

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, September 23, 2024 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

AGENDA

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

B. WORKSHOP AGENDA

1. Conduct a workshop and hold an informal discussion on the proposed Canyon Ranch Planned Development on approximately ±107 acres located at 2950 FM 2181.
2. Conduct a workshop and hold an informal discussion on a rezoning request by the Applicant, 2200 Corinth Holdings LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to MX-C Mixed Use Commercial on approximately ±6.3 acres located at 2200 FM 2181.

C. ADJOURN WORKSHOP SESSION

D. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

E. PLEDGE OF ALLEGIANCE

F. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

G. 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.

3. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on September 9, 2024.
4. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on August 26, 2024.
5. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on July 29, 2024.
6. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on July 22, 2024.

H. BUSINESS AGENDA

7. Consider and make a recommendation to the City Council on a request by Phelan-JK/JB Midwest LLC for a Major Subdivision Waiver for relief of the Required Internal Storage (Minimum Throat Length/Stacking) of the Unified Development Code (UDC) Section 3.05.05 – Access Management, to allow for a reduction to the required Minimum [Vehicular] Storage Length for the Phelan Corinth Distribution Center project located on approximately ±8.461 acres at 1116 North Corinth Street. [Case

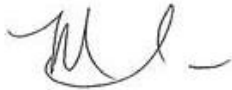
I. DIRECTOR'S REPORT

J. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, September 20, 2024 at 12:00 PM.**



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

September 20, 2024
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

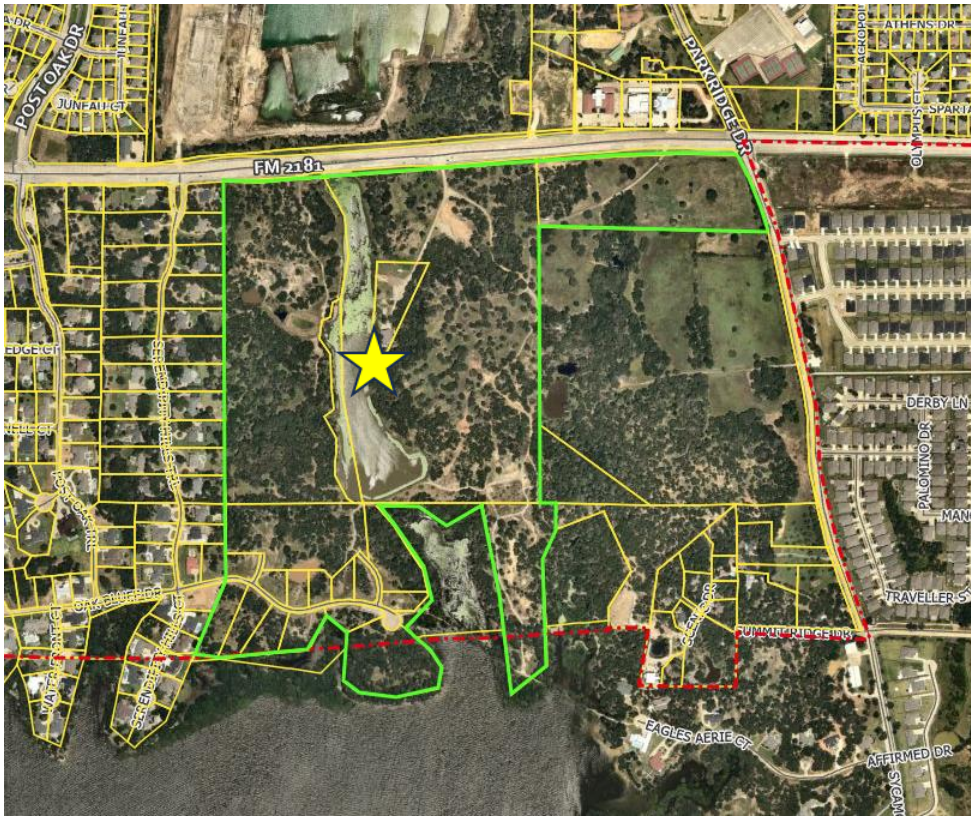


CITY OF CORINTH Staff Report

Meeting Date:	9/23/2024	Title:	Workshop – Canyon Ranch Planned Development
Ends:	<input checked="" type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

- Conduct a workshop and hold an informal discussion on the proposed Canyon Ranch Planned Development on approximately ±107 acres located at 2950 FM 2181.



Location Map

Item Summary/Background

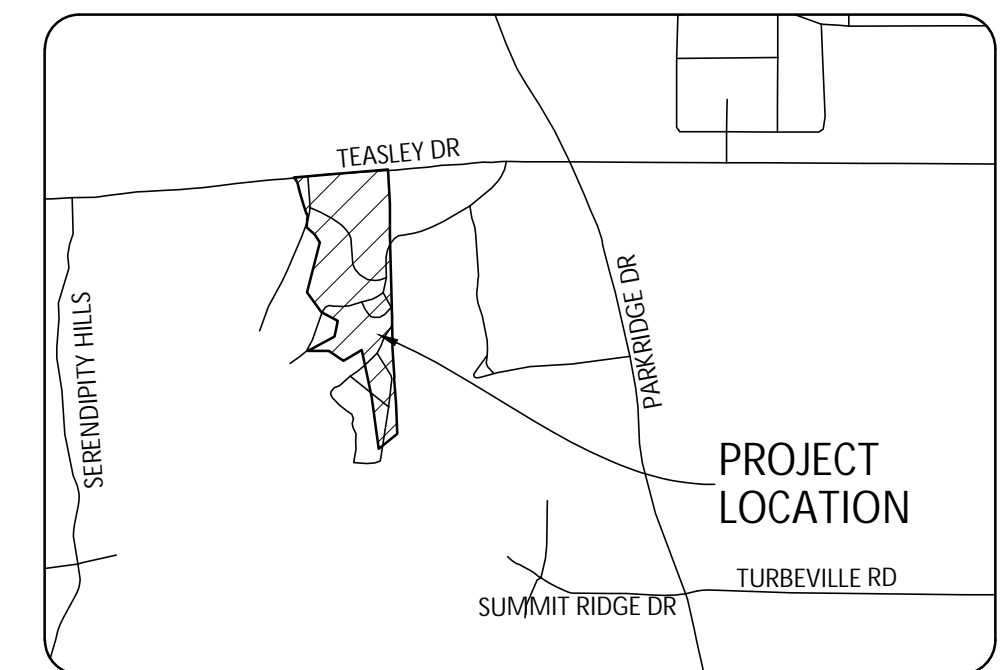
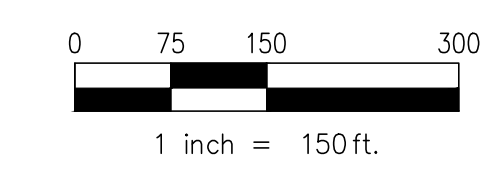
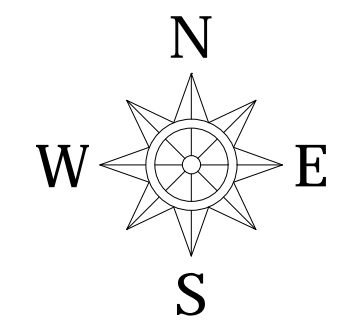
The developer/property owner, Michael Ingle, is in the process of submitting a rezoning request to establish a Planned Development District for a mixed use development on the properties depicted above. The property at the southwest corner of Parkridge Dr and FM 2181 is currently zoned C-2 Commercial, with the remaining properties being zoned PD-36 which has base zoning districts of SF-3 Single Family Residential and C-2 Commercial. The purpose of this workshop meeting with the Planning and Zoning Commission to receive feedback on the attached preliminary concept plan for the subject site.

Important Items to Consideration During the Workshop

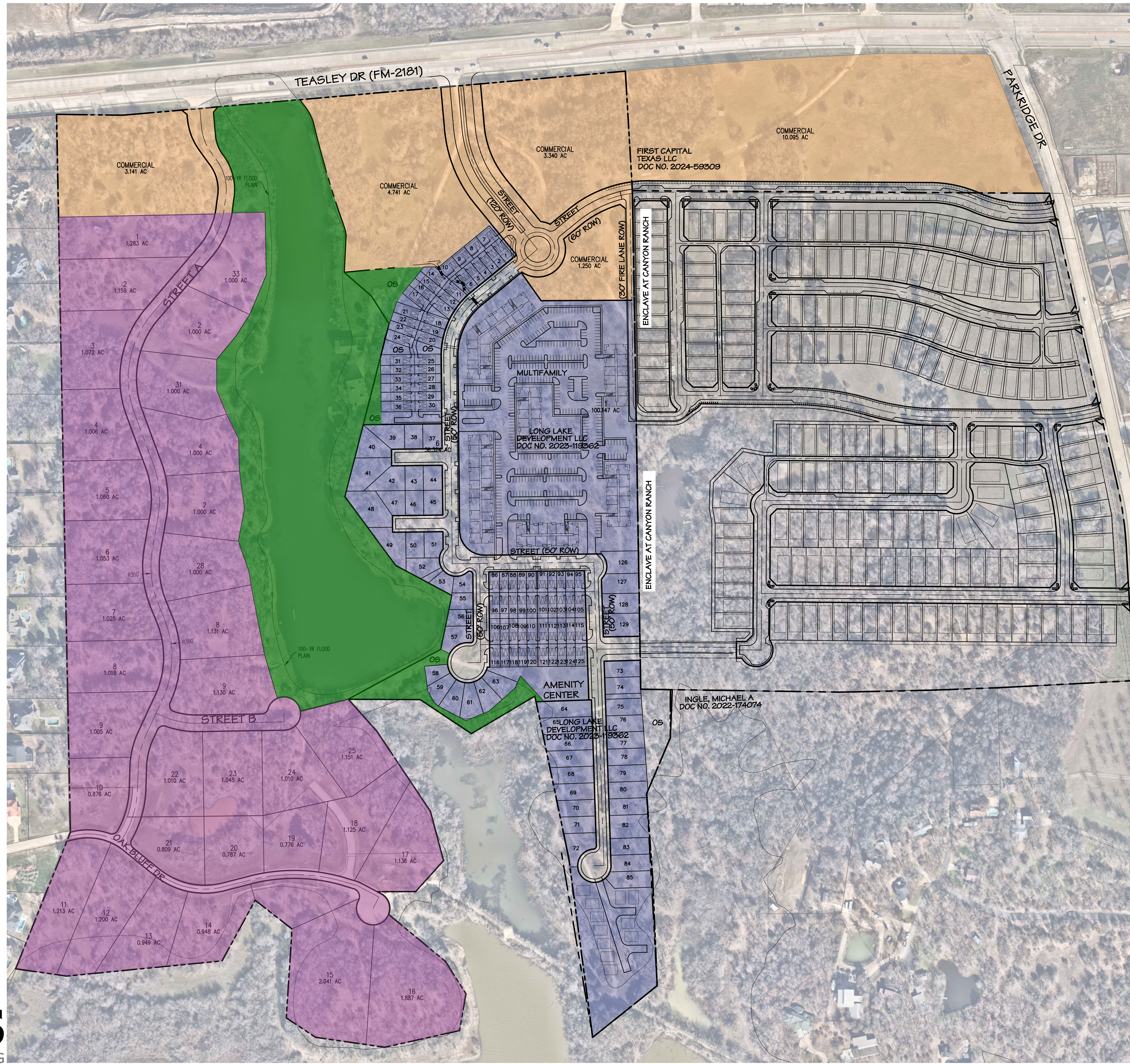
1. The Workshop meeting is not a public hearing. The purpose of the meeting is to allow the developer the opportunity to provide an overview of the elements of the proposal and receive feedback from the Commission.
2. Members of the Planning and Zoning Commission are encouraged to offer comments, ask questions, and express any concerns but should not indicate how they would vote on the proposal at a future public hearing.

Attachments

1. Concept Plan



Vicinity Map



- LEGEND**
- Proposed Subdistrict C - SF2 (amended)
 - Proposed Subdistrict B MX-C - MF/TH
 - Proposed Subdistrict A MX-C - Commercial
 - Proposed Open Space

CONCEPT PLAN - KEY MAP
LONG LAKE
 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS
 M.E.P. & P.R.R. SURVEY ABSTRACT NO. 915
 1,746,646 Sq. Ft./40.097 Ac.

ENGINEER / SURVEYOR/
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: Kevin Wier

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 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Drawing: C:\2024_08\524-052 Long Lake\ASD\Exhibit\2024 09 03 - Concept Plan.dwg Saved By: Bmurdell Save Time: 9/3/2024 7:31:59 AM
 Plotted by: Bmurdell Plot Date: 9/3/2024 7:36 AM

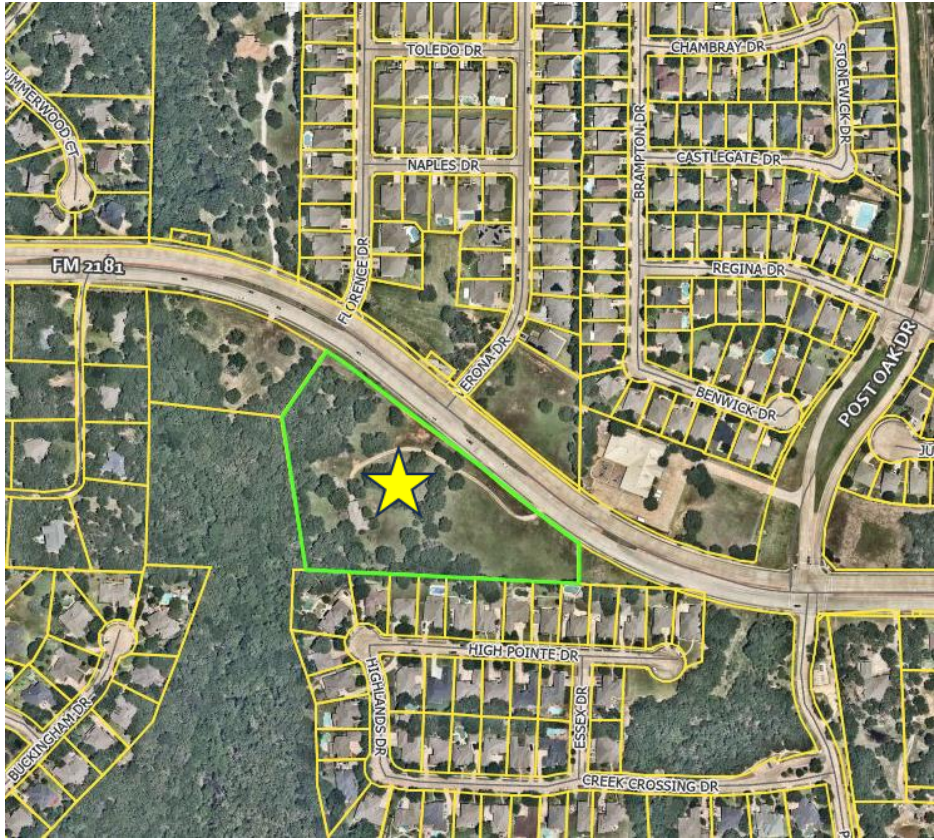


CITY OF CORINTH Staff Report

Meeting Date:	9/23/2024	Title:	Workshop – 2200 FM 2181 Rezoning to MX-C
Ends:	<input checked="" type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

- Conduct a workshop and hold an informal discussion on a rezoning request by the Applicant, 2200 Corinth Holdings LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to MX-C Mixed Use Commercial on approximately ±6.3 acres located at 2200 FM 2181. (2200 FM 2181 Rezoning to MX-C)



Location Map

Item Summary/Background

The Applicant, 2200 Corinth Holdings LLC, has submitted a request to rezone the property depicted above from SF-2 Single Family Residential to MX-C Mixed Use Commercial. The purpose of this workshop meeting is to review the elements and requirements of the MX-C zoning district with the Planning and Zoning Commission and receive feedback.

Important Items to Consideration During the Workshop

1. The Workshop meeting 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 the application and receive feedback from the Commission.
2. 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 at a future public hearing.



MINUTES
PLANNING & ZONING COMMISSION
SPECIAL SESSION

Monday, September 9, 2024, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 9th day of September 2024 at 6:30 P.M., the Planning & Zoning Commission of the City of Corinth, Texas met in Special Session at the Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

Chair Alan Nelson
KatieBeth Bruxvoort
Chris Smith

Commissioners Absent:

Vice-Chair Mark Klingele
Rebecca Rhule
Adam Guck
Crystin Jones

Staff Members Present:

Melissa Dailey, Director of Planning and Development
Michelle Mixell, Planning Manager
Deep Gajjar, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Smith was designated as a voting member.

C. PLEDGE OF ALEGIANCE

D. BUSINESS AGENDA

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Tri Pointe Homes DFW LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family for the development of ±234 lots on approximately ±48.4 acres located at 3790 Parkridge Drive. (Case No. ZAPD24-0006 Enclave at Canyon Ranch)

Melissa Dailey, Director of Planning and Development, provided an overview of the request and recommended that the item be approved as presented.

Chair Nelson asked what the status was on the Canyon Ranch development to the west.

Dailey stated that Staff was still working with the Applicant on the Concept Plan for this project and that she anticipated this PD going before the Commission in October.

Chair Nelson asked if trees would be required to be planted along the alleys.

Dailey stated that trees were not being required along the alleys given the close proximity to houses.

Commissioner Bruxvoort asked if an amenity center was being proposed with the Canyon Ranch development and, if so, would the residents of the Enclave at Canyon Ranch have access to it.

Michael Ingle, Long Lake Development LLC, clarified that the amenity center shown in the proposed multi-family complex would be for the sole use of that development.

Chair Nelson asked what the amenity center would consist of.

Ingle stated that it would likely consist of a pickle ball court, rec center, and dog park.

Commissioner Bruxvoort asked what the total acreage and dwelling units of both the Enclave at Canyon Ranch and Canyon Ranch developments was.

Bruce French, Tri Pointe Homes, stated that the Enclave at Canyon Ranch development was 48 acres with 234 lots.

Ingle stated that he estimated there would be approximately 500 units in the Canyon Ranch development with an overall density between the two projects of 5-7 units per acre.

Commissioner Bruxvoort asked if the City Council had wanted the Planning and Zoning Commission to look at anything in particular when sending this proposal back before the Commission.

Dailey stated that the project was required to go back to the Commission due to the City Council initially denying the proposal. She reiterated that the Council had wanted additional information on how the project fit into the Comprehensive Plan and how it related to the Canyon Ranch development.

Chair Nelson asked if any other changes had been made to the proposal outside of the changes to the play area.

Dailey stated that only minor changes had been made to the standards for the play area and that the proposal was otherwise unchanged.

Commissioner Smith asked if the cul-de-sac in the southwest corner of the site was intended to connect to the Canyon Ranch development in the future.

Dailey stated that this would be determined during the civil review but that a street connection would likely be needed for fire access to the southernmost portion of the Canyon Ranch development.

Commissioner Smith asked if any traffic calming devices were being considered other than the bulb-outs for on-street parking.

Dailey stated that the combination of the proposed streets being narrower than typical residential streets, on-street parking being provided, and street trees being placed between the curb and sidewalk would promote slower speeds.

Chair Nelson opened the Public Hearing at 6:55 PM.

Michael Ingle, 3971 Summit Ridge Dr, explained that the Enclave at Canyon Ranch project would help provide the traffic necessary to facilitate the retail and restaurant uses proposed with the Canyon Ranch development and that it would be a valuable asset to this development.

Chair Nelson closed the Public Hearing at 6:57 PM.

Commission Bruxvoort made a motion to recommend approval of Case No. ZAPD24-0006 – Enclave at Canyon Ranch as presented, seconded by Commissioner Smith.

Motion passed unanimously: 3-for, 0-against.

E. DIRECTORS REPORT

Dailey reiterated that the Canyon Ranch development would likely be going before the Commission in the near future and stated that Staff was in the process of finalizing the Downtown Plan to review with the Commission, EDC, and City Council.

Chair Nelson asked if there were any additional plans to update the current zoning map.

Dailey stated there was funding being proposed in next year’s budget to rewrite the existing zoning code to be more consistent with the vision of the 2040 Comprehensive Plan.

F. ADJOURNMENT

There being no further business before the Commission, the Special Session was adjourned at 7:01 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2024.

Alan Nelson, Planning and Zoning Commission Chairman



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION**

Monday, August 26, 2024, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 26th day of August 2024, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

- Chair Alan Nelson
- Vice-Chair Mark Klingele
- Chris Smith

Commissioners Absent:

- KatieBeth Bruxvoort
- Rebecca Rhule
- Adam Guck
- Crystin Jones

Staff Members Present:

- Michelle Mixell, Planning Manager
- Miguel Inclan, Planner
- Matthew Lilly, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALEGIANCE

D. CONSENT AGENDA

1. Consider and act on a request by the Applicant, Skorburg Company, for a Preliminary Plat for the Oak Ridge Park Subdivision, being ±57.963 acres located at 2300 Lake Sharon Drive. (Case No. PP24-0004)

Vice Chair Klingele made a motion to approve the consent agenda with staff conditions, seconded by Commissioner Guck.

Motion passed unanimously: 3-for, 0-against.

E. BUSINESS AGENDA

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a City Staff initiated request to amend UDC Subsection 3.04.05.F – Escrow Policies and Procedures to increase the maximum amount for escrow deposits from \$15,000 to \$100,000. (Case No. ZTA24-0006 UDC Escrow Policies Amendment)

Matthew Lilly, Planner, provided an overview of the request and recommended that the item be approved as presented.

Commissioner Guck asked when the \$15,000 maximum escrow amount had been set.

Lilly stated that this maximum had been set prior to any of the current planning staff being with the City.

Chair Nelson asked if escrowed funds were not completely utilized for a certain improvement if the remaining funds were given back to the developer.

Lilly confirmed that any remaining funds would be given back to the developer.

Commissioner Guck asked what kinds of projects escrow funds would be utilized for.

Lilly gave the example of an upcoming self-storage development where the construction of the sidewalk within the public right of way of Old Highway 77 was being deferred to coincide with planned future improvements.

Chair Nelson opened the Public Hearing at 6:36 PM

There being no one to speak on the item, Chair Nelson closed the Public Hearing at 6:36 PM.

Vice Chair Klingele made a motion to recommend approval of Case No. ZTA24-0006 – UDC Escrow Policies Amendment as presented, seconded by Commissioner Guck.

Motion passed unanimously: 3-for, 0-against.

F. DIRECTORS REPORT

Michelle Mixell stated that there was not a director's report.

G. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 6:37 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2024.

Alan Nelson, Planning and Zoning Commission Chairman



**MINUTES
PLANNING & ZONING COMMISSION
WORKSHOP AND SPECIAL SESSION**

Monday, July 29, 2024, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 29th day of July 2024, the Planning & Zoning Commission of the City of Corinth, Texas, met in Special Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

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

Commissioners Absent:

- Vice-Chair Mark Klingele

Staff Members Present:

- Melissa Dailey, Director of Planning and Development
- Michelle Mixell, Planning Manager
- Matthew Lilly, Planner

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

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

B. WORKSHOP AGENDA

1. Conduct a workshop and hold an informal discussion on a rezoning request by the Applicant, Tri Pointe Homes DFW LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family for the development of ±234 lots on approximately ±48.4 located at 3790 Parkridge Drive. (Enclave at Canyon Ranch)

Melissa Dailey, Director of Planning and Development, provided an overview of the request and recommended that the item be approved as presented.

Commissioner Bruxvoort asked how the proposed tree preservation percentage compared to other developments.

Michelle Mixell, Planning Manager, provided a list of the tree preservation percentages for other similar development and explained that the current proposal contained significantly more preserved natural open space than other recently passed single family developments.

Commissioner Guck asked what Street A would connect to in the future to the west.

Dailey explained that this road would connect to the Long Lake Property to the west and the commercial property to the north and would eventually intersect with FM 2181.

Commissioner Jones asked if there were any plans to expand Parkridge Drive with new development coming in.

Commissioner Dailey that Parkridge drive was currently under capacity and that there were no plans to expand this road.

Commissioner Rhule asked how drainage would be addressed for this project.

Director Dailey explained that this property flows directly to Lewisville Lake and that flows onto Parkridge Drive and adjacent properties would not increase from the existing conditions.

Chair Nelson asked who would be responsible for the construction of Street A.

Director Dailey stated it was her understanding that the developer has an agreement with the property owner to the north that the developer will construct this street.

Chair Nelson asked where underground utilities would be located.

Director Dailey stated that they would be under the streets to avoid conflicts with the street trees.

Chair Nelson asked how much separation there would be between the rear loaded lots when including the right of way for the alleys and the five-foot driveway aprons.

Tristan Poore, Spiars Engineering, explained that the alleys would have a 15-foot right of way with a twelve-foot paved lane which franchise utilities would run under. He stated that the total separation between the backs of these lots would be 22 feet.

Chair Nelson stated that he had concerns with the distance of on-street parking from the houses fronting on the central open space and asked if Street C could be narrowed to allow for longer driveways for the alley served lots.

Poore stated that they had drawn inspiration from previous developments to determine the best locations for parking and alley depths. He stated that he felt the on-street parking along Street C would still be user friendly given the lead walks from this street up to the lots and that this configuration allowed for more useable open space to be incorporated. He also explained that this development provided well more than the two parking spaces per lot required by the Unified Development Code.

Commissioner Jones also raised concerns with the on-street parking along Street C.

Commissioner Bruxvoort stated that this was an element of this project which was market driven and that it would be up to prospective home owners to determine if they have concerns with the parking configuration.

Commissioner Jones asked how many different house layouts would be constructed and pointed out that many of the developments that had been approved recently had smaller lots and a higher density than older subdivisions.

Commissioner Guck stated that the size of the lots and increased density was a product of the market.

Director Dailey explained that tree preservation and open space requirements had not existed when older subdivisions were built and that this also lent to the need for smaller lot sizes.

Commissioner Rhule stated that she had primarily seen residents in Ashford Park park on the streets rather than in their driveways.

Mixell explained that the on-street parking, in addition to providing additional parking spaces, would increase pedestrian comfort for those utilizing trails and sidewalks by creating more of a buffer from the street.

Commissioner Rhule asked what the justification was for the Ashford Park alley served lots to have driveways and for these lots to not have driveways.

Mixell explained that the main reason for not including driveways was to allow for the incorporation of additional open space.

Dailey stated that Staff had worked with the Applicant to achieve a human-scale and walkable development, which included eliminating the wider alleys with driveway.

Commissioner Rhule raised concerns with the number of parking spaces.

Commissioner Guck asked if this development was assuming an average of three residents per dwelling unit.

Dailey stated that this was not something that Staff looked at and that the number of residents would be market driven.

Commissioner Smith asked if the developer would be installing and maintaining the street trees and irrigation along the northern side of Street A.

Dailey stated that this would be determined in the development agreement.

Commissioner Smith asked if there would be on-street parking along Streets E, G, and I.

Matthew Lilly, Planner, explained that these streets would allow for standard residential on-street parking.

Commissioner Smith pointed out that lot size and setbacks may require that some lots be eliminated.

Dailey stated that this was a typical occurrence when reviewing construction plans or when platting.

Commissioner Smith asked if a certified arborist would have to confirm concrete location around the heritage tree to ensure that it is preserved.

Mixell stated that a registered landscape architect or arborist is required to prepare the tree preservation plan and that additional language could be added in the PD Design Statement if there are any concerns about the heritage tree's proximity to grading activity or retaining walls.

Commissioner Smith asked for clarity on the location of the heritage tree within the open space lot.

Lilly pointed out where the heritage tree was located on the Landscape Plan.

Commissioner Smith asked what the caliper inch of shade trees and ornamentals being installed would be.

Mixell stated that these would be three caliper inches.

Chair Nelson asked if there would be any sidewalks or pathways from Street C to the houses north of the open space.

Mixell confirmed that there would be lead walks and pointed them out.

Chair Nelson asked if the Texas SmartScape standards would apply to the central open space and what will be located in this area.

Dailey stated that the Texas SmartScape standards only applied to the landscaping in the front yards of individual lots.

Poore clarified that the open space would likely have some native vegetation as well as sod.

Dailey stated that the language for the Texas SmartScape standards could be expanded to also include common open space lots.

Chair Nelson asked if this area would be irrigated.

Mixell confirmed that it would be.

Commissioner Guck asked if a playground could be incorporated into the central open space.

Bruce French, Tri-Pointe Homes, stated that a playground could be installed in the future based on the demographics of the community and feedback they may receive.

Commissioner Jones asked how many phases this development would be.

Mixell stated that it would be one phase.

Mixell explained that the large amount of open space being preserved allowed more opportunities for unrestricted play for children and stated that it may be possible to incorporate a more natural type of play equipment in the future.

Dailey stated that this development was somewhat different from other developments that had been approved recently in that it was more nature oriented.

French provided a presentation on behalf of the Applicant and gave a background on the company and previous projects they had worked on.

Chair Nelson asked what lot size the Lennon Creek Subdivision had.

French stated that these lots were 60 feet by 115 feet.

Commissioner Bruxvoort asked if Painted Tree development had as many amenities as the Harvest development.

French stated that the amenities in Painted Tree were more passive mostly consisting of trails and open space.

Commissioner Bruxvoort stated that she was appreciative of the inclusion of so much natural open space in the design.

Dailey stated that it was the hope that this development will help to facilitate retail and commercial opportunities to the north along FM 2181 and within the Long Lake property.

Chair Nelson asked what the base zoning was for the Long Lake PD.

Dailey stated that it had an SF-3 base zoning with half acre lots and she explained that the Long Lake PD was not financially feasible or responsive to the current market.

Commissioner Smith asked if the Texas SmartScape requirements could be included in HOA standards to ensure that these standards are adhered to.

Mixell stated that this was something that could be looked into and it may be possible that the HOA maintain front yard landscaping.

Dailey stated that she had some concerns with increasing HOA dues but that the Applicant could look into this further.

C. ADJOURN WORKSHOP SESSION

Chair Nelson adjourned the Workshop Session at 7:55 PM.

D. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the Special Session to order at 7:57 PM.

E. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Jones was designated as a voting member.

F. PLEDGE OF ALEGIANCE

G. BUSINESS AGENDA

5. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Tri Pointe Homes DFW LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family for the development of ±234 lots on approximately ±48.4 acres located at 3790 Parkridge Drive. (Case No. ZAPD24-0003 Enclave at Canyon Ranch)

Director Dailey stated that Staff recommended approval as presented.

Michael Ingle, 3907 Summit Ridge Dr, stated that he was the developer for the properties to the west and north and that this development would help with their future plans.

Chair Nelson closed the Public Hearing at 8:02 PM.

Commissioner Bruxvoort stated that she would like to ask for a natural playscape in the central open space.

Commissioner Rhule stated that she felt there were exceptional elements to this plan including the amount of natural open space but that she was concerned with some other matters that had been discussed.

Commissioner Smith asked that Staff ensure that an arborist oversees the preservation of the heritage tree.

Commissioner Bruxvoort asked that the Texas SmartScape principles be applied to the common open areas in addition to private yards.

Commissioner Bruxvoort made a motion to recommend approval of Case No. ZAPD24-003 Enclave at Canyon Ranch with the stipulations that the Texas SmartScape principles be applied to the common open spaces and that a natural playscape be added in the central open space, seconded by Commissioner Guck.

Chair Nelson, Commissioner Bruxvoort, Commissioner Guck, and Commissioner Jones voted in favor of the motion. Commissioner Rhule voted in opposition of the motion.

Motion passed 4-1: 4-for, 1-against.

H. DIRECTORS REPORT

Director Dailey stated that she did not have a director's report.

I. ADJOURNMENT

There being no further business before the Commission, the Special Session was adjourned at 8:07 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2024.

Alan Nelson, Planning and Zoning Commission Chairman



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION**

Monday, July 22, 2024, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 22nd day of July 2024, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

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

Commissioners Absent:

- Vice-Chair Mark Klingele
- Crystin Jones

Staff Members Present:

- Melissa Dailey, Director of Planning and Development
- Michelle Mixell, Planning Manager
- Miguel Inclan, Planner
- Matthew Lilly, Planner
- Deep Gajjar, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Smith was designated as a voting member.

C. PLEDGE OF ALEGIANCE

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on June 24, 2024.
2. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on July 11, 2024.
3. Consider and act on a request by the Applicant, Kimley-Horn and Associates Inc., for approval of a Preliminary Plat of the Greenway Trails Subdivision, being ±14.168 acres of land generally located east of

North Corinth Street, south of Shady Shores Road, and north of North Central Texas College. (Case No. PP24-0003)

4. Consider and act on a request by the applicant, Mycoskie & Associates Inc., for approval of a Replat of Lot 1R Block A of the A.L. Lamascus Addition, being ± 6.5 acres of land located at 3650 Corinth Parkway. (Case No. RP24-0005 – A.L. Lamascus Addition Lot 1R Block A [Bridgeview Corinth])

Commissioner Smith asked if the consent agenda needed to include the conditions included in the Staff Reports for Items 3 and 4.

Miguel Inclan, Planner, stated that the motion may be to adopt the consent agenda as recommended by staff and that will tie directly to the staff recommendations on Items 3 and 4 that are being recommended for approval with conditions.

Commissioner Smith made a motion to approve the consent agenda with staff recommendations for approval with conditions on Items 3 and 4, seconded by Commissioner Guck.

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

E. BUSINESS AGENDA

5. A city-initiated request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ± 6.7 acres from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 1400 N. Corinth Street. (Case No. ZMA24-0003 Pinnell Square MX-C Rezoning) - **Item to be Withdrawn by Applicant**

Michelle Mixell, Planning Manager, explained that Staff would like to look into this item more and requested that the item be withdrawn. She informed the commission that the public hearing which was opened and continued during the June 24th Regular Session needed to be closed.

Chair Nelson closed the public hearing at 6:33 PM.

6. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on City initiated request on behalf of the property owner, Super Rustic LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone 2 properties totaling approximately ± 1 acre from C-2 Commercial to MX-C Mixed Use Commercial, with the subject properties being located at 5855 S I-35E and 5857 S I-35E. (Case No. ZMA24-0005 5855 & 5857 S I-35E MX-C Rezoning)

Melissa Dailey, Director of Planning and Development, provided an overview of the request and recommended that the item be approved as presented.

Chair Nelson asked what the red portion between the property and N. Corinth Street was.

Dailey stated that this was TX-DOT right of way.

Chair Nelson opened and closed the Public Hearing at 6:38 PM.

Commissioner Rhule made a motion to recommend approval of Case No. ZMA24-0005 – 5855 & 5857 S I-35E MX-C Rezoning as presented, seconded by Commissioner Bruxvoort.

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

7. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Tri Pointe Homes DFW LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family for the development of ±234 lots on approximately ±48.4 located at 3790 Parkridge Drive. (Case No. ZAPD24-0003 Enclave at Canyon Ranch)

Melissa Dailey, Director of Planning and Development, provided an overview of the request and recommended that the item be approved as presented.

Chair Nelson asked what the maximum density was for the PD.

Dailey stated that the overall density was approximately 5 units per acre.

Chair Nelson asked why one of the entrances did align with an existing street on the other side of Parkridge Drive.

Dailey stated that there is a street in the middle of the development, but it does not line up exactly.

Chair Nelson asked if the lift station would be included with this project.

Dailey confirmed that it would be included.

Chair Nelson asked if the property would drain to the lake, given there was no detention on site.

Dailey stated that she would defer to the developer on that question.

Commissioner Rhule asked what efforts were being made to encourage native landscaping to reduce strain on utilities.

Dailey stated that the Concept Plan included a large amount of natural open space.

Commissioner Rhule asked if any incentives were being offered for native plantings around the homes.

Dailey stated that the PD did not specify the plantings in individual yards and that no incentives were being offered for this.

Commissioner Smith asked if the heritage tree open space was being included in the calculations, or if this was in addition to this.

Dailey stated that it was included in the calculations.

Commissioner Smith asked if the heritage tree would count toward the 25% preservation minimum.

Dailey confirmed this.

Bruce French, Tri-Pointe Homes, gave a background on the developments that they had worked on in the area and stated that he was available for any questions.

Chair Nelson asked what the floorplan was for the smaller 40-foot lots.

French stated that these would have 3 or 4 bedrooms and bathrooms.

Chair Nelson asked if the parking in the garage and driveway was the only parking for these lots.

French confirmed this and stated that they have included additional parking for guests on the street with bulb outs.

Chair Nelson asked what the target market and demographic was for this development.

French stated that the target demographic is first- and second-time home buyers.

Chair Nelson asked what the projected sales price was.

French stated that he anticipated these lots to be sold in the low to mid 600s.

Chair Nelson asked if the properties drainage would discharge to Lake Lewisville.

French confirmed this and stated the site naturally drains from the north to the south.

Chair Nelson asked how many units were located outside of the hose lay requirements for Fire which would require sprinklers.

French stated that there were five or six units which would be sprinklered and that these could be identified on the concept plan.

Commissioner Guck asked if he could speak to the overall density of the development and how it compared to other developments they had worked on.

French stated that the higher proposed density was a result of the cost of the tract and the need to incorporate tree preservation areas. He stated that they were working on several comparable or more dense communities and that he had not heard of any complaints regarding privacy or noise complaints in these communities.

Commissioner Guck asked if a greenbelt north to south had been considered for this development.

French stated that residents could walk north to south along the neighborhood sidewalks and that they were coordinating with the property owner to the west and north to provide an overall walkable mixed-use development.

Chair Nelson asked if any amenity centers were being provided.

French stated that the development was designed with passive amenities such as trails, benches, and a fishing pier on the existing pond.

Commissioner Guck asked if a variety of floorplans was being provided to avoid a cookie-cutter layout.

French stated that each set of plans had eight elevations and that additional features were available for each house which should ensure a variety of layouts.

Commissioner Rhule asked if the developer had any visuals of existing developments they had worked on.

French stated that the renderings that were provided were pulled from other developments which were currently under construction. He stated that he would be happy to host an in-person visit to one of these sites.

Commissioner Rhule asked if he expected first-time homeowners to be able to afford these lots.

French stated that with a dual income that first-time homeowners could afford them.

Commissioner Rhule asked if the alley served houses had any driveways.

French stated that they did not.

Commissioner Rhule stated that she had concerns with not having driveways because in her experience she has seen people typically park on the street rather than parking in the driveways in the alleys.

French stated that the rear entry lots would each have a garage and that it would be first come first serve in terms of on-street parking.

Commissioner Rhule asked if native plantings could be incorporated.

French stated that they had done this before in other communities and that this was a possibility

Commissioner Bruxvoort asked what school this is zoned for.

Matthew Lilly, Planner, stated that this community falls within Lake Dallas ISD.

Commissioner Bruxvoort asked how many total dwelling units were proposed.

French stated that there would 234 dwelling units.

Commissioner Bruxvoort asked what the density of surrounding neighborhoods was.

Dailey stated that she did not have this information.

Commissioner Bruxvoort asked how trash collection would be addressed.

French stated that trash collection would adhere to City policy.

Commissioner Guck asked what fencing would be provided.

French stated they did not anticipate any front yard fencing and that backyards would have wooden privacy fencing.

Commissioner Smith asked what the depth the garages would be.

French stated that they would be 20' deep.

Commissioner Smith asked that the developer consider 22' deep garages.

Commissioner Smith asked who own and maintain the street trees.

French stated trees in resident's front yards would be maintained by homeowners and that the HOA would maintain trees within common open spaces.

Dailey stated that trees within the right of way would be maintained by the HOA.

Chair Nelson asked if residents would be responsible for mowing their yards or if this would be handled by the HOA.

French stated that they were currently looking into this..

Chair Nelson asked if they had a general idea of how many cars would be parked within this development.

French stated that they had not yet made these calculations.

Chair Nelson stated that he was concerned with the amount of parking being provided.

Tristan Poore, Spiars Engineering, stated that they had calculated all of the parking throughout the development and stated that they were exceeding 4 parking spaces per lot when on-street parking is included.

Chair Nelson opened the Public Hearing at 7:27 PM.

Sherry Johnson, 3959 Summit Ridge Dr, asked if any screening or fencing would be provided along the southern property line and asked if people would be parking along Parkridge Drive.

Mixell confirmed that there would be no parking along Parkridge Drive.

Mike Wenzel, 217 Derby Ln, Hickory Creek, expressed concerns with drainage along Parkridge Drive and asked what screening would be provided for this development.

Chair Nelson closed the Public Hearing at 7:31 PM.

French stated that a large open space was being preserved along the southern boundary.

Poore explained that there was a large drop from north to south on the property and that the southernmost lots would have an 8'-15' retaining wall along the back of the lots.

Chair Nelson asked if any of the site would drain to Parkridge Drive.

Poore stated that a portion of the site currently discharges to Parkridge Drive but that the proposed design would reduce drainage to Parkridge Drive.

Chair Nelson asked if the developer had worked with Hickory Creek regarding Parkridge Drive.

Poore stated that they have not worked with Hickory Creek.

Commissioner Guck asked that the developer look further into traffic impacts.

Poore stated that they were currently working on a Traffic Impact Analysis.

Commissioner Smith made a motion to table and continue the public hearing for Case No. ZAPD24-0003 Enclave at Canyon Ranch to an undefined date and request a workshop for further discussion and clarification, seconded by Commissioner Rhule.

Dailey asked what items the Commission needed further clarification on.

Chair Nelson asked that the overall density and parking be looked into further.

Commissioner Guck stated that they would like to see more representative images and be provided with additional information relating to aesthetics.

Commissioner Bruxvoort stated that she would be interested in touring some of the existing sites in person.

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

F. DIRECTORS REPORT

Director Dailey stated that she did not have a director's report.

G. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 7:43 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2024.

Alan Nelson, Planning and Zoning Commission Chairman



CITY OF CORINTH Staff Report

Meeting Date:	9/23/2024	Title:	MJSW24-0001: Phelan Corinth Distribution Center – Required Internal Storage (Minimum Throat Length/Stacking)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input checked="" type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

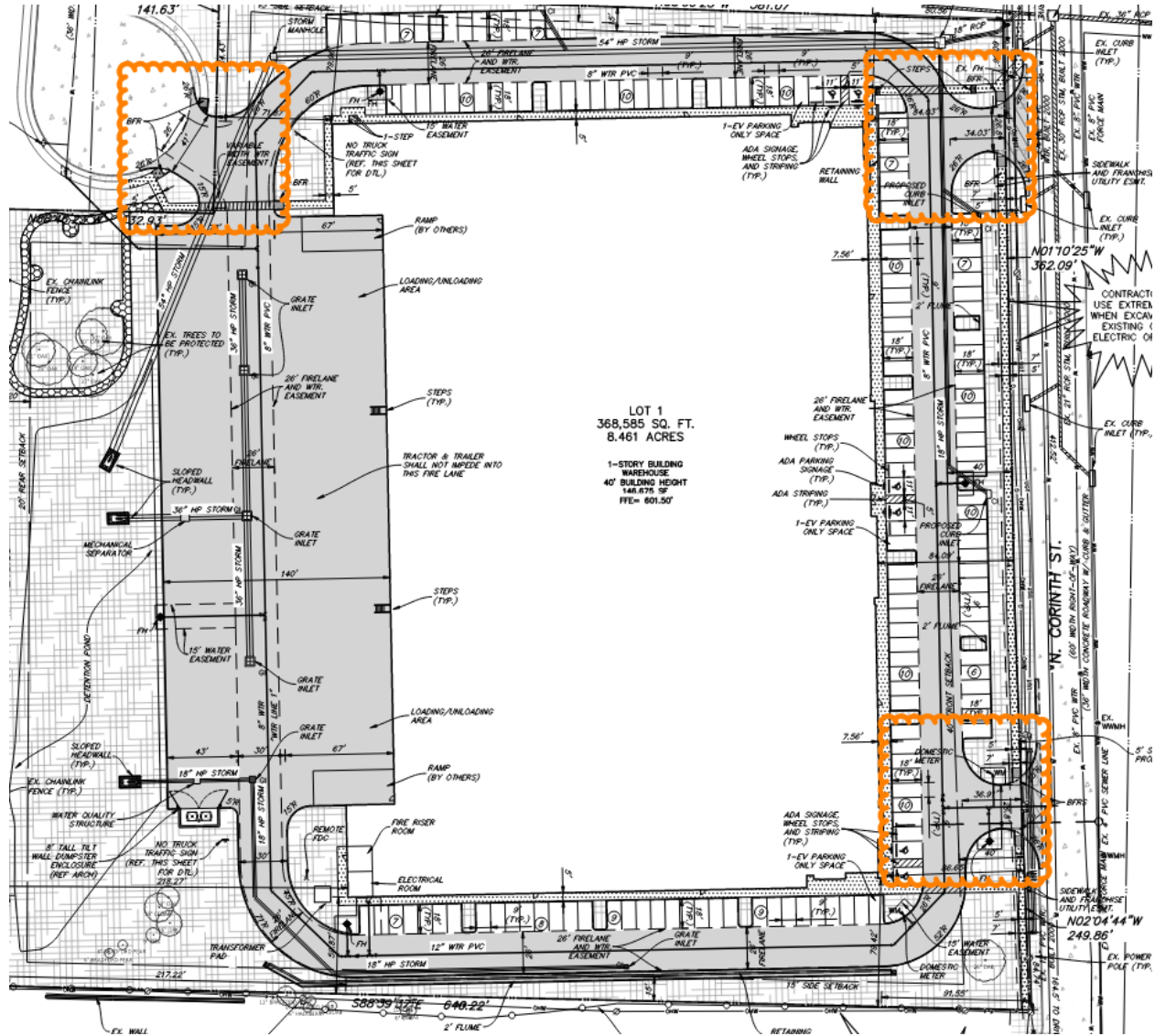
Consider and make a recommendation to the City Council on a request by Phelan-JK/JB Midwest LLC for a Major Subdivision Waiver for relief of the Required Internal Storage (Minimum Throat Length/Stacking) of the Unified Development Code (UDC) Section 3.05.05 – Access Management, to allow for a reduction to the required Minimum [Vehicular] Storage Length for the Phelan Corinth Distribution Center project located on approximately ±8.461 acres at 1116 North Corinth Street. [Case No. MJSW24-0001: Phelan Corinth Distribution Center – Required Internal Storage (Minimum Throat Length/Stacking)]



Aerial Location Map

Item Summary/Background/Prior Action

This request is associated with a Site Plan application currently under review for the Phelan Corinth Distribution Center proposed to be located on the west side of North Corinth Street. The project is a use by right and the property is zoned as I-Industrial and is in the northern section of the Downtown Corinth plan area. The subject property is bounded to the north by the RAK Corinth 35 Distribution Center currently under construction, the city's Public Works facility to the south, an RV/Boat storage facility to the west, and the Greenway Trails 121-unit rental townhome development to the east across North Corinth Street. The proposed site layout includes employee/customer parking on the eastern side of the property with two driveways accessing North Corinth Street and a third driveway serving primarily for truck-entry on the northwest corner of the project at the cul-de-sac terminus of Hondue Lane (currently under construction by the RAK Corinth 35 Distribution Center as part of that project). The image below shows the proposed site plan with driveways highlighted.



The Applicant has submitted this request because the proposed layout shows that the internal storage/stacking distances of the three driveways are shorter than the required 75' length required which is calculated based on the number of driveways and the total number of parking spaces. The two passenger vehicle driveways on North Corinth Street are measured at 34.03' and 36.9', while the driveway at the Hondue Lane cul-de-sac, intended to serve commercial vehicle [truck] traffic, measured at 36.0' (Northwest Driveway at cul-de-sac).

Strict adherence to the 75' internal storage [vehicle] stacking distance may have the effect of the building be placed further away from the street and result in a development inconsistent with the city's future vision of creating a pedestrian-scale corridor on North Corinth Street, where buildings are pulled closer to street/sidewalk.

Considering the above, the Applicant is requesting the Major Subdivision Waiver to reduce the Required Internal Storage Distance to the following:

1. North Driveway, North Corinth Street: Reduce from 75' to 34.03' from ROW line
2. South Driveway, North Corinth Street: Reduce from 75' to 36.9' from ROW line
3. Northwest Driveway, Hondue Lane: Reduce from 75' to 36' from end of cul-de-sac

To support their request, the Applicant has provided a letter of intent, a Site Plan exhibit showing the proposed driveway entry points with the Internal Storage dimensioned, and a truck turning exhibit showing that the proposed driveway entry as designed will adequately serve truck traffic. These items are presented in Attachment 1 – Application Package.

In terms of procedure, after review and recommendation from the Planning & Zoning Commission, the City Council will decide on this Major Subdivision Waiver.



Major Subdivision Waiver Criteria

To aid the Commission in determining their recommendation to the City Council, Staff has provided comments in red next to the relevant provisions of UDC 3.06.01 F which outlines the Subdivision Waiver Criteria to be considered when deciding on an application.

1. Undue Hardship Present. A Subdivision Waiver to regulations within this UDC may be approved only when, in the Decision-Maker's opinion, undue hardship will result from strict compliance to the regulations.
[Staff Comment: The Applicant is intending to develop a use-by-right in a property zoned I-Industrial, though the Future Land Use & Development Strategy identifies this area as a Mixed-Use Transit-Oriented District. The current UDC regulations that precipitated this waiver request are inconsistent with the envisioned character of a Mixed-Use Transit-Oriented District]
2. Consideration Factors. The Decision-Maker shall take into account the following factors:
 - a. The nature of the proposed land use involved and existing uses of the land in the vicinity;
 - b. The number of persons who will reside or work in the proposed development; and
 - c. The effect such Subdivision Waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.
3. Findings. No Subdivision Waiver shall be granted unless the Decision-Maker finds:
 - a. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this UDC would deprive the Applicant of the reasonable use of his or her land; and
[Staff Comment: Enforcing this requirement could result in a site design with a greater amount of parking between the street and the building façade and a greater number of curb cuts along North Corinth Street, impeding pedestrian and affecting the envisioned character of the North Corinth Street corridor as depicted in the draft Downtown Corinth Plan and the Comprehensive Plan]
 - b. That the Subdivision Waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and
[Staff Comment: Granting this Subdivision Waiver will not be detrimental to the public health, safety, or welfare by allowing for a pedestrian-scale corridor and reducing vehicular/pedestrian conflicts by reducing the number of curb cuts and funneling truck traffic away from a key downtown corridor. The proposed Site Plan layout meets the intent of the Comprehensive Plan and the Downtown Corinth Plan.]

- c. That the granting of the Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this UDC.
[Staff Comment: Granting this waiver would permit a site layout that maintains the truck court wholly to the rear of the building, not visible from North Corinth Street, and limiting truck access to Hondue Lane – which the Applicant has agreed to per the attached letter of intent.]
4. Intent of UDC Subdivision Regulations.
 - a. A Subdivision Waiver may be granted only when in harmony with the general purpose and intent of the UDC Subdivision Regulations so that the public health, safety and welfare may be secured and substantial justice done.
 - b. Financial hardship to the Applicant shall not be deemed to constitute undue hardship.
5. Minimum Degree of Variation. No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the needs of the Applicant.
6. Violations and Conflicts. The Decision-Maker shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the City.

Applicable Policy/Ordinance

-  Unified Development Code, Subsection 3.05.04 H: Required Internal Storage (Minimum Throat Length/Stacking)
-  Unified Development Code, Subsection 3.06.01: Petition for Subdivision Waiver

Staff Recommendation



The Planning Division and Shield Engineering, the City’s consulting engineers, have reviewed the application. Based on an evaluation of the project against best planning practices and considering the Draft Downtown Corinth Plan, as well as the Envision Corinth 2040 Comprehensive Plan, Staff recommends approval based on the following findings outlined above as required by Subsection 3.06.01 F.3.

Motion

“I move to recommend approval of the request for Major Subdivision Waiver MJSW24-0001 – Phelan Corinth Distribution Center as presented”

The Planning & Zoning Commission may also vote to recommend denial of the request.

Attachments

-  Attachment 1 – Application Package
-  Attachment 2 – Shield Engineering Recommendation



September 3, 2024

City of Corinth Planning & Zoning Commission
3300 Corinth Parkway
Corinth, TX 76208

RE: Statement of Intent for Major Subdivision Waiver for Corinth Distribution Center at 1116-1400 N. Corinth Street

Dear Planning & Zoning Commission,

We are writing to formally request a Major Subdivision Waiver related to the City of Corinth's Unified Development Code (UDC) Section for Access Management - Section 3.05.04.H2 for the proposed Corinth Distribution Center project located at 1116 -1400 N. Corinth Street. The project is being developed by TLP Corinth LLC, a partnership with Phelan Development Company and TradeLane Properties. This proposed 8.46 acre development will consist of a 146,675 SF, 32' clear height building with loadbearing tilt-wall and steel structure. Office entries will be orientated towards N. Corinth Street. Loading and truck traffic will be limited to the rear of the facility. This new facility will serve future businesses in Corinth by providing Class A office and warehouse space divisible up to three tenants.

The intent of the access management section of the UDC is to provide for thoughtful design around site access and driveway locations for access to the public street system. Our development has three proposed driveways. The two driveways along the eastern property line provide automobile and emergency vehicle access via N. Corinth Street. The third driveway, located in the northwest corner of the site, provides full truck and auto access to the newly dedicated Hondue Lane, which provides connection to W. Sandy Shores Lane. The purpose of this Major Subdivision Waiver request is to provide relief related to internal storage (stacking) length at the three proposed driveways. Per the UDC Table 26: Required Internal Storage, the minimum storage length is required to be at 75' based on the average number of parking spaces per driveway and the total number of parking spaces. The unique characteristics and location of this site necessitate a different approach that aligns with both the overall vision for the N. Corinth Street corridor as conveyed to us by Staff, the existing physical constraints of the site in relation to the adjacent uses, and to minimize adding additional driveways along N. Corinth Street. Proximity to existing or planned driveways to the north (RAK) and south (Public Works) along N. Corinth Street caused us to move the two east driveways in towards the building footprint due to limitations on minimum spacing for driveways of 150' per Section 3.05.04.G1.

Also, this type of development and user profile typically sees less frequent trip generation than other uses such as retail and multifamily. Existing drive aisles will be able to accommodate intermittent internal stacking during the peak hour when office/warehouse users are leaving for the day. Hondue Lane will also provide an additional relief point for autos exiting for the day since it ends with a cul-de-sac abutting our site. Due to these characteristics, we are confident that the proposed storage lengths indicated on Site Plan C3.0 will be sufficient for our development's intended use.

Descriptions of the alleged undue hardship and special circumstances that necessitate the Major Subdivision Waiver are as follows:

- 75' storage length vs depth of site
- Truck traffic to be limited to Hondue Lane access only
- Site constraints along N Corinth due to existing or planned driveways for the RAK development to the north and Public Works site to the south
- Minimize number of driveways (Staff recommended two vs. three driveways along N. Corinth Street)

In order to better align with the City's plan to create a welcoming streetscape and building façade along the eastern site boundary fronting N. Corinth Street, we have prepared our site plan with the below design considerations based on Staff's comments:

- Shorter driveway throat length will better orient the building along N. Corinth Street, which will help create a better street scape aesthetic.
- Truck access and traffic will be limited to Hondue Lane versus N. Corinth Street (see no truck access sign locations and detail on revised site plan).
- Removal of the originally proposed third driveway along N. Corinth Street near the center of the building face will keep impact to pedestrians at a minimum. This additional driveway was originally proposed to mitigate the 75' internal storage length requirement down to 50'.

Thank you for considering this request.

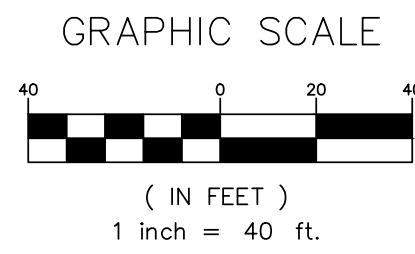
Sincerely,



Jess Knigge
Partner | Phelan Development



TOCS
1-800-245-4545
tticket@1-call.com



PAVEMENT LEGEND

- EXISTING CONCRETE PAVEMENT
- SIDEWALKS
4" 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W. ON 6" COMPACTED SUBGRADE PER CITY STANDARD DETAILS
- LIGHT DUTY PAVING (PRIVATE)
5" 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- HEAVY DUTY PAVING
5" 3,600 PSI CONCRETE PAVEMENT, 5 SACK MIX WITH #4 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- HEAVY DUTY PAVING (PUBLIC)
7" REINFORCED CONCRETE W/ 6" CEMENT STABILIZED SUBGRADE PER CITY STANDARD SPECIFICATIONS
- PROPOSED LANDSCAPING
REFER TO LANDSCAPE ARCH PLANS
- PROPOSED DECOMPOSED GRANITE
REFER TO LANDSCAPE ARCH PLANS

SITE/PAVING LEGEND

- PROPERTY LINE
- SAWCUT PATH
- RETAINING WALL
- EX. ASPHALT PAVEMENT
- EX. OVERHEAD ELECTRIC UTILITY ESM.T.
- EX. FIRE HYDRANT
- EX. WASTEWATER MANHOLE
- EX. STORM DRAINAGE MANHOLE
- EX. GAS MANHOLE
- EX. FIRE HYDRANT
- JUNCTION BOX
- GRATE INLET
- CURB INLET
- WASTEWATER MANHOLE
- STORM DRAINAGE MANHOLE
- WATER METER VAULT
- FIRE HYDRANT
- WATER METER
- GAS METER
- FIRE DEPARTMENT CONNECTION (FDC)



48" 2'-0" x 2'-0" Single Face Regulatory Traffic Sign - A-9E
Panel: 050716 Aluminum - Back Painted SW 2074 Software - Smooth Satin Finish
Graphics: Digital Print on Polyflex White Vinyl
Post: 2 x 2 Aluminum Sign Post (48" H) 1020 Software - Smooth Satin Finish
Mounting: Direct Post (into 2" 8" Dia x 34" Deep Concrete Foundations)

LOT 1
368,585 SQ. FT.
8.461 ACRES
1-STORY BUILDING
WAREHOUSE
40' BUILDING HEIGHT
146,675 SF
FFE= 601.50'

CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING NEAR EXISTING OVERHEAD ELECTRIC OR GAS LINE

CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING NEAR EXISTING OVERHEAD ELECTRIC OR GAS LINE

	Site Data Table	
	Existing	Proposed
Zoning	Industrial	Industrial
Land Use Designation	Unused	Warehouse
Gross Acreage	8.461 Acres (368,585 SF)	8.461 Acres (368,585 SF)
Net Acreage	8.461 Acres (368,585 SF)	8.461 Acres (368,585 SF)
Number Of Proposed Lots	1 Lot	1 Lot
Percentage of Site Coverage	1%	40%
Area of Open Space	362,910 SF	221,910 SF
Percentage of Open Space	99%	60%
Percentage of Landscape	98%	24%
Area of Impervious Coverage	5,825 SF	280,810 SF
Percentage of Impervious Coverage	2%	76%
Proposed Building Area	2,200 SF	146,375 SF
Number of Single-Story Buildings	1 Building	1 Building
Number of Two-Story Buildings	0 Buildings	0 Buildings
Maximum Building Height	N/A	40'
Proposed Floor Area	N/A	146,675 SF
Proposed Floor By Use	N/A	Warehouse
Required Parking		
-Standard (Office 1:300)	N/A	24 Spaces (5% of Building SF)
-Standard (Industrial 1:1000)	N/A	139 Spaces (95% of Building SF)
-Handicap	N/A	6 Spaces
-Total	N/A	169 Spaces
Provided Parking	N/A	157 Spaces
Inventory Parking	N/A	
Required Loading Spaces	N/A	
Provided Loading Spaces	N/A	22 Spaces (9'x10' O.H. Doors)
Area of Outside Storage	N/A	N/A
Percentage of Outside Storage	N/A	N/A
Start of Construction	N/A	TBD
End of Construction	N/A	TBD

CORINTH DISTRIBUTION CENTER
11116 N. CORINTH ST.
LOT 1, 2, 5A, 10B
CORINTH, DENTON COUNTY, TEXAS

SITE PLAN

CLIENT: PRELIM DEVELOPMENT
DRAWN BY: ZET
DESIGNER: ZET
REVIEWER: BTD
U.S. PROJECT: 231095

SHEET
C3.0

NO.	DATE	REVISION
1	03/14/2024	1ST SITE PLAN REVIEW - CITY OF CORINTH
2	07/11/2024	2ND SITE PLAN REVIEW - CITY OF CORINTH
3	08/30/2024	3RD SITE PLAN REVIEW - CITY OF CORINTH

TEL: 214-396-3339
www.urbanstrategy.us
URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-2252

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.
PREPARED UNDER THE SUPERVISION OF DOUGLAS E. BARRILLEAUX
P.E.# 97518
ON 8/30/2024

FILE NAME: C:\DIA\CTRL.DWG
LAST MODIFIED BY: CADAMAS
LAST MODIFIED ON: 8/30/2024 2:28 PM
PLOT FILED ON: 8/30/2024 12:17 PM

From: Omar Cereceres <omar.cereceres@shield-engineering.com>
Sent: Tuesday, September 10, 2024 11:51 AM
To: Miguel Inclan
Cc: Melissa Dailey; Michelle Mixell; Matthew Lilly; Deep Gajjar; Tristan Cisco; Glenn Barker; Lance Baker; Cleve Joiner; David Rodriguez; Emma Crotty; Shield Engineering
Subject: RE: 1st Review DUE 9/9/24 | MJSW24-0001 | Phelan Corinth Distribution Center

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.

Miguel,

As discussed in our DRC meeting today, we have reviewed the Major Subdivision Waiver request mentioned below and recommend approval.

Let us know if you would like to discuss anything further.

Thanks,



Omar Cereceres, E.I.T.
 Shield Engineering Group, PLLC
 O: 817.810.0696
 C: 817.609.1280
 omar.cereceres@shield-engineering.com
 www.shieldengineeringgroup.com
 1600 W. 7th Street Suite 400, Fort Worth, TX 76102
 TBPE #F-11039 | TBPLS #10193890


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From: Miguel Inclan <Miguel.Inclan@cityofcorinth.com>
Sent: Wednesday, September 4, 2024 5:14 PM
To: Omar Cereceres <omar.cereceres@shield-engineering.com>; Corinth EDR Team <CEDR@shield-engineering.com>
Cc: Melissa Dailey <Melissa.Dailey@cityofcorinth.com>; Michelle Mixell <Michelle.Mixell@cityofcorinth.com>; Matthew Lilly <Matthew.Lilly@cityofcorinth.com>; Deep Gajjar <Deep.Gajjar@cityofcorinth.com>; Tristan Cisco <Tristan.Cisco@cityofcorinth.com>; Glenn Barker <Glenn.Barker@cityofcorinth.com>; Lance Baker <Lance.Baker@cityofcorinth.com>; Cleve Joiner <Cleve.Joiner@cityofcorinth.com>; David Rodriguez <David.Rodriguez@lakecitiesfire.com>; Emma

Crotty <Emma.Crotty@cityofcorinth.com>

Subject: 1st Review DUE 9/9/24 | MJSW24-0001 | Phelan Corinth Distribution Center

Importance: High

Shield Team (and DRC),

The following review for Project MJSW24-0001 type MAJOR SUBDIVISION WAIVER for Phelan - Corinth Distribution Center at N CORINTH ST has been added as Review on Due Date **Monday, September 9, 2024.**

Applicant Name: Jess Knigge

Project Initiated by: MAI

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