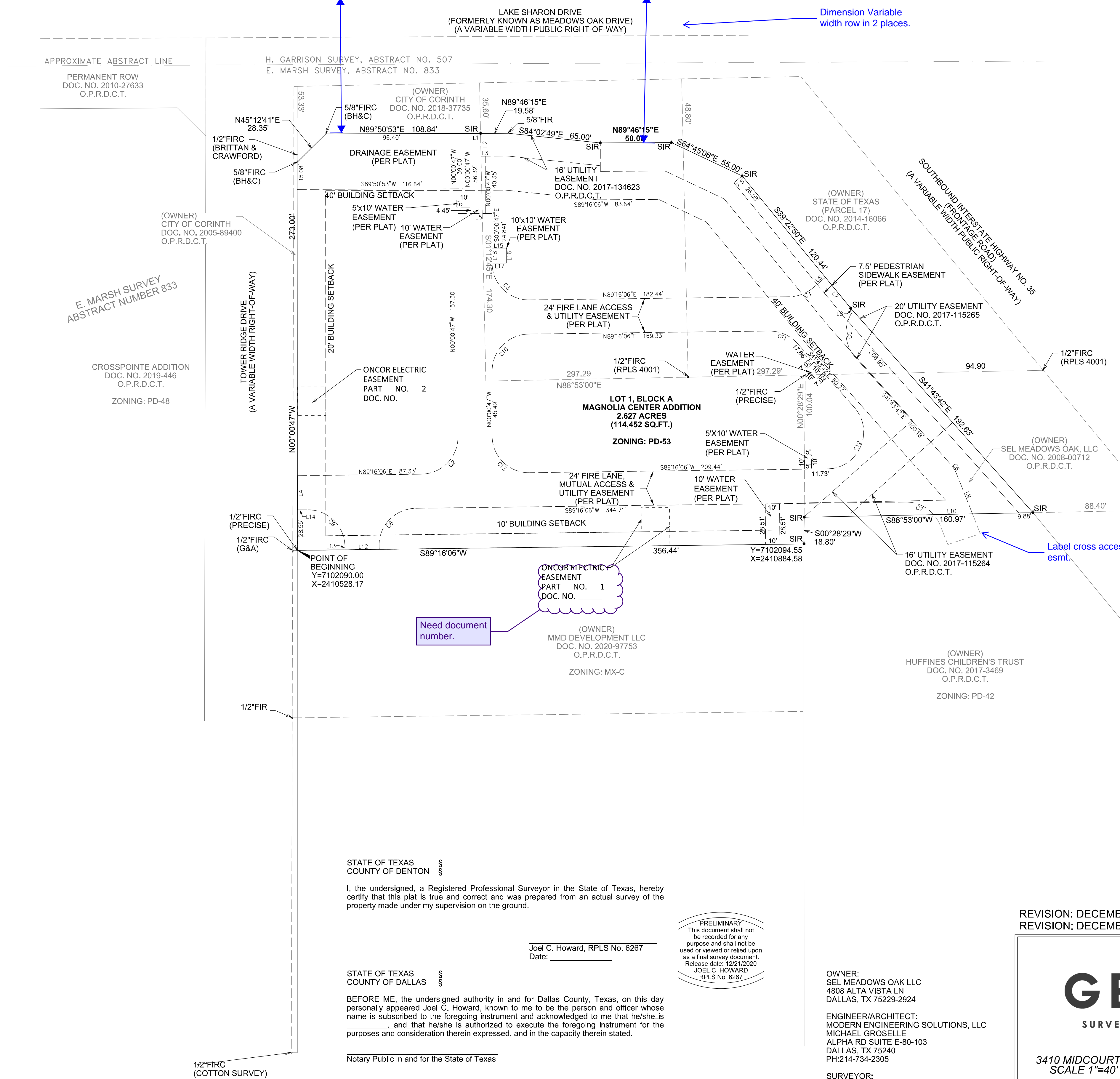


VICINITY MAP (NOT TO SCALE)

Show the scale. Must be at 1"=2000' or larger covering area of at least one mile.

LINE	BEARING	DISTANCE
L1	N 89° 50' 43" W	6.72
L2	N 01° 12' 45" W	18.40'
L3	N 89° 46' 15" E	18.46'
L4	S 0° 0' 47" E	23.95'
L5	S 89° 59' 13" W	24.00
L6	S 49° 28' 7" W	11.32
L7	N 39° 22' 50" W	28.16
L8	N 41° 43' 42" W	2.55
L9	N 21° 29' 44" W	29.60
L10	N 88° 53' 0" E	27.23'
L12	N 89° 16' 6" E	24.12'
L13	S 0° 43' 54" E	2.46'
L14	N 89° 59' 13" E	7.37'
L15	N 90° 0' 0" E	10.00
L16	S 0° 0' 0" E	10.00
L17	N 90° 0' 0" W	10.00
L18	N 0° 0' 47" W	10.00

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C1	51° 21' 4"	46.50 L	41.68'	N 65° 3' 22" W	40.29'
C2	89° 16' 53"	26.00 R	40.51'	S 44° 37' 40" W	36.54'
C3	90° 43' 7"	26.00 R	41.17'	N 45° 22' 20" W	37.00'
C4	39° 47' 59"	26.00 R	18.06'	S 69° 22' 7" W	17.70'
C5	77° 47' 15"	26.00 R	35.30'	N 2° 50' 5" W	32.65'
C6	20° 13' 58"	26.00 L	9.18'	N 31° 36' 43" W	9.13'
C7	49° 27' 0"	26.00 R	22.44'	S 68° 0' 24" E	21.75'
C8	95° 31' 45"	26.00 R	43.35'	N 41° 30' 13" E	38.50'
C9	89° 16' 53"	26.00 R	40.51'	S 45° 22' 21" E	36.54'
C10	89° 16' 53"	26.00 R	40.51'	N 44° 37' 40" E	36.54'
C11	49° 0' 12"	26.00 R	22.24'	S 66° 13' 48" E	21.57'
C12	130° 59' 48"	26.00 R	59.44'	S 23° 46' 12" W	47.32'
C13	90° 43' 7"	26.00 R	41.17'	N 45° 22' 20" W	37.00'



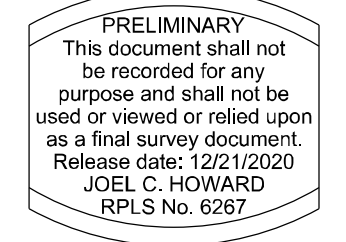
Need document number.

Label cross access esmt.

STATE OF TEXAS §
COUNTY OF DENTON §

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

Joel C. Howard, RPLS No. 6267
Date: _____



STATE OF TEXAS §
COUNTY OF DALLAS §

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

Notary Public in and for the State of Texas

Print Notary's Name _____
My Commission Expires: _____

REVISION: DECEMBER 2, 2021
REVISION: DECEMBER 22, 2021



3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 1654
TBPLS FIRM NO. 10194205

DATED: DECEMBER 21, 2020 DRAWN BY JCH

FINAL PLAT
2.627 ACRES
LOT 1, BLOCK A
MAGNOLIA CENTER
ADDITION
ZONED: PD-53
IN THE

E.A. GARRISON SURVEY, ABSTRACT NUMBER 511
CITY OF CORINTH, DENTON COUNTY, TEXAS



CITY OF CORINTH
Staff Report

Meeting Date:	1/24/2022	Title:	Pecan Creek Subdivision Replat
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

Item/Caption

Consider and act upon a Replat of Pecan Creek Subdivision, combining Lots 6-A1, 6-B1, and 6-C1 into Lot 6R on ±7.136 acres. The property is located at 5150 S I-35E. (Case No. RP22-0001)

Item Summary/Background/Prior Action

The purpose of the Replat is to consolidate three (3) lots into one (1) lot in the Pecan Creek Subdivision. The intent is commercial, and the property is zoned Planned Development 54: Enterprise (PD-54).

The property will have access to S I-35E and Tower Ridge Drive, as approved in the PD-54 Ordinance.

The Replat conforms to the PD-54 and City development standards.

Staff Recommendation/Motion

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

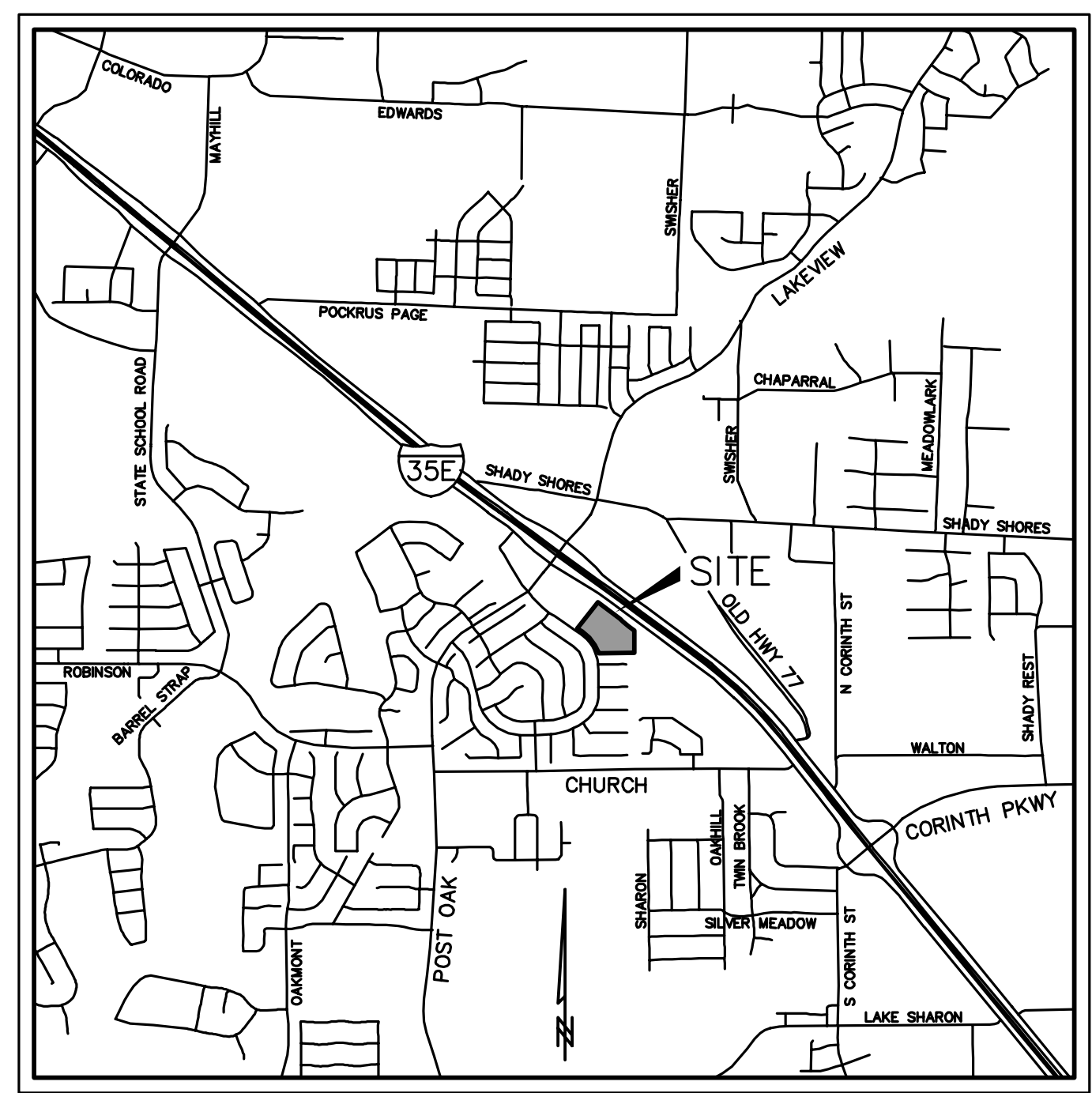
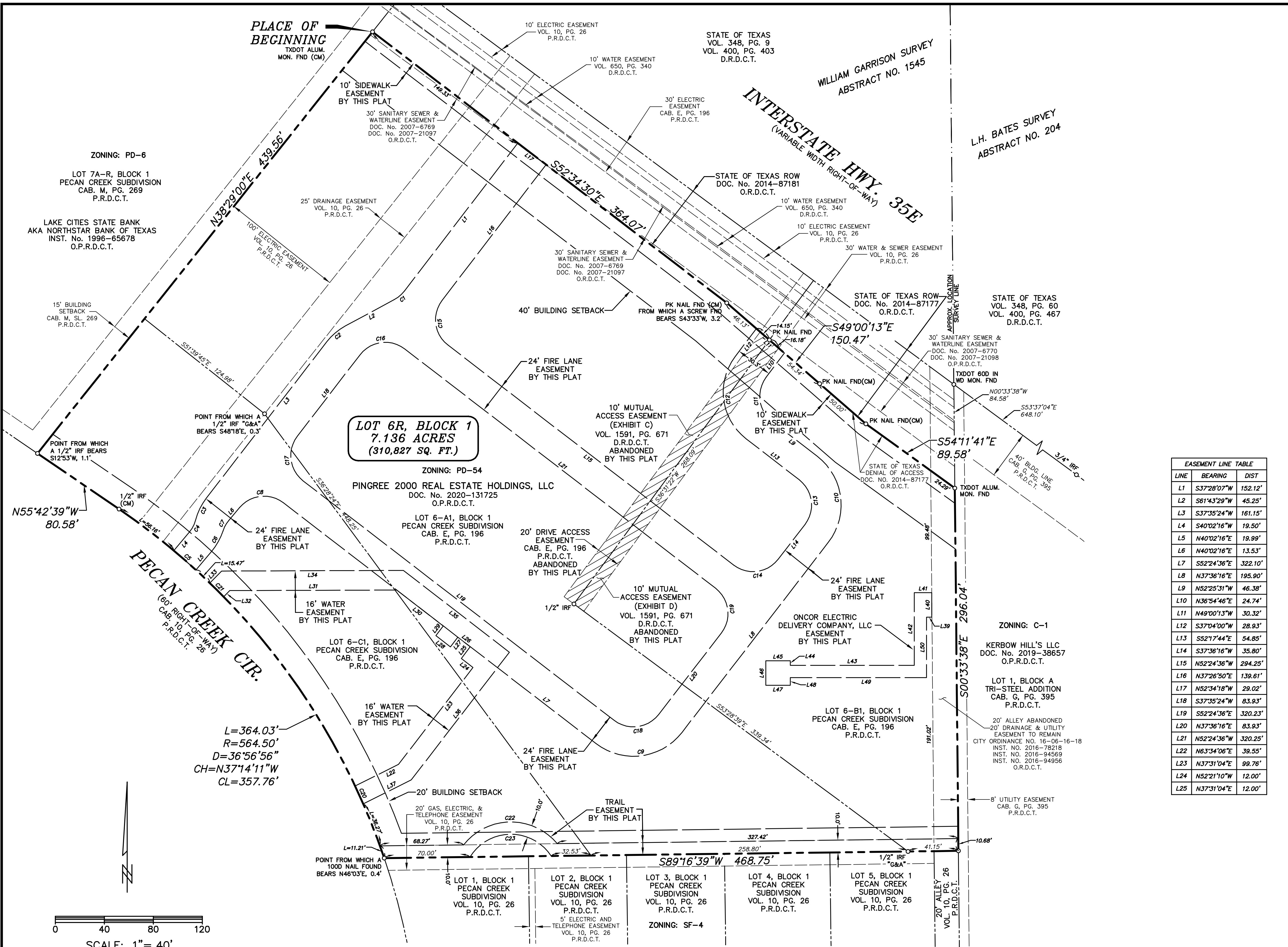
1. All required fees shall be paid.
2. Staff approval of all additions and/or alterations to the easements and dedications in the Replat.
3. Applicant must address all Staff comments prior to submitting for recordation.
4. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.

Staff recommends the following motion: **Motion to approve the Replat as presented subject to the conditions presented by Staff.**

Attachments

1. Replat

PRINTED: 12/28/2021 11:18 AM FILE: WIER-SURVEY-STB LAST SAVED: 12/28/2021 11:18 AM SAVED BY: AARONLS FILE: REPLAT-19104.DWG



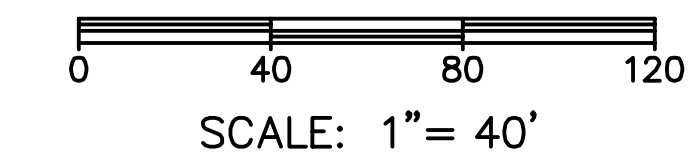
VICINITY MAP
1"=2000'

LINE	BEARING	DIST
L1	S37°28'07"W	152.12'
L2	S61°43'29"W	45.25'
L3	S37°35'24"W	161.15'
L4	S40°02'16"W	19.50'
L5	N40°02'16"E	19.89'
L6	N40°02'16"E	13.53'
L7	S52°24'36"E	322.10'
L8	N37°36'16"E	195.90'
L9	N52°25'31"W	46.38'
L10	N36°54'46"E	24.74'
L11	N49°00'13"W	30.32'
L12	S37°04'00"W	28.93'
L13	S52°17'44"E	54.85'
L14	S37°36'16"E	35.80'
L15	N52°24'36"W	294.25'
L16	N37°26'50"E	139.61'
L17	N52°34'18"W	29.02'
L18	S37°35'24"W	63.93'
L19	S52°24'36"E	320.23'
L20	N37°36'16"E	63.93'
L21	N52°24'36"W	320.25'
L22	N63°34'06"E	39.55'
L23	N37°31'04"E	99.76'
L24	N52°21'10"W	12.00'
L25	N37°31'04"E	12.00'

LINE	BEARING	DIST
L26	N52°21'10"W	12.81'
L27	S37°35'24"W	10.00'
L28	N52°21'10"W	15.00'
L29	N37°35'24"E	10.00'
L30	N52°21'10"W	48.03'
L31	S89°48'29"W	136.23'
L32	S44°48'29"W	7.08'
L33	N44°48'29"E	13.71'
L34	N89°48'29"E	148.34'
L35	S52°21'10"E	108.29'
L36	S37°31'04"W	131.42'
L37	S63°34'06"W	43.82'
L38	N90°00'00"E	4.25'
L40	N00°00'00"E	20.00'
L41	N90°00'00"W	14.25'
L42	S00°00'00"E	59.35'
L43	N90°00'00"W	101.25'
L44	N00°00'00"E	3.71'
L45	N90°00'00"W	20.00'
L46	S00°00'00"E	20.00'
L47	N90°00'00"E	20.00'
L48	N00°00'00"E	6.29'
L49	N90°00'00"E	111.25'
L50	N00°00'00"E	49.35'

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	11.01'	26.00'	24°15'22"	S49°35'48"W	10.93'
C2	20.22'	48.00'	24°08'05"	S49°39'26"W	20.07'
C3	19.84'	50.00'	22°44'06"	S26°13'21"W	19.71'
C4	11.43'	26.00'	25°10'58"	S27°26'47"W	11.34'
C5	24.01'	564.50'	2°26'12"	S48°47'33"E	24.01'
C6	19.13'	50.00'	21°55'36"	N29°04'27"E	19.02'
C7	9.95'	26.00'	21°55'36"	N29°04'27"E	9.89'
C8	39.73'	26.00'	87°33'08"	N83°48'50"E	35.98'
C9	78.53'	50.00'	89°59'08"	N82°35'50"E	70.70'
C10	78.57'	50.00'	90°01'48"	N07°24'37"W	70.73'
C11	40.54'	26.00'	89°20'17"	N07°45'23"W	36.56'
C12	74.66'	48.00'	89°07'27"	S07°44'01"E	67.36'
C13	40.80'	26.00'	89°54'01"	S07°20'44"E	36.74'
C14	40.83'	26.00'	89°59'08"	S82°35'50"W	36.76'
C15	40.78'	26.00'	89°51'26"	N07°28'53"W	36.72'
C16	40.84'	26.00'	90°00'00"	S82°35'24"W	36.77'
C17	40.84'	26.00'	90°00'00"	S07°24'36"W	36.77'
C18	40.83'	26.00'	89°59'08"	N82°35'50"E	36.76'
C19	40.85'	26.00'	90°00'52"	N07°24'10"W	36.77'
C20	16.01'	564.50'	1°37'30"	N24°23'36"W	16.01'
C21	16.00'	564.50'	1°37'26"	N45°11'31"W	16.00'
C22	87.51'	49.27'	101°46'07"	N89°16'39"E	78.46'
C23	78.86'	39.27'	115°03'17"	N89°16'39"E	66.26'

$L=364.03'$
 $R=564.50'$
 $D=36°56'56"$
 $CH=N37°14'11"W$
 $CL=357.76'$



*** LEGEND ***

IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
"X"	CUT FOUND
"WIER"	WIER & ASSOC INC
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
	EXISTING EASEMENT ABANDONED BY THIS PLAT

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

DEVELOPER
 ENTERPRISE HOLDINGS
 4201 N. STATE HWY 161, STE. 150
 IRVING, TEXAS 75038
 CONTACT: RYAN KELLY
 PH: (972) 536-4101

OWNER
 PINGREE 2000 REAL ESTATE HOLDINGS, LLC
 600 CORPORATE PARK DR
 ST LOUIS, MO 63105
 CONTACT: DANIEL C. WESSEL
 PH: (314) 512-5000

ENGINEER / SURVEYOR
 WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
 PH: (817) 467-7700
 EMAIL: AARONLS@WIERASSOCIATES.COM

REPLAT
LOT 6R, BLOCK 1
PECAN CREEK SUBDIVISION
 AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS
 BEING 7.136 ACRES OF LAND LOCATED IN THE
 WILLIAM GARRISON SURVEY, ABSTRACT No. 1545, DENTON COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO 1817467-7700
 Texas Firm Registration No. F-2716 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 19033900

SHEET 1 OF 2

DATE: 12/28/2021
 W.A. No. 19104

PRINTED: 12/28/2021 11:18 AM FILE: WIER-SURVEY.STB LAST SAVED: 12/28/2021 11:18 AM SAVED BY: AARONLS FILE: REPLAT-19104.DWG

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE WILLIAM GARRISON SURVEY, ABSTRACT NO. 1545, DENTON COUNTY, TEXAS, BEING A PORTION OF LOTS 6-A1, 6-B1, AND 6-C1, BLOCK 1, PECAN CREEK SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, PAGE 196, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) ALUMINUM MONUMENT FOUND, BEING IN THE NORTHWEST LINE OF SAID LOT 6-A1, IN THE SOUTHEAST LINE OF LOT 7-AR, BLOCK 1, PECAN CREEK SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET M, PAGE 269, P.R.D.C.T., IN THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35-E (IH 35-E) (A VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED IN DOCUMENT NUMBER 2014-87181, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.);

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID IH 35-E AS FOLLOWS:

- 1) S 52°34'30" E, DEPARTING THE THE NORTHWEST LINE OF SAID LOT 6-A1, THE SOUTHEAST LINE OF SAID LOT 7-AR, AND ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87181, O.R.D.C.T., 364.07 FEET TO A PK NAIL FOUND, FROM WHICH A SCREW FOUND BEARS S 43°32'41" W, 3.21 FEET;
- 2) S 49°00'13" E, CONTINUING ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87181, O.R.D.C.T., AT A DISTANCE OF 46.13 FEET PASSING A PK NAIL FOUND, BEING IN THE SOUTHEAST LINE OF SAID LOT 6-A1 AND THE NORTHWEST LINE OF SAID LOT 6-B1 AND BEING THE SOUTH CORNER OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87181, O.R.D.C.T., AND THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., AT A DISTANCE OF 100.47 PASSING A SECOND PK NAIL FOUND, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., A TOTAL DISTANCE OF 150.47 FEET TO A THIRD PK NAIL FOUND;
- 3) S 54°11'41" E, CONTINUING ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., 89.58 FEET TO A TXDOT ALUMINUM MONUMENT FOUND, BEING IN THE EAST LINE OF SAID LOT 6-B1, IN THE WEST LINE OF LOT 1, BLOCK A, TRI-STEEL ADDITION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET G, PAGE 395, P.R.D.C.T., AND BEING THE SOUTH CORNER OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., FROM WHICH A 60D NAIL FOUND IN A WOOD RIGHT-OF-WAY MARKER BEARS N 00°33'38" W, 84.58 FEET;

THENCE S 00°33'38" E, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID IH 35-E AND ALONG THE EAST LINE OF SAID LOT 6-B1 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 296.04 FEET TO A POINT;

THENCE S 89°16'39" W, DEPARTING THE WEST LINE OF SAID LOT 1 AND ALONG THE SOUTH LINES OF SAID LOTS 6-A1, 6-B1, AND 6-C1, AND THE NORTH LINE OF LOTS 1, 2, 3, 4, AND 5, BLOCK 1, PECAN CREEK SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 28, P.R.D.C.T., AT A DISTANCE OF 41.15 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "C&A", SAID IRON ROD BEING THE MOST WESTERLY SOUTH CORNER OF SAID LOT 6-B1 AND THE SOUTHEAST CORNER OF SAID LOT 6-A1, CONTINUING IN ALL A TOTAL DISTANCE OF 468.75 FEET TO POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF PECAN CREEK CIRCLE (60' RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF SAID LOT 6-C1 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH A 100D NAIL FOUND BEARS N 46°02'36" E, 0.4 FEET;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 364.03 FEET ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PECAN CREEK CIRCLE, THE SOUTHWEST LINE OF SAID LOT 6-C1, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 564.50 FEET, A DELTA ANGLE OF 36°56'56", AND A CHORD BEARING OF N 37°14'11" W, 357.76 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 55°42'39" W, CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PECAN CREEK CIRCLE AND THE SOUTHWEST LINE OF SAID LOT 6-C1, A DISTANCE 80.58 FEET TO A POINT, BEING THE WEST CORNER OF SAID LOT 6-C1 AND THE SOUTH CORNER OF SAID LOT 7-AR, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 12°53' W, 1.1 FEET;

THENCE N 38°29'00" E, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PECAN CREEK CIRCLE AND ALONG THE NORTHWEST LINE OF SAID LOTS 6-A1 AND 6-C1 AND THE SOUTHEAST LINE OF SAID LOT 7-AR, A DISTANCE OF 439.56 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.136 ACRES (310,827 SQUARE FEET) OF LAND, MORE OR LESS.

AND DESIGNATED HEREIN AS LOT 6R, BLOCK 1, PECAN CREEK SUBDIVISION TO THE CITY OF CORINTH, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DATE: _____

STATE OF MISSOURI §
COUNTY OF ST. LOUIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR ST. LOUIS COUNTY, MISSOURI, ON THIS DAY PERSONALLY APPEARED DANIEL C. WESSEL, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF MISSOURI

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. 6373 ON December 28, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS No. 6373
E-MAIL: AaronLS@WierAssociates.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A FIRE LANE IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT HE SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY ORDINANCE. THE FIRE LANE EASEMENT SHALL BE KEPT FREE OF OBSTRUCTIONS IN ACCORDANCE WITH THE CITY ORDINANCE. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO CITY ORDINANCE OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL IDENTIFY THE FIRE LANE IN ACCORDANCE WITH CITY ORDINANCE. THE CHIEF OF POLICE OR HIS/HER DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

OWNER (PRINTED NAME): DANIEL C. WESSEL

OWNER (SIGNATURE): _____

DATE: _____

STATE OF MISSOURI §
COUNTY OF ST. LOUIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR ST. LOUIS COUNTY, MISSOURI, ON THIS DAY PERSONALLY APPEARED DANIEL C. WESSEL, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF MISSOURI

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF REPLAT APPROVAL

APPROVED THE _____ DAY OF _____, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORINTH, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION
CITY OF CORINTH, TEXAS

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

CITY SECRETARY
CITY OF CORINTH, TEXAS

DEVELOPER
ENTERPRISE HOLDINGS
4201 N. STATE HWY 161, STE. 150
IRVING, TEXAS 75038
CONTACT: RYAN KELLY
PH: (972) 536-4101

OWNER
PINGREE 2000 REAL ESTATE HOLDINGS, LLC
600 CORPORATE PARK DR
ST LOUIS, MO 63105
CONTACT: DANIEL C. WESSEL
PH: (314) 512-5000

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
EMAIL: AARONLS@WIERASSOCIATES.COM

NOTES:

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP NO. 48121C0390G, MAP REVISED APRIL 18, 2011, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (NAD83), AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC. ALL DISTANCES SHOWN ARE GROUND DISTANCES, CALCULATED USING A COMBINED SCALE FACTOR OF 0.9998499992.

4. THE PURPOSE OF THIS REPLAT IS TO COMBINE THREE LOTS INTO ONE LOT AND TO ABANDON AND CREATE EASEMENTS.

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

REPLAT
LOT 6R, BLOCK 1
PECAN CREEK SUBDIVISION
AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS
BEING 7.136 ACRES OF LAND LOCATED IN THE
WILLIAM GARRISON SURVEY, ABSTRACT No. 1545, DENTON COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO 1817 1467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900



CITY OF CORINTH Staff Report

Meeting Date:	1/24/2022	Title:	Timber Ridge Planned Development (PD) Rezoning Request (Case No. ZAPD21-0004)
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input checked="" type="checkbox"/> Governance Policy <input type="checkbox"/> Ministerial Function		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the 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-3 Single Family to a Planned Development with a base zoning district of SF-A Single Family Residential Attached (townhouses), on approximately ±8.251 acres located on the west side of Corinth Parkway, north of Lake Sharon Drive, south of Silver Meadow Lane and east of Woodcrest Circle at 2000 Corinth Parkway. (Case No. ZAPD21-0004 – Timber Ridge)

Item Summary/Background/Prior Action

The applicant is requesting approval of a Planned Development (PD) rezoning for the future development of ±8.251 acres for construction of 55 attached single-family dwellings (*townhouses*) on individually platted lots. This style of development and townhouse product would be the first of its type in the City.

This product type and design is supported in the City’s adopted Comprehensive Plan, Envision Corinth 2040. The future land use scenario for this property is shown as “Mixed Residential” which identifies a variety of housing types including, townhouse developments (*density range of 6-10 units/acre*) with access to open space, connected grid-like streets, open view corridors, and access to creeks and opens space. For reference, Attachment 1 – Timber Ridge PD Design Statement (and associated exhibits) present the overall project proposal.

The proposal includes a total of 14 buildings ranging in size from 3-attached single-family (townhome) dwellings to a maximum of 5-attached single-family (townhome) dwellings on platted lots. Most dwellings units will front onto a new urbanist style design of neighborhood streets that includes parallel on-street parking with bulb-outs and parkway (*between sidewalk and edge of curb to be planted with shade trees*). However, one, 4-unit building will front onto a “mews” (common open space lot) located at the western end of Street “C”. Exhibit “G” presents a typical view of the proposed new urbanist style street.

The PD Landscape and Screening Concept Plan (Exhibit “D”) shows the overall layout and design of the site and provides a breakdown of buildings as follows:

BUILDING TYPE	NUMBER OF BUILDINGS
3 Units Attached	5
4 Units Attached	5
5 Units Attached	4
TOTAL:	14

The site is currently heavily treed with the Lynchburg Creek running along the southern most boundary of the property. The Applicant is proposing to preserve 20% of the total Protected Tree Caliper Inches (CI) on the site as presented on Exhibit “D” within two (2) common open space lots that will be owned and maintained by the Homeowners’ Association (HOA). Additionally, a trail and two benches are proposed overlooking the Lynchburg Creek open space along the southern edge of Street A.

Much of the southern portion of the site is currently located within the 100-Year Floodplain of the Lynchburg Creek. The limits of the 100-Year Floodplain are identified on the PD Concept Plan (Exhibit “B”). It is important to note that the density, design, and configuration of the PD Concept Plan is predicated on the Applicant receiving approval a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA). It is recognized by Staff and the Applicant that a future PD amendment may be required should the results of the CLOMR require a reduction in density and design layout.

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 to create a unique project. Note that the stated departures below are further described in Attachment 1 - Timber Ridge PD Design Statement and include a justification for each request.

Summary of Departure Requests:

Topic	SF-A Base District	Proposed Departure
Min Front Yard Setback	25’	7.5
Min Side Yard Setback on Corner Lots	15’	10’ (5’ adjacent to alleys)
Min Rear Yard Setback	20’	20’ /12’ lots adjacent to alley radii ¹
Min Lot Area	1,250 SF	2,000 SF ²
Max Density	10 Units per acre (net)	7.03 Units (gross) & 8.88 Units (net) ³
Min Floor Area	1,050 SF	1,300 SF ⁴
Max Height/Stories	35’/2 (50’ with added setback)	35’/2 ⁵
Max Building Area	55%/60% including accessory buildings	80% ⁶
Separation Between Buildings	30’	10’ ⁷

¹ Requires additional discussion with Applicant.

² Proposing to increase the minimum lot size (provide larger lots than what base district requires)

³ Proposing to reduce the density permitted by the base zoning district (provide a smaller number of units than what base district permits)

⁴ Proposing to increase the minimum floor area of each unit (require larger dwellings than base zoning district)

⁵ Proposing to eliminate the option to increase height up to 50’ as permitted by base zoning district.

⁶ Proposing to increase the maximum building area to create more urban style development.

⁷ Proposing to reduce the distance with provision of “common open space lot” between buildings.

Summary of Departure Requests (Continued):

Topic	Various UDC Standards	Proposed Departure
Landscaping – Location of Shade Trees	Front Yard	Along street and common open space
Landscape Edge Buffer	1 Shade Tree/30 Linear Feet	Count 3 Existing Trees/9 New Trees
Street Design	Standard Suburban Style	New Urbanist Style (parking/trees)
Alley	Standard Suburban Style	Adjusted to fit Fire Safety/Engineering ⁸
Tree Preservation	1:1 Replacement/Removal ⁹	20% Preservation of Existing Tree CI ¹⁰
Building Façade Materials		Architectural features/materials
Lots	Front onto a Street	Front onto a “mews lot” ¹¹
Park and Trail Dedication	Full Payment at 1 st Building Permit	Per unit payment with Building Permit ¹²

Staff has worked with the Applicant over the past several months through various iterations and supports the departure requests as shown. The proposed departures will be described in detail in the PD Ordinance that will be adopted by City Council.

Neighborhood Meeting

The applicant conducted two (2) Zoom neighborhood meetings to seek input and address concerns from surrounding property owners.

The first meeting was held on September 20, 2021, prior to formal submittal of the PD Rezoning Application. According to the applicant, Skorburg Company, five (5) neighbors attended and provided feedback as follows: (1) an increase in the height of the perimeter board-on-board fence from 6’ to 8’, (2) metal fence post facing the Timber Ridge development or offered to reverse placement at the request of the property owner, (3) construct the perimeter fence during the early stages of the construction (right after grading/during retention wall construction). The developer agreed to these requests.

As second meeting was held on January 18, 2022, to present the draft final plan. According to the applicant, six (6) neighbors attended and offered feedback regarding the plan and items related to the existing conditions of the site. Feedback included: (1) clean up the open space/creek area, (2) keep the southwest corner of the property open with no fencing as shown on the Landscape Plan, (3) locate the “flush” side of the nails facing the neighbor’s property when

⁸ Adjusted to meet fire and engineering requirements while generally keeping with New Urbanist Style of design.

⁹UDC requires 1:1 replacement for CI of Protected Trees removed and a 50% reduction of mitigation requirements if site heavily treed. No requirement to preserve any trees on site.

¹⁰ Following draft Tree Preservation provisions as currently being written by Staff. Requires (1) higher sliding scale mitigation rates (depending on size of trees removed), (2) 15%-20% of the Protected Tree CI to be preserved on site within common open space lots in order to receive sliding scale credits based on size of tree preserved. A Standard Deduction credit of 50% offered after sliding credits are applied. However, in an offer of good faith to show intent to preserve 20% of Protected Tree CI on site, the Developer has offered to eliminate the Standard Deduction option off remaining mitigation, should the Protected Tree CI b fall below the 20% CI threshold, in no instance would the percentage of CI to be preserved go below 15%.

¹¹ Permit four lots to front onto a mews (common open space lot) at western terminus of Street C.

¹² Proposing a timing change that would permit fees to be collected with permit for each building rather than upfront, ,though 36-month cap and remaining fees would need to be paid by Developer.

constructing the fence, (4) walk the property with the neighbors before constructing the perimeter fence, and (5) ensure silt/construction fencing will be installed prior to start of construction. The developer agreed to these requests.

Staff will include the agreements in the Timber Ridge PD Ordinance provisions to ensure future compliance.

Compliance with the Comprehensive Plan

The rezoning request for the subject property, as presented, is in accordance with the “Land Use and Development Strategy” designations, Mixed-Residential, set forth in the "Envision Corinth 2040" Comprehensive Plan.

Public Notice

Notice of the public hearing was published in the January 8, 2022 edition of the Denton Record-Chronicle. Written public notices were mailed to the property owners of all twenty-six (26) properties located within 200 feet of the subject property proposed for the zoning change on January 7, 2022. The Public Hearing notice was posted on the City 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 property owners located within 200 feet of the subject property.

Staff Recommendation/Motion

Staff recommends approval as presented with the provision that Staff have the opportunity to work with the Applicant to address the following site design items that need further discussion and/or adjustment. Items include:

1. 12’ rear yard setback for lots adjacent to alley radii considering best practices for function and form
2. Extending sidewalk along “common open space mews lot” at western terminus of Street C.

Supporting Documentation

ATTACHMENT 1 – TIMBER RIDGE PD DESIGN STATEMENT WITH EXHIBITS

ATTACHMENT 2 – LETTERS RECEIVED FROM PROPERTY OWNERS WITHIN 200 FT OF THE SUBJECT PROPERTY

- Exhibit “A” – Legal Description
- Exhibit “B” – PD Concept Plan
- Exhibit “C” – Existing Site Conditions
- Exhibit “D” – Conceptual Landscape and Screening Plan
- Exhibit “E” – Representative Product (Elevations of Building Styles)
- Exhibit “F” – Existing Tree Coverage
- Exhibit “G” – New Urbanist Street Right-of-Way

TIMBER RIDGE PLANNED DEVELOPMENT ZONING MAP (REZONING) AMENDMENT PD DESIGN STATEMENT

SECTION 1 – OVERVIEW

A. PROJECT NAME/TITLE –

Timber Ridge

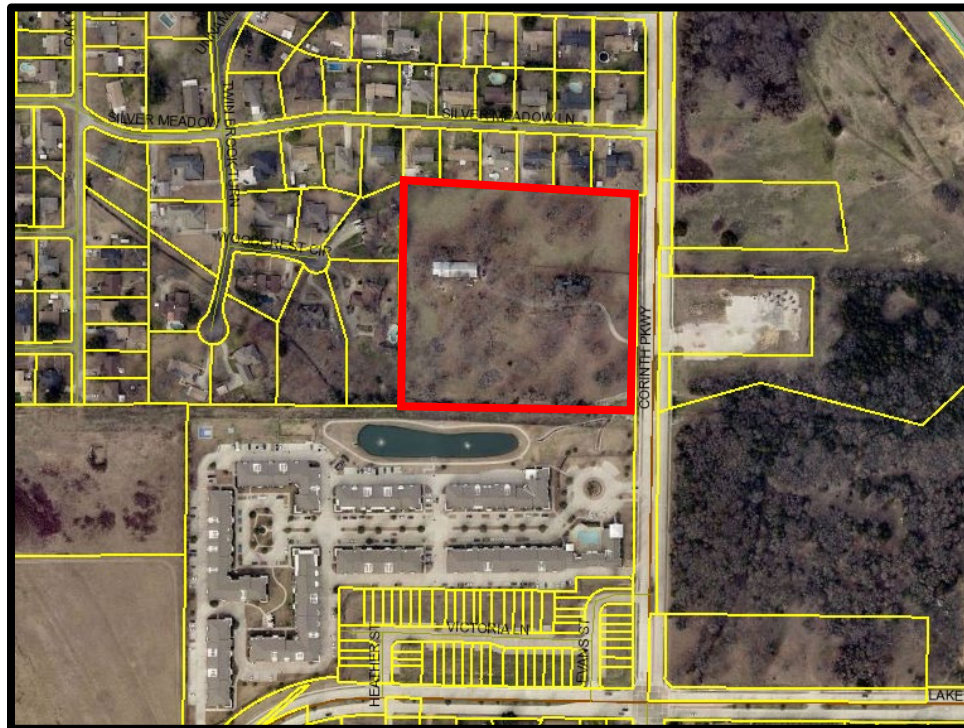
B. LIST OF OWNERS/DEVELOPERS –

Owner -

The current property owner of the proposed Timber Ridge Planned Development site:

- John Bennett

The individual property ownership is shown in the exhibit below.



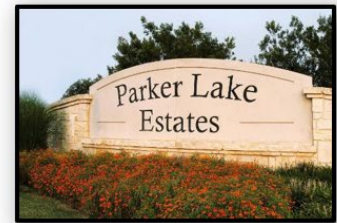
Developer –

- Skorburg Company

With over 35 years of experience in development, the Skorburg Company has fostered a reputation for building a variety of high-quality, long-lasting communities. In total, the Skorburg Company has developed 120+ properties in 30 different municipalities around the Dallas-Fort Worth Metroplex.

Skorburg Company background

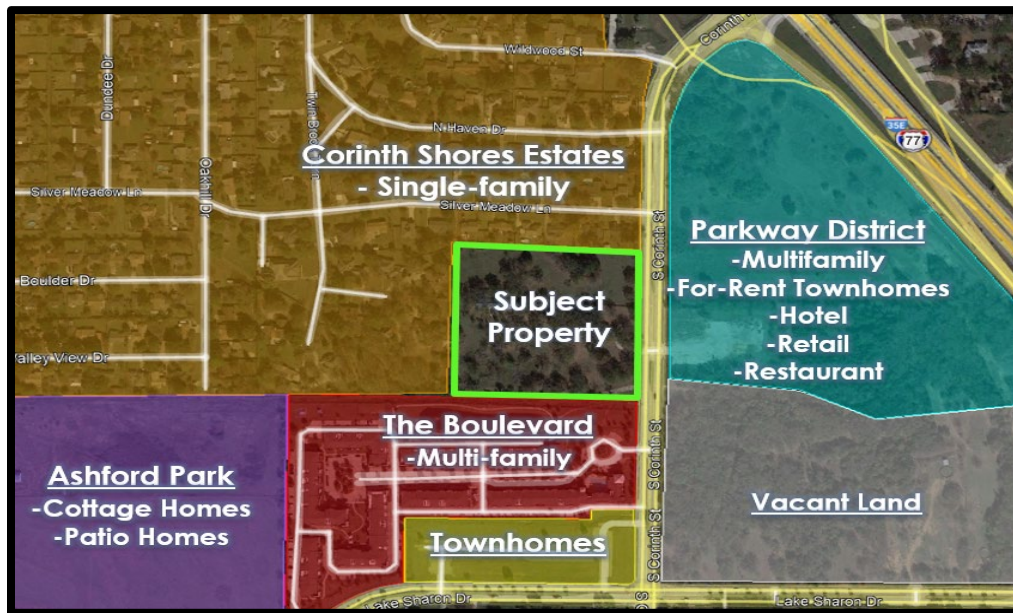
- DFW based, privately owned development firm with 35 years of experience
- Over 120 development projects in more than 30 different cities around DFW metroplex
- Over 25 current projects in active development or build out
- Reputation for building high-quality, long-lasting communities
- Projects range from small, infill locations to 800-acre multi-phase master planned communities



C. PROJECT ACREAGE AND LOCATION –

The proposed Timber Ridge Planned Development is located west of Corinth Parkway. The property consists of approximately 8.251 acres with the majority of the property located in the floodplain. The site is currently zoned SF-3 and there is an existing house on the property. Corinth Shore Estates, an existing single-family community, zoned SF-3, borders the site along the northern and western property boundary. The Boulevard, an existing multi-family development, is

adjacent to the property along the southern property boundary. The Parkway District, a future mixed-use development consisting of multi-family, for-rent townhomes, hotel, retail, and restaurants, is located on the eastern boundary across Corinth Parkway.



D. PROJECT OVERVIEW / DESCRIPTION –

The Timber Ridge Planned Development will be a high-quality, long-lasting community consistent with the Envision Corinth 2040 Comprehensive Plan. The future land use designation is Mixed Residential. Mixed Residential allows for a range of single-family dwellings, including large lot, patio homes, townhomes and multi-family transition as well as neighborhood commercial. Overall residential density for Mixed Residential ranges from six (6) to ten (10) units per acre.

SF-A, Single-Family Residential (Attached) Zoning District, is the base zoning district for the Timber Ridge Planned Development. This district is intended to provide for the development of single-family attached dwelling units on lots no less than one thousand two hundred fifty (1,250) square feet and a maximum of ten (10) dwelling units per net acre. The minimum lot size proposed for the Timber Ridge Planned Development is two thousand (2,000) square feet.

The Timber Ridge Planned Development will consist of new residential townhomes with a maximum gross density of 7.03 dwelling units per acre as presented in Exhibit B – PD Concept

Plan. This development will provide a great opportunity to organically transition between the existing single-family, existing multi-family and future mixed-used developments.

The Timber Ridge Planned Development will provide high-quality, attached residential townhomes that are very desirable for growing suburban areas and offer a differentiated product type not currently available in the City of Corinth. This type of housing product accommodates consumers who desire less maintenance, while providing more privacy and sense of place than a multi-family community. The Timber Ridge Planned Development will be an excellent neighborhood for young professionals, empty nesters as well as new and established families looking to transition from apartment living in a great location with easy access to the Dallas-Fort Worth Metroplex.

SECTION 2 – PROJECT DESIGN

A. Based Zoning District –

The Timber Ridge Planned Development shall be subject to all regulations of the Corinth Unified Development Code (“UDC”), as existing or may be amended, for the SF-A Single Family Residential (Attached) Zoning District, except as modified herein.

B. DEVELOPMENT REGULATIONS –

1. Permitted Use and Use Regulations –

All Permitted Uses for the SF-A Single Family Residential (Attached) District, described in subsection 2.07 of the UDC, shall apply.

The residential townhome lot layout shall be in general conformance with the PD Concept Plan shown in Exhibit “B” attached hereto.

2. Dimensional Regulations –

The Dimensional Regulations for the SF-A Single Family Residential (Attached) District, described in subsection 2.08 of the UDC, shall apply, except as modified below:

1. Table A – Dimensional Requirements

	SF-A Base District:	Timber Ridge Dimensional Standards/Modifications:
Minimum Front Yard Setback	25' dwelling units/50' other buildings	7.5'
Minimum Side Yard Setback:		0'
Interior Lot	0'	
Corner Lot	15'	10' 5' adjacent to alleys
Minimum Rear Yard Setback	20'	20' 12' for lots adjacent to alley radii
Garage Setback	3' front entry prohibited	20' front entry prohibited
Minimum Lot Area	1,250 sq. ft.	2,000 sq. ft.
Maximum Density	10 DU/A	7.03 DU/A (Gross Density) 8.88 DU/A (Net Density)
Minimum Lot Width:	22'	22'
Minimum Lot Depth	90'	90'
Minimum Floor Area	1,050 sq. ft.	1,300 sq. ft.
Maximum Height (feet/stories)	35'2 (50' with Additional Setback)	35'2
Maximum Building Area (all buildings)	55%/60% including accessory	80%
Other:		

2. The minimum separation between noncontiguous, adjacent structures shall be ten (10) ft (five (5') side yard on each end unit).

Justification:

These departures from the base district in subsection 2.08 are necessary to provide lots for townhome product commonly found throughout the Dallas-Fort Worth Metroplex. These departures will also allow the property to be developed in accordance with the overall density outlined in the Envision Corinth 2040 Comprehensive Plan.

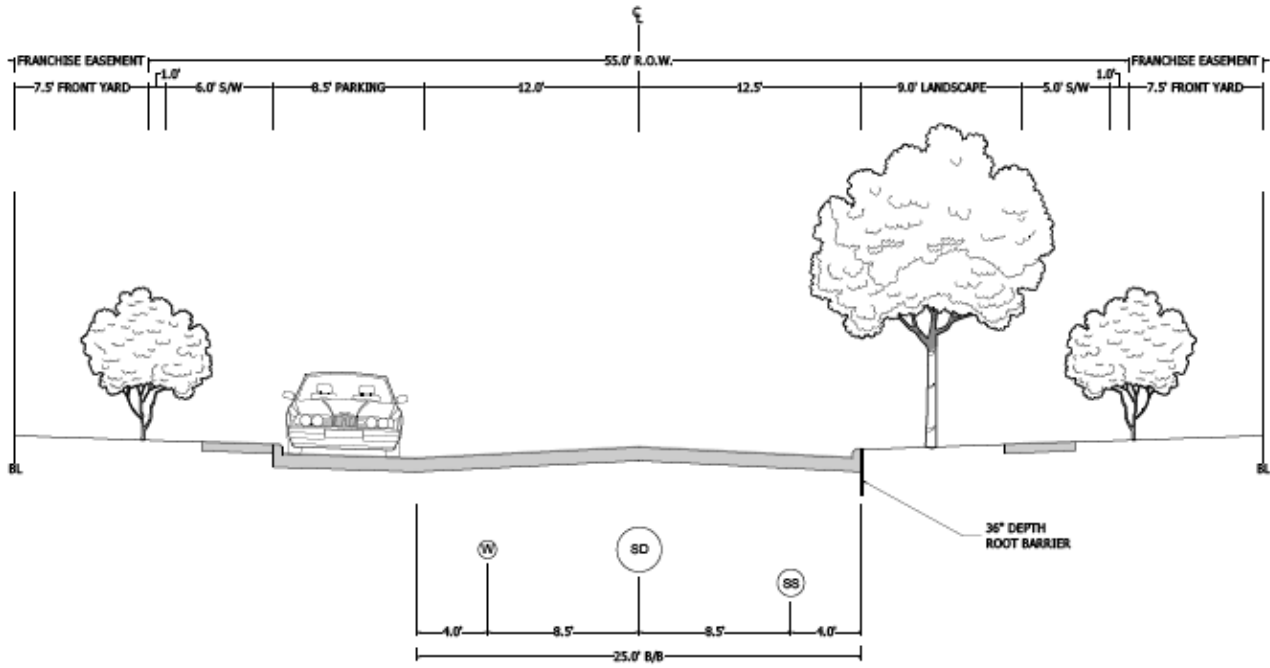
3. Accessory Building and Uses –

The Accessory Building and Uses Regulations described in subsection 2.07.07 of the UDC shall apply.

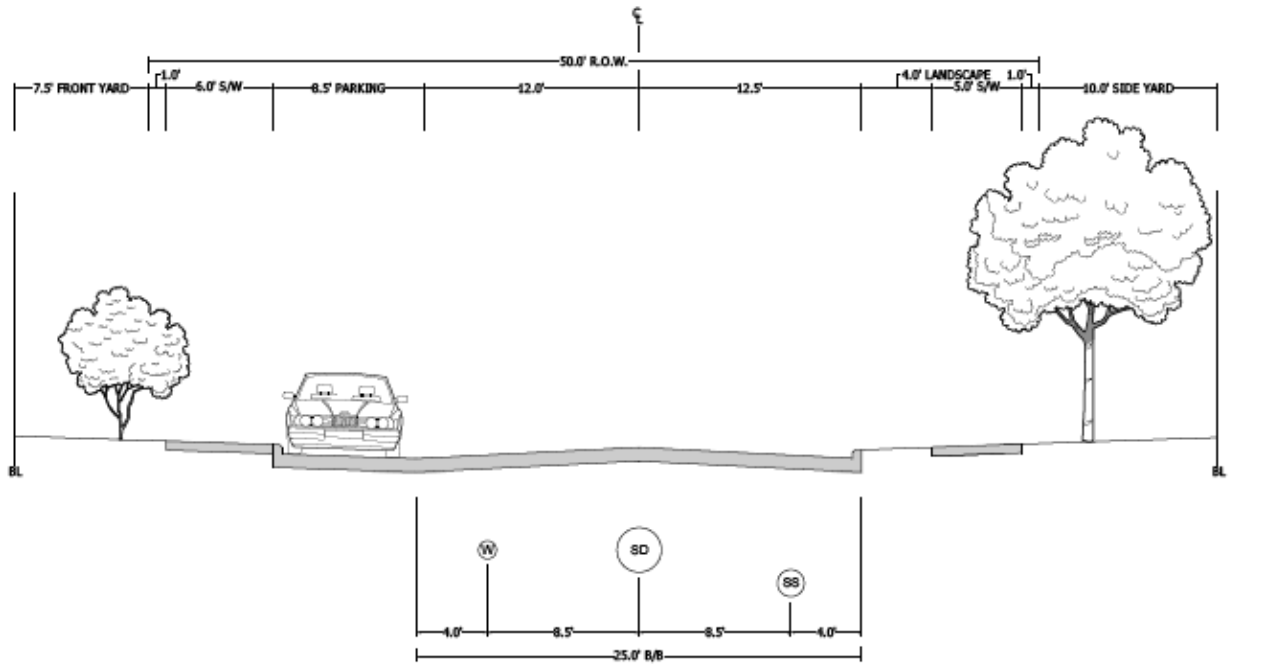
4. Landscaping Regulations –

The Landscaping Regulations described in subsection 2.09.01 of the UDC shall apply, except as modified below:

1. Subsection 2.09.01.B.1. shall not apply.
2. Subsection 2.09.01.B.2.a. shall be modified to require the developer to plant nine (9) shade trees (3” caliper minimum), in addition to the (3) existing trees to be kept within the required twenty (20’) foot landscape buffer along Corinth Parkway to meet the perimeter landscaping requirements, as shown in Exhibit “D”.
3. Subsection 2.09.01.B.2.b. shall be modified to require the builder to plant trees at a rate of five (5) caliper inches per residential lot equating to one (1) shade tree (3” caliper minimum) and one (1) ornamental tree (2” caliper minimum). A minimum of one (1) ornamental tree shall be planted in the front yard of all residential lots along with the required twelve (12) shrubs. However, due to the reduced front yard setback, an alternative planting location for the required shade trees shall be permitted within the bulb-out section of the street as well as between the sidewalk and curb (parkway area) and in deeded common open space lots (X-Lots), as shown on Exhibit “D”, which shall be cared for by the Homeowners’ Association in perpetuity. The Builder will coordinate with the City Chief Building Official prior to issuance of Certificate of Occupancy to confirm the location of the Shade Tree plantings (shown on Exhibit “D”), as the required number of Shade Trees may not necessarily be located within an area immediately adjacent to the respective unit/building ready for occupancy. The Chief Building Official shall maintain a tally of Street Trees planted to ensure compliance. City approved root barrier systems will be utilized when trees are within 5’ of pavement. The typical cross section showing streetscape planting is as follows:



55' R.O.W. EXHIBIT - STREET 'A' & STREET 'C'



50' R.O.W. EXHIBIT - STREET 'B'

4. The developer shall construct a five-foot (5') trail through the floodplain with 2 park benches, as shown in Exhibit "D".

Justification:

Subsection 2.09.01.B.1. and 2.09.01.B.2. of the UDC both state landscape requirements for single-family attached developments. The Timber Ridge Planned Development shall apply with subsection 2.09.01.B.2. – landscaping requirements for attached and detached single-family lots, except as modified herein.

These departures in subsection 2.09.01 are necessary to allow for trees to be spaced so at mature growth their canopies do not interfere with one another or with the townhome units. Additionally, these departures provide a unique look and feel, consistent with an urban townhome community.

5. Tree Preservation –

The Tree Preservation Regulations described in Subsection 2.09.02 of the UDC shall apply, except as modified below (subject to change upon completion of Tree Mitigation Plan and Tree Survey):

1. The City agrees to the proposed removal of trees, in accordance with the approval of a Tree Survey, Tree Protection Plan or Tree Mitigation Plan.
2. A Protected Tree shall mean any species of tree, except those identified in Table 16 of subsection 2.09.02 of the UDC, having a trunk caliper of six inches (6'') or more measured approximately four feet six inches (4'6'') (breast height) above existing natural grade and currently in a healthy condition.
3. The Developer shall be allowed to provide mitigation by using any combination of replacement trees or fee in lieu of. The use of replacement trees will be considered as the first choice for mitigation, where practical, as determined at time of Alternative Compliance Approval.
 - a. A replacement tree shall mean any tree planted within, open space or landscape edge, in addition to the trees required in subsection 2.09.01 of the UDC, that are of a species of Canopy (shade) tree from table 15 of subsection 2.09.01. Canopy (shade) trees shall not be smaller than three (3) caliper inches at the time of planting.
 - b. The fee in lieu of replacement trees shall be one hundred fifty dollars (\$150) per caliper inch.
4. The following replacement rate multiplier for Protected Trees (sliding scale size categories) shall apply:

Size of Protected Tree	CI Replacement Rate Per CI Removed
6'' – 20''	1:1
20.1'' – 36''	1.5:1
36.1'' – 48''	2:1
48.1'' +	4:1

5. The following credits shall apply for tree preservation efforts:

- a. **Saved Tree Base Credit (Sliding Scale):** When 15% - 20% or more total healthy (1) Protected Tree CI on site the following Sliding Scale Credit shall apply:

Size of Protected Tree	Credit Offered to Off-Set CI Replacement Required
6'' – 12''	2:1
12.1'' – 20''	3:1
20.1'' – 36''	3.5:1
36.1'' – 48''	4:1
48.1'' +	5:1

(1) Healthy is rated in “good or excellent condition” by a Certified Arborist or Registered Landscape Architect.

- b. **Standard Deduction Credit:** If at least 20% of existing Protected Tree CI on site have been saved on site, a 50% reduction of any remaining mitigation requirements may be offered after Saved Tree Base Credits are applied. If 20% of the existing Protected Tree CI saved on site is not met, then no Standard Deduction Credit will be given. There shall not be less than 15% of existing Protected Tree CI saved on site.

6. The Protected Trees as generally depicted on Exhibit “D” within the common open space Lots 1x, 46x and 59x contain a minimum of 20% of the existing Protected Tree CI on site. Existing Protected Trees shall remain in perpetuity and cared for by the Homeowners’ Association as will be further defined in the Covenants, Conditions and Restrictions at the time of Final Plat.

Justification:

These departures from subsection 2.09.02 of the UDC are necessary to achieve an overall density consistent with the Envision Corinth 2040 Comprehensive Plan, while offsetting the significant economic impact that would make this project nonviable.

6. Vehicular Parking Regulations –

The Vehicular Parking Regulations described in Subsection 2.09.03 of the UDC shall apply.

7. Garages –

The Garage Regulations described in Subsection 2.04.05.c.6 of the UDC shall apply.

8. Building Façade Material Standards –

The Building Façade Material Standards described in Subsection 2.09.04 of the UDC shall apply, except as modified below:

1. Exterior wall materials – 75% of each façade (excluding doors and windows) shall consist of masonry construction materials and/or fiber-reinforced cementitious board.

2. Each building shall include at least four of the following architectural elements

- a. Awnings/canopies;
- b. Balconies (a minimum of 25 square feet in size);
- c. Dormers;
- d. Offsets within each building (a minimum 5 feet to receive credit);
- e. Patio (a minimum of 25 square feet in size);
- f. Porches (a minimum of 25 feet in size);
- g. Stoops (a minimum of 2 feet tall by 4 feet wide);
- h. Varied roof height in building (a minimum 10-foot difference);
- i. Sconce lighting;
- j. Decorative banding or molding

9. Residential Adjacency Standards –

The Residential Adjacency Standards described in Subsection 2.09.05 of the UDC shall apply.

10. Nonresidential Architectural Standards –

The Nonresidential Architectural Standards described in Subsection 2.09.06 of the UDC shall apply.

11. Lighting and Glare Regulations –

The Lighting and Glare Regulations described in Subsection 2.09.07 of the UDC shall apply.

12. Alleys –

The Alley Standards described in Subsection 3.05.05 of the UDC shall apply, except as modified below:

1. Alleys serving the single-family residential townhomes shall have a minimum right-of-way width of fifteen feet (15') with a minimum paving width of ten feet (10') with twelve feet (12') where city standards require.

Justification:

Subsection 2.04.05.C.4. states a minimum concrete paved alley width of twenty feet (20'), but subsection 3.05.05.E.2 states a minimum right-of-way width of fifteen feet (15'). This language is included for clarification purposes.

13. Lots –

The Lot Standards described in Subsection 3.05.09 of the UDC shall apply, except as modified below:

1. Mews lots fronting open space, with rear entry access provided by an alley, shall be allowed, for Lots 17-20 as shown in Concept Plan, Exhibit "B" attached hereto.

Justification:

This departure from subsection 3.05.09 of the UDC is necessary to provide a unique design with additional landscaping, while continuing to achieve an overall density consistent with the Envision Corinth 2040 Comprehensive Plan. This departure also allows for additional landscaped open space.

14. Park and Trail Land Dedication –

The Park and Trail Dedication described in subsection 3.05.10 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 or combination shall apply, except as modified below:

1. Payment of money in lieu of dedication of land for park purposes shall be made at time of building permit issuance. If all permits are not issued within 36 months of the first building permit, then the remaining fees will be paid by the Developer at that time.

2. Common open space lots (X-Lots) as shown on Exhibit “B” will remain as common open space/parkland to be owned and maintained by the Homeowners Association and that existing protected trees and any required mitigation trees to be replanted within common open space lots shall be preserved in perpetuity and cared for by the Homeowner’s Association.

Justification:

These departures from subsection 3.05.10 of the UDC are necessary to allow the payment of fees required by the homebuilder to be made at the same time.

15. Street Design Criteria –

The Street Design Criteria described in Subsection 3.05.13 of the UDC shall apply, except as modified below:

1. The street design shown in Exhibit “E” shall be permitted and included on street parallel parking/bulb-outs.
2. Fifty foot (50’) or fifty-five foot (55’) right of way with
 - a. 25’ back-to-back pavement street section, and
 - b. 8 – 8.5’ parking spaces in certain areas

Justification:

This departure from subsection 3.05.13 of the UDC is to permit a new urbanist street design.

16. Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties –

The Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties regulations described in Subsection 4.02.13 of the UDC, shall not apply as the Single-Family Attached units will be individually served.

Justification:

These departures from subsection 4.02.13 of the UDC are necessary because the Single-family Attached units will be individually served.

17. Fence and Screening Regulations –

The Fence and Screening Regulations described in Subsection 4.02 of the UDC shall apply, except as modified below:

1. The Developer shall construct a six foot (6') high ornamental metal screening fence with masonry columns located every fifty feet (50') along Corinth Parkway. Additionally, landscaping shall be planted directly in front the decorative metal screening fence, as shown in Exhibit "D".
2. The Developer shall construct an eight-foot (8') board on board cedar stained fence along the northern and western property boundaries, as shown in Exhibit "D". The Developer intends to place metal posts for the fence at \pm 8' on-center and located on the Timber Ridge side of the northern and western property line perimeters unless a neighbor prefers such posts on its side of the common property line. The fence shall be constructed prior to the first Building Permit.

Justification:

The decorative metal screening fence with landscaping, aligns with the existing screening established along Corinth Parkway. This screening plan will provide a beautiful, natural feel to the community that a closed off masonry screening fence would not.

At the request of the surrounding neighbors at our neighborhood meetings, we have agreed to increase the board on board cedar fence to eight feet (8') along the northern and western property boundaries.

C. OTHER DEVELOPMENT CONSIDERATIONS:**1. Phasing –**

The Timber Ridge Community will be developed in one phase and is currently anticipated to start construction Q2-Q3 2022, subject to necessary City approvals.

2. Proposed Utility Infrastructure –

Water and sanitary sewer infrastructure will be constructed to provide a service to all lots within the development. The location of the water and sanitary sewer infrastructure shall be confirmed with engineering. These improvements will be designed and constructed in accordance with the City's published criteria. All water and sanitary sewer improvements are intended to be public and will be dedicated to the City upon completion of construction.

Storm drainage improvements will be designed and constructed in accordance with the City's published criteria. All storm drain sewer improvements are intended to be public and will be dedicated to the City upon completion of construction, except for detention facilities, if any, which will be owned and maintained by the Homeowners Association.

Franchise utilities (e.g. electrical, gas, communications, etc.) will be constructed to provide service to all lots. These utility lines will remain privately owned by the franchise providers, except for streetlights that will be metered (unless schedule D requires unmetered) and dedicated to the City of Corinth.

3. Floodplain/Drainage –

Due to the significant land area that falls within the floodplain, the Developer will be required per Chapter 152 (Floodplain Damage Prevention) of the Code of Ordinances, to obtain a Conditional Letter of Map Amendment identifying no rise (0.00') in the floodplain due to the proposed development and provide valley storage at a 1:1 Cut/Fill Ratio within the floodplain.

SECTION 3 - BACKGROUND INFORMATION

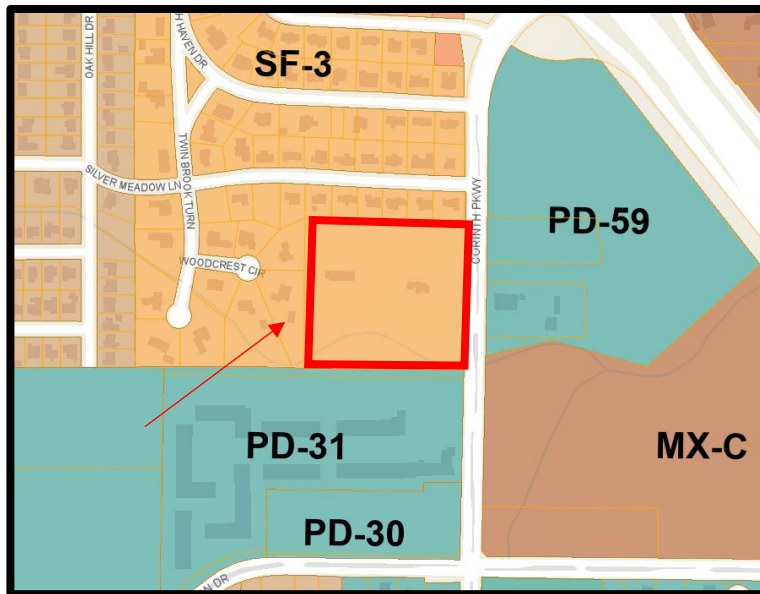
A. EXISTING SITE CONDITIONS –

The site is currently used for residential and agricultural purposes. Below is a brief description of the existing physical characteristics of the site, as shown in Exhibit “B” and Exhibit “C”.

1. Elevations & Slope Analysis
The highest point of the site is generally located in the northwest corner and is approximately a 584 elevation. The lowest point of the site is generally located in the southeast corner and is approximately a 576 elevation. The natural topography of the site has a gradual slope, falling from the northwest corner toward the southeast corner of the property.
2. Soil Characteristics
The soil characteristics of the site are typical of the those found in North Texas, specifically those found in the City of Corinth. USDA is referencing sandy loam or clay loam for the site (brown sugar).
3. Tree Cover
The site is “heavily treed”, with an existing tree coverage of over fifty percent (50%). Oak trees are the prominent species.
4. Floodplain/Drainage
A majority of the property is located within a floodplain. Based on the existing topography, the site naturally drains to the southeast corner, directly into the floodway.

B. CURRENT ZONING –

The site is currently zoned SF-3, single-family residential (detached), which permits a range of uses, by right. This including single-family (detached), modular (industrialized) home, agricultural use, child care home, church or other places of worship – including parsonage/rectory, concrete batching plant – temporary, country club, gas or oil well and production, golf course, home-base business, library, park – playground – community center (public), photovoltaic systems (attached), play field or stadium (public), police or fire station, school (public or private), telephone exchange (no offices or storage facilities), and temporary building for new construction.



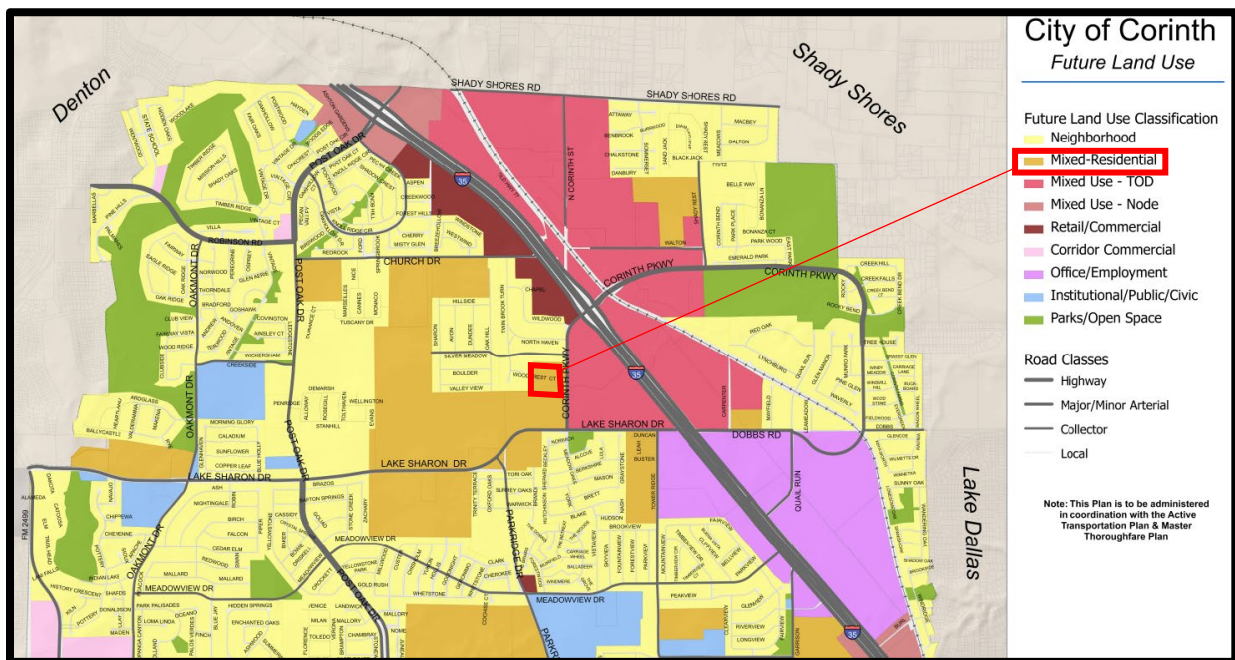
The existing zoning on the subject site permits the following:

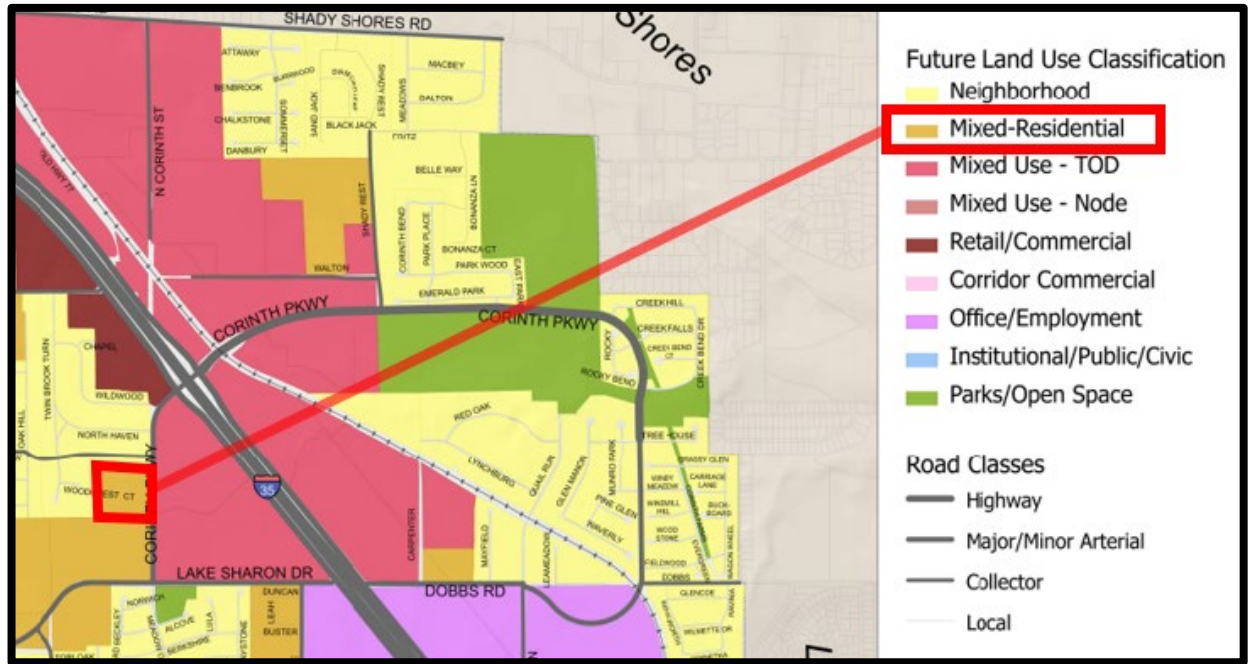
Existing SF-3 Zoning Dimensional Regulations:	
Minimum Front Yard Setback	25'
Minimum Side Yard Setback: Interior Lot	7.5'
Corner Lot	15'
Minimum Rear Yard Setback	20'
Minimum Lot Area	10,000 sq. ft.
Maximum Density	N/A
Minimum Lot Width:	80'
Minimum Lot Depth	100'
Minimum Floor Area	1,700
Maximum Height (feet/stories)	35'2½ (50' with additional setbacks)

Maximum Building Area (all buildings)	30%
--	-----

C. FUTURE LAND USE –

The future land use designation is Mixed Residential. This allows for a range of single-family dwellings, including large lot, patio homes, townhomes and multi-family transition. It also allows neighborhood commercial. Overall residential density ranges from six (6) to ten (10) units per acre. The Timber Ridge Planned Development aligns with the Envision Corinth 2040 Comprehensive Plan’s future land use designation.





SECTION 4 - SUPPORTING APPLICATION DOCUMENTS

- A. Exhibit A – Legal description
- B. Exhibit B – PD Concept Plan
- C. Exhibit C – Existing Site Conditions
- D. Exhibit D – Conceptual Landscape and Screening Plan
- E. Exhibit E – Representative Product
- F. Exhibit F – Existing Tree Coverage
- G. Exhibit G – R.O.W. Exhibit

EXHIBIT "A"

LEGAL LAND DESCRIPTION

BEING all of that certain tract of land in the J. B. Thetford Survey, Abstract Number 1308, City of Corinth, Denton County, Texas, described in a Special Warranty Deed to John Gordon Bennett (hereinafter referred to as Bennett tract), as recorded in Volume 4730, Page 2345, Deed Records, Denton County, Texas (D.R.D.C.T.), and being all of that certain tract of land described in a Quit Claim Deed to John Gordon Bennett (hereinafter referred to as John Bennett tract), as recorded in Instrument Number 2010-108055, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northwest corner of said Bennett tract, same being an inner-ell corner of that certain tract of land described as Corinth Shores Estates, an addition in Denton County, Texas, according to the plat recorded in Cabinet A, Page 47, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE South 88 degrees 09 minutes 03 seconds East with the common line between said Bennett tract and said Corinth Shores Estates, pass at a distance of 619.27 feet, a one-half inch iron rod found for reference, continue with said course, continue with the common line between said Bennett tract and said Corinth Shores Estates for a total distance of 627.47 feet to the Northeast corner of the remainder of said Bennett tract, same being the existing right-of-way line of South Corinth Parkway (variable width right-of-way), as recorded in Instrument Number 2009-119589, O.P.R.D.C.T.;

THENCE South 00 degrees 27 minutes 06 seconds East with the common line between the remainder of said Bennett tract and the existing right-of-way line of said South Corinth Parkway, a distance of 404.12 feet;

THENCE South 00 degrees 52 minutes 18 seconds West, continue with the common line between the remainder of said Bennett tract and the existing right-of-way line of said South Corinth Parkway, a distance of 171.52 feet to the Southeast corner of the remainder of said Bennett tract;

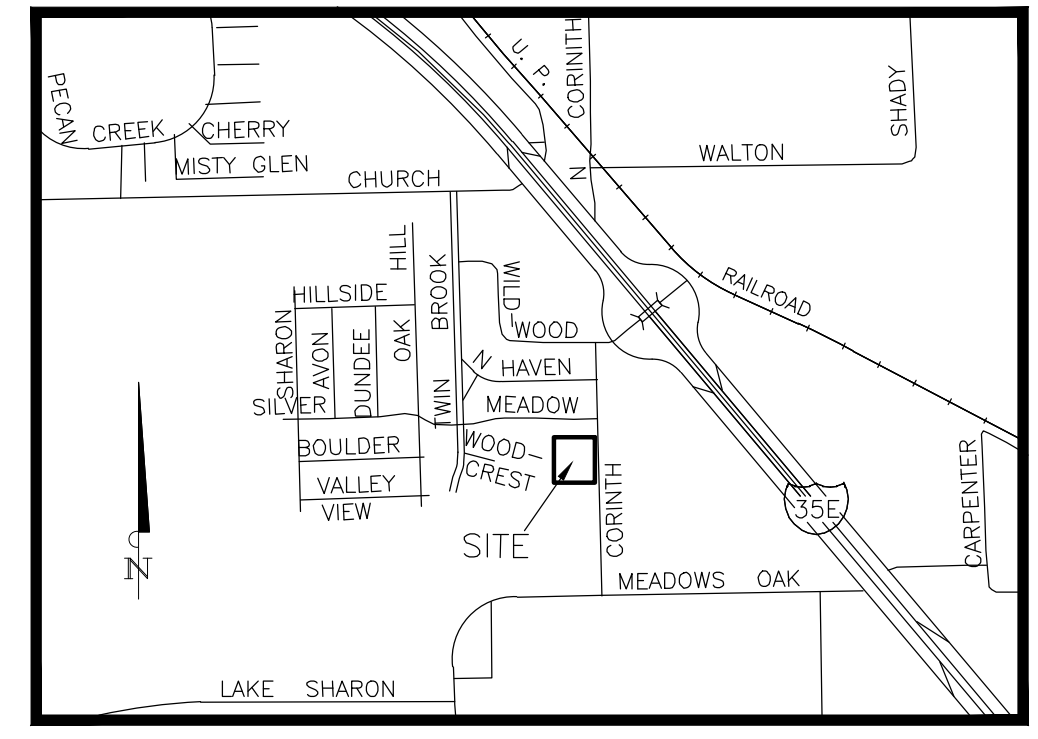
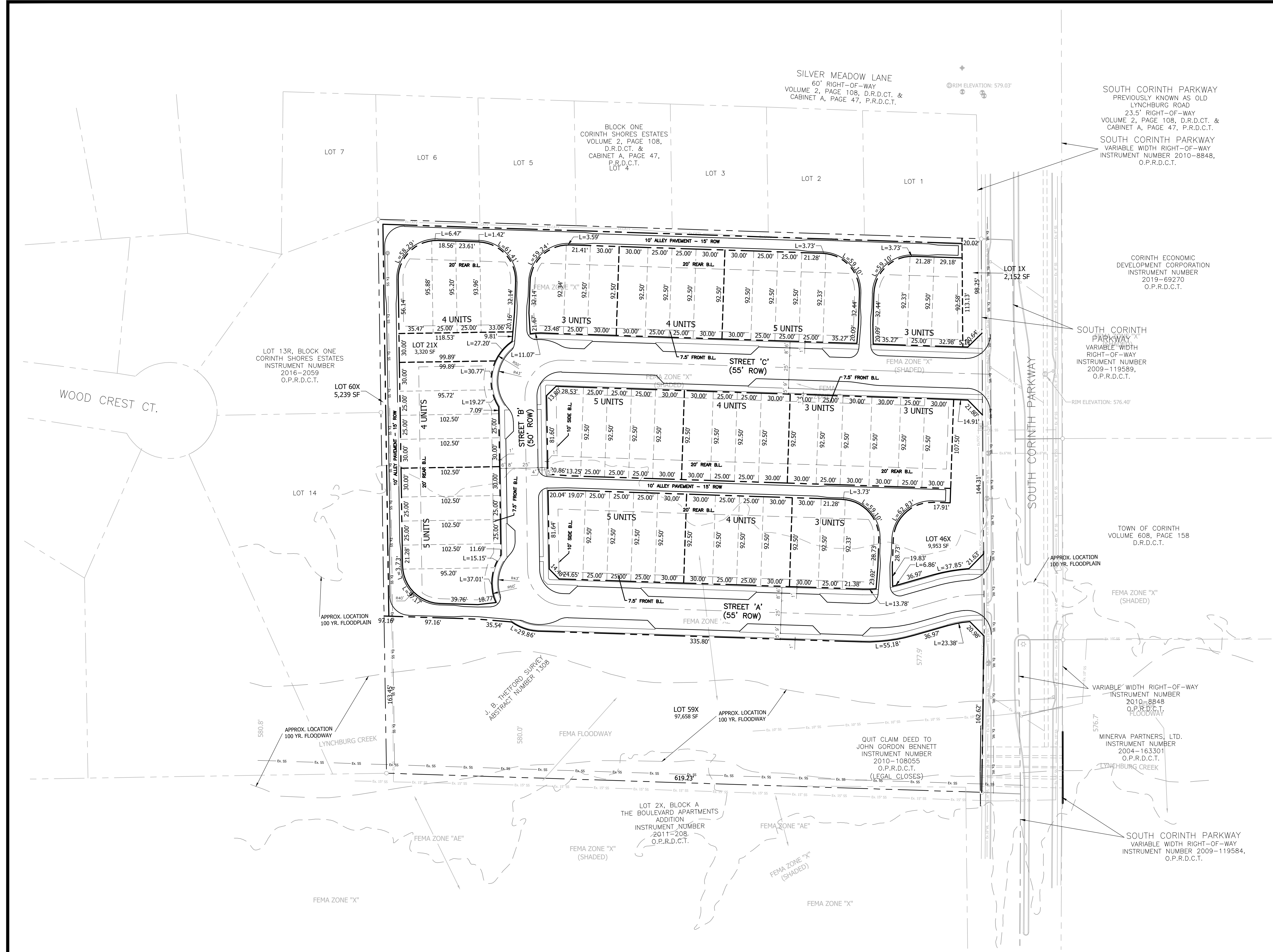
THENCE North 88 degrees 09 minutes 25 seconds West, departing the existing right-of-way line of said South Corinth Parkway, pass at a distance of 16.60 feet, the Southeast corner of said John Bennett tract, same being the Northeast corner of that certain tract of land described as The Boulevard Apartments Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-208, O.P.R.D.C.T., continue with said course, with the common line between said John Bennett tract and said The Boulevard Apartments Addition, pass at distance of 207.97 feet, the West corner of said John Bennett tract, continue with said course, leaving said common line and with the South line of said Bennett tract for a total distance of 619.23 to the Southwest corner of said Bennett tract, same being the Southerly Southeast corner of the aforesaid Corinth Shores Estates;

THENCE North 00 degrees 52 minutes 32 seconds West with the common line between said Bennett tract and said Corinth Shores Estates, a distance of 576.00 feet to the **PLACE OF BEGINNING**, 8.251 acres or (359,425 square feet) of land.

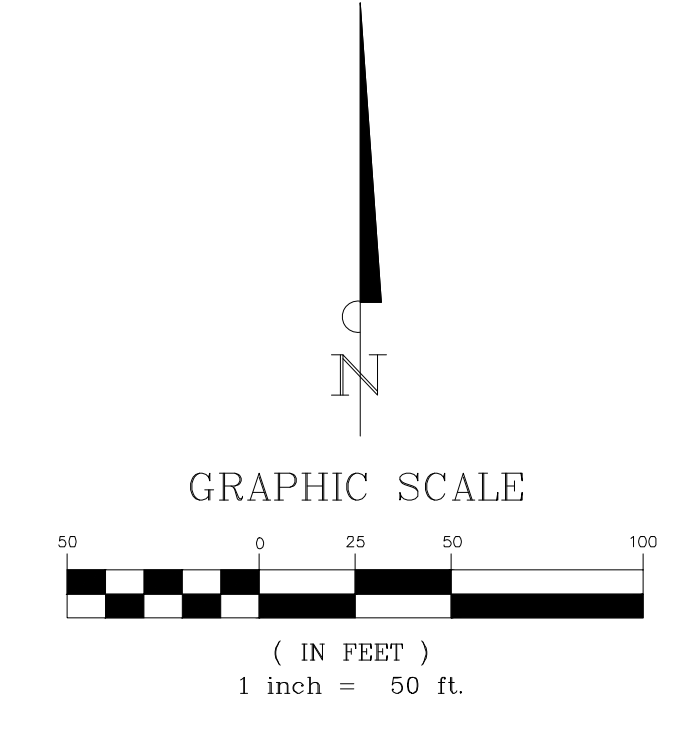
Project No. 090-21-013 | Date: 10/21/2021 | Page 1 of 1 | Drawn by: SA | Checked by: MD2

ZONING LIMITS EXHIBIT
JOHN GORDON BENNETT PROPERTY OUT OF THE
J. B. THETFORD SURVEY, ABSTRACT NO. 1308
CITY OF CORINTH, DENTON COUNTY, TEXAS





VICINITY MAP
NOT TO SCALE
CORINTH, TEXAS



SITE DATA SUMMARY:	
BASE ZONING:	SF-A
PROPOSED ZONING:	PD - DEVELOPMENT PLAN
LAND USE DESIGNATION:	TOWN HOME
GROSS ACREAGE:	8.251 AC. (359,425 S.F.)
NET ACREAGE:	6.531 AC. (284,509 S.F.)
NUMBER OF PROPOSED RES. LOTS:	55
NUMBER OF PROPOSED OPEN SPACE LOTS:	5
DWELLING UNITS PER ACRE (GROSS):	6.67 UNITS PER ACRE
DWELLING UNITS PER ACRE (NET):	8.42 UNITS PER ACRE
AREA OF OPEN SPACE:	118,313 S.F.
PERCENTAGE OF OPEN SPACE:	32.9%
MINIMUM FLOOR AREA:	1,300 S.F.
NUMBER OF TWO STORY UNITS:	55
MAXIMUM BUILDING HEIGHT:	35'
START OF CONSTRUCTION MONTH/YEAR:	JULY, 2022
END OF CONSTRUCTION MONTH/YEAR:	SEPTEMBER, 2023

EXHIBIT "B"

PLANNED DEVELOPMENT CONCEPT PLAN TIMBER RIDGE

Being approximately 8.251 Acres of land situated in the
J. B. Thetford Survey, Abstract No. 1308, City of
Corinth, Denton County, Texas

BANNISTER ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

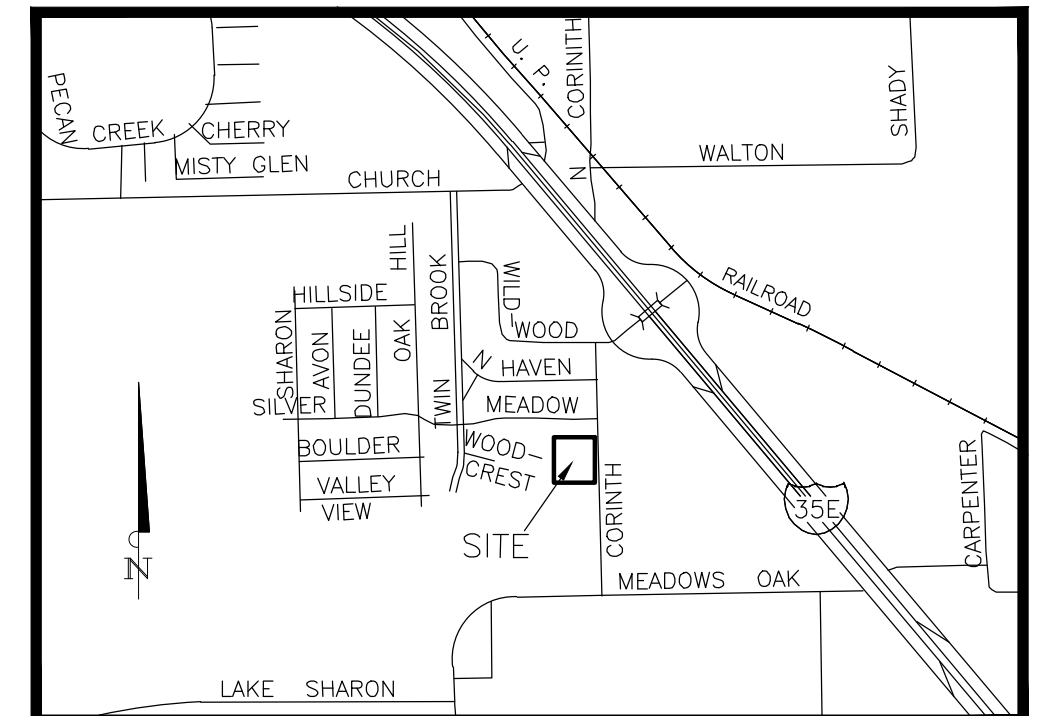
CONTACT: CODY BROOKS, P.E. Date Prepared: 10/20/2021
Date Revised: 1/10/2022

APPLICANT/DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
OFFICE: 214-522-4945, x152
CELL: 214-535-2090
CONTACT: JOHN ARNOLD

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: REMINGTON WHEAT, P.E.
CONTACT: CODY BROOKS, P.E.
EMAIL: CODY@BANNISTERENG.COM

SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS

File: B:\Clients\090\090-21-008 (Planning - Bennett Corinth)\Civ\Exhibit\Exhibit B - PD Concept Plan - OPTION B.dwg | Date Plotted: 11/10/2022 3:06 PM | Plotted By: mwilson



VICINITY MAP
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CORINTH, TEXAS

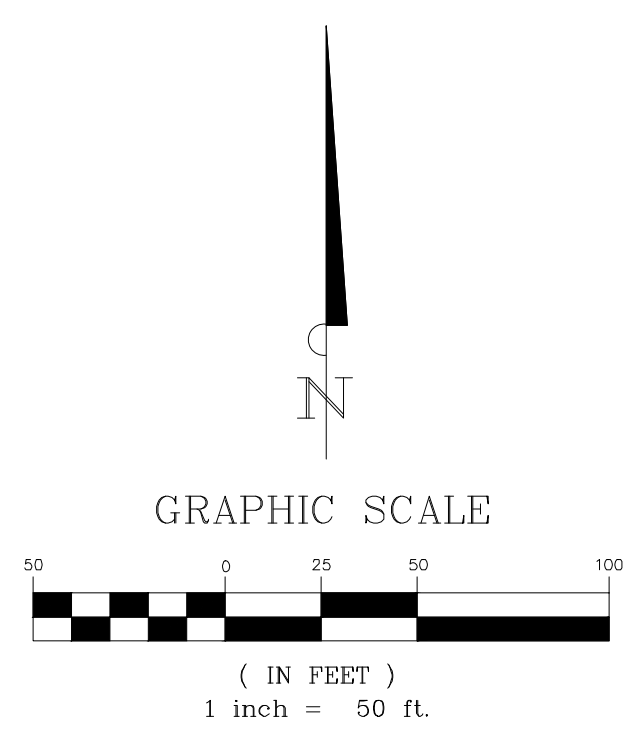


EXHIBIT "C" EXISTING SITE CONDITIONS TIMBER RIDGE

Being approximately 8.251 Acres of land situated in the
J. B. Thetford Survey, Abstract No. 1308, City of
Corinth, Denton County, Texas

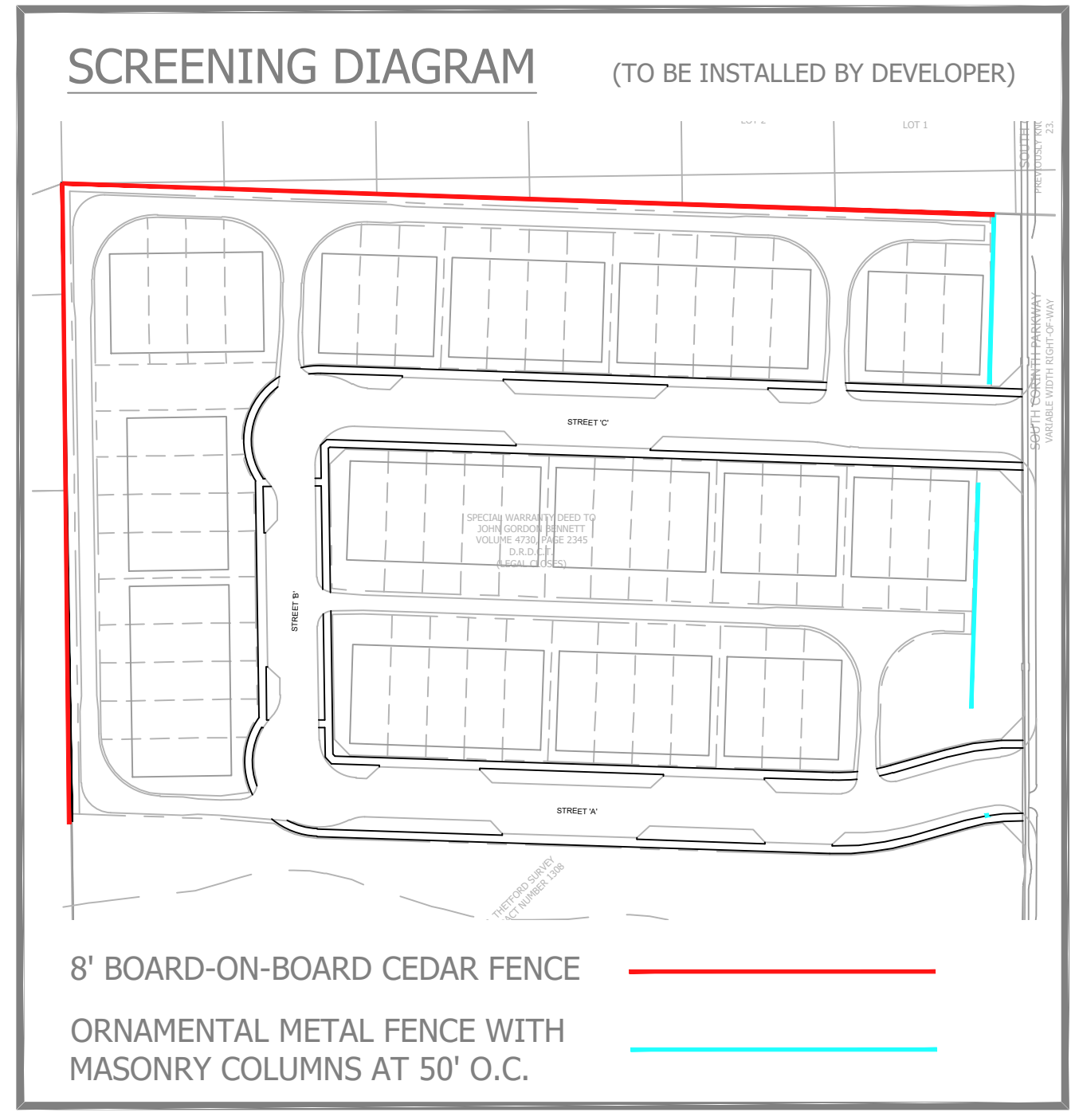
BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
CONTACT: CODY BROOKS, P.E.

Date Prepared: 10/20/2021
Date Revised: 1/10/2022

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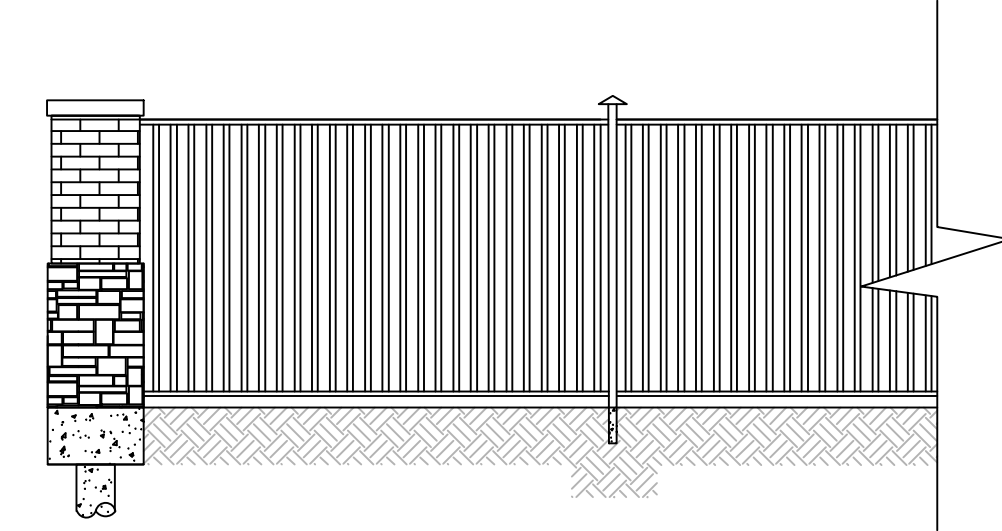
ENGINEER:
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MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: REMINGTON WHEAT, P.E.
CONTACT: CODY BROOKS, P.E.
EMAIL: CODY@BANNISTERENG.COM

SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS



LEGEND

- EXISTING PROTECTED TREE TO REMAIN
- CANOPY TREE
- SMALL UNDERSTORY TREE
- LANDSCAPE HEDGEROW
- OPAQUE EVERGREEN SCREENING SHRUB
- LOTS
- LANDSCAPE AREA

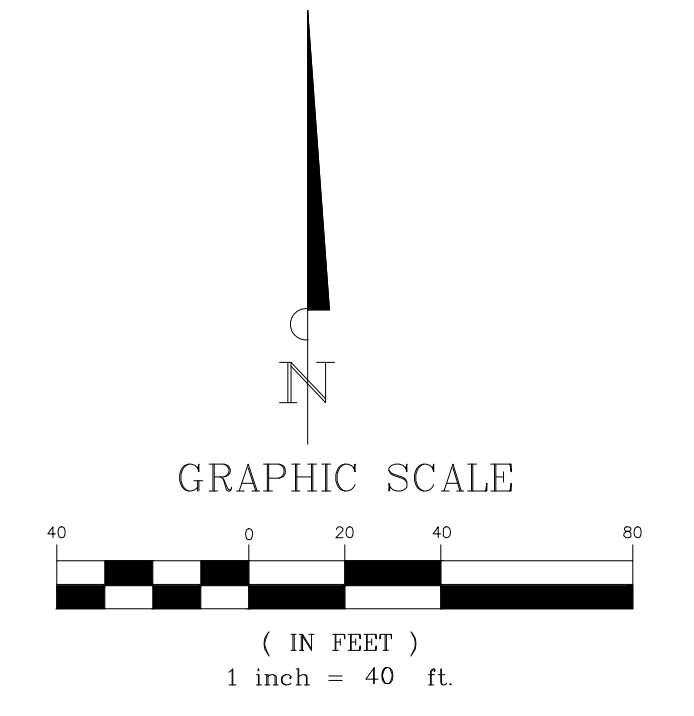


ORNAMENTAL METAL FENCE W/MASONRY COLUMN

NOTE:
ALL OPEN SPACE LOTS SHALL BE MAINTAINED BY H.O.A.

LANDSCAPE CALCULATIONS

	Count	Cumulative Inches
Required Canopy Trees Planted in Perimeter Landscape Edge (3" cal.)	9	27 in
Trees Required on Residential Lots (59 Lots)	-	275 in
Canopy Trees (3" cal.) Planted in Front Yard (or Bulb-Outs/Open Space per PD)	55	165 in
Ornamental Trees (2" cal.) Planted in Front Yards	55	110 in
Remaining Trees/Inches Required	0	0 in



APPLICANT/DEVELOPER:
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8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
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ENGINEER:
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MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS

EXHIBIT "D"
LANDSCAPE AND SCREENING
CONCEPT PLAN
TIMBER RIDGE
Being approximately 8.251 Acres of land situated in the
J. B. Thetford Survey, Abstract No. 1308, City of
Corinth, Denton County, Texas

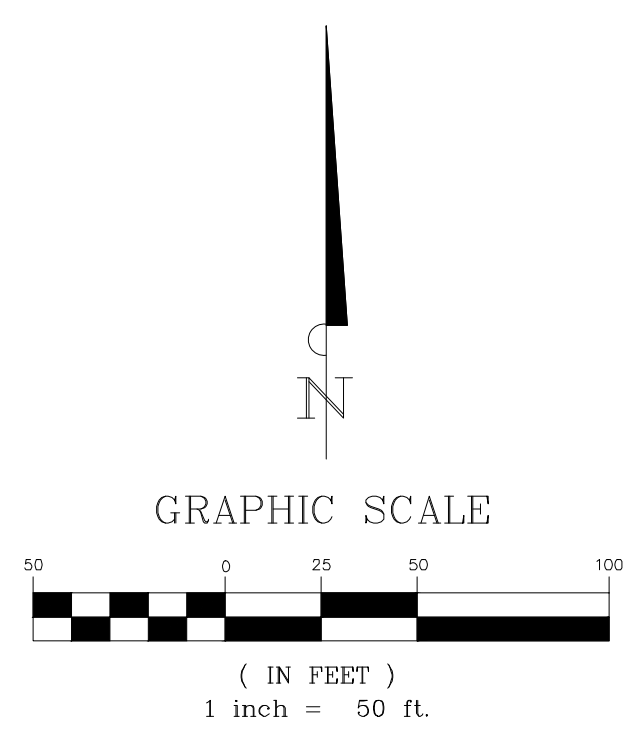
BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
CONTACT: CODY BROOKS, P.E. Date Prepared: 10/20/2021
Date Revised: 1/10/2022

Representative Product



Representative Product





TREE COVERAGE	
LOT AREA	359,476 sf
TREE AREA	236,474 sf
COVERAGE	65.70%

EXHIBIT "F"
EXISTING TREE COVERAGE
TIMBER RIDGE
 Being approximately 8.251 Acres of land situated in the
 J. B. Thetford Survey, Abstract No. 1308, City of
 Corinth, Denton County, Texas

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 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)
 CONTACT: CODY BROOKS, P.E.

APPLICANT/DEVELOPER:
 SKORBURG COMPANY
 8214 WESTCHESTER DRIVE,
 SUITE 710
 DALLAS, TEXAS 75225
 OFFICE: 214-522-4945, x152
 CELL: 214-535-2090
 CONTACT: JOHN ARNOLD

ENGINEER:
 BANNISTER ENGINEERING, LLC
 240 NORTH MITCHELL ROAD
 MANSFIELD, TEXAS 76063
 (817) 842-2094
 CONTACT: REMINGTON WHEAT, P.E.
 CONTACT: CODY BROOKS, P.E.
 EMAIL: CODY@BANNISTERENG.COM

SURVEYOR:
 BANNISTER ENGINEERING, LLC
 240 NORTH MITCHELL ROAD
 MANSFIELD, TEXAS 76063
 (817) 842-2094
 CONTACT: MICHAEL DAVIS

Date Prepared: 10/20/2021
 Date Revised: 12/16/2021



ATTACHMENT 2
LETTERS RECEIVED FROM PROPERTY OWNERS WITHIN
200 FT OF THE SUBJECT PROPERTY

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208
940-498-3200 ▪ 940-498-7576 Fax ▪ www.cityofcorinth.com
Bill Heidemann, Mayor

Miguel Inclan

From: Heather Swann <hdswann@gmail.com>
Sent: Wednesday, January 19, 2022 2:04 PM
To: Miguel Inclan
Subject: Zoning Change Proposal Case No. ZAPD21-0004-Timber Ridge

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Inclan,

I live at 2805 Woodcrest Cir, Corinth, TX 76210 and I am writing in support of the zoning change proposal Case No. ZAPD21-0004-Timber Ridge. My husband and I have been pleased by the communication from Neil Stenberg with the Skorburg company. As of now he has been willing to work with us and our neighbors on anything we have requested. He is also quick to respond when we reach out to him. We knew that property would eventually be developed when we bought our home almost 13 years ago. Us and our next door neighbor share the majority of the fence line with the proposed community. Town homes seem like a good compromise for the size of the property.

Thank you,
Heather Swann

Miguel Inclan

From: Summer Milroy <munchknaz@yahoo.com>
Sent: Thursday, January 20, 2022 10:06 AM
To: Miguel Inclan
Subject: Timber Ridge development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Inclan,

I am writing in opposition of the Timber Ridge development. I will not be able to attend Mondays planning and zoning meeting. I did attend a zoom meeting with the developer on Monday the 17th regarding the process.

I purchased this home mostly due to the property behind it. Not having someone behind me was a big selling point. I understand that there was no guarantee that the property behind me would not be developed at some point but was also told that due to the flood plain, that it would most likely be a city park. My concerns about this property development are traffic, noise, & crime. With the new commercial development scheduled to go in across the street and the new large residential development around the corner on Lake Sharon, what is the city's plan for all the new traffic on Corinth St? Once all these new developments go in is the city going to increase police patrol in the area? We already get enough noise pollution from I35 so by adding more developments with increase that as well. The traffic on Silver Meadow is crazy already and from my understanding the new development on Lake Sharon connects to the subdivision west of Corinth St. This will likely increase the traffic and noise for us on Silver Meadow as well.

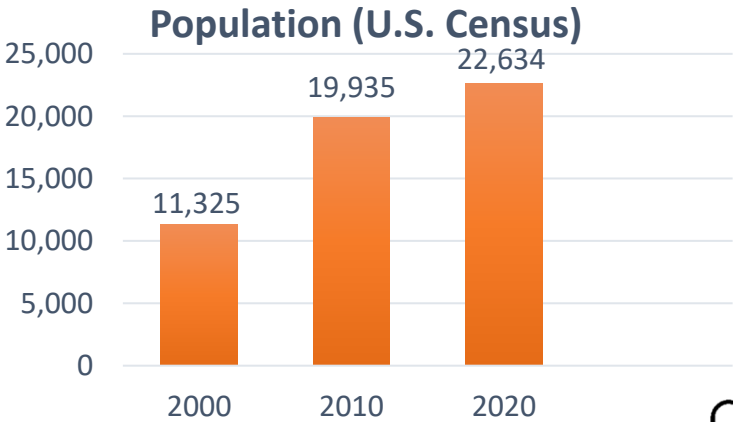
With talking to the developers they said the new property will have an HOA, the properties are for sale and not rent (since apparently there will be "for rent" townhomes in the development across the street, & they are responsible for anything that happens to the fencing that they will put up around the perimeter of the property. I know there is not much I can do at this point about the progress of this development but wanted to get you my concerns.

Thank You
Summer Milroy
2810 Silver Meadow Ln
Corinth



2021 Year in Review Development Summary

Planning | Building Inspections | Code Enforcement | Engineering



PRIVATE DEVELOPMENT

(Under Construction or Finalized)

- Lake Sharon Ph 3 (74 Lots)
- Amherst (50 Lots)
- Ashford Park (174 Lots)
- Children’s Lighthouse
- Fairfield Inn
- Magnolia Development
- Oaks at Tower Ridge (17 lots)
- Walton Ridge (164 Lots)



ENGINEERING

Capital Projects Under Design

- Lake Sharon/Dobbs Rd Realignment
- Commons at Agora Park & Infrastructure
- NCTC Way
- LCMUA Water Interconnect
- Lynchburg Creek Flood Mitigation FEMA Grant
- Roundabout at Parkridge & Lake Sharon

PLANNING

- Planned Development Rezoning Cases: 5
- Site Plans: 2
- Comprehensive Plan Amendments: 1
- Plats Approved (Preliminary, Final, Replat, Amending): 10
- Single-Family Lots Approved: 710

Developer Contributions:

\$1,331,000 Paving
\$1,891,000 Utilities

New Construction

73 New Single Family Residential
3683 Average Sq. Ft.
Total Valuation \$31,112,945

4 New Commercial Buildings
39,428 Total Sq. Ft.
Total Valuation \$2,179,920

BUILDING INSPECTIONS

351 Commercial Inspections
3816 Residential Inspections

PERMITS ISSUED

60 Commercial – Valuation \$181,660
982 Residential - Valuation \$182,666

PLAN REVIEWS

36 Commercial - 426 Residential

CODE ENFORCEMENT

2278 Code Cases
5852 Inspections
24 Citations Issued