

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, April 25, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

AGENDA

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

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

- 1. Consider and act upon approval of minutes from the Planning & Zoning Commission Meeting held on March 28, 2022.
- 2. Consider and act upon a Preliminary Plat for 52 Residential Lots and 3 Open Space Lots for the Timber Ridge Subdivision, being ±8.251 acres of land located on the west side of Corinth Parkway, south of Silver Meadow Lane, and north of Lake Sharon Drive. (Case No. PP22-0001)

- F. DIRECTOR'S REPORT**
- G. ADJOURNMENT**
- H. CALL WORKSHOP TO ORDER**
- I. WORKSHOP AGENDA**

- 3. Receive a presentation and hold an informal discussion regarding a proposed residential land use plan on approximately ±8.751 acres of land located on the west side of Parkridge Drive, south of Meadowview Drive, and north of FM 2181.

- J. ADJOURN WORKSHOP**

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Thursday, April 21, 2022 at 5:30 PM.**

John S Webb

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

April 21, 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 WORKSHOP AND
REGULAR SESSION**

Monday, March 28, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

MINUTES

A. NOTICE IS HEREBY GIVEN of a Workshop and Regular Session of the Planning & Zoning Commission

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

Commissioners Present: Chair Wade May, Vice-Chair Cody Gober, Rodney Thornton, Billy Roussel III, Rebecca Rhule, Alan Nelson.

Commissioner Absent: KatieBeth Bruxvoort

C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Nelson was designated as a voting member.

D. PLEDGE OF ALLEGIANCE

E. CONSENT AGENDA

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

Motion by Commissioner Gober, second by Commissioner Thornton to approve the Consent Agenda subject to a correction of the February 28, 2022 Minutes to reflect the correct voting record for Case No. ZAPD21-0003.

Motion approved 5-0.

F. DIRECTOR'S REPORT

Director John Webb presented his report to the Commission.

G. ADJOURNMENT

The Regular Session adjourned at 6:34 P.M.

H. CALL WORKSHOP TO ORDER

Chair May called the Workshop to order at 6:34 P.M.

I. WORKSHOP AGENDA

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

Director Webb provided the Commission with background on the process and structure of the Workshop.

Sean Alibrando, representing Asvalo Real Estate, provided a presentation summarizing the proposed project, presented exhibits, and answered questions from the Commission.

J. ADJOURN WORKSHOP

There being no business before the Commission, the workshop was adjourned at 7:46 P.M.



CITY OF CORINTH Staff Report

Meeting Date:	4/25/2022	Title:	PP22-0001 - Timber Ridge Subdivision Preliminary 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 Preliminary Plat for 52 Residential Lots and 3 Open Space lots for the Timber Ridge Subdivision, being ±8.251 acres of land located on the west side of Corinth Parkway, south of Silver Meadow Lane, and north of Lake Sharon Drive. (Case No. PP22-0001)

Item Summary/Background/Prior Action

The purpose of this Preliminary Plat is to establish a new subdivision with fifty-two (52) single-family attached residential lots and three (3) open space lots. The property is zoned Planned Development 60: Timber Ridge (PD-60), amended through a Minor PD Amendment on April 20, 2022.

The property will have access to Corinth Parkway through two (2) streets on the proposed subdivision.

The Preliminary Plat conforms to the PD-60, as amended, and City development standards.

Staff Recommendation/Motion

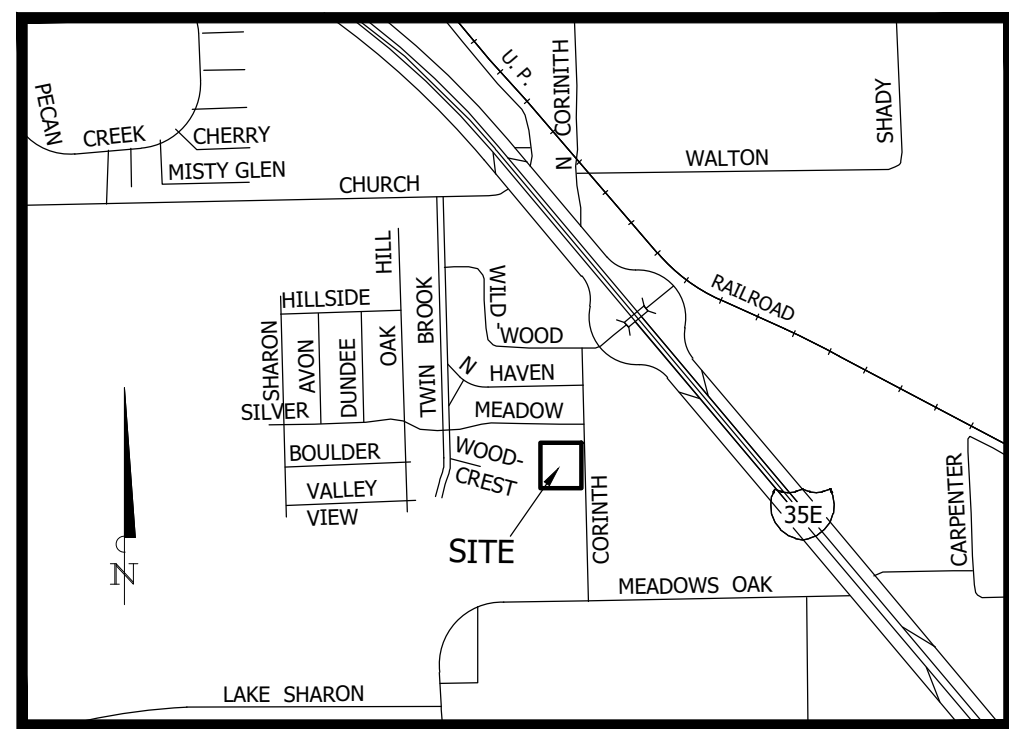
Staff recommends approval of the Preliminary Plat subject to the following conditions:

1. Address all Staff comments prior to submitting a Final Plat.
2. Approval of Alternative Compliance – Tree Removal.
3. Approval of Park & Trail Dedication.

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

Attachments

1. Preliminary Plat
2. PD-60 Amended Concept Plan (for reference only)



VICINITY MAP
SCALE: 1" = 2000'
CORINTH, TEXAS

CERTIFICATE OF SURVEYOR:

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

Dated this the _____ day of _____, 2022.

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



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

STATE OF TEXAS §
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

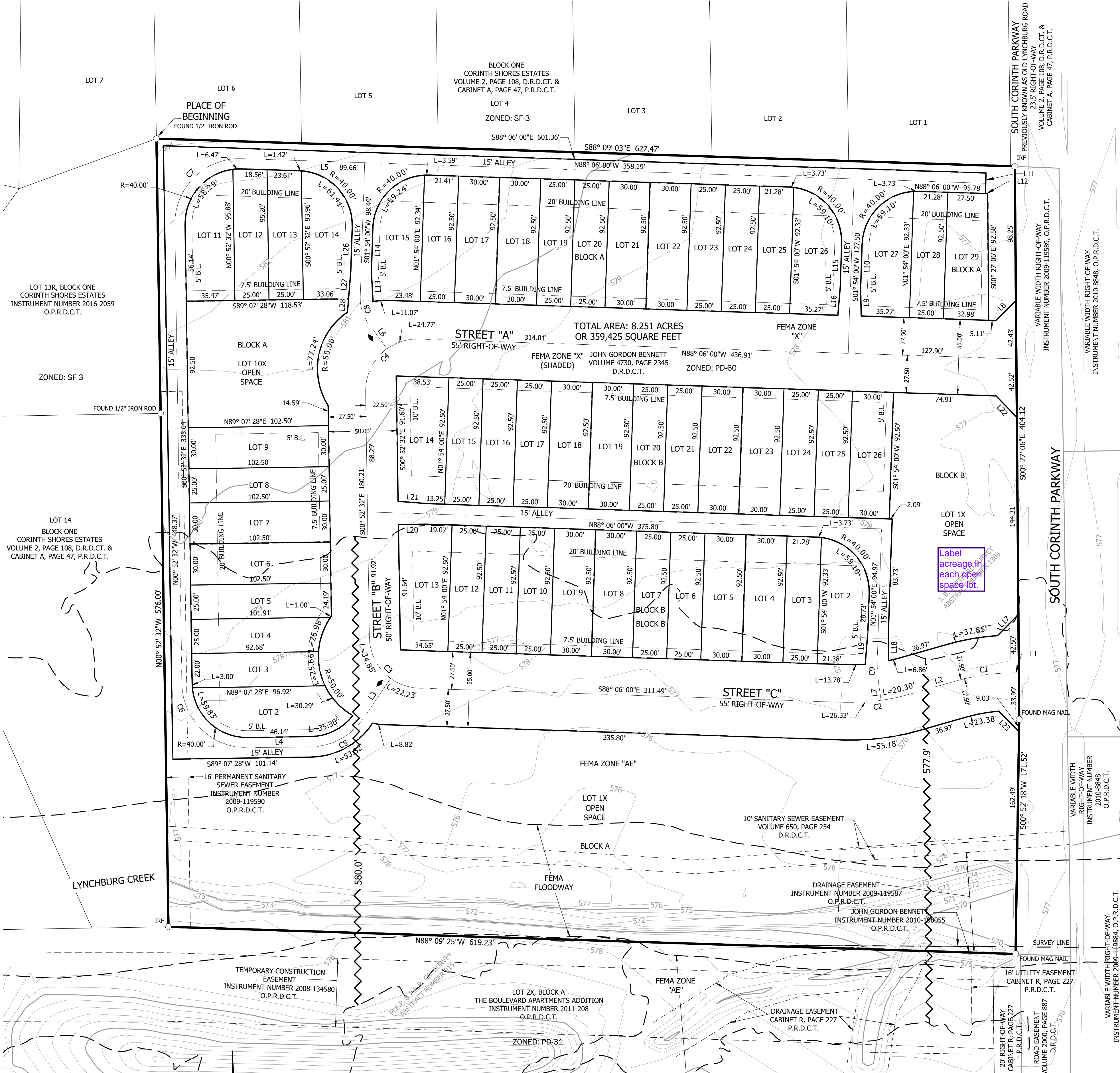
THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

GENERAL NOTES:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 481221C0393H and 481221C0389H, dated June 19, 2020. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one foot or with drainage areas of less than one square mile" zone and within Zone "AE", defined as "Base Flood Elevations determined" zone and within Regulatory Floodway zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
- All iron rods found (IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838".
- SOURCE BENCHMARK:** City of Corinth Monument 9, located in grass median of Corinth Loop, West of Shady Rest Lane.
Elevation = 569.68'
- The Home Owner's Association will own and maintain all Open Space Lots including improvements (X Lots).
- All existing structures are to be removed.
- Preliminary Plat for Review Purposes Only

Approvals required:
- AC Tree Preservation
- Park & Trail Dedication (Fee-in-lieu-of)
Utilities
- Will-Serve letters will be required at Final Plat



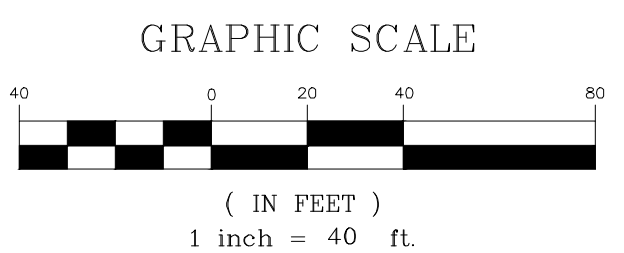
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	41.53'	150.00'	15°51'47"	N82° 01' 06"E	41.40'
C2	46.63'	150.00'	17°48'47"	N82° 59' 36"E	46.45'
C3	57.09'	37.50'	87°13'29"	S44° 29' 16"E	51.73'
C4	60.72'	37.50'	92°46'31"	S45° 30' 44"W	54.30'
C5	45.00'	47.00'	54°51'47"	N61° 41' 35"E	43.30'
C6	74.61'	47.50'	90°00'00"	S45° 52' 32"E	67.18'
C7	76.91'	47.50'	92°46'31"	S45° 30' 44"W	68.78'
C8	19.81'	30.00'	37°50'28"	S17° 01' 14"E	19.46'
C9	17.56'	100.00'	10°03'31"	N3° 07' 46"W	17.53'

LEGEND

D.R.D.C.T. DEED RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT
N NORTH
S SOUTH
E EAST
W WEST
• DEGREES
• MINUTES/FEET
• SECONDS/INCHES
- STREET NAME CHANGE
MIN. F.F. MINIMUM FINISH FLOOR ELEVATION



- Add lot and block numbers to the title block
- Add revision date
- Add Case Number PP22-0001

OWNER'S CERTIFICATE:
State of Texas §
County of Denton §

WHEREAS, **JOHN GORDON BENNETT** is the owner of that certain 8.251 acres or (359,425 square feet) 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 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.

and designated herein as the **TIMBER RIDGE**, Subdivision of the City of Corinth, Texas, and whose name is subscribed hereto, does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria (limited, however to those which are designated on said Plat as areas of public use) for the purposes and consideration therein expressed.

Owner: **John Gordon Bennett**

Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for Denton County, Texas, on this day personally appeared **John Gordon Bennett**, and that he 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 the _____ day of _____, 2022.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

Approved

Dated this the _____ day of _____, 2022.

Chairman Planning and Zoning Commission

**PRELIMINARY PLAT
TIMBER RIDGE**

Being a total of 8.251 acres out of the J. B. Thetford Survey, Abstract No. 1308 City of Corinth, Denton County, Texas
52 Residential Lots and 3 Open Space Lots
Preparation Date: April 2022
Revision Date: _____
SHEET 1 OF 2

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

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

OWNER:
JOHN GORDON BENNETT
2000 S. CORINTH PARKWAY
CORINTH, TEXAS 76205

Line Table		
Line #	Length	Direction
L1	4.24'	N89° 57' 00"E
L2	36.97'	N74° 05' 12"E
L3	35.60'	N34° 15' 42"E
L4	46.14'	N89° 07' 28"E
L5	89.66'	N88° 06' 00"W
L6	23.42'	S35° 56' 28"E
L7	12.96'	N8° 09' 31"W
L8	20.64'	N45° 43' 23"E
L9	20.09'	S0° 57' 45"E
L10	32.44'	S1° 54' 00"W
L11	15.00'	S1° 54' 00"W
L12	1.68'	S88° 06' 00"E
L13	21.67'	S3° 16' 17"E
L14	32.14'	S1° 54' 00"W
L15	32.44'	N1° 54' 00"E
L16	20.09'	N4° 45' 44"E
L17	21.63'	N44° 43' 09"E
L18	19.83'	S0° 57' 45"E
L19	23.02'	N4° 45' 44"E
L20	20.04'	S89° 08' 16"W
L21	20.86'	S85° 20' 17"E
L22	21.80'	N44° 16' 37"W
L23	21.16'	N44° 38' 33"W
L26	32.14'	N1° 54' 00"E
L27	20.16'	N4° 45' 44"E
L28	9.81'	N4° 45' 44"E

BLOCK A		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	100103	2.298
2	3579	0.082
3	2343	0.054
4	2400	0.055
5	2562	0.059
6	3075	0.071
7	3075	0.071
8	2562	0.059
9	3075	0.071
10 X	9465	0.217
11	3067	0.070
12	2394	0.055
13	2365	0.054
14	3026	0.069
15	3011	0.069
16	2312	0.053
17	2775	0.064
18	2775	0.064
19	2312	0.053
20	2312	0.053
21	2775	0.064
22	2775	0.064
23	2312	0.053
24	2312	0.053
25	2312	0.053
26	3002	0.069
27	3002	0.069
28	2312	0.053
29	2875	0.066

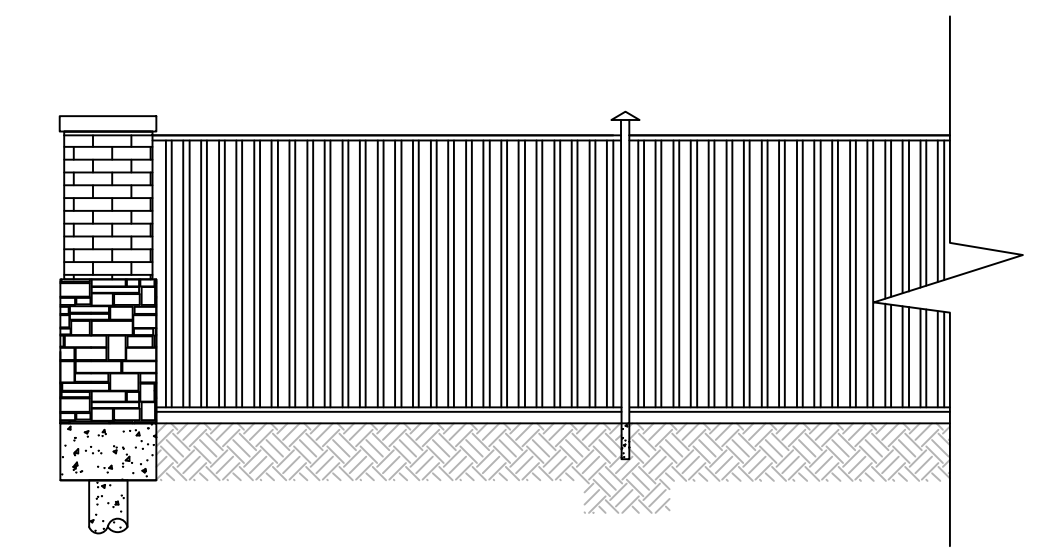
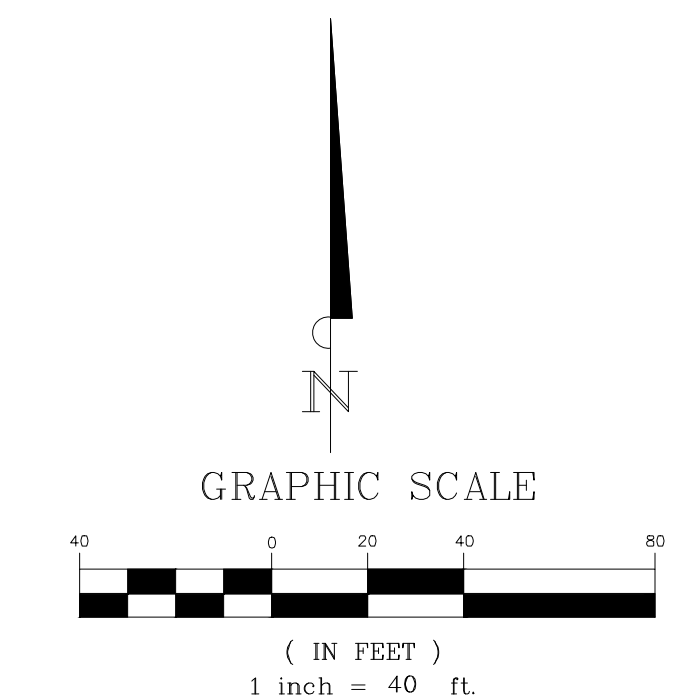
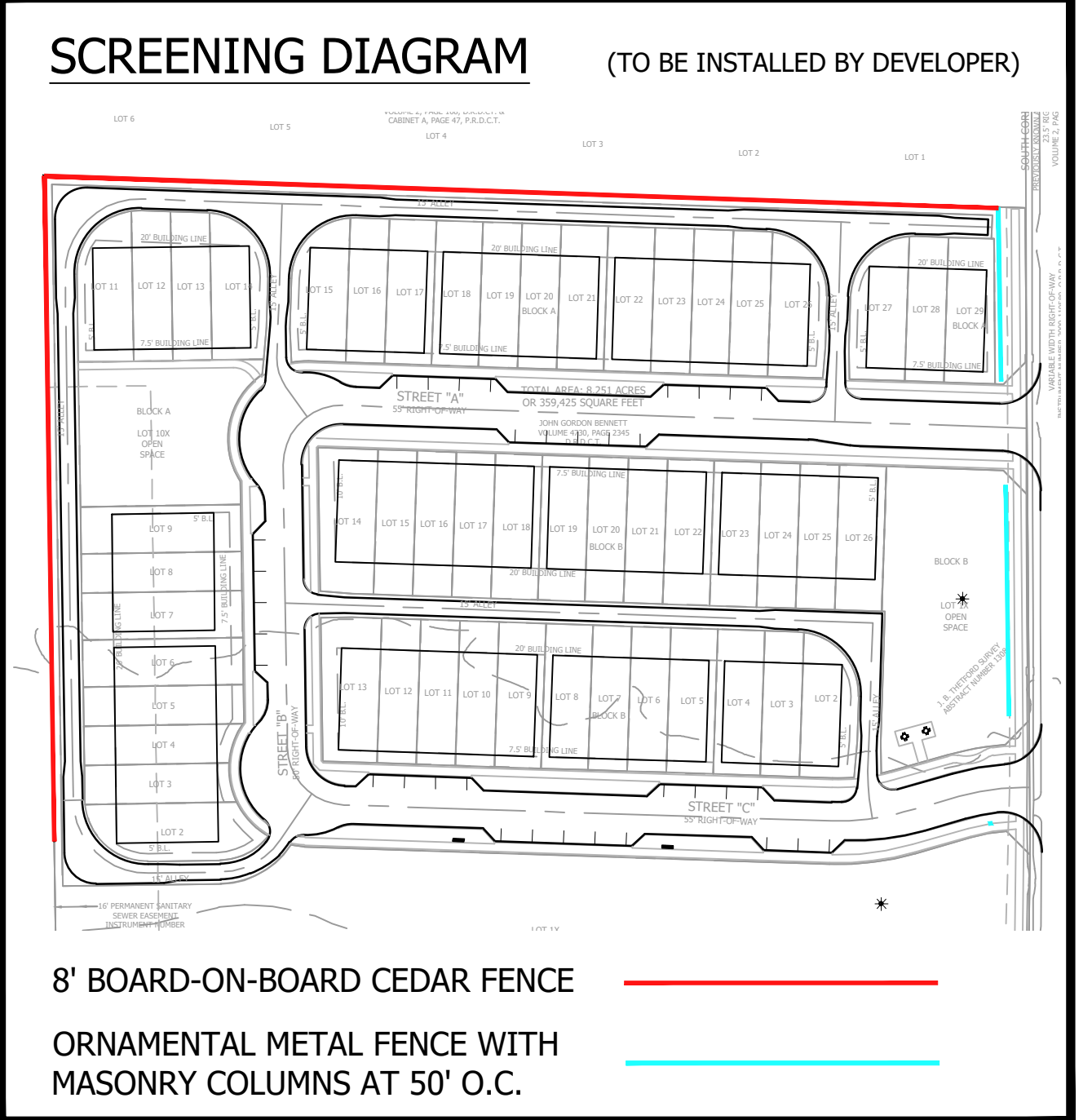
BLOCK B		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	16715	0.384
2	2995	0.069
3	2312	0.053
4	2775	0.064
5	2775	0.064
6	2313	0.053
7	2313	0.053
8	2775	0.064
9	2775	0.064
10	2313	0.053
11	2313	0.053
12	2313	0.053
13	3403	0.078
14	3346	0.077
15	2313	0.053
16	2313	0.053
17	2312	0.053
18	2775	0.064
19	2775	0.064
20	2312	0.053
21	2312	0.053
22	2775	0.064
23	2775	0.064
24	2312	0.053
25	2312	0.053
26	2775	0.064

PRELIMINARY PLAT
TIMBER RIDGE
 Being a total of 8.251 acres out of the
 J. B. Thetford Survey, Abstract No. 1308
 City of Corinth, Denton County, Texas
 52 Residential Lots and 3 Open Space Lots
 Preparation Date: April 2022
 Revision Date: _____
 SHEET 2 OF 2



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

Minor PD-60 Amendment Alternative Design Administrative Approval (PDA22-0002)
 *PD-60 reserves the right to develop the site under the original PD Concept should future findings related to the flood study permit the original design. Reference Record Action/Approval Document attached hereto - see excerpt below:

Design changes include:
 (1) loss of two lots along Street A, (2) addition of one lot along Street B, (3) the enlargement of the "common open space gathering area" on east side of site between Streets A and C., (4) A wet retention pond with a "fountain" and a perimeter lawn area being added to the common open gathering open space (picnic/grill area) including short hard edge along western side of pond, (5) stairs are being provided from Street A (north) down into the open space/pond area and will be constructed of concrete with stone veneer on the exposed eastern face, (6) a decomposed granite path is being provided from Street C (south) into the "gathering space from the sidewalk, (7) a Protected Tree located within the area of the "gathering space" is being removed due to the location of the pond, however, another Protected Tree is being preserved at the south side of the intersection of Street C/Corinth Parkway.

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

EXHIBIT "D-2" LANDSCAPE AND SCREENING CONCEPT PLAN

Timber Ridge

2000 Corinth Parkway
 Being 8.251 acres or (359,425 square feet) out of the J. B. Thetford Survey, Abstract No. 1308
 City of Corinth, Denton County, Texas
 Date Prepared: April 11, 2022

LANDSCAPE CALCULATIONS

	Count	Cumulative Inches
Required Canopy Trees Planted in Perimeter Landscape Edge (3" cal.)	9	27 in
Trees Required on Residential Lots (53 Lots)	-	265 in
Canopy Trees (3" cal.) Planted in Front Yard (or Bulb-Outs/Open Space per PD)	53	159 in
Ornamental Trees (2" cal.) Planted in Front Yards	53	106 in
Remaining Trees/Inches Required	0	0 in

CONTACT: Remington C. Wheat, 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



**CITY OF CORINTH
Staff Report**

Meeting Date:	4/25/2022	Title:	Workshop – ZAPD21-0002: Quarry Multifamily Development PD
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder <i>Decision:</i> <input type="checkbox"/> Governance Policy <input type="checkbox"/> Ministerial Function		

Item/Caption

Receive a presentation and hold an informal discussion regarding a proposed residential land use plan on approximately ±8.751 acres of land located on the west side of Parkridge Drive, south of Meadowview Drive, and north of FM 2181.

Item Summary/Background/Prior Action

The applicant, Jason Rose, submitted an application for a Planned Development (PD) rezoning to create a multi-family residential development. The project is currently under review. The approximate boundaries of the project are shown in the aerial image below.



The surrounding land uses are as follows, to the west is the ACME Quarry, to the east is Lake Dallas High School, to the north is vacant land, and to the south is a single-family residence. The City's Comprehensive Plan designates the preponderance of the site as "Mixed Residential" with a range of housing types and an overall density of six (6) to ten (10) units per acre.

Key components of the attached, proposed plan:

1. The site is proposed to be developed with 17, two-story, multi-family buildings, consisting of 105 units.
2. Residents of the multi-family units will have access to outdoor amenities.
3. The site contains an existing pond.

Important Issues for Consideration During the Workshop

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

Attachment

1. Concept Plan



J Rose Architects & Planners
2120 Cosmos Way
Argyle, TX 76226
(214) 454-7895 T.
jason@jrosearchitect.com



4-4-2022

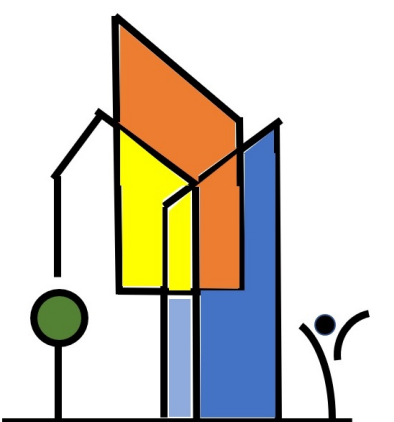
Consultants:

Civil Engineer:
Oracle Engineering
Matt Kostial, P.E.
2204 Green Hill Drive
McKinney, TX 75010
(214) 226-5325 Tel.
mattkostial@sbcglobal.net

Surveyor:
Duenes Land Surveying, LLC
Dustin Davison, R.P.L.S.
2112 Blackfoot Trail
Mesquite, TX 75149
(214) 317-0685 Tel.
dustin@dueneslandsurveying.com

Geotechnical Engineer:
Rone Engineering
Mark D. Gray, P.E.
8908 Ambassador Row
Dallas, TX 75241 Tel.
(214) 630-9745 Tel.
mgray@roneengineers.com

Project Title:
Quarry



3000 Parkridge Dr.
Corinth, TX 76201

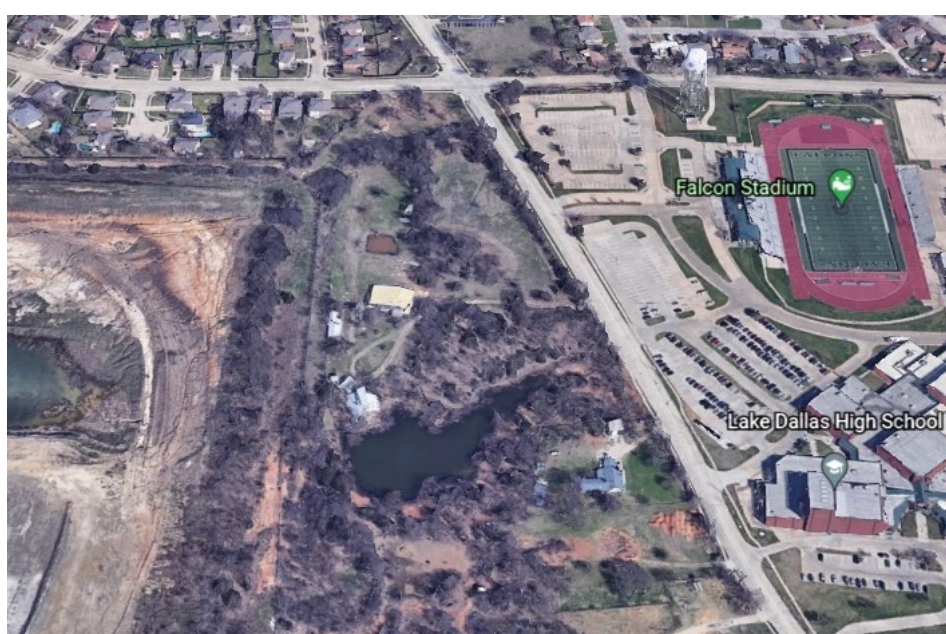
Sheet Title:
Conceptual Site Plan

Drawn by: JRR
Date Created: 4-4-2022

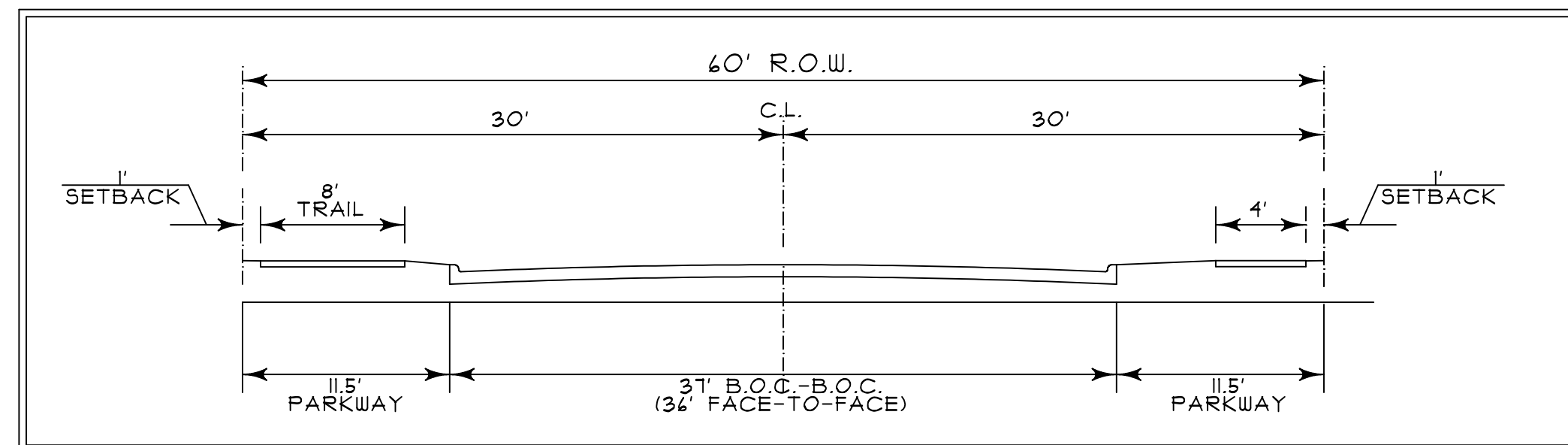
SHEET

AO

Revised on: 4-4-2022



PROJECT AERIAL



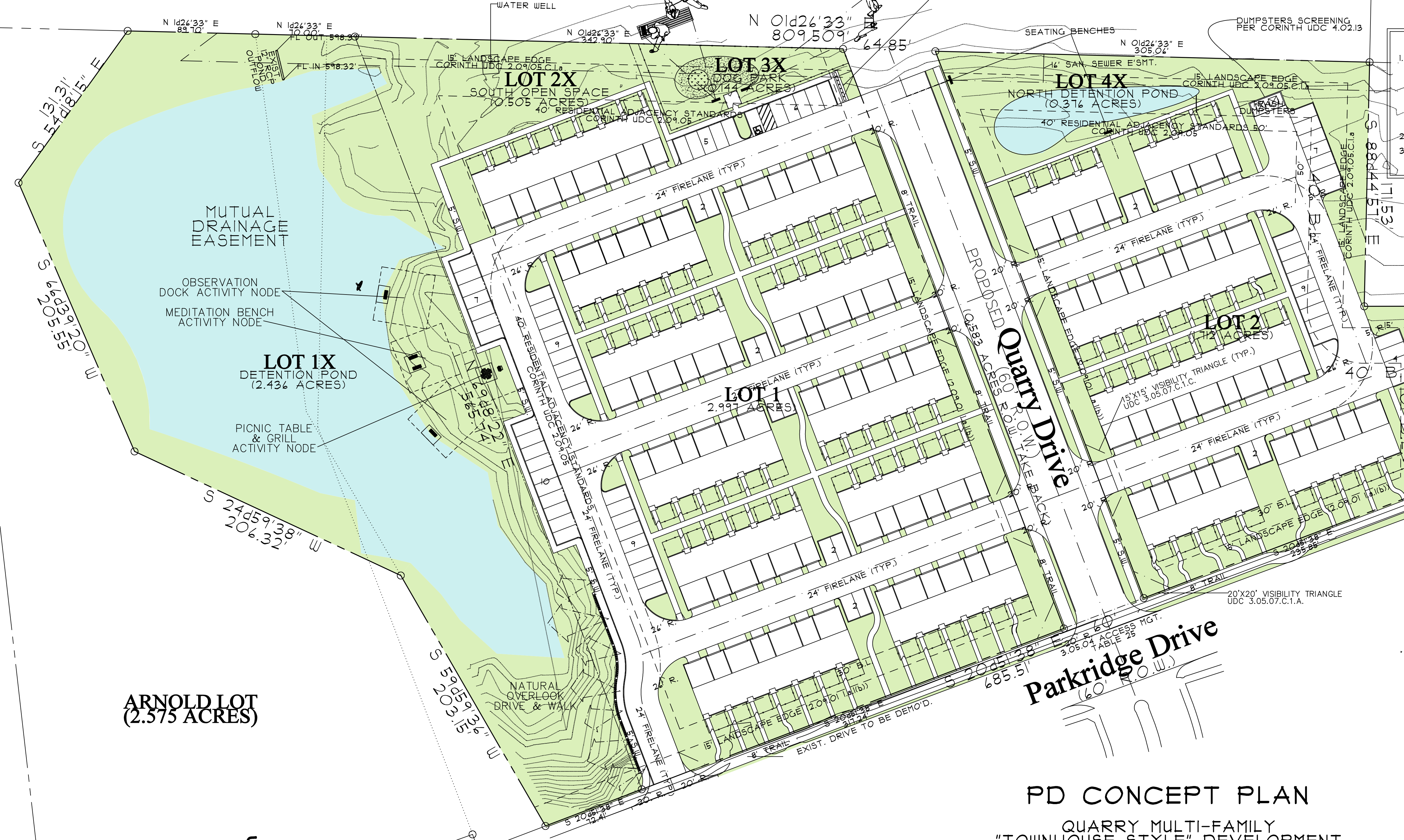
QUARRY DRIVE TYPICAL SECTION (NOT TO SCALE)

- CONCEPT PLAN NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL FINAL ROAD ALIGNMENTS, EASEMENTS, BUILDING LOCATIONS, PRIORITIES TO BE DETERMINED AT THE SITE PLAN PROCESS.
 3. ALL STANDARD PARKING SPACES TO BE 9'X18'. ALL PUBLIC TRAIL/SIDEWALKS LOCATED ON PRIVATE PROPERTY TO BE LOCATED IN A PEDESTRIAN ACCESS EASEMENT.
 4. FINAL LANDSCAPE ALONG PARKRIDGE & QUARRY SHALL CONFORM TO APPLICABLE SITE DISTANCE VISIBILITY CRITERIA FOR PROPOSED ACCESS LOCATION.
 5. CONDOMINIUM AND/OR HOA DOCUMENTS SHALL REQUIRE RESIDENTS TO KEEP GARAGES FREE OF OBSTRUCTIONS AND REQUIRE RESIDENTS UTILIZE SUCH GARAGE PARKING IN ORDER TO MAINTAIN ACCESS TO GUEST PARKING.
 6. HOA WILL OFFER TRASH VALET PICKUP SERVICES FOR RESIDENTS A MINIMUM OF ONCE PER WEEK.

ZONING COMPARISON TABLE

	BASE MF-2	PROP. PD
MINIMUM SETBACKS		
FRONT YARD	30'	30'
SIDE YARD		
INTERIOR LOT	30'	30'
CORNER LOT	30'	15'
REAR YARD	30'	30'
RESIDENTIAL ADJACENCY STAND.	40'	40'
GARAGE	75% 1-Car Covered	100% 1 or 2 Car
MINIMUM LOT DIMENSIONS		
LOT AREA (SF)	25,000	25,000
LOT WIDTH	200'	200'
LOT DEPTH	200'	200'
DENSITY (MAX. DU/A)	14	12
MINIMUM ATTACHED 1-CAR GARAGE		
ATTACHED GARAGES PER UNIT	75%	100%
ATTACHED 2-CAR GARAGES	N/R	55 EA/48%
ATTACHED 1-CAR GARAGES		55 EA/52%
RECREATION AREA REQUIREMENT		
RECREATION AREA (DOG PARK)	1	1
MINIMUM FLOOR AREA (SF PER DU)	950	886
MINIMUM FLOOR AREA (SF PER DU)	950	886
APARTMENT COURTS, UDC 2.04.08.c.9	30'	30'
MAX. BUILDING AREA (TOTAL)	45%	45%

- FIRE SERVICE NOTES
1. 2018 INTERNATIONAL FIRE CODE, APPENDIX D, D104.1 MULTI-FAMILY RESIDENTIAL PROJECTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE EXITS ACCESSING ROADS.
 2. PROJECTS HAVING UP TO 200 DWELLING UNITS SHALL HAVE IN ADDITION TO ONE APPROVED FIRE APPARATUS ACCESS ROAD WHERE ALL BUILDINGS INCLUDING NONRESIDENTIAL OCCUPANCIES ARE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
 3. ALL BUILDINGS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
 4. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 30'.



SITE PLAN SUMMARY TABLE

EXISTING ZONING/USE	PROPOSED ZONING	SF-2 PD W/MF-2 BASE ZONING
NUMBER OF LOTS:	2 (EXISTING); 4 (PROPOSED)	RESIDENTIAL "TOWNHOUSE-STYLE" CONDOMINIUMS
LOT AREA:	AC. SQ. FT.	
GROSS SITE	8.751	381,196
ROW DEDICATION	0.583	25,400
NORTH LOT (LOT 2)	1.712	74,553
AMENITIZED NORTH DETENTION POND (LOT 4X)	0.377	16,402
SOUTH LOT (LOT 1)	2.997	130,556
LAKE RECREATION LOT (LOT 1X)	2.434	106,006
SOUTH OPEN SPACE LOT (LOT 2X)	0.505	21,993
DOG PARK (LOT 3X)	0.144	6,286
0.0510 PARK AND TRAIL DEDICATION:		
(1) ACRE FOR EACH 50 DWELLING UNITS PROVIDED (LAKE RECREATION LOT 1X):	2.434	91,476
PROVIDED (LAKE RECREATION LOT 1X):		106,606
LOT COVERAGE:		T.B.D.
DENSITY:	12 UNITS / ACRE (EXCLUDING R.O.W. DED.)	
PROPOSED BUILDINGS (2 STORY):	AREA* NO. BLDGS. NO. UNITS TOTAL	
2-BEDROOM	886 - 50 44,300	
2-BEDROOM	960 - 5 4,800	
3-BEDROOM	1,260 - 50 63,000	
2-CAR GARAGE ATTACHED	402 - 50 20,100	
1 1/2-CAR GARAGE ATTACHED	354 - 5 1,770	
1-CAR GARAGE ATTACHED	263 - 50 13,150	
COVERED FRONT PORCHES	17 x 105 - 105 1,785	
TOTALS:		148,905
AVERAGE DWELLING UNIT	1,068 - 105 -	
PARKING REQUIRED:	UNITS REQUIRED PROPOSED	
2-BEDROOM (3 SPACE REQ'D.)	55 165 110	
3-BEDROOM (4 SPACE REQ'D.)	50 200 125	
TOTALS:	105 365 235	
PARKING PROVIDED (BEST PRACTICES N. TEXAS):	PROVIDED	
2-BEDROOM @ 2.0 SPACES PER UNIT	(55 EA X 2.0) =110	
3-BEDROOM @ 2.5 SPACES PER UNIT	(50 EA X 2.5) =125	
GUEST SPACE ALLOTMENT (NON H.C.):	79	
GUEST SPACE ALLOTMENT (H.C.):	1	
TOTAL PARKING PROVIDED:	235	
PARKING SPACES PER UNIT CALCULATION:	(235/105) =2.24	
ATTACHED COVERED GARAGE SPACES PER UNIT:	100%	
PRIVATE RECREATION SPACE REQUIRED:	28,464 8% * (SF. %)	
PRIVATE RECREATION SPACE PROVIDED:		
AMENITIZED NORTH DETENTION POND (4X)	16,042 4.61% * (SF. %)	
DOG PARK (LOT 3X)	6,286 1.77% * (SF. %)	
DESIGNATED LAKE ACTIVITY NODES X4	5,776 1.62% * (SF. %)	
TOTALS:	28,464 8.00% * (SF. %)	
OPEN SPACE PROVIDED:		
LAKE RECREATION LOT DEDICATED LOT (1X)	106,600 29.79% * (SF. %)	
SOUTH RECREATION LOT (2X)	21,993 6.18% * (SF. %)	
MISC. COMMUNITY OPEN SPACE 1:	58,949 16.57% * (SF. %)	
TOTALS:	187,542 52.54% * (SF. %)	
PRIVATE RECREATION SPACE PROVIDED:		
FENCED PRIVATE YARDS:	18,375 5.16% * (SF. %)	
LANDSCAPE AREA:	187,643 52.74% * (SF. %)	
IMPERVIOUS AREA:	168,153 47.26% * (SF. %)	
LOADING SPACE:	NOT REQUIRED	
OUTSIDE STORAGE:	NONE PROPOSED	
CONSTRUCTION DATES:	Q1 2024 -Q4 2024	

PD CONCEPT PLAN

QUARRY MULTI-FAMILY "TOWNHOUSE STYLE" DEVELOPMENT 8.151 ACRE TRACT OF LAND

OWNER/DEVELOPER:
Rockbrook Development LLC
2104 Cosmos Way
Argyle, Texas 76226
Tel. No. (214) 454-7895
Contact: Jason Rose
jason@jrosearchitect.com

A0833A E. MARSH, TR 21, 4.99 ACRES, OLD DCAD TR #1A
A0915A MEP & PRR, TR 6, 2.34 ACRES, OLD DCAD TR #3A(1)
A0915A MEP & PRR, TR 7A, 1.633 ACRES, (SURVEY: 1.623 ACRES)
& 1.128 ACRES OUT OF:
A0833A E MARSH, TR 23(PT), 2.5964 ACRES, OLD DCAD TR #1A(2)8A
A0833A E MARSH, TR 22, .18 ACRES, OLD DCAD TR #1A(4)
A0915A MEP & PRR, TR 7, 1.9267 ACRES, OLD DCAD TR #3A(1A)

CITY OF CORINTH, DENTON COUNTY, TEXAS

January 3, 2022

01 CONCEPTUAL SITE PLAN
SCALE 1"=40'-0"

