

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, October 28, 2024 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

AGENDA

- A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- B. PLEDGE OF ALLEGIANCE**
- C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**
- D. CONSENT AGENDA**

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

- 1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on September 28, 2024.

E. BUSINESS AGENDA

- 2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to amend the permitted uses of Planned Development 26 (PD-26) on approximately ±9.1 acres, with the subject properties being located at 5920 S I-35E. (Case No. ZAPD24-0008 Harley Davidson PD-26 Amendment)
- 3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council 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. (Case No. ZMA24-0006 2200 FM 2181 MX-C Rezoning)
- 4. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a request by the Applicant, Long Lake Development 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 approximately ±108 acres from Planned Development 36 (PD-36) and C-2 Commercial to a Planned Development with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail. (Case No. ZAPD24-0007 Canyon Lake Ranch Planned Development)
- 5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Michael Ingle, 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 ±5.7 acres from Planned Development 36 (PD-36) to SF-2 Single Family Residential, with the subject property being

generally located west of Scenic Drive, east of Oak Bluff Drive, and south of FM 2181. (Case No. ZMA24-0007 PD-36 to SF-2)

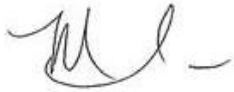
F. DIRECTOR'S REPORT

G. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, October 25, 2024 at 12:00 PM.**



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

October 25, 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



MINUTES
PLANNING & ZONING COMMISSION
WORKSHOP AND REGULAR SESSION
Monday, September 23, 2024, at 6:30 PM
City Hall | 3300 Corinth Parkway

On the 23rd day of September 2024 at 6:30 P.M., the Planning & Zoning Commission of the City of Corinth, Texas met in Regular Session at the Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:
Vice-Chair Mark Klingele
Rebecca Rhule
Crystin Jones

Commissioners Absent:
Chair Alan Nelson
KatieBeth Bruxvoort
Adam Guck
Chris Smith

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 WORKSHOP SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT

Vice-Chair Mark Klingele called the workshop session to order at 6:30 PM.

Commissioner Rhule made a motion to recess the Workshop Session, seconded by Commissioner Jones.

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

Vice-Chair Klingele reconvened the Workshop Session at 6:45 PM.

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.

Melissa Dailey, Director of Planning and Development, provided an overview of the proposed planned development and recently adopted MX-C zoning standards.

Michelle Mixell, Planning Manager, discussed the applicable tree preservation guidelines.

Michael Ingle, developer, went over the unique features of the site including the terrain, treed areas, and the central long lake.

Vice-Chair Klingele asked what fed the long lake.

Ingle stated that it was primarily fed by watershed and an onsite well.

Vice-Chair Klingele asked if there was an existing median cut for the eastern commercial portion and if another median cut would be needed for the western side.

Kevin Weir, Spiars Engineering, confirmed that there is an existing median cut and an additional cut for a left turn lane would be needed.

Commissioner Rhule asked if the eastern and western commercial areas would have a connection.

Weir stated that there would be a pedestrian trail connection but not a vehicular connection.

Dailey stated that this development will feel more walkable and less suburban than other developments in surrounding cities.

Commissioner Rhule asked what kind of businesses and structures were envisioned for this development.

Ingle stated that they were in the process of performing a market study to determine what uses will be compatible and successful in this location including restaurants and smaller grocery stores.

Commissioner Rhule asked how accessible the boardwalk and open space would be.

Weir pointed out envisioned connection points to the boardwalk and to trails that run along Lewisville Lake.

Ingle stated that they were in conversations with the Army Corps of Engineers about natural trail connections from the boardwalk to the Lewisville Lake trail within Corps property.

Commissioner Rhule asked if a park and playground area would be incorporated.

Ingle stated that there were several amenities that they were looking at including playground equipment, a splash pad, a dog park, etc.

Dailey stated that this site was adjacent to the Enclave development and would have access to the amenities in that development as well.

Commissioner Rhule asked how many units were envisioned to be included within the multi-family and single-family districts.

Ingle stated that they were looking at 450 to 500 units in these areas.

Commissioner Rhule expressed concerns with the density.

Vice Chair Klingele stated that he was not concerned with the proposed density and that he was excited for the project.

Dailey stated that the number of proposed units was on the lower end of the 6 to 10 units per acre prescribed in the Mixed Residential designation of the 2040 Comprehensive Plan.

Ingle stated that the reason for the slightly higher density was due to the substantial costs associated with developing this site including the topography, a lift station, and other required infrastructure.

Mixell asked for confirmation that the lot size on the western portion had been increased from the existing zoning.

Weir confirmed that the lot size had been increased and that the base zoning district was proposed to be changed from SF-3 to SF-2.

Commissioner Rhule asked what kind of screening would be provided between the commercial and residential areas.

Ingle stated that there would be a masonry screen wall in this location.

Vice-Chair Klingele asked if the lake would need to be dredged.

Ingle confirmed that maintenance would need to be done to the lake.

Commissioner Rhule recommended reaching out to Texas AgriLife to incorporate native plantings and educational programs around the lake.

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.

Melissa Dailey, Director of Planning and Development, provided an overview of the proposed zoning change.

Vice-Chair Klingele asked if there were two different property owners.

Dailey clarified that the property being rezoned only had one property owner.

C. ADJOURN WORKSHOP SESSION

Workshop Session adjourned at 7:40 PM.

D. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Vice-Chair Mark Klingele called the meeting to order at 6:31 PM.

E. PLEDGE OF ALLEGIANCE

F. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Jones was designated as a voting member.

G. CONSENT AGENDA

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.

Commissioner Rhule made a motion to approve the consent agenda as presented, seconded by commissioner Jones.

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

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 No. MJSW24-0001: Phelan Corinth Distribution Center – Required Internal Storage (Minimum Throat Length/Stacking)]

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

Vice-Chair Klingele asked how traffic is intended to be routed to go down Hondue Lane.

Inclan stated that Staff was working with Public Works to designate truck routes and potentially address the truck court off of Hondue Lane rather than N. Corinth Street.

Commissioner Rhule made a motion to recommend approval of Case No. MJSW24-0001: Phelan Corinth Distribution Center – Required Internal Storage as presented, seconded by Commissioner Jones.

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

E. DIRECTORS REPORT

Dailey stated that she did not have a report.

F. ADJOURNMENT

There being no further business before the Commission, the Special Session was adjourned at 6:44 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2024.

Alan Nelson, Planning and Zoning Commission Chairman

DRAFT



CITY OF CORINTH
Staff Report

Meeting Date:	10/28/2024	Title:	PD 26 Amendment to allow Tattoo Studio Use (Case No. ZAPD24-0008)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

- Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to amend the permitted uses of Planned Development 26 (PD-26) on approximately ±9.1 acres, with the subject properties being located at 5920 S I-35E. (Case No. ZAPD24-0008 Harley Davidson PD-26 Amendment)



Location Map - Case No. ZAPD24-0006

Item Summary/ Background

American Eagle Harley Davidson’s primary business is a motorcycle dealership that sells motorcycles and motorcycle-related products. It is located within Planned Development 26 (PD-26) which has a base zoning of C-2 Commercial. Within the store, there are two tenant spaces that are leased to individual businesses, separate from the Harley Davidson business. One is a barber shop which is a use allowed in C-2 Commercial uses provided for in PD-26,, and the other use is a tattoo studio. A tattoo studio requires a special use permit unless it has been determined to be an accessory use to the primary use, in this case a motorcycle dealership. A tattoo studio has been operating in the tenant space as an accessory use for over a year. Given that the tenant spaces are leased to individual businesses separate from the Harley Davidson dealership, staff is recommending that a tattoo studio use be added to allowed uses in PD-26.

Compliance with the Comprehensive Plan

The rezoning request for the subject property is in accordance with the Land Use and Development Strategy designation, Retail/Commercial, as set forth in the Envision Corinth 2040 Comprehensive Plan. The purpose of Retail/Commercial is to allow for retail and commercial uses that may serve a regional population and take advantage of major highway intersections to draw customers. The Harley-Davidson dealership and tenant uses within the store, including the tattoo studio, are consistent with the retail/commercial use for this site.

Public Notice

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

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Lake Dallas ISD.
- The Applicant posted several “Notice of Zoning Change” signs around the perimeter of the site.
- The Public Hearing notice was posted on the City’s Website.

Letters of Support/Protest

As of the date of this report, the City has received no letters of support and four letters of opposition. See Attachment 1 – 200’ Buffer Exhibit and Correspondence from Property Owners within 200 feet of the Subject Property

Staff Recommendation

Staff recommends approval as presented.

Motion

“I move to recommend approval of Case No. ZAPD24-0008 PD-26 Amendment to allow Tattoo Studio Use as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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


Attachment 1 – 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners within 200 feet of the subject property




**ATTACHMENT 1:
200 FT ZONING BUFFER MAP AND CORRESPONDENCE
FROM PROPERTY OWNERS WITHIN 200' OF THE
SUBJECT PROPERTY**

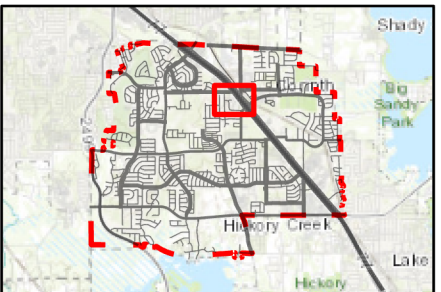
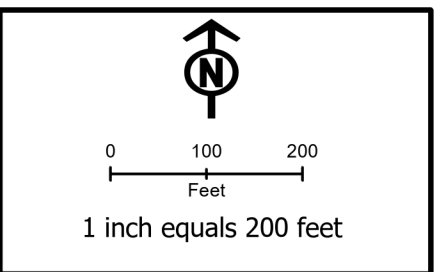
Proposed Zoning Change

Harley Davidson
 PD-26 Amendment (ZAPD24-0008)

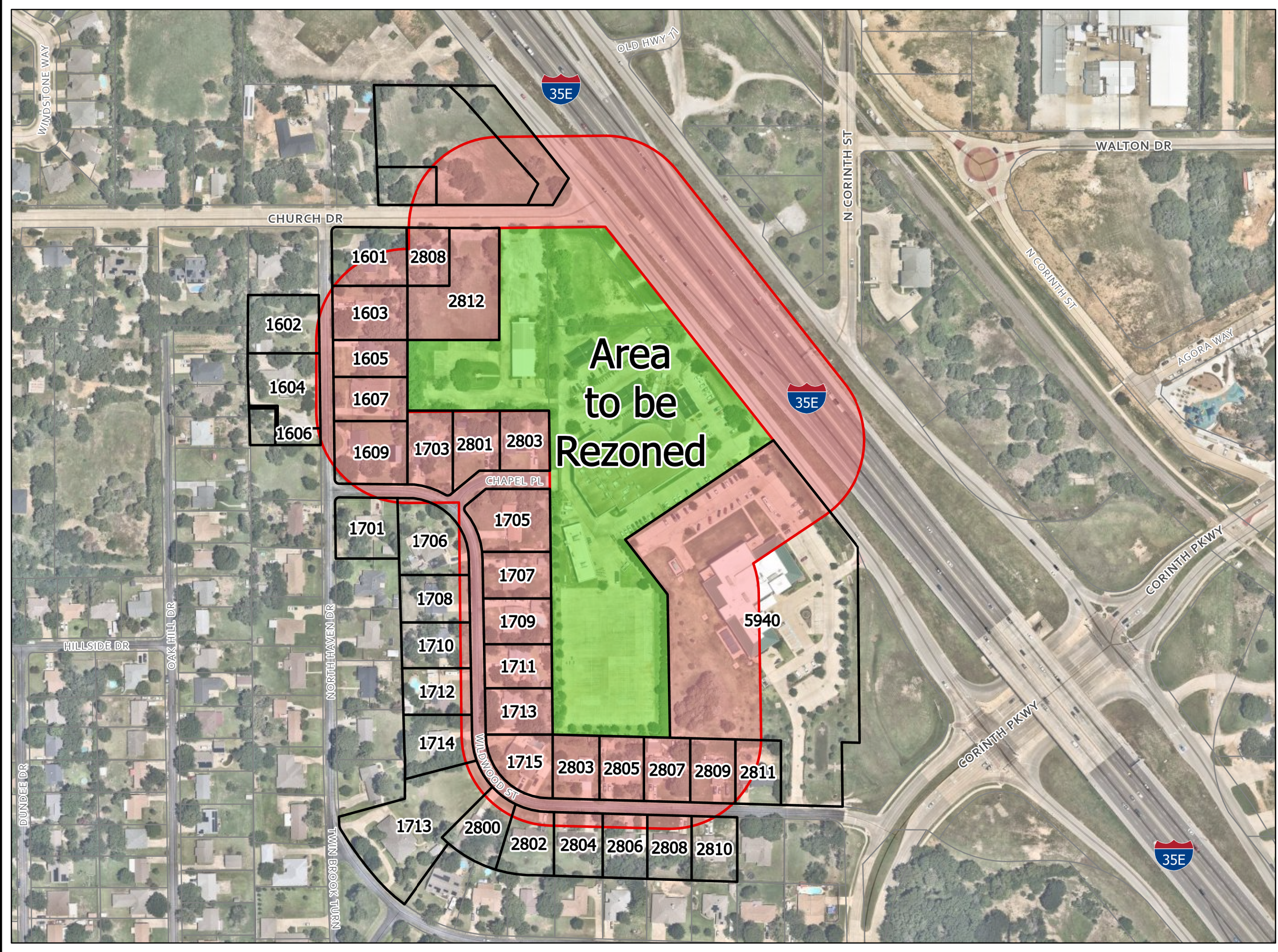
 Area to be Rezoned

 Properties within 200 ft of PD-26 and the PD area as "PD-26 to be Amended"

10/8/2024



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





Planning and Zoning Commission Meeting
Date: **MONDAY, October 28, 2024 at 6:30 P.M.**

Section E, Item 2.

City Council Regular Meeting
Date: **THURSDAY, November 21, 2024 at 6:30 P.M. * (see below for additional information)**

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

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, October 28, 2024, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, November 21, 2024, at 6:30 PM and will consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- 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 amend the permitted uses of Planned Development 26 (PD-26) on approximately ±9.1 acres, with the subject properties being located at 5920 S I-35E. (Case No. ZAPD24-0008 Harley Davidson PD-26 Amendment)

***The November 21, 2024, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on October 28, 2024.** Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

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

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

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

Too much noise for 92-93 yr. olds. North Haven St. is too narrow for parking - no curbs

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

Signature: **(REQUIRED)**

1402 N. Haven Corinth TX
(Please Print)

Eula B. Ashley
(Signature)



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

Too much noise; Music and activities are too loud. Even louder than that are some of the motorcycles exiting and entering.
Traffic: The surrounding residential streets are narrow non-curbed streets. We already get bypass traffic from I35 when it backs up. What is tolerable now will not be late evening to early morning.

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

Signature: **(REQUIRED)**

Brent Ashley / 1603 N. Haven
(Please Print)

Brent Ashley
(Signature)



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

With the current Street access to this area it would add I believe more traffic through Neighborhood. Already we experience Local & Fast Motorcycle traffic on North Haven. Do not see how this improves situation.

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

Tim Belmont 1609 North Haven Dr. Corinth
(Please Print)

Signature: **(REQUIRED)**

Tim Belmont
(Signature)



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

Too much noise Too much traffic

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

Signature: **(REQUIRED)**

1404 N. Haven Corinth, TX
(Please Print)

Walter Ashley
(Signature)

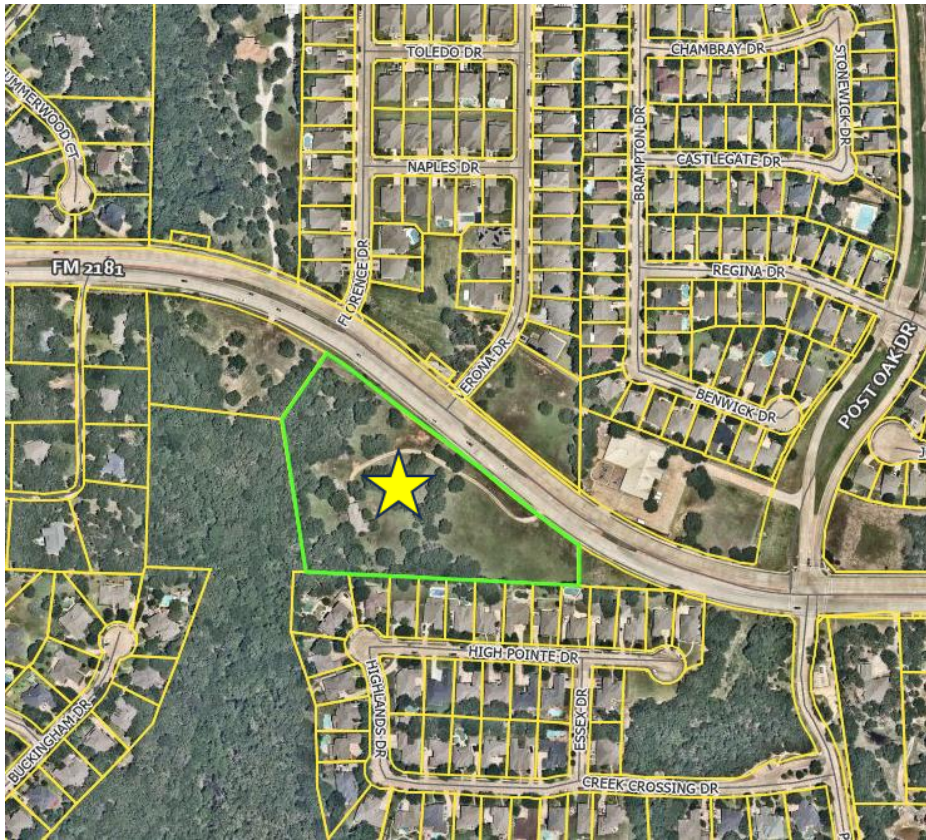


CITY OF CORINTH Staff Report

Meeting Date:	10/28/2024	Title:	ZMA 24-0006, 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 Public Hearing to consider testimony and make a recommendation to the City Council 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. (Case No. ZMA24-0006 2200 FM 2181 MX-C Rezoning)



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. This is a straight zoning request, so no concept plan has been submitted. The owner has indicated a desire to construct a mixed-use development that would include retail development along FM 2181.

MX-C Mixed Use Commercial Zoning provides for (and requires) a mix of uses and a form-based code. This zoning category includes elements that emphasize a connected, walkable environment. The standards for MX-C zoning are included in Attachment 5.

The property is currently zoned SF-2 which requires a minimum 14,000 square foot lot and minimum 100 foot widths. Given the location of the site fronting FM 2181, relatively small size, and market preferences, it is highly unlikely that the development allowed for with SF-2 zoning would be feasible on this site. Additionally, the 2040 Comprehensive Land Use Plan indicates this area to be Mixed-Use Node. The purpose and intent of Mixed-Use Node is to allow for mixed-use development with a range of walkable retail, restaurants, employment and connected residential uses at key locations along regional corridors. FM 2181 is such a corridor. Land use types and design priorities stated in the 2040 Comprehensive Plan for Mixed-Use Node, such as allowing for mixed-use by right including residential and commercial uses, transition to surrounding neighborhoods, minimum transparency along primary street frontages, storefronts along major roadway and highways, and streetscape improvements, are required in the MX-C zoning category.

The requested zoning of MX-C for this property is consistent with the 2040 Comprehensive Plan.

Public Notice

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

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Denton ISD (see Attachment 4 - 200 FT Buffer Exhibit).
- The Applicant posted “Notice of Zoning Change” signs on the subject properties.
- The Public Hearing Notice was posted on the City’s website.

Letters of Support/Protest

As of the date of this report, the City has received no letters of support or opposition from property owners located within 200 feet of the subject property. Letters received after this date will be presented to the Planning and Zoning Commission at the time of Public Hearing.

Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

Motion

“I move to recommend approval of Case No. ZMA24-0006 as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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

Attachments

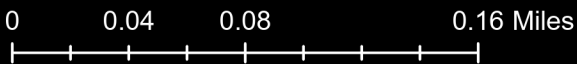
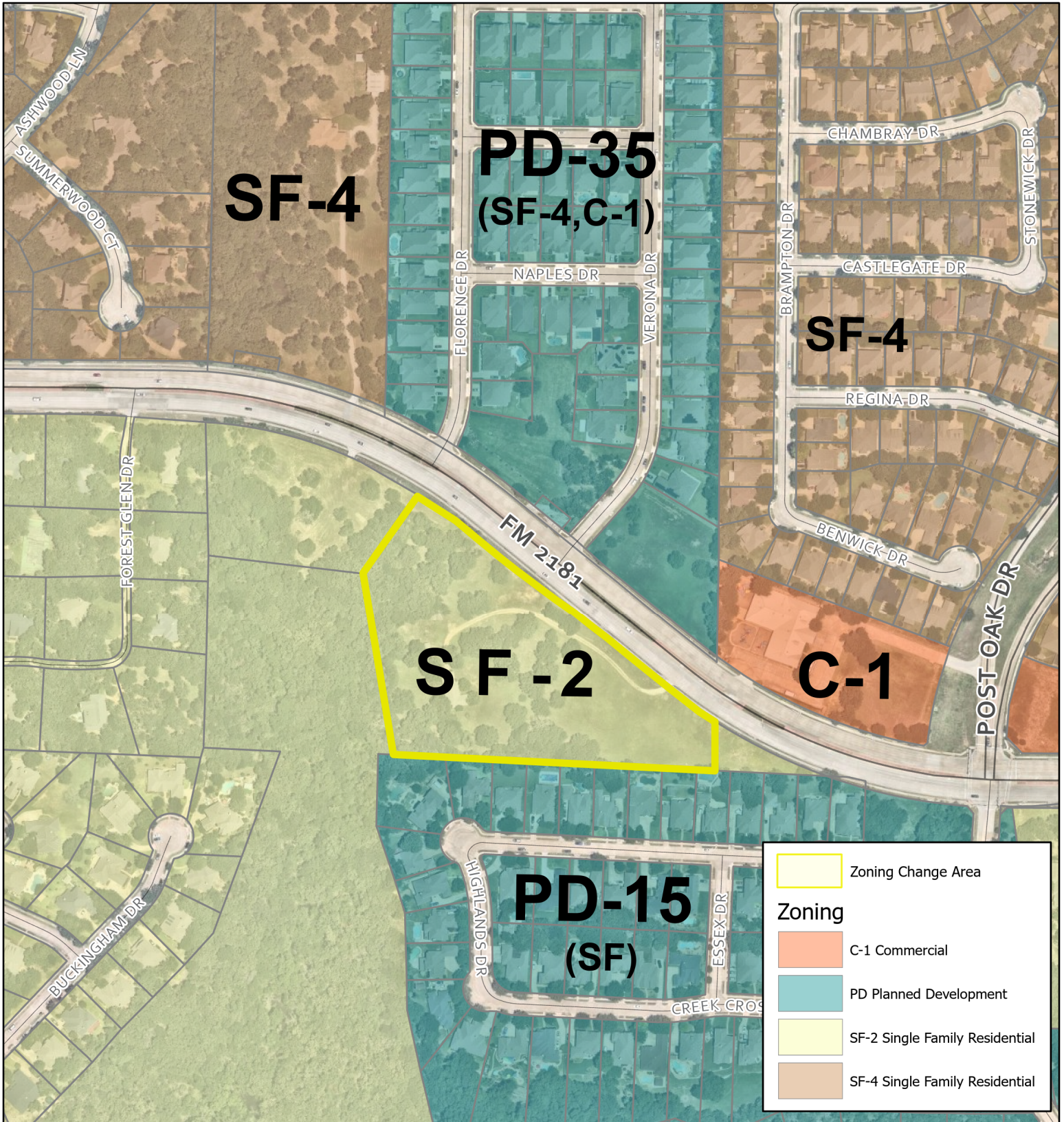
1. Existing Zoning Map showing properties proposed to be rezoned
2. Amended Zoning Map showing properties proposed to be rezoned

3. Land Use and Development Strategy Map from 2040 Comprehensive Plan
4. 200-foot Zoning Buffer Exhibit
5. MX-C Zoning Standards
6. 2040 Comprehensive Plan Mixed-Use Node



**ATTACHMENT 1:
EXISTING ZONING MAP**

Existing Zoning
SF-2

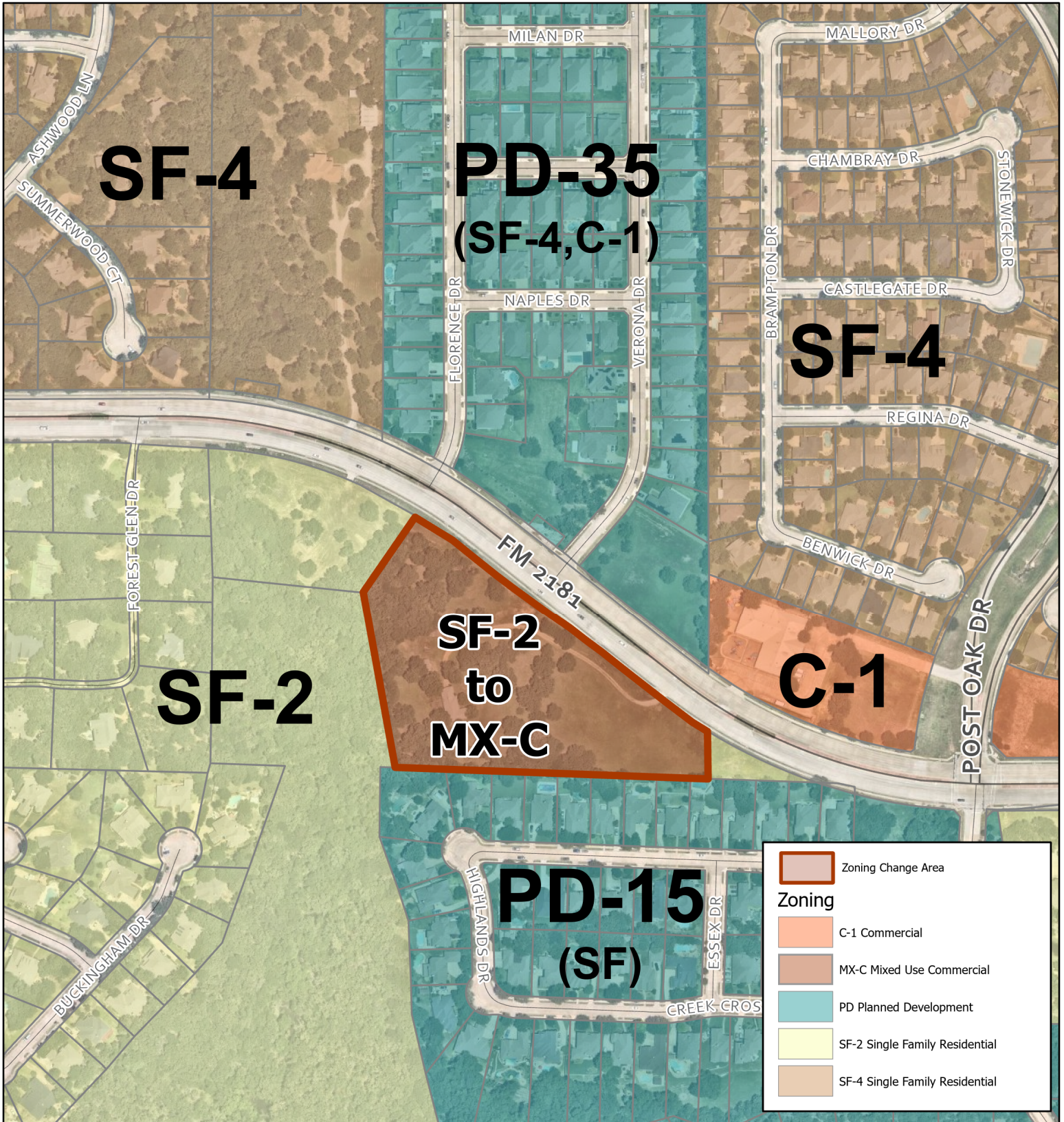




**ATTACHMENT 2:
PROPOSED ZONING MAP**

Zoning Change

SF-2 to MX-C





**ATTACHMENT 3:
LAND USE STRATEGY MAP**

City of Corinth Land Use and Development Strategy

Future Land Use Classification

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

Road Classes

- Highway
- Major/Minor Arterial
- Collector
- Local

Revisions

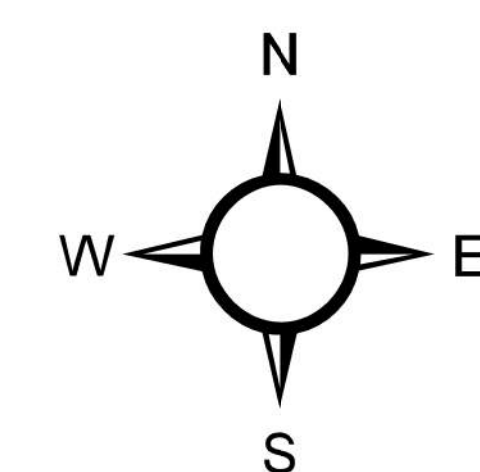
Date	Ordinance #
12/17/2020	20-12-17-40
5/5/2022	22-05-05-13
3/2/2023	23-03-02-04
3/2/2023	23-03-02-06
1/18/2024	24-01-18-03

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

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



CORINTH
TEXAS

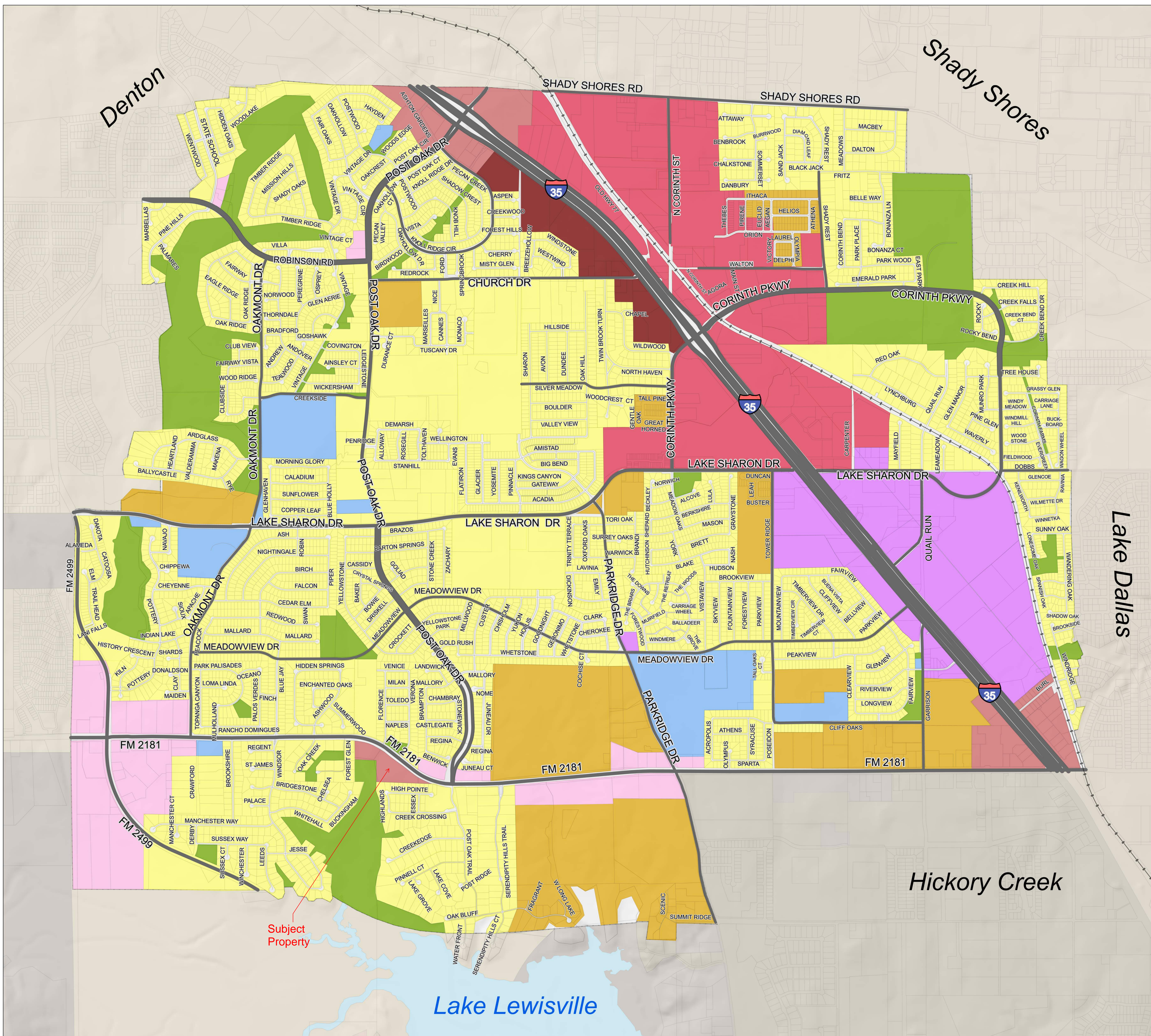


0 0.25 0.5
Miles

1/18/2024

Print Date: 1/29/2024

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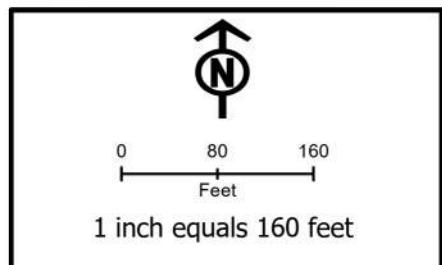
**ATTACHMENT 4:
200 FT ZONING BUFFER MAP**

Proposed Zoning Change

2200 FM 2181 Rezoning to MX-C (ZMA24-0006)

 Area to be Rezoned

 Properties within 200 ft of area proposed to be rezoned to MX-C Mixed Use Commercial



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**ATTACHMENT 5:
MX-C, MIXED USE COMMERCIAL ZONING DISTRICT
REGULATIONS**

EXHIBIT A

2.06.02. - MX-C, Mixed Use Commercial

The regulations for this zoning category are intended to create vibrant, mixed-use, urban districts that serve as cultural centers for the City and utilize general development principles to shape redevelopment. Areas of focus to create these cultural centers are the Downtown area and area south of Downtown between I-35E and the Dart/DCTA rail line, Corinth Parkway and Swisher Rd. However, other areas or nodes in the City may also be appropriate for MX-C zoning to create special cultural centers for the City. The following principles serve as the basis for the standards and guidelines contained in this document. Development projects are evaluated with respect to the principles, in addition to the pertinent standards and guidelines.

A. PERMITTED USES AND USE REGULATIONS

Only those uses allowed in the Use Chart shall be allowed in the MX-C District and such uses shall be subject to all applicable regulations within Subsection 2.07, Zoning Use Regulations for the MX-C District.

B. DEVELOPMENT PRINCIPLES.

The development principles described in this Section shall apply to any and all zoning related plans or Applications required by the City and submitted in accordance with this UDC. Zoning applications for the Mx-C District shall comply with the following general principles:

1. Promote a pedestrian-oriented urban form.

In contrast to conventional zoning standards that place primary emphasis on the regulation of land uses, MX-C standards focus on promoting a walkable, urban form of development. The focus on form promotes buildings that conform to tested urban design principles, and that adapt to changing conditions over time.

2. Maximize connectivity and access.

Successful mixed-use districts are characterized by a circulation network in which residents, workers, and visitors may conveniently walk, drive, bike, or ride public transportation to destinations within and outside of the district.

Development standards within this District are intended to promote walkable



MX-C standards intend to promote a walkable, urban form of development that creates active and visually interesting public spaces.

blocks and street designs that balance these transportation modes, and ensure accessibility for all residents and visitors, including those with disabilities.

3. Require excellence in the design of the public realm and of buildings that front public spaces.

The most successful urban environments are those in which walking down the street is appealing. Streets, plazas, parks and other public spaces within this District should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.

4. Promote the preservation and creation of distinctive neighborhoods that provide diverse urban housing options.

Providing a significant number of units within MX-C districts is critical to the success of retail, and a variety of housing types is important for the sustainability of the city.

5. Support existing businesses.

The MX-C standards should support the success of existing businesses by allowing for a higher density population to be closer to retail and other businesses and by creating a quality of life and sense of community that attracts a workforce that further attracts businesses to the community.

6. Encourage creativity, architectural diversity, and exceptional design.

The MX-C standards should promote high quality design and are designed to promote flexibility. Standards are intended to support creativity and exceptional design while discouraging uniformity.

7. Promote sustainable development that minimizes negative impacts on natural resources.

Creating a walkable, mixed-use, high-density, central city district supports sustainable development by providing an alternative to low-density development in peripheral areas. In accordance with sustainable development principles, MX-C district buildings, transportation systems, and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.

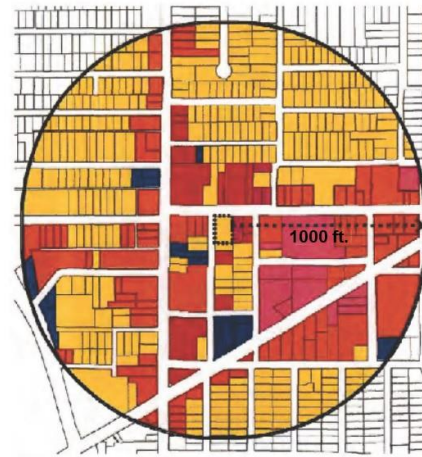
C. MIX OF USE REQUIREMENTS

The following standards are intended to ensure that developments in the MX-C zoning district include a mix of uses or contributes to the creation of a larger mixed-use area. To receive approval, a development shall comply with the requirements of this Section and shall meet the standards for compliance with the Project Test and/or Vicinity Test, as applicable.

1. Development of projects for an area of land less than 3 acres in size; 10% Requirement. Except as expressly allowed herein, development of a project upon

land less than three (3) acres in size shall incorporate a minimum of 10 percent (10%) of the total square footage for Buildings in the development for commercial uses allowed in the MX-C district. Additionally, the required 10 percent (10%) commercial uses shall be located at ground level. Commercial uses in excess of the minimum 10 percent (10%) may be at ground level and/or upper levels. If the commercial uses within the development do not meet the 10 percent (10%) total square footage requirement of this section, then the Vicinity Test set forth in Subsection 3 below shall apply. If the development passes the Vicinity Test, it will have met the Mix of Use requirement. A conceptual plan shall not be required except as required by subsection 2 below.

Hypothetical Proximity Test



Land Use Legend

Commercial Institutional Mixed-Use Building Residential

Example:

Proximity Test

Project = 100% residential

Land uses within 1000 ft. radius

Commercial/Industrial = 34.1%

Institutional/Public Parks = 3.6%

Mixed-Use Building = 7.6%

Residential (project included) = 54.6%

Residential Land Use = 54.6% < 66.67%

Development Passes

Example of vicinity test for residential development

Exception to 10 percent and Vicinity requirement: Developments fronting N. Corinth St. and Corinth Parkway in the downtown area shall meet a higher standard for mix of use to provide for a vibrant urban area. Notwithstanding the foregoing, for a development fronting either N. Corinth St. or Corinth Parkway downtown (N. Corinth St. from Corinth Parkway to Shady Shores and Corinth Parkway from I-35E to Shady Rest Ln.), the mix of use requirement for developments fronting these two streets shall be met if the development incorporates a minimum of sixty percent (60%) of the linear length for commercial uses at the pedestrian level.

2. Development of a project for an area of land equal to or larger than 3 acres in size. An Applicant shall submit a land use analysis for approval by the Planning Director showing proposed uses for the project and land uses for existing developments within a 1000-foot radius of the boundary of the project. The conceptual land use plan must be approved before a building permit application may be filed or accepted. The Planning Director may require a conceptual land use plan for a project less than 3 acres in size if it is part of a development that is equal to or larger than three (3) acres in size. The conceptual land use plan required by

this subsection shall identify uses as within its boundaries and shall illustrate the location and calculated land area of land uses within a 1000 radius of the development site, using the following land use categories:

- Residential
- Commercial/Industrial
- Institutional/Public Parks
- Mixed-use buildings (Defined as buildings that incorporate at least 20% residential and 10% non-residential uses)

Parking facilities and private open spaces shall be classified the same as the primary land use they serve.

- a. PROJECT TEST for Developments of land equal to or larger than three (3) acres in size—The land use analysis for developments equal to or larger than three (3) acres in size shall be approved if the plan meets both of the following requirements:
 - (i) The uses proposed within the development includes uses within at least two (2) of the land use categories as defined in Section 2 (Residential, Commercial/Industrial, Institutional/Public Parks); and
 - (ii) No land use category, other than mixed-use buildings and public parks, occupies greater than 2/3 of the proposed development.

3. VICINITY TEST—Developments that do not comply with the Project Test shall be permitted if:

a. The Planning Director determines that each of the following conditions have been met:

- 1) Each proposed land use within the proposed development site is located within a walking distance that is equal to or greater than 1,000 feet of a different land use, as measured by the shortest pedestrian route; and
- 2) The percentage of land area for any single land use as defined in Section 2 (Residential, Commercial/Industrial, Institutional/Public Parks), other than mixed-use buildings and public parks, within a 1,000-foot radius of its location within the proposed development site shall not be greater than 66.67% of the total land area within the radius. The total area of the land within the proposed development shall be included in the calculation of the land use analysis. Undeveloped or agricultural property located within the radius shall not be included in the calculation; or

- b. The Planning Director determines that a developer has demonstrated that the land proposed for the development has unique site conditions (i.e., adjacency to natural features, highways, railroads, etc.) that make compliance with the conditions of the Vicinity Test impractical in some areas of the development site.

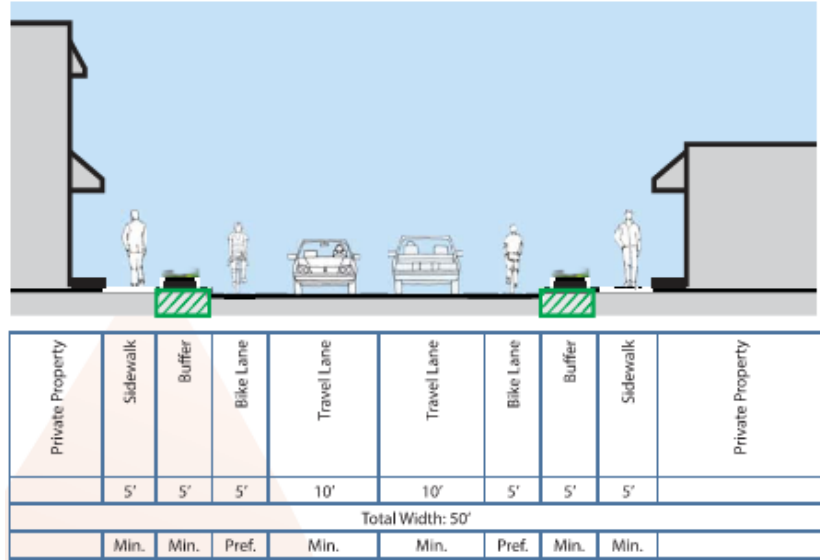
Applicants may appeal the Planning Director's determination regarding compliance with the Project Test and/or Vicinity Test and requirement for the mix of uses to City Council for consideration. In addition to consideration of other factors relative to the Comprehensive Plan, zoning, compatibility of uses, and public health, safety and welfare, when considering an appeal from a decision of the Planning Director, the Council shall consider the unique circumstances of the development, including how the development will contribute to the intent of a mixed-use area. The burden of demonstrating such unique circumstances or other basis for appeal shall be borne by the Applicant.

D. DEVELOPMENT STANDARDS

This section includes standards and guidelines related to the orientation and configuration of streets, public spaces, buildings, sites, and parking facilities that are required within the MX-C district. The purpose of these standards and guidelines is to promote high quality, pedestrian oriented, sustainable development that adapts to changing conditions over time, without dictating architectural style. The following principles provide the basis for the development standards. The development principles described in this Section shall apply to any and all zoning related plans or Applications submitted in accordance with this UDC. Zoning applications for the Mx-C District shall comply with the following general principles:

- 1. STREETS AND PUBLIC SPACES.** Streets and public spaces within a development shall comply with the following standards:
 - a. All streets and sidewalks shall be designed to promote pedestrian activity and comfort. Sidewalks may serve as the most heavily used public spaces. When new streets are being constructed, the development shall utilize a street grid pattern wherever possible.
 - b. The design of street cross sections shall balance the circulation requirements of automobiles, mass transit where available, bicycles and pedestrians. The development

shall utilize context-sensitive Complete Streets design strategies to achieve this balance. Complete streets integrate people and places in the design of the public transportation realm to provide safety and comfort for all modes of transportation including pedestrians, bicyclists and vehicles.



Example cross section of a context sensitive complete street

- c. Designated road space for bicycles, such as striped bike lanes, on roads that would otherwise be uncomfortable or unsafe for less experienced or slow riders shall be provided.
- d. The design and construction of streets shall emphasize attention to detail and quality construction.
- e. The development shall utilize simple but effective roadside designs to allow easy maintenance.
- f. The development shall provide on-street parking in as many areas as possible to support businesses and calm traffic speeds.
- g. The development shall adhere to time-tested roadside design strategies that create walkable streets, including shade trees and pedestrian lights located along the curb, between the roadway and the walkway.
- h. The development shall provide a wide range of public spaces (in addition to comfortable sidewalks), including neighborhood-oriented pocket parks, community gathering



Well designed streets and sidewalks can take many forms, but create a balance to accommodate pedestrians, bicyclists and vehicle traffic

spaces and recreational facilities.

- i. The development shall incorporate elements into public spaces that are designed to engage all age groups, including young children and the elderly.

2. ROADSIDE ELEMENTS. All development plans shall comply with the following standards:

3. STREET TREES

- a. Shade trees shall be planted within the street tree/furniture zone and shall be spaced approximately 30 feet apart on-center. Tree/furniture zones shall be a minimum of four (4) wide and shall be exclusive of the required sidewalk width. Where determined necessary by the Planning Director, spacing exceptions may be made to accommodate existing elements such as mature trees, curb cuts, fire hydrants and other infrastructure elements. The Planning Director may require an Applicant to submit a detailed plan showing the tree spacing with existing elements in areas that do not allow the 30-foot spacing.
- b. To maximize survival rates, trees shall be planted to ensure proper drainage and shall be irrigated in accordance with a plan approved by the Planning Director.
- c. Tree grates or low maintenance tree planter systems, such as pervious pavers or planting strips, shall be used.
- d. Street trees shall be pruned to maintain a minimum eight (8) foot clearance over sidewalks, medians, and other pedestrian ways.
- e. Trees shall be planted at the time of development; however, the planting schedule may be extended by written approval of the Planning Director to allow planting during the fall/winter season.



Sidewalks, shade trees, pedestrian lighting and furnishings such as benches and trash receptacles create a safe and comfortable pedestrian zone.

4. PEDESTRIAN WAY

- a. The pedestrian way shall have walkways a minimum width of six (6) feet and shall comply with ADA and Texas Accessibility Standards, as those

standards are amended by Federal or State law.

- b. Paving materials utilized for pedestrian ways shall be attractive and easy to maintain. Concrete, pervious concrete, masonry pavers over concrete base, or any similarly durable materials that meet the City's sidewalk standards shall be allowed.

5. PEDESTRIAN LIGHTS

- a. For new public and private developments within the District, the Applicant shall provide pedestrian lights within the street tree/furniture zone.
- b. Pedestrian lights shall be located approximately at the midpoint between two (2) trees and shall be spaced a maximum of sixty (60) feet apart. Upon written approval of the Planning Director, spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements.

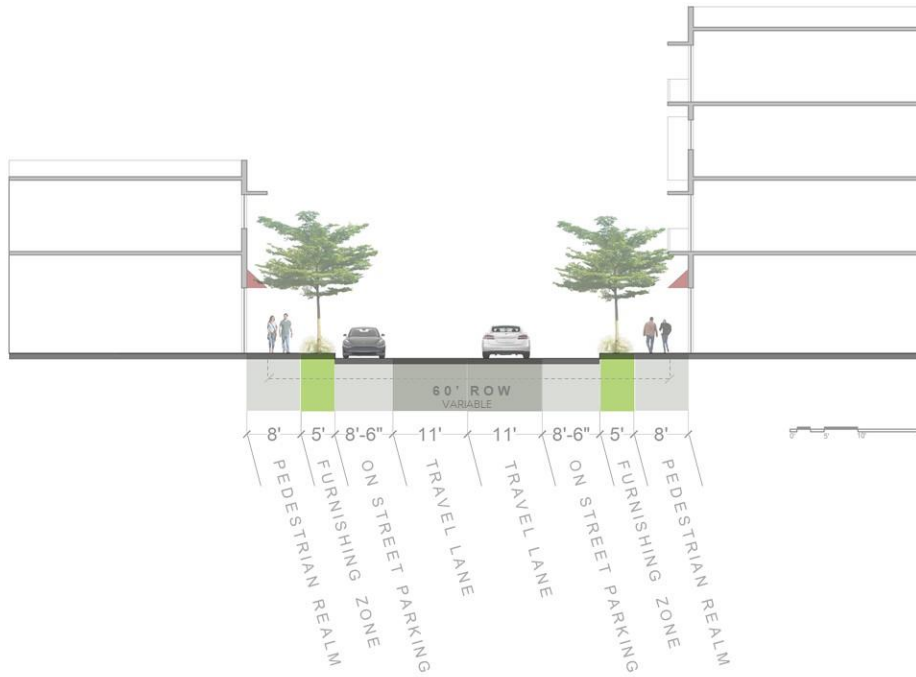
6. OTHER PEDESTRIAN ELEMENTS

- a.. Bike racks, trash bins and seating shall be incorporated into streetscape designs on primary streets and other streets designed for high levels of pedestrian activity. Continuity of style of bike racks, trash bins and seating throughout each neighborhood is encouraged. These elements should be durable, cost effective and easy to maintain.

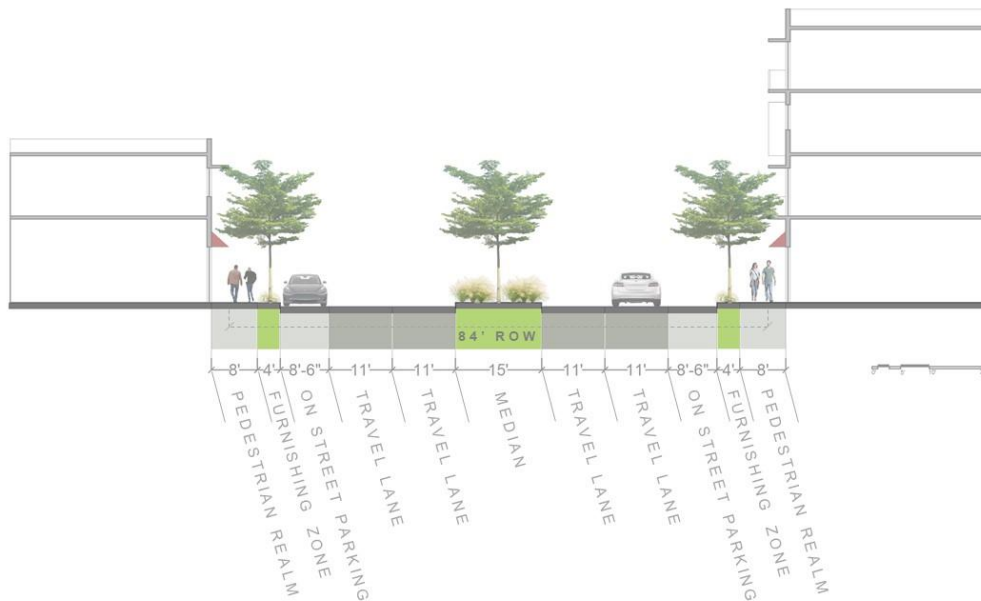
7. DOWNTOWN AREA WALKWAYS

- a. Developments fronting N. Corinth St. from Corinth Parkway to Shady Shores - The pedestrian way shall have walkways of eight (8) feet and shall comply with ADA and Texas Accessibility Standards, as those standards are amended by Federal or State law. The furnishing zone shall be five (5) feet. This street standard requires approximately three (3) feet of privately-owned property to be utilized for a portion of the sidewalk. A public pedestrian access easement shall be required during the platting process for the sidewalk.

NORTH CORINTH STREET



CORINTH PARKWAY



b. Developments fronting Corinth Parkway from I-35E to Shady Rest Ln. – The

pedestrian way shall have walkways of eight (8) feet and shall comply with ADA and Texas Accessibility Standards, as those standards are amended by Federal or State law. Furnishing zone shall be five (4) feet. This street standard requires approximately eight (8) feet of privately-owned property to be utilized for a portion of the sidewalk. A public pedestrian access easement shall be required during the platting process for the sidewalk.

G. BUILDING LOCATION AND ORIENTATION

1. BASE SETBACK STANDARDS

Building shall be located upon a lot at a location that in relation to the boundaries of its lot complies with the setback standards listed below and graphically illustrated:

Front Setback	0 ft. min., 20 ft. max. except as described in Contextual Setback Standards below.
Side Setback	0 ft. min., except as required by building separation provisions in the Building Code adopted by the City
Rear Setback	3 ft. min.
Corner Setback	5' x 5' dedication when required by Contextual Setback Standards below



Corner buildings provide a setback with a corner entrance



Minimal front setbacks are required and create a sense of place

2. CONTEXTUAL SETBACK STANDARDS.

The following standards shall apply and shall be collectively referred to as Contextual Setback Standards:

- a. Building front setback. Any building within a development shall have a front setback that is at minimum zero (0) feet and at maximum ten (10) feet.
- b. Buildings fronting public spaces. Buildings that front pocket parks, plazas, or other public spaces may exceed the maximum front setback set forth in Section G(1) above along areas where the parks, plazas or other public spaces are located.
- c. “On-street” parking or public walkways located on private property – If angled, perpendicular, or parallel parking is located on private property but functions the same as public on-street parking, the required front setback shall be measured from the edge of the public walkway. Similarly, if a required public walkway encroaches onto private property, the setback shall be measured from the walkway edge.
- d. Corner buildings – For corner buildings at street and alley intersections that do not include all-way stop signs or traffic signals, a triangular dedication measuring five (5) feet by five (5) feet shall be required. The triangle shall be measured from the property line and shall be designed and maintained so as to be clear of all visibility obstructions.
- e. Interior buildings – Interior buildings may be constructed if the project also includes frontage buildings that are oriented to face public streets. Specifically, buildings may exceed the maximum setback if at least sixty (60) percent of the public street frontage on each block face within the development contains buildings within the maximum setback of twenty (20) feet.

3. PEDESTRIAN ENTRANCES

- a. Building Entrances. Primary pedestrian building entrances shall be located on the street frontage of the building. If a site’s slope presents significant impediments to a street fronting entrance, such as a need for stairs within the

public right-of-way, and a proposed entrance from an adjacent side façade would provide a similarly visible and inviting front entrance, the Planning Director may approve an exception administratively. For buildings fronting other public spaces, the primary pedestrian entrance shall be oriented to and accessible from the public space.



b. Individual Retail Entrances – Each retail use with exterior ground level exposure along a street or public space shall have an individual public entry from the street or public space.

Residential units at street level must have direct pedestrian access with traditional front doors, patio or stoop, and transition zone.

c. Corner building Entrances – Entrances to corner buildings with ground floor retail uses shall be located at the corner of the building.

d. Residential Entrances - Apartments, condominiums, manor houses, and townhomes with street level units shall provide individual street-oriented entries for each unit along the primary street frontage. Entries shall incorporate the following:



Pedestrian entrances for corner buildings with ground floor uses shall be located at the corner.

- i. Direct pedestrian access between unit entrance and adjacent public sidewalk;
- ii. Pedestrian protection at entrance with awning, canopy, or building recess;
- iii. Traditional front door, not sliding glass or typical balcony double door;
- iv. Patio or stoop;
- v. Transitional semi-public zone separating unit entrance from sidewalk comprised either landscaped yard area or hardscape zone with planters;
- vi. Delineation between patio/stoop and sidewalk through one of the following:
- vii. Grade transition such as stairs or ramp, if feasible and consistent with grade conditions; and
- viii. Low walls or other vertical delineation between entrance patio and public sidewalk or transitional semi-public zone.

H. FENCING

1. Front Yard Perimeter Fencing Prohibited – Conventional gated complexes with perimeter security fencing along public streets are prohibited. Specifically, exterior security fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades; i.e., these fences shall not be located in the area between building facades and the property line.
2. Privacy fences – A front yard fence or railing not exceeding 4 feet in height may extend beyond building façades if the fence encloses a private patio, yard, or sidewalk eating area. The fence is not permitted to encroach on a required pedestrian walkway.

I. DRIVE-THROUGH DESIGN STANDARDS

1. Conventional drive-through uses do not support a pedestrian-oriented environment and are inconsistent with the urban redevelopment goals for MX-C districts.

Therefore, a drive-through facility shall only be allowed as approved by Planning Director provided that all of the following criteria is met:

- a. Windows and stacking lanes – Drive-through windows and stacking lanes shall not be located within the front yard setback or along facades that face a street; where possible, they shall be located to the rear of buildings.

- b. Circulation – The design and location of the facility shall not impede vehicular traffic flow and shall not impede pedestrian movement and safety. Driveways shall not be located on the street the development fronts. Shared driveways and/or driveways located off of non-arterial streets shall be used, where possible.
- c. Screening – Architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-through facility.



Drive-Through facilities are discouraged but can be designed with the drive through in the rear

J. SKY BRIDGES

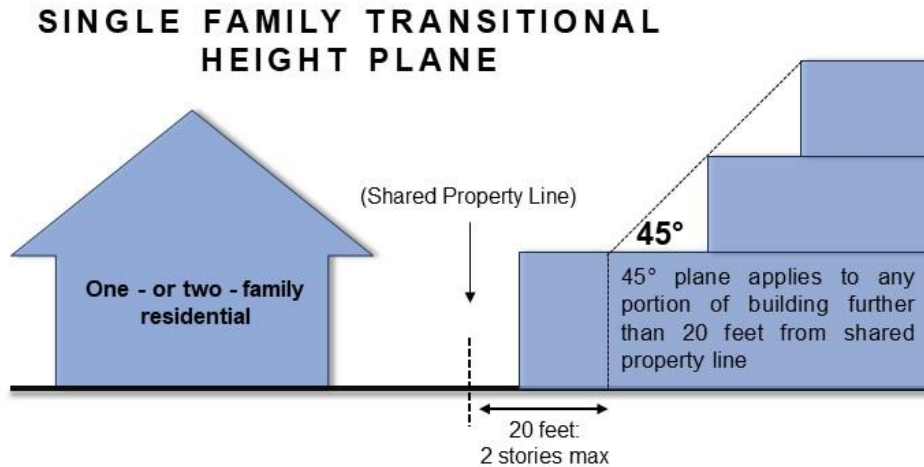
1. Sky bridges spanning public streets to connect upper floors of opposing buildings often negatively impact street-level pedestrian activity. There may be, however, unique circumstances that would allow for a sky bridge that serves a vital connectivity function without negative street-level impacts. The following criteria must be met for approval of a proposed sky bridge by _The Planning Director:

:

- a. The sky bridge would serve a clear and vital connectivity function that is clearly impractical to achieve through a street level connection; and
- b. The sky bridge would not remove significant pedestrian activity from street level, and the evaluation of potential activity lost should take into account both the potential number of pedestrians lost and any potential lost benefits stemming from pedestrians in that particular area, such as lost benefits to neighborhood safety or neighborhood businesses; and
- c. The sky bridge would not visually obstruct significant view corridors.

K. BUILDING HEIGHT

Height Guideline – Multi-story buildings are encouraged and are consistent with the urban character of the district and are essential in achieving economic and urban design goals for the district.



Building Heights shall not exceed five (5) stories as defined in Section 5 of the UDC. Height is measured in stories, not including a raised basement or inhabited attic. Determination of stories shall be as follows: the number of complete stories between the average grade of the frontage line to the eave of a pitched roof or to the surface of a flat roof.

Any portion of a building within twenty (20) feet of the property line of a one (1) story or two (2) story single family home shall not be more than two (2) stories. A forty-five (45) degree transitional height plane shall apply to any portion of a building further than twenty (20) feet from the property line, as depicted above.

L. PARKING AND DRIVEWAYS

1. Shared Parking Garages. Shared parking garages are encouraged. Surface parking lots that front streets are discouraged. All site plan options that minimize surface lots along public streets should be explored.

2. Off-Street Parking Requirement – There shall be no off-street parking



Parking lots at street level shall be screened.

requirements within the District except for those properties located within 250 feet of a one- or two-family zoning district and except for the development of single family and multi-family residential uses. For those properties where off-street parking is required, the requirements in Section 2.09.03 of the UDC, as amended, shall apply but the number required shall be reduced by twenty-five percent (25%).

3. Surface Parking Cap – The number of off-street spaces shall not exceed 100% of the total number of required spaces prescribed by Section 2.09.03 of the UDC, as amended, unless a parking study demonstrates the need for additional spaces.
4. Surface Parking Lots – Parking Lots shall be located behind or to the side of buildings.

a. MAXIMUM SURFACE PARKING LOT FRONTAGE–

The percentage of parking lot frontage along any street shall not exceed forty percent (40%) of the development site's total frontage length along a development's primary streets defined as the street the development fronts, and 70% of the development site's total frontage length along a development's secondary streets, defined as streets on the side or rear of the development.

Parking lot frontage measurements shall include the combined frontage length of any paved and/or drivable surface that functions as part of a parking lot's circulation, including, but not limited to, drive aisles and parking spaces.

- b. Surface Parking Screening – Parking lots that front a street shall be separated from the sidewalk by a decorative and durable screen that is at minimum three (3) feet and maximum of 4 feet in height. Screening walls attached to buildings shall be designed as architectural extensions of the building and shall be constructed of the same materials and style as the building to which it is attached.

- c. Structured Parking and Multi-Level Parking Garages. Structured parking and multi-level parking garages shall be located at the interior of a block or underground where possible. Parking structures shall include podium style single level parking facilities and multi-level garages. Where parking garages are located along public rights of way, they shall be wrapped at the pedestrian level in commercial or residential uses, or spaces adaptable for future commercial use. The amount of street frontage devoted to a parking structure shall be minimized by placing its shortest dimension(s) along the street edge.



Example of a parking garage with a retail wrap

- d. Facade design. All parking structure facades that face a public space shall be designed to incorporate architectural elements and materials that complement the building or buildings in the area. Architectural articulation shall be utilized to break up long facades by incorporating facade variation according to Section M.6.b
- 5. Driveway Location – Vehicular driveways shall not be located along primary streets within a development if secondary streets are available for that use.
- 6. Drop-Off and Loading Areas – On-street drop-off and loading areas support a pedestrian-oriented district and may be approved by the City Engineer.

M. ARCHITECTURAL STANDARDS

- 1. Roofs
Roof slopes for new buildings shall not be greater than 1:12. Sloped roof elements that are not part of the actual roof shall be permitted.
- 2. Screening of rooftop equipment –Parapets or other screening elements shall be of sufficient height to conceal mechanical equipment from street-level views.



Roof slopes for new buildings shall not be greater than 1:12

3. PARALLEL FRONTAGES – Building facades shall be built parallel to the street frontage, except for chamfered corners.
4. ENTRANCES facing a pedestrian way shall incorporate elements that protect pedestrians from the sun and rain.
5. AWNINGS, GALLERIES, ARCADES, AND BALCONIES
Awnings, canopies, arcades and similar elements shall be incorporated for all ground floor retail uses so as to provide pedestrian protection from weather and to provide visual interest. Where feasible, balconies are encouraged and should be designed as an integral part of the building.
6. FAÇADES – All standards in this section apply Facades facing public streets and other public spaces (except alleys) Other highly visible Facades that meet any of the following conditions shall also comply with the standards in this section:
 - a. Façade variation – Buildings shall, at a minimum, incorporate structural elements that delineate floors.
 - b. Façade articulation – Façade articulation shall be incorporated into all buildings through the use of doors, windows, projecting and recessed elements, and variety in materials. Material pattern and/or color shall vary at least every thirty (30) linear feet along each Facade.

BUILDING MATERIALS—New building facades facing a public area, excluding an alley, shall utilize the material standards listed below.

Primary materials – brick, stone or stone veneer with cavity wall construction, stucco, glass curtain wall system, metal panels (individual or

curtain wall systems),
concrete (finish
should be to an
architectural level),
cement composite
board, tile.

Limited access and trim
materials – all
Primary Materials
listed above, metal
(galvanized, painted
or ornamental), pre-
cast masonry (trim
and cornice only),
concrete fiber
simulated wood
siding

Leadership in Energy
and Environmental
Design (LEED)
Buildings –
Buildings following
the U. S. Green
Building Council's
LEED certification
requirements shall
be exempt from
building material
standards.



*Ground floor transparency creates an inviting
façade for commercial uses.*



*Façade articulation is required through the use of
recessed elements, fenestration and expression of
structural elements*

FENESTRATION— all new building facades fronting on publicly accessible streets or other public space (except alleys) shall have openings and transparent (not mirrored) glazing that together constitute not less than sixty (60) percent of the horizontal length of each structure between the height of three (3) feet and eight (8) feet above the sidewalk.

Lower level delineation for nonresidential or mixed-use buildings – Facades oriented to a publicly accessible street or other public space shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade or other architectural feature.

SCREENING OF MECHANICAL EQUIPMENT

Ground level equipment— All service and delivery areas, trash storage, and mechanical, electronic and communication equipment shall be screened from the adjacent public street view.

Acceptable screening applications include solid architectural or fencing screening and/or planting material. Architectural screening must be proportioned to fully screen equipment and designed and detailed to be fully compatible with building architecture and overall site aesthetic, rather than draw attention to the screen. Planting must be evergreen, shall be a minimum of sixty percent (60%) of the height of the equipment to be screened, and shall be installed appropriately to ensure their survival and achieve full screening of the equipment within two (2) years of planting.

Rooftop equipment—Rooftop equipment shall not be visible from the street or from neighboring properties located at the same level or a lower level. Screening of mechanical, electronic, and communication equipment on the roof shall be organized, proportioned, detailed and colored to be an integral element of the building as seen from points of high elevation, from the street, and adjacent residences.

N. TREE PRESERVATION AND LANDSCAPING

PRESERVATION OF SIGNIFICANT TREES—

For purposes of this district, protected trees shall be defined as 20 caliper inches or more and shall supersede the definition in Section 2.09.02 for Tree, Protected. All other provisions in Section 2.09.02 shall apply.

6. Trees In Surface Parking Lots—All new and expanded parking lots shall provide at least forty percent (40%) tree canopy coverage of paved surface parking area (The categorized list of canopy trees provided below shall apply).



CANOPY TREES FOR SURFACE PARKING LOTS

Large Canopy Trees (2000 square feet)

Pecan

Deodar Cedar

Green Ash

Southern Magnolia

Bur Oak

Chinquapin Oak

Shumard Oak

Texas Red Oak

Live Oak

American Elm

Cedar Elm

Lacebark Elm

Medium Canopy Trees (700 square feet)

Caddo Maple

Bigtooth Maple

Common Persimmon

Texas Ash

Ginkgo

Kentucky Coffeetree

Eastern Red Cedar

Eldarica (Afghan) Pine

Italian Stone Pine

Honey Mesquite

Blackjack Oak

Monterrey

Pond Cypress

Bald Cypress

Small Canopy Trees (100 square feet)

Japanese Maple

Common Button-bush

Redbud

Desert Willow

Rough-leaf dogwood

Texas Persimmon

Carolina buckthorn

Yaupon Holly

Deciduous Holly

Crepe Myrtle

Mexican Plum

White Sin Oak

Flameleaf Sumac

Eve’s Necklace

Mexican buckeye

Rusty Blackhaw

O. COMPREHENSIVE BUILDING SIGNAGE PLAN

Commercial signs on a new development with a uniform façade and more than one storefront, shall relate to each other in terms of height, proportion, color, and background value. Maintaining uniformity among these characteristics reinforces the buildings’ façade composition while still retaining each business’s identity. A unified sign plan shall be submitted for new developments and redevelopments of vacant buildings.



A comprehensive building signage plan is required and should include all planned signage for a development.

P. SIGN STANDARDS

Intent—The intent of signage standards in MX-C developments is to establish specific standards for business identification while encouraging creative and innovative approaches to signage.

Principles— The sign standards described in this Section shall be applicable to all signage in the MX-C district and shall comply with the following general principles; signage shall:

- a. Encourage excellence in signage, both as a communication tool and as an art form;
- b. Enhance the economic value of the built environment by avoiding visual clutter which is potentially harmful to property values and businesses;
- c. Allow and encourage creative and unique sign designs while preventing cluttered and unattractive streetscapes; and
- d. Ensure signs reinforce the existing and envisioned character of the unique MX-C district.



Position signage to emphasize location of storefront openings and align with neighborhood buildings.

Location and Alignment

- a. Signs shall be positioned to emphasize or accent building elements such as storefront openings or entrances.
- b. Signs shall not be installed in locations that damage or obstruct important architectural features.
- c. Where possible, signs shall be aligned with those on neighboring buildings to promote visual order on the block, to avoid visual clutter and to enhance legibility.
- d. Signage for ground floor occupants shall be located below the second floor window-sills;

except that this provisions shall not apply to blade signs

- e. Signage for occupants located on the second floor and above shall be located on a tenant directory, monument sign or shall be located below second floor window-sills.

Dimensions and Scale

- a. Signs shall be consistent with the human scale of buildings and blocks. Small scale signs are appropriate to smaller scale buildings and pedestrian traffic, while large-scaled signs are typically appropriate to larger scale buildings and vehicular traffic. Well-designed storefronts include pedestrian oriented signage and window displays. Storefront signage shall be consistent with the urban environment where the means of travel is traditionally by foot or by slow moving vehicle.
- b. Signage shall be compatible to the scale of the building, adjacent buildings, the streetscape and adjacent signage.

Material Standards

- a. Signs shall be compatible with or be consistent with the material of the building façade and streetscape.
- b. All permanent signs shall be constructed of quality, durable materials as required in UDC Section 4.01.15.A.

Lighting Standards for Signage

- a. Lighting sources for signage shall be external, shielded, and directed only at the sign. Internal illumination is allowed when the letters themselves, not the background of the sign, are lit.
- b. Animated signs shall be prohibited.

Measurement of Sign Area

- a. Sign area for all signs shall be measured by means of the area of one rectangular or circular shape, whichever shape is most consistent with the sign design, that encloses all sign elements except the support structure.
- b. For signs consisting of individual letters and/or graphics mounted on a building wall or window, the sign area shall be measured by means of the area of one rectangular or circular shape that encloses all of the letters and graphics that constitute the sign.

PROHIBITED SIGNS

- a. Rooftop signs (signs placed above the roofline of a building), standard box cabinet wall signs, and animated signs shall be prohibited.

TOTAL ALLOWABLE SIGN AREA FOR GROUND FLOOR USES

- a. For wall signs, blade/projecting signs, awning/umbrella signs, canopy signs, marquee signs, plaque signs and banner signs: The total sign area allowed is 1.25 square feet per linear foot of storefront, defined as the front façade of each business, with a maximum of 25 square feet of sign area per storefront being allowed. For storefronts exceeding fifty (50) linear feet, the maximum allowed square footage for signage shall be thirty-five (35) square feet. Maximum allowable sign area for Corner lots and corner storefront shall be calculated on the total of both street facing facades.
- b. Window signs and decals shall be included in the total allowable sign area if the window sign(s) exceed ten percent (10%) of the window space on the storefront.
- c. Shingle signs shall be allowed. The maximum sign area allowed shall be 12 square feet per storefront.
- d. A-frame sign—One A-frame sign shall be allowed per storefront.

TOTAL ALLOWABLE SIGN AREA FOR SECOND FLOOR AND ABOVE USES

- a. Wall signs, blade/projecting signs, awning/umbrella signs, canopy signs, marquee signs, plaque signs and banner signs. The total allowable sign area shall be one -hundred (100) square feet for all of the foregoing sign types combined, and no single sign shall exceed twenty-five (25) square feet. The foregoing sign types shall be located within five (5) feet of an entrance.
- b. Signage for occupants located on the second floor and above shall be located on a tenant directory, monument sign or below second floor window-sills.

PERMITTED SIGNS

Wall Sign Standards—Wall signs are signs that are attached to and completely supported by exterior walls. A wall sign shall be placed above first floor windows on a one-story structure or between windows on multiple story structures. The following requirements shall apply to Wall Signs:

- a. One wall sign for each storefront or building façade that fronts a public street or alley is permitted.
- b. Maximum width: 66 percent of the linear width of the storefront, not to exceed a maximum square-footage listed above.
- c. Letter height: Lettering shall be in proportion to the size of the sign and the width of the storefront. Wider storefronts could have taller letters. As a general rule, the maximum height of a capital letter should be 3/4 the height of the sign background.
- d. Exposed raceways are prohibited.
- e. Signs on the side or rear building elevations for a ground floor business are permitted, provided that the elevation contains a public entrance.



Example of a Wall Sign

Building Identification Signs—Building identification signs are typically located at the top of a building and is often the name of a building or the major tenant. The following requirements shall apply to Building Identification Signs:

- a. The number of signs shall be limited to one (1) sign per building façade and to two (2) signs per building with one message.
- b. Signs on each building façade may include text and/or logo.



Example of a Building Identification Sign

Awning and Canopy Signs—Awning and canopy signs may be painted on or attached to an awning or canopy above a business door or window. The following requirements shall apply to Awning and Canopy Signs:

- a. Awning signs shall be allowed on the shed portion of the awning but shall be located on the valence flap if possible. The flap height should be large enough for letters and symbols to be read easily.

- b. Maximum of one sign per awning or canopy shall be allowed.
- c. Maximum letter height shall be seventy-five (75) percent of the height of the valence flap/shed area.
- d. Minimum valence height: 8 inches.
- e. Minimum vertical clearance from sidewalk: 8 feet.
- f. Material shall be matte finish canvas, glass, or metal.
- g. Awning shape shall relate to the window or door opening. Barrel shaped awnings shall be used to complement arched windows while rectangular awnings shall be used on rectangular windows.
- h. If lit, awnings shall be externally illuminated.



Example of a Canopy Sign

Projecting and Blade Signs—Projecting signs are two sided signs attached to the façade of a building. Blade signs are two sided signs that are generally vertical in orientation and span multiple floors. Both signs project perpendicular to the storefront or building. The following requirements shall apply to Projecting Signs and Blade Signs:

- a. Minimum vertical clearance: 11 feet.
- b. Projecting sign maximum projection width: 48 inches.
- c. Projecting sign maximum height: 6 feet
- d. Blade sign maximum projection width: 3 feet
- e. Blade sign maximum height: 8 feet
- f. No more than one projecting sign shall be permitted per tenant space frontage at the ground level of a building.
- g. A projecting sign or blade sign shall be located a minimum of twenty-five (25) feet from any other projecting sign or blade sign. When building or storefront width prohibits adherence to this standard, flexibility shall be permitted with review and approval by



Blade and Projecting Sign Examples

the Planning Director.

- h. A projecting sign may be erected on a building corner when the building corner adjoins the intersection of two streets. Allocation of sign area from both streets may be used; however, in no case shall the sign exceed the maximum dimensional standards for projecting or blade signs.
- i. Projecting and blade signs shall be located below the window-sills of the third story.
- j. The top of a projecting or blade sign shall not extend above the building eave or top of parapet.

Shingle Signs—Shingle signs are projecting signs suspended below a marquee or canopy, or from a bracket attached to a wall. They project outward at a 90-degree angle and hang from brackets. A shingle sign is generally intended to be read by pedestrians and by motorists in slow moving vehicles. The following requirements shall apply to Shingle Signs:

- a. Minimum vertical clearance: 8 feet.
- b. Maximum projection: 48 inches.
- c. Maximum area per sign face: 6 square feet
- d. Maximum total area: 12 square feet
- e. Location: Shingle signs shall be located within eight (8) feet of an active pedestrian entrance. One per storefront is permitted.



Example of a Shingle Sign

Marquee Signs—Marquee signs are projecting signs attached to the perimeter or border of a permanently roofed building and are constructed as a part of the building. Marquee signs are usually installed on theaters, cinemas, and performing art facilities. The following requirements shall apply to Marquee Signs:

- a. Sign copy shall be limited to include the facility name for the structure upon which the signs are located and changeable copy related to current and future



Example of a Marquee Sign

attractions at that location.

- b. Maximum area for facility name: forty (40) percent of total sign area.
- c. Maximum area for the changeable copy: eighty (80) percent of total sign area.

Window Signs and Decals—Window signs are painted on or attached to the inside of a window facing the street. The following requirements shall apply to Marquee Signs:

- a. Window signs shall not completely obscure visibility into or out of the window. Exceptions may be made for signs that screen utility and office equipment.
- b. A maximum of one window sign is permitted per window-pane or framed window area.
- c. Temporary window signs are allowed to identify special events and sales at that location provided they are removed immediately following the event.
- d. Handwritten, paper, cardboard, and plastic signs are prohibited.
- e. Neon signs are permitted provided that all electrical supply cords, conduit, and electrical transformers are hidden from view through the window.
- f. Maximum area: 25 percent of the total transparent glass area of windows parallel to the street excluding the area of all glass doors.
- g. Location: Limited to ground floor window facing the primary street frontage and adjoining parking lot or commercial uses on second floor windows for commercial uses that do not have ground floor occupancy.
- h. Material: High quality, such as vinyl decals, paint, gold-leaf, or neon.



Example of a Window Sign

Plaque Signs—Plaque signs are attached to surfaces adjacent to entries and are smaller versions of wall signs. The following requirements shall apply to Plaque Signs:



Example of a Plaque Sign

- a. Maximum projection: 2 inches.
- b. Maximum height: 2 feet.
- c. Maximum width: 2 feet

Monument Signs- Monument signs are freestanding and are located adjacent to sidewalks. Such signs are typically used for buildings that are separated from adjacent streets by substantial setbacks. The following requirements shall apply to Monument Signs:

- a. Maximum total area: 60 square feet per sign face
- b. Maximum height: 8 feet including base
- c. Shall be set onto a base or frame, that compliments and is compatible with the building design and materials.
- d. Shall be Located in landscaped area and/or provide landscape around the sign and shall have a minimum setback from the public right-of-way of five (5) feet.
- e. Material: Opaque backgrounds with a non-reflective material shall be required.
- f. Lighting: External lighting fixtures designed to complement the appearance of the sign or internal lighting that only illuminates text and logos.
- g. A sign erected on the top of a retaining wall is considered a monument sign. The height of the wall shall be included in the overall height calculation of the retaining wall. In this case, the 5-foot minimum setback is not required.
- h. A sign affixed to the face of a retaining wall or seat wall that is an integral part of a plaza or streetscape design may utilize the sign area allocated to walls signs. In this case, the five (5) foot minimum setback shall not be required.



Example of a monument Sign

Tenant Directory Signs—Tenant directory signs are used to identify businesses in multi-tenant buildings that do not have direct frontage onto a public street. The design of the sign shall complement the building's design. Tenant directory signs may be mounted flat

against a solid wall within or near a main entrance, or may be incorporated into a freestanding sign.

- a. Maximum sign height: 8 feet including sign base
- b. Maximum letter height: 8 inches for building/development name or logo, 4 inches for all others.
- c. Shall conform to monument sign standards.
- d. Shall orient to the pedestrian area.
- e. Location: May be mounted flat against a solid wall within or near a main entrance or may be incorporated into a freestanding sign located on the property on which the tenants are located.
- f. If lit, shall be externally lit to complement the appearance of the sign, or may be internally lit provided internal lighting only illuminates text and logos.



Example of tenant directory sign

A-Frame Sign Standards—Portable A-frame signs are signs and advertising devices that rest on the ground and are not designed to be permanently attached to a building or permanently anchored to the ground. A-frame signs are designed to attract pedestrians, not passing motorists. The following requirements shall apply to A-Frame Signs:

- a. Each business may have one A frame sign.
- b. A-frame signs shall not encroach into required off-street parking areas, public roadways or alleys, and may not be arranged so as to create site distance conflicts or other traffic hazards.



Example of A-frame sign

c. A-frame signs are allowed on private property or within public rights-of-ways. Signs shall not impede pedestrian, ADA or vehicular access.

d. A minimum access width of 5 feet shall be maintained along all sidewalks and building entrances accessible to the public.

Changeable Copy Signs—Changeable copy signs are signs where letters, symbols or numerals or not permanently affixed to the structure, framing or background. This allows the message to change over time. Examples include a bulletin board, or electronic message board. Electronic changeable copy signs are appropriate for the following uses:



Examples of changeable copy Signs

theaters, hotels, public transit, and gas station pricing signs. The following requirements shall apply to Changeable Copy Signs:

a. A maximum of 25% of the sign face is permitted be devoted to changeable copy.

b. Changeable copy signs shall not be used to display commercial messages relating to projects or services that are not offered on premise.

c. Window electronic display sign locations shall not contribute to light pollution for any adjacent residential developments.

d. On detached signs, electronic changeable copy shall be limited to monument signs.

e. The message shall not change at a rate faster than one message every twenty (20) seconds. The interval between messages shall be a minimum of one second.

- f. Changeable copy signs shall not contain animation, rolling or running letters or message, flashing lights or displays.
- g. All sound shall prohibited.

Conflict with other UDC provisions: Where there is a direct conflict between the regulations contained in this Chapter governing the MX-C Zoning District and regulations contained in other sections of the UDC, the requirements of this Chapter shall take precedence, and the conflict shall be resolved to provide priority and the greatest meaning to the provisions of this Chapter. Where a conflict is not direct, the provisions shall be interpreted to give meaning to both for the purpose of effecting the purpose and intent of the MX-C zoning District. Subject to the foregoing, all regulations within the UDC shall apply to the MX-C Zoning District, including without limitation, the following sections:

1. Section [2.07.07](#). Accessory Buildings and Uses.
2. Section [2.09.01](#). Landscaping Regulations.
3. Section [2.09.02](#). Tree Preservation.
4. Section [2.09.03](#). Vehicle Parking Regulations.
5. Section [2.09.04](#). Building Façade Material Standards.
6. Section [2.09.05](#). Residential Adjacency Standards.
7. Section [2.09.07](#). Lighting and Glare Regulations.
8. Subsection [4.01](#). Sign Regulations.
9. Subsection [4.02](#). Fence and Screening Regulations.



**ATTACHMENT 6:
2040 COMPREHENSIVE PLAN MIXED-USE NODE**

LAND USE AND DEVELOPMENT STRATEGY

MIXED-USE NODE

Purpose and intent

- » To allow for lower scale horizontal mixed-use development that allows for a range of walkable retail, restaurants, employment, and connected residential uses at key locations along regional corridors

Land use types and density

- » 3-4 story buildings (scale, height) to allow for flexible building use reflective of and in response to market demand
- » Allow mixed-use by right (residential and commercial uses)
- » Allow for missing-middle housing types (townhomes, live-work, zero lot line single family, etc.) as transitions between the commercial and any existing neighborhoods
- » Transition to surrounding neighborhoods

Design priorities

- » Require minimum transparency along primary street frontages
- » Storefronts along major roadways and highways treated with a secondary sideway at the building line
- » Streetscape improvements with bulb-outs, wide sidewalks, and trees

Sustainability priorities

- » Focus on local area detention infrastructure that is also amenitized (landscaping, trails, and building frontages) for the benefit of adding value to the development
- » Connections to regional trails and parks
- » Focus on LID principles that fit a walkable urban context such as bioswales in public spaces, roof-top gardens, seamless links to regional and local transit (with a trolley or other local connector service)
- » Allow roof-top solar panels



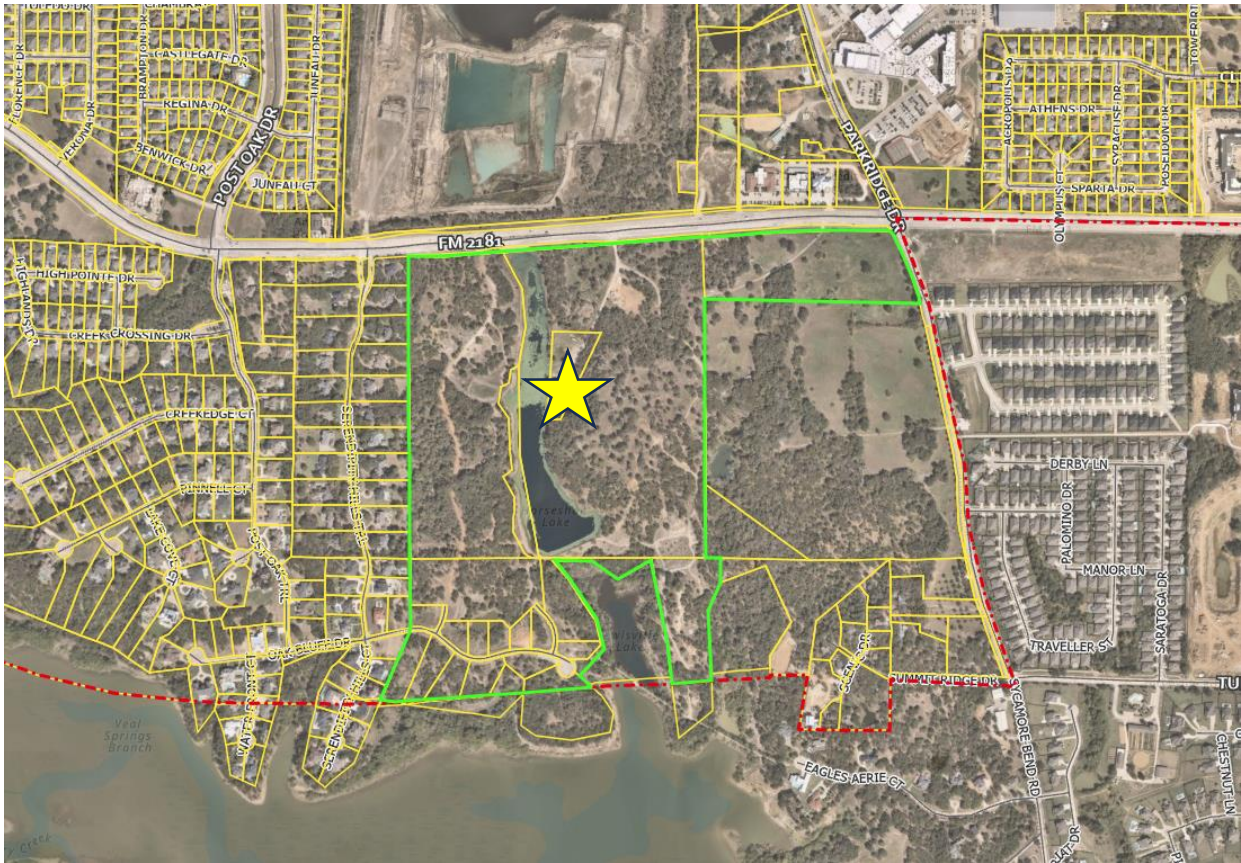


CITY OF CORINTH
Staff Report

Meeting Date:	10/28/2024	Title: Canyon Lake Ranch Planned Development (PD) Rezoning Request (Case No. ZAPD24-0007)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development	

Item/Caption

- Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a request by the Applicant, Long Lake Development 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 approximately ±108 acres from Planned Development 36 (PD-36) and C-2 Commercial to a Planned Development with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail. (Case No. ZAPD24-0007 Canyon Lake Ranch Planned Development)



Location Map - Case No. ZAPD24-0007

Item Summary/ Background

The Applicant is requesting approval of a Planned Development (PD) rezoning for the development of ±104.5 acres for the construction of a mixed-use development that will include a variety of commercial, multifamily, and single-

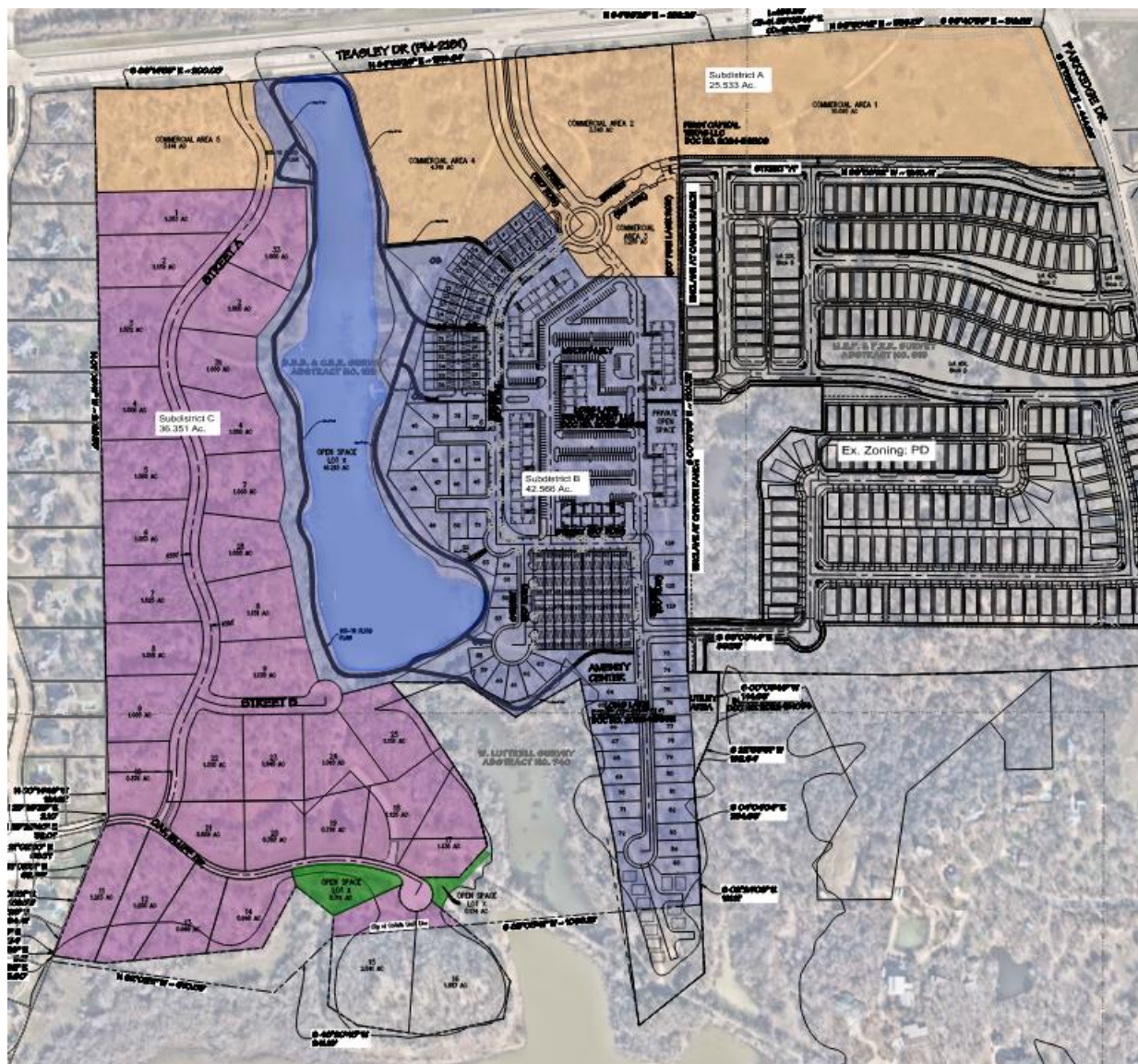
family style development. The subject site is bordered by large lot single-family homes to the west, FM 2181 to the north, the Enclave at Canyon Ranch Single-Family Planned Development and Parkridge Drive to the east, and Lake Lewisville to the south.

The subject site consists of approximately ±104.5 acres and is currently zoned PD-36 which has base zoning districts of SF-3 Single Family Residential and C-2 Commercial.

This PD Rezoning Request is a companion application to Agenda Item E.5, ZMA24-0007 which is a request to rezone a residual tract of PD-36 to a straight base zoning district of SF-2 Single Family.

The Canyon Lake Ranch Planned Development is proposed with 3 subdistricts: Subdistricts A and B having base zoning districts of MX-C Mixed Use Commercial, and Subdistrict C having a base zoning district of SF-2 Single Family Residential.

The proposed base zoning districts are depicted and color coded below (Subdistrict A in orange, Subdistrict B in blue, and Subdistrict C in purple). The lot layout and general concept plan has been developed for Subdistricts B and C with Subdistrict A being subject to the provisions of the MX-C Base District with the modification of the use mix requirement at time of Site Plan.



Unique Procedures and Design Standards

As stated in the UDC, Subsection 2.06.03, the purpose of a PD District is to "... encourage quality and better development in the city by allowing flexibility in planning and development projects... and permit new or innovative concepts in land utilization and or diversification that could not be achieved through the traditional [base] zoning districts."

Key features of this project include (*reference Exhibit "C" – Planned Development Standards (Attachment 1 for specific standards)*):

1. PD Application and Review: The requirement to provide detailed items for Residential and Non-residential Concept Plan does not apply to the Canyon Lake Ranch Planned Development with the exception that the street grid as generally depicted on the PD Concept Plan-Exhibit "D" would be guide the connectivity between the developments and subdistricts. Note though that the layout of lots for Subdistrict C would be generally consistent as shown on Exhibit "D" and any proposed change would follow the PD Amendment Process as outlined in the UDC. Development layout and design for Subdistrict A and

Subdistrict B would be reviewed and approved following the Site Plan process as contemplated in the MX-C base zoning district which governs these areas.

2. Shared Infrastructure:

- a. Street A (Shared East/West Collector with Enclave at Canyon Ranch Planned Development) would be constructed with the first phase of the Canyon Lake Ranch Planned Development if not previously constructed by others as Street A, which runs parallel to FM2181 provides an important east-west second connection for the project out onto Parkridge Drive.
- b. Shared Wastewater Infrastructure with Enclave at Canyon Ranch Planned Development (lift station and force main)

3. Trail and Open Space Network:

- a. Subdistrict A: Subject to the MX-C base zoning requirements with open space and trail amenities to be determined at time of Site Plan.
- b. Subdistrict B: 16 acres of open space and a trail network are proposed as part of the general PD Concept Plan which shows the preservation of Canyon Lake and a linear perimeter of open space around the lake edge. Additionally, the perimeter open space area will support the construction of boardwalk trail amenity and ultimately several feeder trails linking to the proposed residential neighborhoods to the east and west sides of the lake. The design also suggests connections to the abutting Army Corps of Engineers property along and trail system along Lake Lewisville.
 - i. While the Canyon Lake Boardwalk Trail is shown to be developed as part of Subdistrict B mixed residential area of the project, should another one of subdistricts develop first, the perimeter Boardwalk Trail shall be constructed with the first phase and include a pedestrian access easement.
- c. Subdistrict C: Slightly less than one acre of open space is being set aside in common open space with an existing trail head with parking at the end of private street Oak Bluff Drive, which would provide a critical connection to the Army Corps of Engineers trail system. However, as currently proposed, this area would be gated and would only be accessible from this trailhead by the future residents of the SF-2 large lot single family development within this Subdistrict. (see item #7 herein for additional discussion on the gated subdivision proposal).
 - i. Staff does not recommend prohibiting access to the regional Army Corps Trail in this area as this is the only direct access to that trail from a paved street in the City of Corinth. Oak Bluff Drive is currently a private street. Staff recommends that a pedestrian access easement be provided via a new trail to be constructed on northside of Oak Bluff Drive that is a minimum 6 foot wide.

4. Parking Ratio: The parking ratio for multifamily dwellings in the Subdistricts A and B are set at a minimum of 1.5 parking stalls per unit.

5. Building Height: Buildings within 20' of a 1-story or 2-story single family home shall not be more than 3-stories. The 45-degree transitional height plane requirement shall not apply.

6. Street Grade: Allow for modification to 12% due to unique topography

7. Key Design Features of each Subdistrict:

- a. Subdistrict A: Subject to the provisions of MX-C base zoning district with the exception that buildings fronting onto Street A (east/west collector) shall not require a retail mix and may be residential only. All other buildings shall be required to have non-residential uses on the ground floor.
- b. Subdistrict B: Subject to the provisions of MX-C base zoning district with the following added items:
 - i. Carriage Style Garage Doors/Decorative Hardware for garage doors fronting a public street
 - ii. A minimum of 70 square foot front porches with 7' depth for a minimum of 2/3 of Single Family Detached Dwellings

- iii. Preservation of 50% of caliper inches of Healthy Protected Trees located within the perimeter area of the lake (as shown on Exhibit “E” – Open Space Plan). Protected Trees for this area shall be defined as 6” caliper or greater.
 - iv. Garage doors set back a minimum of 10’ for residential units fronting a street or private drive
 - v. Townhome garages located from the rear and accessed via an alley
 - vi. Landscaping requirements established for multifamily and single family uses fronting along public streets and private drives in setback areas
- c. Subdistrict C: Subject to the provisions of SF-2 Single-Family base district with the exception that
- i. Tree Preservation and Mitigation provisions modified to reflect the same permissions afforded the existing adjacent platted lots in Serendipity Hills and Bluffs at Pinnell Pointe subdivisions.
 - ii. Protected Trees within 25’ of eastern property line with Serendipity Hills and Bluffs at Pinnell Pointe subdivision
 - iii. Lot area increased from 14,000 sf to 21,780 sf
 - iv. Minimum lot width reduced from 100’ to 80’

Gating/Fencing of Subdistrict C

The Applicant is proposing to install fencing and gates around the homes and streets in Subdistrict C. Staff does not recommend fencing off this part of the development as this design does not promote connectivity and would be inconsistent with the principles outlined in the Envision 2040 Comprehensive Plan. The Mixed-Use Node section states as a Sustainability Priority “Connections to Regional Trails and Parks”, and a Purpose and Intent to be “Connected Residential Uses”. Fencing off a part of the residential development in this proposed development would be detrimental to the connectivity to other areas of the development and other neighborhoods and the public and would block the trailhead in Corinth that provides the only remaining access to the Corps of Engineers Trail system. Gating communities breaks the social network between neighborhoods, negatively affects wildlife corridors, and disconnects streets, sidewalks and trails within the City.

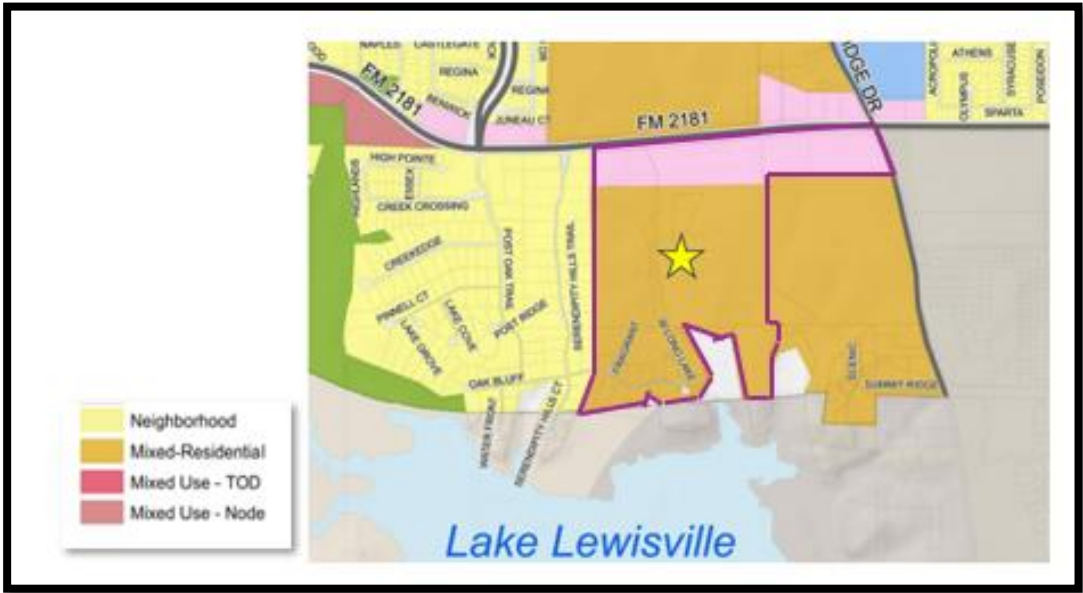
P&Z Commission Workshop Meetings

The Planning & Zoning Commission conducted a workshop session on September 23, 2024, to offer feedback on the project proposal.

Compliance with the Comprehensive Plan

The rezoning request for the subject property is in accordance with the Land Use and Development Strategy designation, Mixed-Residential and Corridor Commercial, as set forth in the Envision Corinth 2040 Comprehensive Plan with the exception of the fencing off of Subdistrict C. The purpose and intent of Mixed- Residential is among others, to provide for connected street and sidewalk grids, view corridors, a range of dwelling types, and access to natural amenities, etc. The gated subdivision design as presented in Subdistrict C, proposes to maintain controlled access points from the surrounding public streets and trails systems thereby limiting connectivity to only those who reside within that subdivision.

See excerpts below (Mixed Residential and Corridor Commercial Land Use and Development Strategy Map and Narrative)



*Excerpt from 2040 Comprehensive Plan, page 43.

Specifically, the proposed Concept Plan design meets the overall intent of the principles outlined in the **Mixed Residential and Corridor Commercial Land Use and Development Strategies*** (see below), except for the fencing off of Subdistrict C.

MIXED RESIDENTIAL

Purpose and intent

- » New residential development that capitalizes on existing natural amenities of the land/property
- » Network of trails with access to the creeks, parks, schools, shopping, and civic destinations
- » Preserve majority of creek/floodplain or open space frontage for public access

Land use types and density

- » Range of single family from large lot, to patio homes, to townhomes and multi-family transitions to neighborhood commercial
- » Recreation related uses with access to parks and open space
- » Overall residential density of 6 to 10 units per acre

Design priorities

- » Connected streets (grid-like blocks under 600-ft average block face; max. block face to be 1,000 ft.)
- » Streets should maintain view corridors that focus on open space (which allows for both visual and physical access)

- » Network of connected parks and trails
- » Architectural design recommendations to ensure quality neighborhoods
- » Transparent fencing alongside parks and open space
- » Access to creeks, open space, and parks
- » Single loaded roads in strategic locations to maximize public access and frontage to creeks and open space

Sustainability priorities

- » Regional or neighborhood scale detention/drainage facilities that serve as amenities with trails, street and development frontages
- » Incorporate trails and sidewalks to maximize walking and biking to parks, schools, and neighborhood retail
- » Design of new streets and infrastructure to incorporate appropriate LID elements
- » Allow roof-top solar panels

CORRIDOR COMMERCIAL

Purpose and intent

- » To accommodate appropriately scaled, neighborhood serving commercial uses
- » Key location of neighborhood commercial nodes:
 - Along FM 2181
 - At specific intersections of local roadways
 - In close proximity to new and existing neighborhoods
- » Commercial nodes would anchor adjoining multi-family residential transition areas and office development, and provide much needed neighborhood commercial services
- » Allow urban residential housing types to transition between existing single family detached neighborhoods to the active commercial uses in this place type

Land use types and density

- » Allow a range of local serving retail, restaurants, personal services, multi-family, and professional offices (as a transition to adjoining neighborhoods)
- » Average residential density of 18 - 24 units per acre with no more than 30% of the area of the land area within any development in the Corridor Commercial dedicated to residential uses
- » Multi-family uses require a transition to adjoining neighborhood land use with small lot detached or townhomes.
- » Dense and connected network of streets

Design priorities

- » One to three story buildings and incorporation of appropriate open/civic spaces and amenities
- » Focus on aesthetic improvements along the arterial corridor with share access driveways, landscaping and screening of parking along the roadway
- » Encourage the activation of a secondary sidewalk along the storefronts with active commercial uses, trees or awning for shade and wide sidewalks for outdoor cafés
- » Pedestrian focused streetscape improvements on internal streets
- » Seamless transitions from commercial to neighborhood through multi-family residential
- » Discourage “pods” of single-use developments

Sustainability priorities

- » Regional or neighborhood scale detention/drainage facilities that serve as amenities with trails, street and development frontages
- » Incorporate trails and sidewalks to maximize walking and biking to parks, schools, and neighborhood retail
- » Design of new internal streets and infrastructure to incorporate appropriate LID elements
- » Allow roof-top solar panels

Public Notice

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

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Lake Dallas ISD.
- The Applicant posted several “Notice of Zoning Change” signs around the perimeter of the site.
- The Public Hearing notice was posted on the City’s Website.

Letters of Support/Protest

As of the date of this report, the City has received no letter(s) of support and two (2) letter(s) of opposition. Letters received after this date will be presented to the Planning and Zoning Commission at the time of Public Hearing. See Attachment 4 – 200’ Buffer Exhibit and Correspondence from Property Owners within 200 feet of the Subject Property.

Staff Recommendation

Staff recommends approval as presented with the following conditions:

1. Add a provision to the PD Development Standards indicating that no streets will be fenced or gated.
2. Provide a trail along the north side of Oak Bluff Drive that is a minimum 6’ wide.
3. Provide a trail connection within the development boundaries from the common open space boardwalk/trail to the Oak Bluff Drive trailhead.

Recommended Motion

“I move to recommend approval of Case No. ZAPD24-0007 – Canyon Lake Ranch Planned Development as presented with staff conditions.

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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

Supporting Documentation

Attachment 1 – Canyon Lake Ranch PD Exhibits

- A. Exhibit A – Legal Description/Property Survey/Zoning Exhibit
- B. Exhibit B – PD Design Statement
- C. Exhibit C – Planned Development Standards
- D. Exhibit D – PD Concept Plan
- E. Exhibit E – Open Space Plan
- F. Exhibit F – Gating Plan

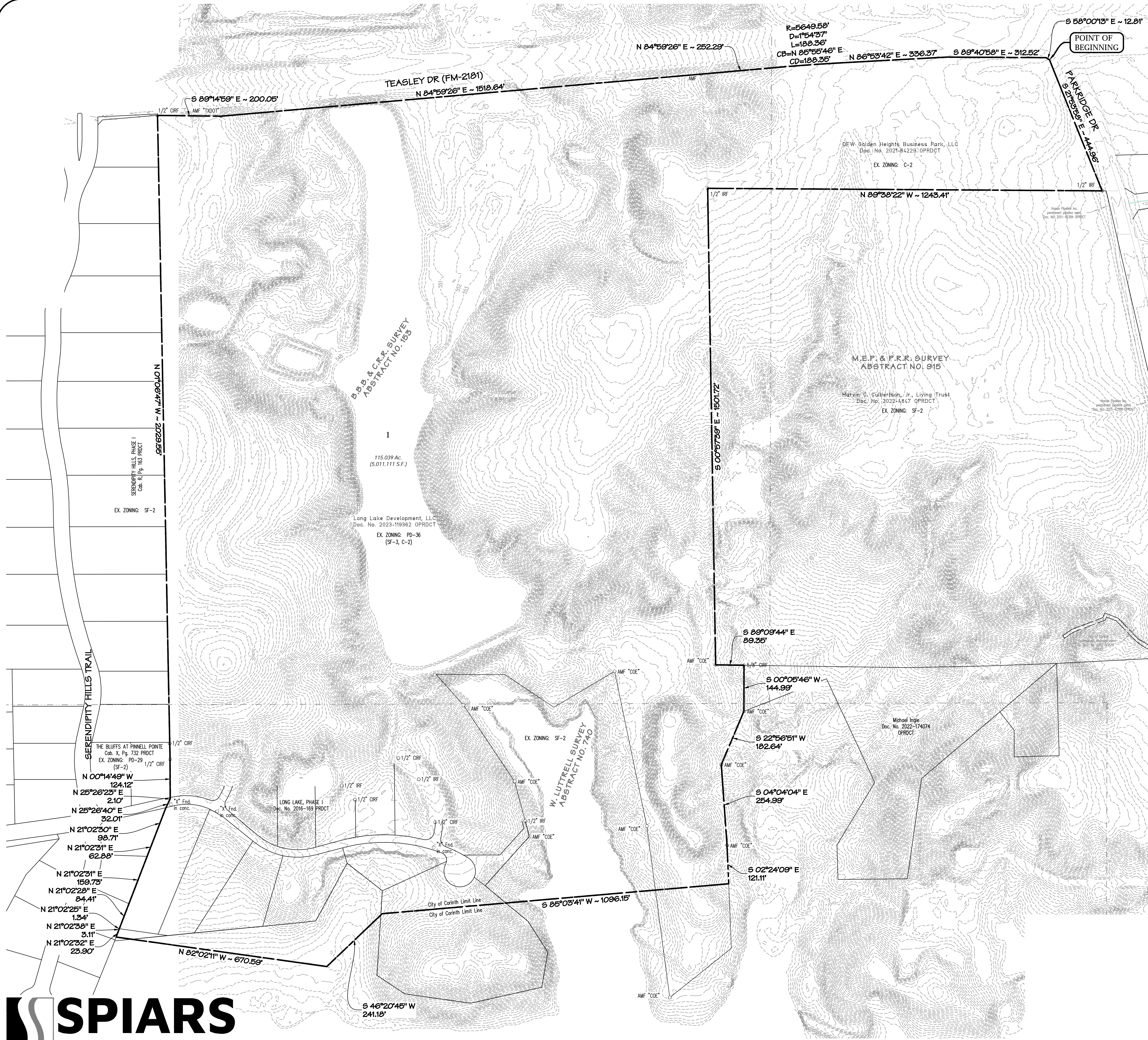
Attachment 2 – Public Works Elm Fork Trail Memo

Attachment 3 – Elm Fork Trail Exhibit

Attachment 4 – 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners within 200 feet of the subject property

**ATTACHMENT 1:
CANYON LAKE RANCH PD EXHIBIT**

Drawn by: E:\2024_08\524-025 Long Lake\CAD\ExhibitA_Zoning_Enrichables_Saved By: Brouard, Save Time: 10/07/2024, 5:07:26 PM
Plotted by: Brouard, Plot Date: 10/23/2024, 2:54 PM



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 153, the M.E.P. & P.R.R. Survey, Abstract No. 915, and the W. Luttrell Survey, Abstract No. 740, City of Corinth, Denton County, Texas, being all of a tract conveyed to Long Lake Development, LLC, by deed recorded in Document No. 2023-119362 of the Official Public Records, Denton County, Texas (OPRDCT), and all of a tract conveyed to DFW Golden Heights Business Park, LLC, recorded in Document No. 2021-84229 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at the south end of a corner clip being the intersection of the south line of Farm to Market Road 2181, a variable width public right-of-way (also known as Teasley Lane), with the west line of Partridge Drive, a variable width public right-of-way;

THENCE S 21°53'58" E, 444.96 feet along the west line of Partridge Drive to a 1/2" iron rod found on the north line of a tract conveyed to the Marvin C. Culbertson, Jr., Living Trust, recorded in Document No. 2022-4847 OPRDCT;

THENCE N 89°38'22" W, 1243.41 feet along the common line thereof to a 1/2" iron rod found;

THENCE S 00°57'39" E, 1501.72 feet continuing along the common line thereof to an aluminum monument stamped "USACOE" found;

THENCE S 89°09'44" E, 89.35 feet continuing along the common line thereof to a 5/8" iron rod with plastic cap found for the northwest corner of a tract conveyed to Michael Ingle, recorded in Document No. 2022-174074 OPRDCT;

THENCE S 00°05'46" W, 144.99 feet along the common line thereof to an aluminum monument stamped "USACOE" found for a northerly corner of Lake Lewisville, a United States Army Corps of Engineers property;

THENCE along the common line thereof, the following:
S 22°56'51" W, 182.64 feet to an aluminum monument stamped "USACOE" found;

S 04°04'04" E, 254.99 feet to an aluminum monument stamped "USACOE" found;

S 02°24'09" E, 121.11 feet; S 85°03'41" W; S 46°20'45" W;

N 82°02'11" W to a southeasterly line of The Bluffs at Pinnell Point, an addition recorded in Cabinet X, Pg. 732, PRDCT, also being a common line of thereof and said Long Lake, Phase I;

THENCE along the common line thereof, the following:
N 21°02'32" E, 23.90 feet; N 21°02'38" E, 3.11 feet;
N 21°02'25" E, 1.34 feet; N 21°02'28" E, 84.41 feet;
N 21°02'31" E, 159.73 feet; N 21°02'31" E, 62.88 feet;
N 21°02'30" E, 98.71 feet; N 25°26'40" E, 32.01 feet;
N 25°26'23" E, 2.10 feet; N 00°14'49" W, 124.12 feet;

N 01°06'47" W, passing at 50.21 feet the upper northeast corner of Long Lake, Phase I, being a southeast corner of Serendipity Hills, Phase I, an addition recorded in Cabinet R, Page 163 PRDCT, for a total distance of 269.23 feet;

THENCE N 01°06'47" W, 1760.32 feet to a 1/2" iron rod found with plastic cap found on the south line of Farm to Market Road 2181;

THENCE along the south line of said right-of-way, the following:
S 89°14'59" E, 200.05 feet to an aluminum monument stamped "TXDOT" found;

THENCE N 84°59'26" E, passing at 1518.64 feet an aluminum monument stamped "TXDOT" found, continuing a total distance of 1770.93 feet;

A non-tangent curve to the right having a central angle of 01°54'37", a radius of 5649.58 feet, a chord of N 85°55'46" E - 188.35 feet, an arc length of 188.36 feet;

N 86°53'42" E, 336.37 feet;

And S 89°40'58" E, 312.52 feet to the north end of said corner clip;

THENCE S 58°00'13" E, 12.81 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 5,011,111 square feet or 115.039 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

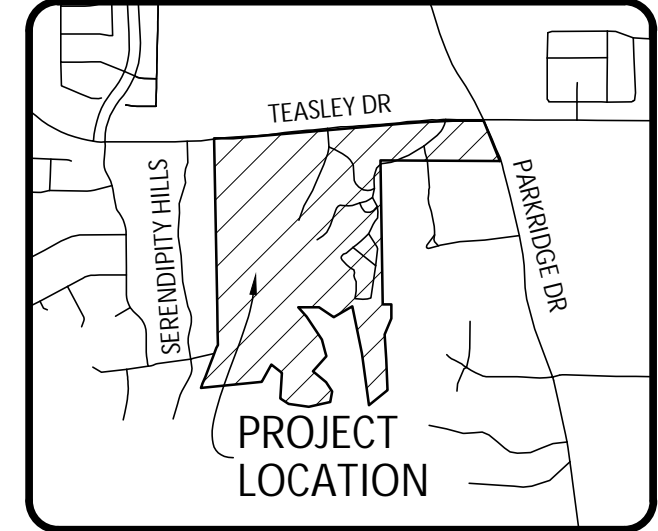
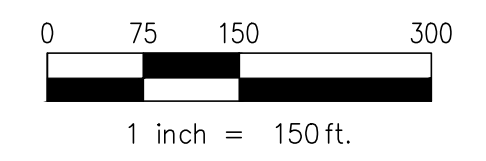
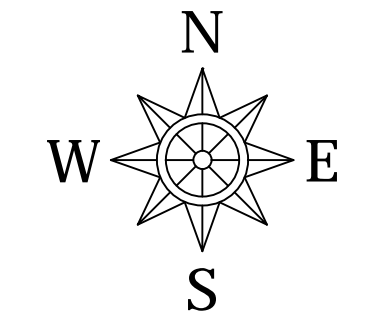


EXHIBIT 'A'
CANYON LAKE RANCH
115.039 ACRES
OUT OF THE
M.E.P. & P.R.R. SURVEY - ABSTRACT NO. 915
B.B.B. & C.R.R. SURVEY - ABSTRACT NO. 135
W. LUTTRELL SURVEY - ABSTRACT NO. 740
CITY OF CORINTH, DENTON COUNTY, TEXAS

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EXHIBIT “C”
PD DESIGN STATEMENT



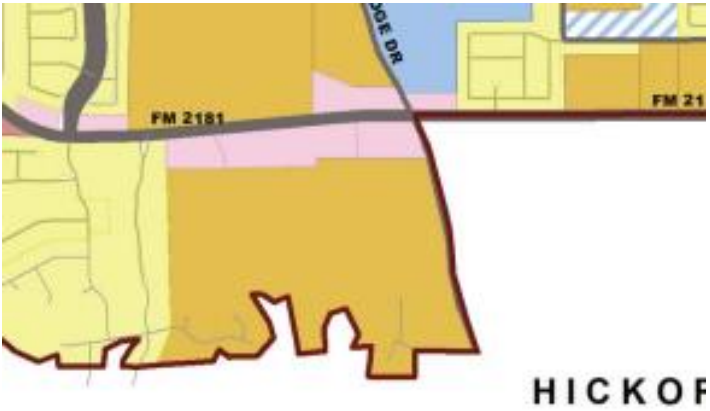
A. Project Acreage and Location

The proposed Canyon Lake Ranch Planned Development is located generally at the southwest corner of Parkridge Drive and FM 2181. The property consists of approximately 104.5 acres. The property is currently zoned C-2 Commercial and PD-36 which utilized SF-3 and C-2 as base zoning with the PD. There is an existing home and lake on the property. The property is bordered on the east by the recently approved Enclave at Canyon Ranch Planned Development, Lake Lewisville to the south, and by Serendipity Hills and the Bluffs at Pinnell Point to the west which are zoned SF-2 and PD-29 (SF-2) respectively. Immediately north of the site across FM 2181 is an existing construction operation that is zoned SF-4 and several commercial properties with C-1, PD-37 (C-1) and PD-3(C-1) zoning.

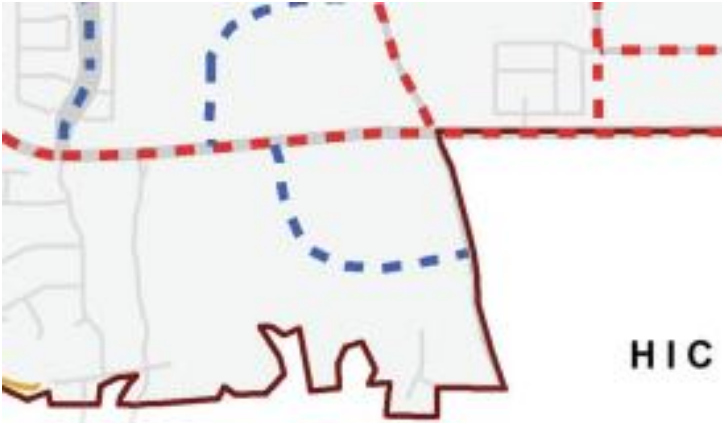


In accordance with the Envision 2040 Comprehensive Plan, adopted in 2020, the site is identified as both Mixed Residential and Corridor Commercial per the Land Use and Development Strategy with the purpose and intent of supporting new residential communities that capitalize on the existing natural amenities of the land and that preserve the majority of the creek/floodplain/open space for public access as well as providing a strong commercial presence

along FM 2181. The dwelling units envisioned range from larger lot single family to townhomes and multifamily transitions to neighborhood commercial. Streets are designed to provide visual and physical access to open space corridors. Additionally, sustainable priorities include drainage facilities that serve as amenities with trails/street and development frontages.



Additionally, the Envision Corinth 2040 Comprehensive Plan Master Thoroughfare Plan Mobility and Strategy identifies a new Collector Street and a 6'-10' sidewalk/trail to be located through the subject site. The plan further notes that traffic calming measures be considered in order to slow traffic.



In coordination with City Staff and adjacent landowners, the Canyon Lake Ranch Concept shows a new Collector Street shifted to the northern boundary of the subject site rather than through the site. This will improve access to the site as well as increase the capacity to preserve existing natural amenities.

B. Project Overview/Description

The Canyon Lake Ranch Planned Development will be a mixed-use development that integrates commercial, single family acre lots, townhomes, cottage home lots, and multifamily while maintaining a hill country themed aesthetic capitalizing on the existing topography and featured lake.

The Future Land Use designation for this property is Mixed-Residential and Corridor Commercial. The purpose and intent of Mixed- Residential is to build new residential developments that capitalize

on existing natural amenities of the land/property through a network of trails with access to creeks, parks, schools, and other civic destination while preserving a majority of creek, floodplain, and open spaces for public access. The purpose and intent of Corridor Commercial is to accommodate appropriately scaled neighborhood commercial uses while anchoring adjoining multifamily residential transition areas. Canyon Lake Ranch will incorporate a trail system to connect and integrate with surrounding developments as well as providing community access to the existing lake.

The proposed Planned Development will be separated into 3 subdistricts:

- Subdistrict A is generally located along the frontage of FM 2181 and will have a base zoning of MX-C with PD regulations focused on commercial and vertically integrated mixed use developments.
- Subdistrict B is located south of Subdistrict A along the western property line of the Enclave at Canyon Ranch Planned development and will have a base zoning of MX-C with PD regulations focused on multifamily, townhomes, detached single family, and residential condominium development.
- Subdistrict C is located west of the long lake and will have a base zoning of SF-2 with PD regulations focused on a gated subdivision with minimum 0.5 acre single family lots.

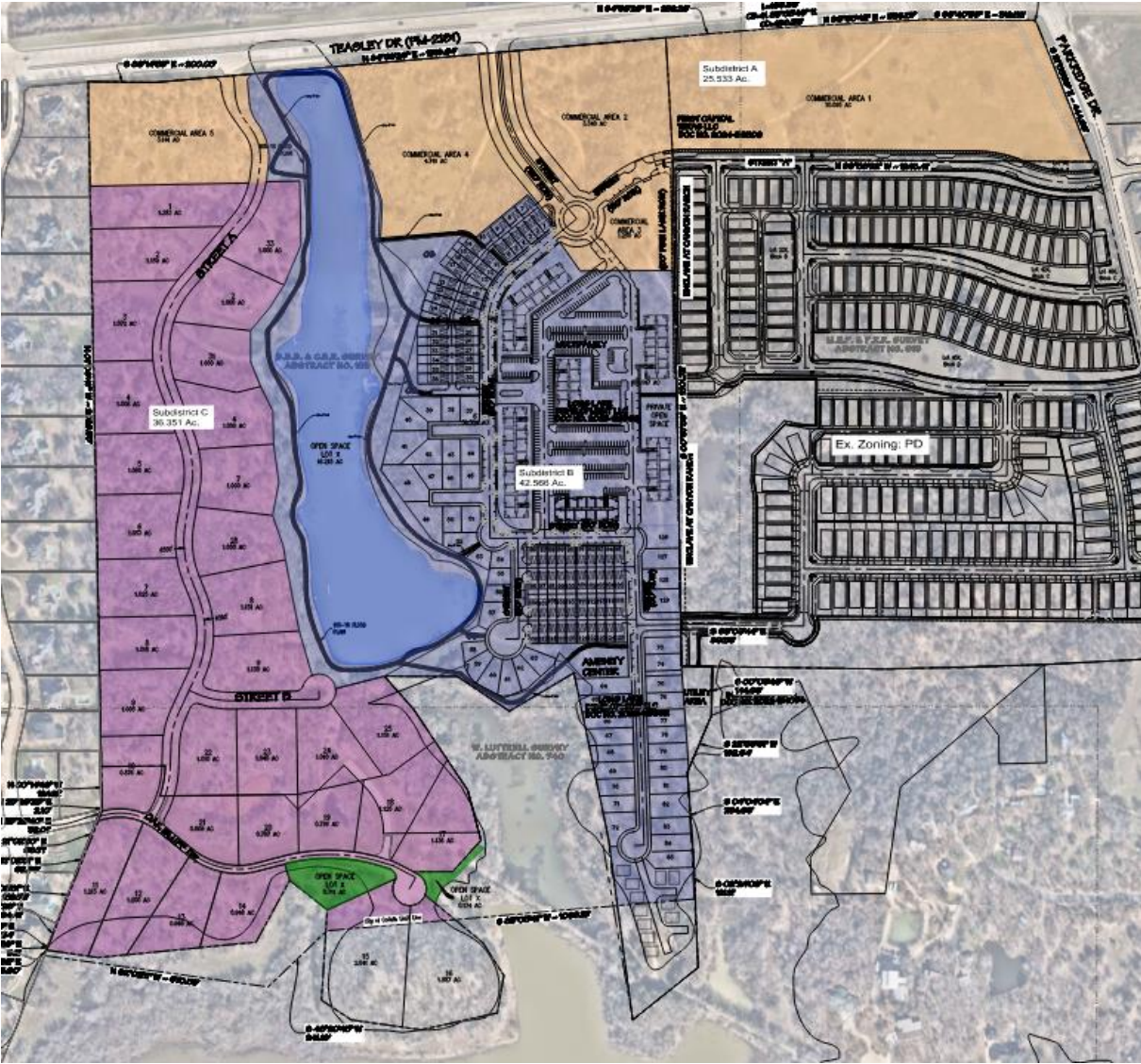


EXHIBIT “C”
PLANNED DEVELOPMENT STANDARDS

SECTION 1: PD APPLICATION AND REVIEW

A. UDC Subsection 2.10.09 PD, Planned Development Application and Review shall apply except as modified below:

1. UDC Subsection 2.10.09.C.2.c.ii [requirement to provide detailed items for Residential and Non-Residential Concept Plan] shall not apply, with the exception that a street grid shall be generally constructed as depicted in Exhibit “D” Concept Plan to assure the intent of a MX-C grid system is maintained and connectivity provided.

- a. Exhibit “D” - PD Concept Plan which depicts Subdistrict A and Subdistrict B is intended to be representative only as the base zoning district is MX-C and therefore will require the detailed layout and design to take place during site plan review and approval process. However, the layout of lots in Subdistrict C shall be generally consistent as presented on Exhibit “D” - PD Concept Plan. Note that should a change to the PD Concept Plan for Subdistrict C, and/or associated Ancillary Concept Plans [e.g., Exhibit “E” – Open Space Plan be requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

SECTION 2: BASE DISTRICT

This PD-XX consists of three (3) subdistricts. Subdistrict A and B have a base zoning district of MX-C Mixed Use-Commercial and Subdistrict C has a base zoning district of SF-2 Single-Family Residential as further defined below.

A. Subdistricts A and B (MX-C Mixed Use Commercial)

1. Purpose

The regulations set forth herein provide development standards for Mixed Use Commercial designations for Subdistrict A and Subdistrict B within the Canyon Lake Ranch Planned Development District No.XX (“PD-XX”). The boundaries of PD-XX (Subdistrict A and Subdistrict B) are identified by metes and bounds on the Legal Description, Exhibit “A” to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development “PD” Concept Plan as depicted on Exhibit “D” and associated Ancillary Concept Plans. Uses not expressly authorized herein are expressly prohibited in this PD-XX.

2. Base District

In this PD-XX, the “MX-C” Mixed Use Commercial regulations of the Corinth Unified Development Code, Ordinance No. 24-04-04-16, as amended, shall apply to Subdistrict A and Subdistrict B except as modified herein.

B. Subdistrict C (SF-2 Single Family Residential)

1. Purpose

The regulations set forth herein provide development standards for Single Family Residential designations for Subdistrict C within the Canyon Lake Ranch Planned Development District No.XX

(“PD-XX”). The boundaries of PD-XX (Subdistrict C) are identified by metes and bounds on the Legal Description, Exhibit “A” to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development “PD” Concept Plan as depicted on Exhibit “D” and associated Ancillary Concept Plans. Uses not expressly authorized herein are expressly prohibited in this PD-XX.

2. Base District

In this PD-XX, the “SF-2” Single Family regulations of the Corinth Unified Development Code, Ordinance No. 24-04-04-16, as amended, shall apply to Subdistrict C except as modified herein.

SECTION 3: USES AND AREA REGULATIONS

A. SUBDISTRICT A (MX-C MIXED USE COMMERCIAL)

1. Purpose

- a. The regulations set forth herein for Subdistrict A are intended to provide for mixed use commercial development on 25.533 acres.

2. Permitted Uses and Use Regulations

- a. In Subdistrict A of the PD-XX District, no building, or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the MX-C Mixed Use Commercial District regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the MX-C, Mixed Use Commercial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in Subdistrict A of the PD-XX District.
- b. Nonresidential uses shall be required on the ground floor of all buildings within Subdistrict A except that front Street “A” as identified on Exhibit “F”.
- c. UDC Subsection 2.06.02.C Mix of Use Requirements shall not apply.

3. Dimensional Regulations

- a. **UDC Subsection 2.08.05 Nonresidential Dimension** Regulations Chart shall not apply.
- b. **UDC Subsection 2.06.02.K Building Heights** shall apply except as modified below:
 - i. Any portion of a building within twenty (20) feet of the property line of a one (1) story or two (2) story single family home shall not be more than three (3) stories. A forty-five (45) degree transitional height plane shall not apply.

4. Development Standards

Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.06.02, MX-C Mixed Use Commercial of the Unified Development Code, for the MX-C, Mixed Use Commercial base zoning district, and all other requirements of the UDC shall apply to this Subdistrict A, except as modified below:

- a. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- b. **UDC Subsection 2.09.01 Landscaping Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- c. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- d. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02. and as modified below:

- i. The parking ratio shall be a minimum of 1.5 parking stalls per multifamily unit with the additional allowance that adjacent on street parallel parking along both public and private streets is counted towards required parking count.
- e. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- f. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall not apply.
- g. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- h. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- i. **UDC Subsection 3.05.13 Streets** shall apply except as modified below:
 - i. The maximum permitted street grade shall be 12%.
- j. **UDC Subsection 4.01 Sign Regulations** shall apply except where in direct conflict with **UDC Subsection 2.06.02**.
- k. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.

B. SUBDISTRICT B (MX-C MIXED USE COMMERCIAL)

1. Purpose

- a. The regulations set forth herein for Subdistrict B are intended to provide for mixed use commercial development on approximately ±42.566 acres.

2. Permitted Uses and Use Regulations

- a. In Subdistrict B of the PD-XX District, no building, or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the MX-C Mixed Use Commercial District regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the MX-C, Mixed Use Commercial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in Subdistrict B of the PD-XX District.
- b. UDC Subsection 2.06.02.C Mix of Use Requirements shall not apply.

3. Dimensional Regulations

- a. **UDC Subsection 2.08.05 Nonresidential Dimensional Regulations Chart** shall not apply.
- b. **UDC Subsection 2.06.02.K Building Heights** shall apply except as modified below:
 - i. Any portion of a building within twenty (20) feet of the property line of a one (1) story or two (2) story single family home shall not be more than three (3) stories. A forty-five (45) degree transitional height plane shall not apply.

4. Development Standards

Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.06.02, MX-C Mixed Use Commercial of the Unified Development Code, for the MX-C, Mixed Use Commercial base zoning district, and all other requirements of the UDC shall apply to this Subdistrict B, except as modified below:

- a. **UDC Subsection 2.06.02.M Architectural Standards** shall not apply to single-family detached dwelling units.
- b. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:

- i. 2.07.07.A shall apply as described below for residential uses within this subdistrict
 - a) Single family detached uses shall be subject to UDC Subsections 2.07.07.A.1 and 2.07.07.A.2
 - b) Townhouse (single family attached and condominium) uses shall be subject to UDC Subsection 2.07.07.A.3
 - c) Multi-family uses shall be subject to UDC Subsection 2.07.07.A.4
 - d) UDC Subsection 2.07.07.A.5 shall apply to all residential accessory structures
- c. **UDC Subsection 2.09.01 Landscaping Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. UDC Subsection 2.09.01.A.1 Landscaping Along Street Right-of-Way does not apply.
 - ii. Landscaping rates along public right of way and private drives shall be based on the building setback and are described as follows (nothing in this section shall negate the street tree requirement as described in the Roadside Elements standards of the MX-C District):

Setback	Landscaping Requirement
0' – 3'	No landscaping required
3.1' – 10'	A minimum rate of 6 shrubs per ground floor unit shall be provided to create visual interest along the streetscape. Shrubs may be clustered, soldiered, and organized in a manner to meet the intent of the MX-C District.
10.1' – 20'	A minimum rate of 8 shrubs and one ornamental tree per ground floor unit shall be provided to create visual interest along the streetscape. Plantings may be clustered, soldiered, and organized in a manner to meet the intent of the MX-C District.

- iii. Min. 67% of all single family detached dwellings shall have a minimum 70 sq. ft. front porch with a minimum 7' depth.
 - iv. All landscaping and Shade Trees located within public right of way, private drives, and the common open space X-Lots shall be maintained by the Property Owners Association in perpetuity.
- d. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. A minimum of **50%** of the Healthy Protected Tree caliper inches within the common open space as generally depicted on Exhibit “D” Concept Plan and Exhibit “E” Open Space Plan shall satisfy the Tree Preservation and Mitigation requirements within Subdistrict B. Additionally, Healthy Protected Trees within Subdistrict B shall be defined as any tree species other than those specifically identified in UDC Subsection 2.09.02.C.24 as an “Unprotected Tree” and having a trunk caliper of six inches (6”) or more, measured four and one-half (4.5) feet above natural grade level. Excluding 7.5’ each side of the centerline of trail (15’ total width)
- e. **UDC Subsection 3.05.10 Park and Trail Dedication Regulations** shall not apply, provided that the Common Open Space area which consists of approximately ±16.215 acres and the associated trail linkages, and boardwalk infrastructure are developed as outlined in Section D.

Other Development Considerations and as generally depicted on Exhibit E - Open Space and Trail Map. At a minimum, the developer shall provide a minimum 8' wide community boardwalk that circulates adjacent to and around the central lake feature for the entire Canyon Lake Ranch PD. Pedestrian access easement(s) shall be provided for all trails, boardwalks, and the area around the perimeter of the lake. Maintenance of the trails and amenities in the Common Open Space lot(s) shall be the responsibility of the Property Owners Association and/or Homeowners' Association as applicable.

- f. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply except where in direct conflict with UDC Subsection **2.06.02** and as modified below:
 - i. The parking ratio shall be a minimum of 1.5 parking stalls per multifamily unit with additional allowance that adjacent on street parallel parking along both public and private streets is counted towards provided parking count.
- g. **UDC Subsection 2.04.04.C.2 Garage Regulations** shall apply, except as modified below:
 - i. The garage door(s) for single family residential dwellings fronting a street or private drive shall not extend in front of the home and shall have a minimum setback of 10 feet from the front façade. This setback shall be measured from the front façade rather than the front yard porch. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation.
 - ii. Driveway width shall be a minimum of 11 feet and a maximum of 16 feet wide up to the inner edge of the sidewalk. If the driveway is less than 16' in width, the curb shall be designed with a rolled curb.
 - iii. Garage doors facing the public street shall be “carriage style” with decorative hardwood and windows. Additionally, sconces shall be provided as an architectural amenity along with the carriage style doors. Garages doors accessed via an alley or internal parking facility are not subject to this provision.
 - a) The following is an example of a garage door that complies with this section



- iv. Garage doors for townhouses shall be located in the rear and accessed via an alley.

- h. UDC Subsection 2.09.04 Building Façade Material Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- i. UDC Subsection 2.09.05 Residential Adjacency Standards** shall not apply.
- j. UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- k. UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- l. UDC Subsection 3.05.13 Streets** shall apply except as modified below:
 - i. The maximum permitted street grade shall be 12%.
 - ii. A cul-de-sac shall not exceed seven hundred feet (700') in length.
 - iii. Dead-end streets measuring less than one hundred fifty feet (150') in length may be permitted as depicted on Exhibit "D" – Concept Plan without a dedicated turnaround subject to final review and approval by the Fire Marshall at the time of Site Plan and/or Civil Plan review.
- m. UDC Subsection 4.01 Sign Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- n. UDC Subsection 4.02 Fence and Screening Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.

C. SUBDISTRICT C (SF-2 SINGLE FAMILY RESIDENTIAL)

1. Purpose

- a.** The regulations set forth herein for Subdistrict C are intended to provide for Single Family Residential development on approximately ±36.351 acres.

2. Permitted Uses and Use Regulations

- a.** In Subdistrict C of the PD-XX District, no building, or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the SF-2 Single Family Residential (Detached) District regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the SF-2, Single Family Residential (Detached) District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in Subdistrict C of the PD-XX District.

3. Dimensional Regulations

- a.** **UDC Subsection 2.08.04 Residential Dimensional Regulations Chart** shall apply, except as modified below:

Subdistrict C Dimensional Standards/Modifications		
	SF-2 Base Zoning	Canyon Lake Ranch PD-XX
Front Yard Setback	25' Minimum	25' Minimum
Side Yard Setback:		
Interior Lot	15' Minimum	15' Minimum
Corner Lot	25' Minimum	25' Minimum
Rear Yard Setback	20' Minimum	20' Minimum

Minimum Lot Area	14,000 sq. ft.	21,780 sq. ft.
Minimum Lot Width	100' at building line	80' at building line
Minimum Lot Depth	110'	90'
Minimum Floor Area	2,000 sq. ft.	2,000 sq. ft.
Maximum Height (feet/stories)	35' / 2.5 Stories	35' / 2.5 Stories
Maximum Building Area (all buildings)	30%	30%

4. Development Standards

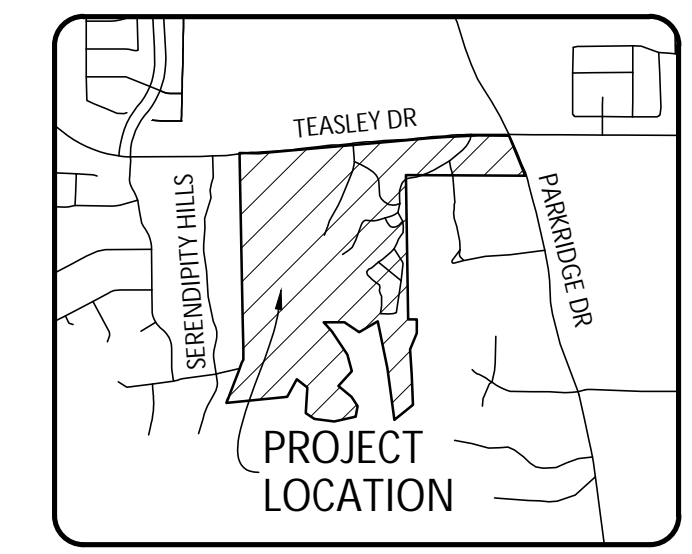
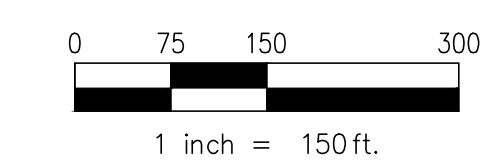
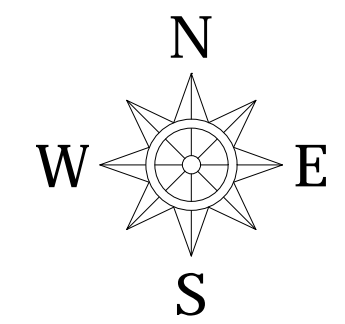
Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.04.02, SF-2, Single Family Residential (detached) of the Unified Development Code, for the SF-2, Single Family Residential (detached) base zoning district, and all other requirements of the UDC shall apply to this Subdistrict D, except as modified below:

- a. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply.
- b. **UDC Subsection 2.09.01 Landscaping Regulations** shall apply.
- c. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply except as modified below:
 - i. It is recognized that certain lots within Subdistrict C are currently platted at the time of this rezoning and others will be replatted in the future. It is therefore the express intent of this section to permit all current and future residential lots within Subdistrict C to follow the requirements of Table 16-A: Replacement Rates for Protected Trees Item 2 and as described below:
 - a) For single family residential lots, mitigation shall only be required for removal of protected trees when located in an area outside of the building footprint (plus five feet (5')), outside of utility easements, and outside of driveways.
 - b) Caliper Inches (CI) replacement at a rate of 1:1 for CI removed.
 - ii. All protected trees located within 25' of the eastern property lines of Serendipity Hills and The Bluffs at Pinnell Pointe shall not be removed.
 - iii. Protected trees located within the existing platted and future platted X-Lots within Subdistrict C shall be subject to the full provisions of UDC Subsection 2.09.02 where any tree removal may be necessary.
- d. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply.
- e. **UDC Subsection 2.04.04.C.2 Garage Regulations** shall apply, except as modified below:
 - i. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation.
- f. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply.
- g. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall not apply.
- h. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply.
- i. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
- j. **UDC Subsection 3.05.13 Streets** shall apply except as modified below:
 - i. The maximum permitted street grade shall be 12%.
 - ii. A cul-de-sac shall not exceed nine hundred feet (900') in length.

- k. **UDC Subsection 3.05.14 Private Streets and Gated Subdivisions** shall apply.
- l. **UDC Subsection 4.01 Sign Regulations** shall apply.
- m. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply.

D. OTHER DEVELOPMENT CONSIDERATIONS

1. **Open Space** – All subdistricts shall provide interconnected trails systems that connect to the boardwalk and trails located within the common open space of Subdistrict B as generally depicted on Exhibit “E” Open Space and Trail Plan.
2. **Phasing** – Phasing is currently unknown and will be based on market conditions. However, the developer/property owner shall construct the trail system as shown on Exhibit “C” – Open Space Plan for the portion which is immediately adjacent to and around the lake [commonly referred to as Long Lake] and shall be constructed within 12 months of the receipt of a certificate of occupancy on the 20,000th square foot of commercial building area located in Commercial Area 4 as shown on Exhibit “C”
3. **Traffic Impact Analysis** – A Traffic Impact Analysis will be evaluated at time of Site Plan.
4. **Lift Station and Utility Improvements** – The developer of Canyon Lake Ranch, in conjunction with the Enclave at Canyon Ranch (PD-72), shall construct or shall cause to construct a lift station and force main extension as required for development of both developments.
5. **Collector Street A – Shared Infrastructure** The developer of Canyon Lake Ranch shall construct the Collector Street A as defined in the Enclave at Canyon Ranch Planned Development (PD-72) with the first phase of the Canyon Lake Ranch development should the Enclave at Canyon Ranch development not move forward with construction prior to the start of Canyon Lake Ranch development.



LOCATION MAP
1" = 2000'

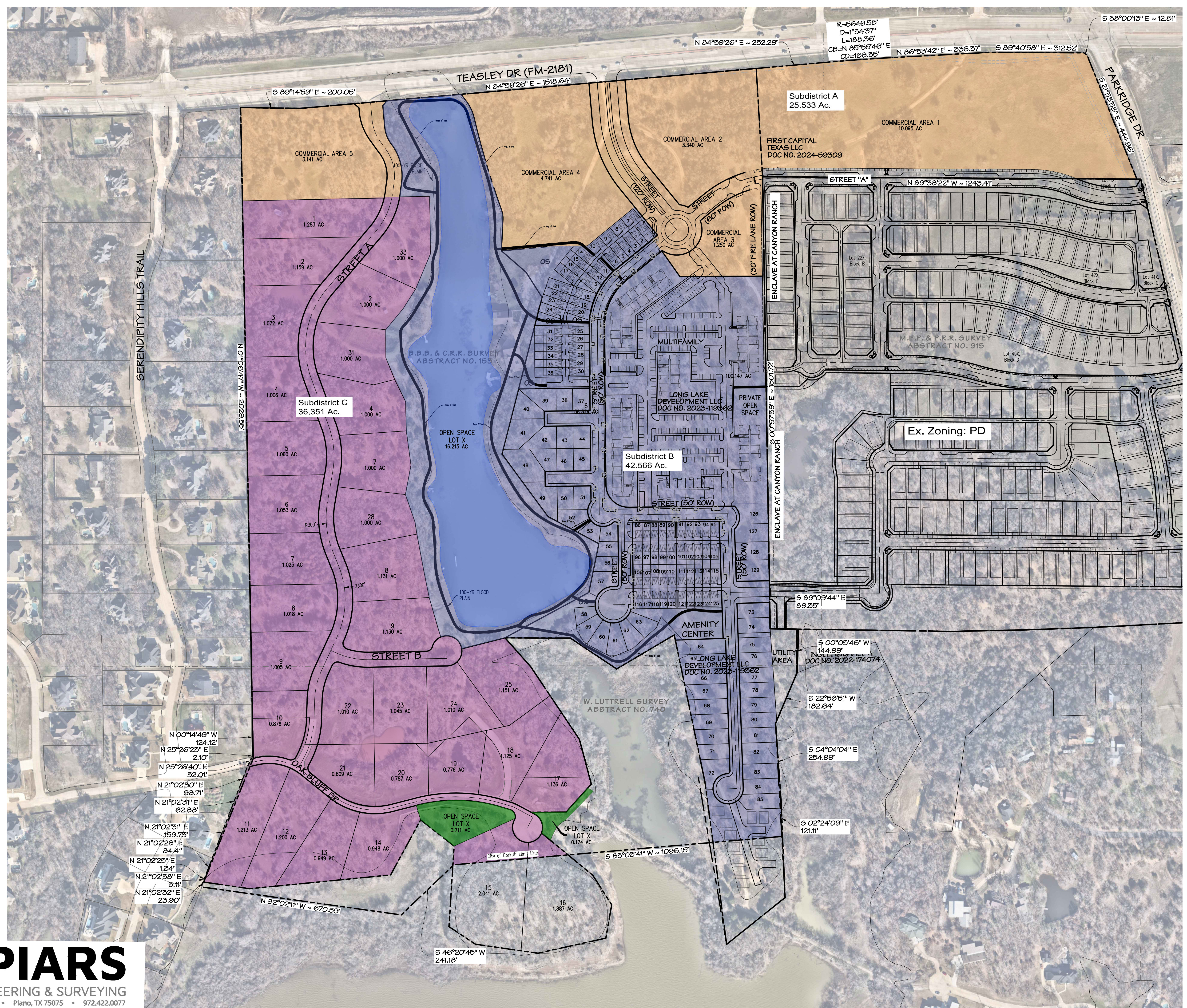
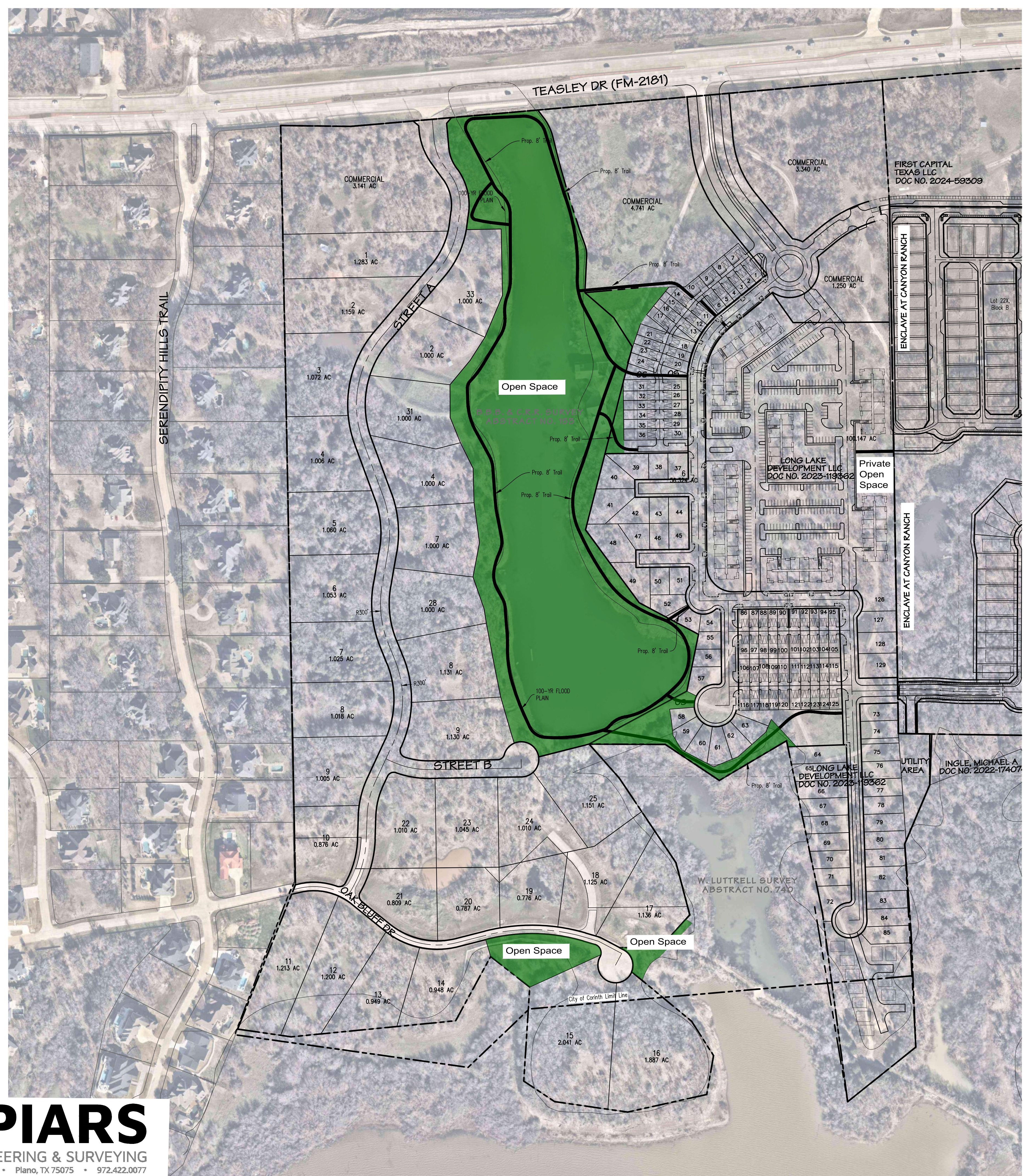
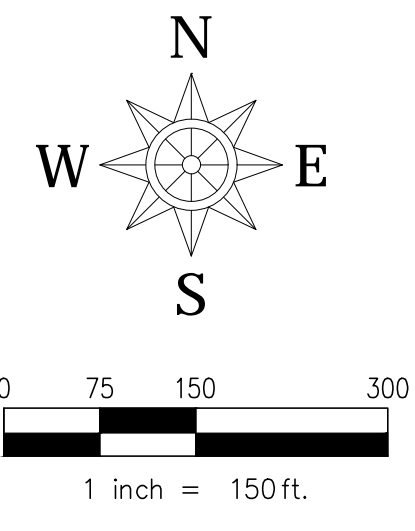


EXHIBIT D
CONCEPT PLAN - KEY MAP
CANYON LAKE RANCH
115.039 ACRES
OUT OF THE
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 915
B.B.B. & C.R.R. SURVEY ~ ABSTRACT NO. 135
W. LUTTRELL SURVEY ~ ABSTRACT NO. 740
CITY OF CORINTH, DENTON COUNTY, TEXAS

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

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com



REPRESENTATIVE TRAIL & BOARDWALK IMAGES

EXHIBIT 'E'
OPEN SPACE PLAN
CANYON LAKE RANCH
115.039 ACRES
OUT OF THE
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 915
B.B.B. & C.R.R. SURVEY ~ ABSTRACT NO. 135
W. LUTTRELL SURVEY ~ ABSTRACT NO. 740
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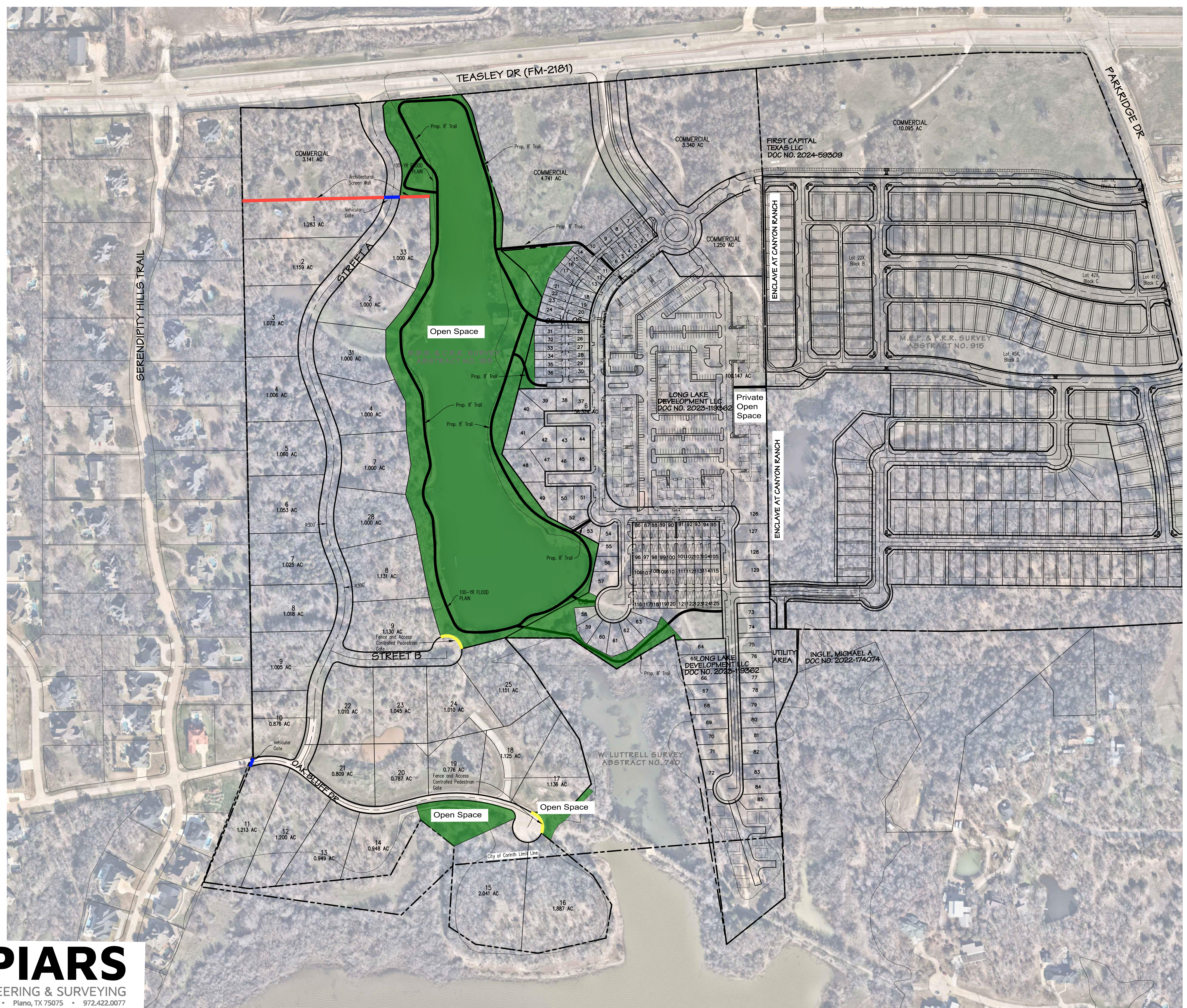
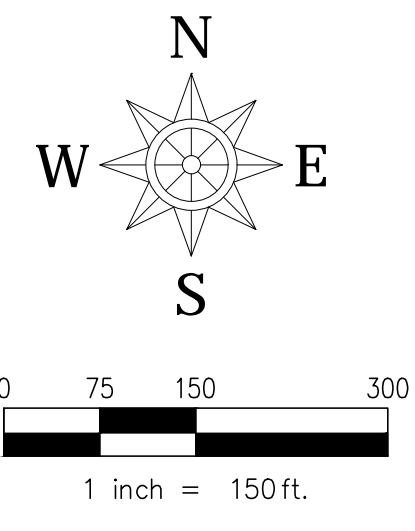
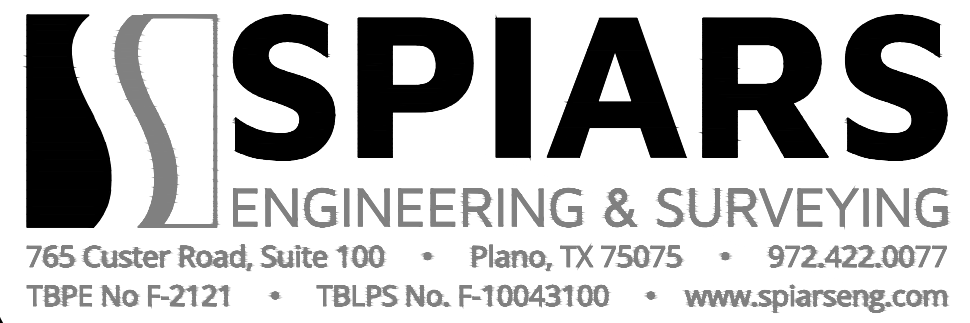


EXHIBIT 'F'
GATING PLAN
CANYON LAKE RANCH
115.039 ACRES
OUT OF THE
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 915
B.B.B. & C.R.R. SURVEY ~ ABSTRACT NO. 135
W. LUTTRELL SURVEY ~ ABSTRACT NO. 740
CITY OF CORINTH, DENTON COUNTY, TEXAS





**ATTACHMENT 2:
PUBLIC WORK ELM FORK TRAIL MEMO**

City of Corinth
3300 Corinth Parkway
Corinth, Texas 76208



Phone: 940-498-3200
Fax: 940-498-3232
www.cityofcorinth.com

SUBJECT: Letter of Support for Ensuring Public Access to the Elm Fork Trail

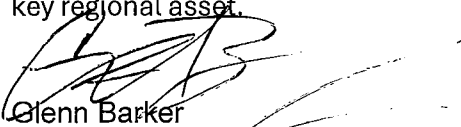
As part of the ongoing discussions surrounding the development of the Long Lake property, it is crucial for the City to prioritize securing public access to Long Lake, the regional Elm Fork Trail and Lake Lewisville. Currently, residents in City do not have any direct access to Lake Lewisville or the Elm Fork Trail, and the development of the Long Lake property presents a rare and valuable opportunity to provide that valuable connection.

The developer of Canyon Lake Ranch has proposed making the west side of this new development a gated community. Gating the neighborhood or parts of the neighborhood would prohibit access to Oak Bluff Drive and the existing trailhead at the east end of Oak Bluff Drive which would restrict public access to the Elm Fork Trail and Lake Lewisville. This development presents a rare opportunity for the City to secure a trailhead that would connect our community to this regional trail network. This is a unique and one-time opportunity to gain access to this valuable natural resource.

The City's 2040 Envision Corinth Parks Master Plan, approved by City Council, identified improving connections between the Elm Fork and Pilot Knoll trails as one of the key priorities for the City. Securing access through the Canyon Lake Ranch development and ensuring connectivity and access for all aligns directly with this vision and would offer numerous benefits, including:

1. **Enhanced Connectivity:** Providing a trailhead access point would link Corinth to the regional trail system, encouraging active transportation, walking, and cycling across the city and the region.
2. **Recreational Opportunities:** Access to the trail would create more outdoor activities for residents, promoting healthier lifestyles and making Corinth more attractive for families and outdoor enthusiasts.
3. **Preserving Public Resources:** Ensuring public access to the Elm Fork Trail aligns with the city's long-term goals of preserving and utilizing regional recreational resources for all residents, instead of allowing these areas to become privatized.

Given the long-term importance of this access to the city's growth and community well-being, I urge the Planning & Zoning Commission and City Council to prioritize an open, non-gated community and inclusion of a public trailhead as a condition for this development approval. The development of Canyon Lake Ranch provides a unique and possibly final opportunity for the City to connect with this key regional asset.



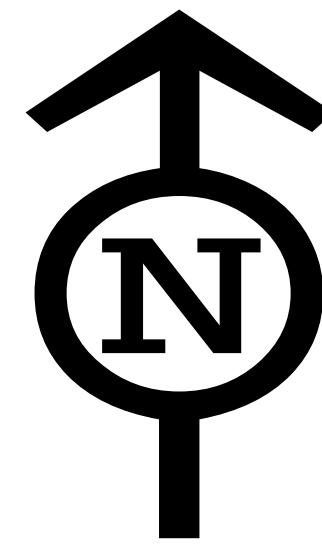
Glenn Barker
Director of Public Works
City of Corinth



**ATTACHMENT 3:
ELM FORK TRAIL EXHIBIT**



City of Corinth Elm Fork Trail Map



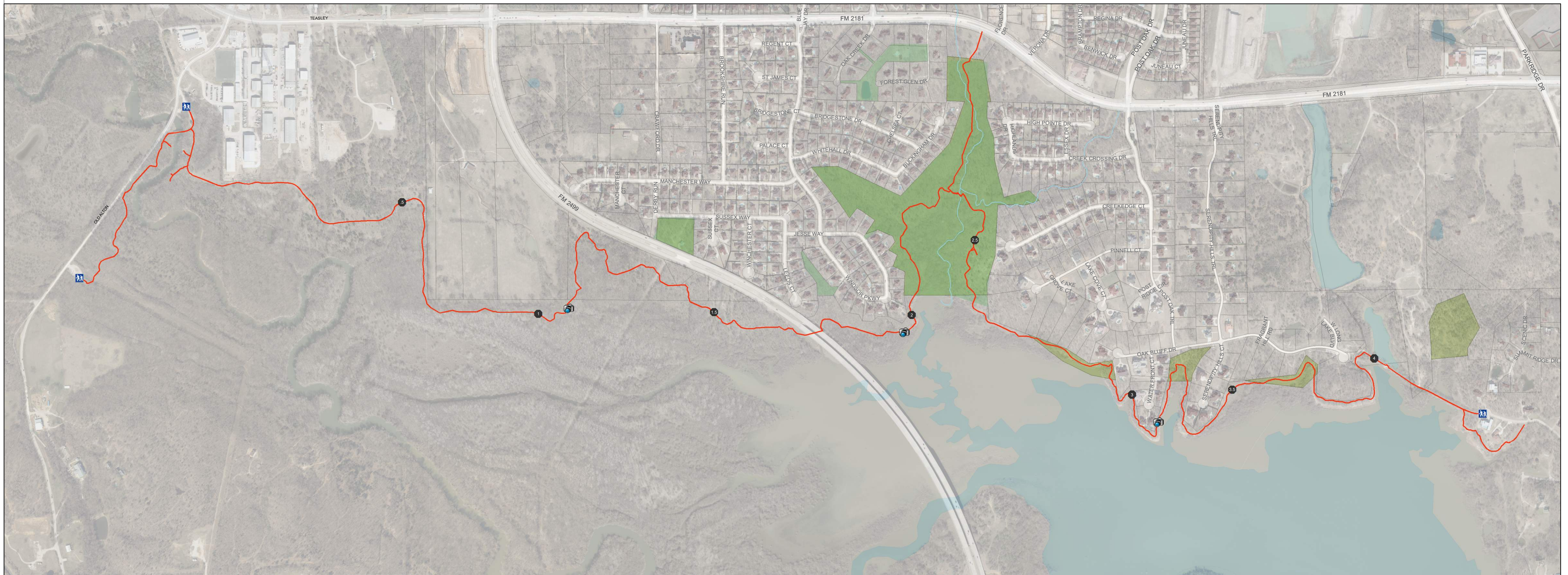
Legend

- Trail Points** **Land Type**
- Mile Marker — Trails
 - 📷 Photo — Stream
 - 🚶 Trail Head

Keep Corinth Beautiful 940-498-3243
 Corinth GIS - Maps 940-498-3264



Trail Photos





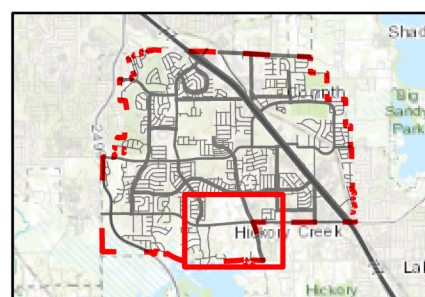
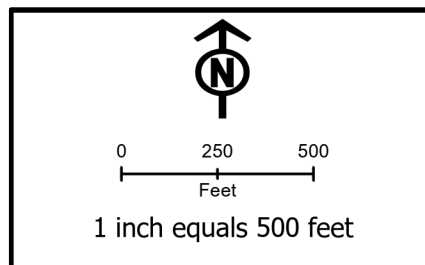
**ATTACHMENT 4:
200 FT ZONING BUFFER MAP AND CORRESPONDENCE
FROM PROPERTY OWNERS WITHIN 200' OF THE
SUBJECT PROPERTY**

Proposed Zoning Change

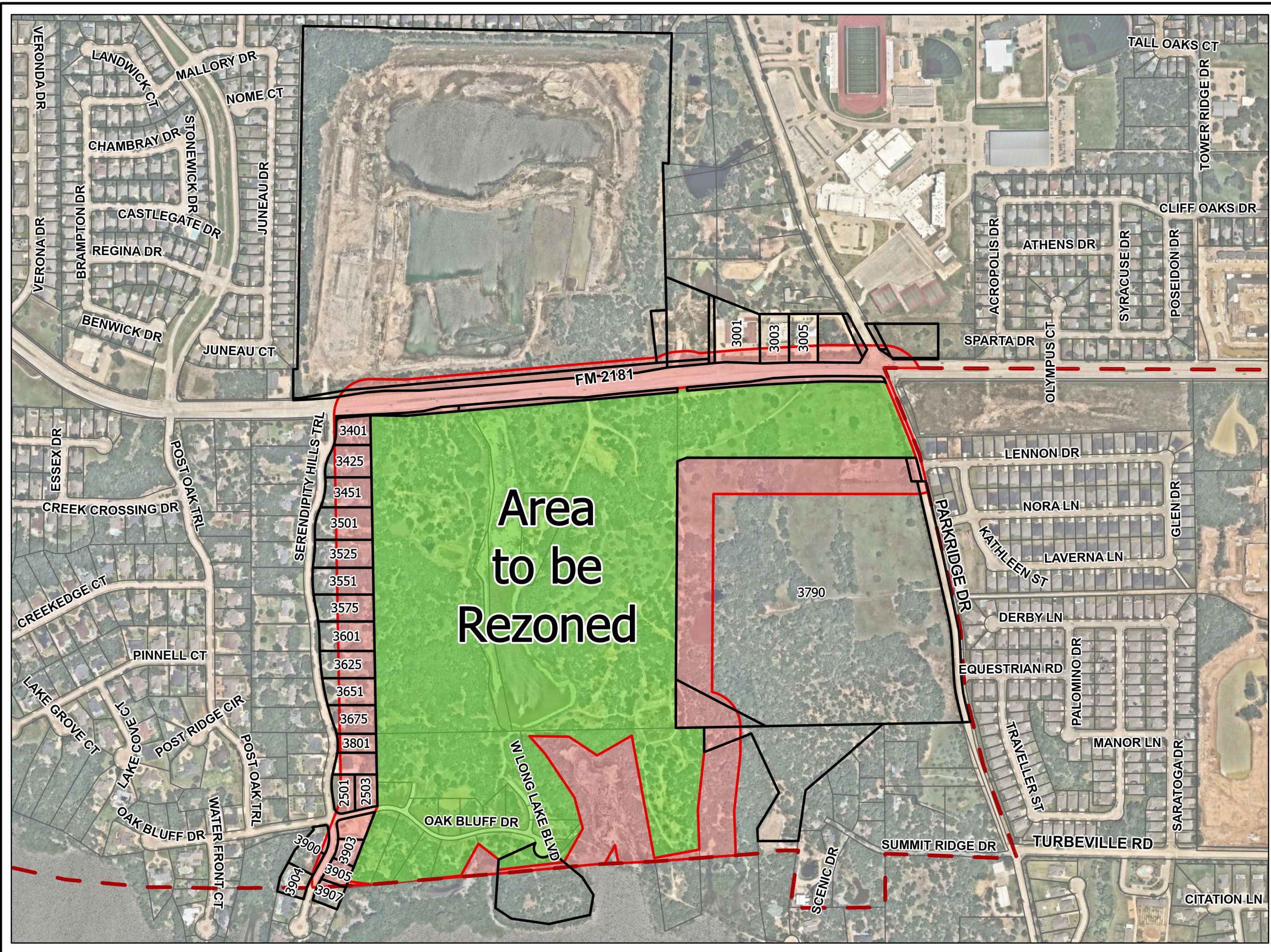
Canyon Lake Ranch
 PD (ZAPD24-0007)

- Area to be Rezoned
- Properties within 200 ft of area proposed to be rezoned from PD-36 and C-2 Commercial to a Planned Development (PD) with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family.
- Corinth City Limits

10/7/2024



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





Planning and Zoning Commission Meeting
Date: **MONDAY, October 28, 2024 at 6:30 P.M.**

Section E, Item 4.

City Council Regular Meeting
Date: **THURSDAY, November 21, 2024 at 6:30 P.M. * (see below for additional information)**

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

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, October 28, 2024, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, November 21, 2024, at 6:30 PM and will consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Long Lake Development 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 approximately ±108 acres from Planned Development 36 (PD-36) and C-2 Commercial to a Planned Development with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail. (Case No. ZAPD24-0007 Canyon Lake Ranch Planned Development)

*The November 21, 2024, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on October 28, 2024. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

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

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

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

* Property Values will be affected. * Worried about change of Drainage as this property is degraded. Any Land change will effect Drain off of Area
* Do Not want any Additional Commercial Zoned or Apartments from Parkridge to Post Oak. Will increase a already congested Roadway. Destroy Habitat & change area. WATER pressure + NOISE will increase, Privacy concerns

Name/Address/City: **(REQUIRED)**
Holly Bailey
3575 Serendipity Hills Trl
CORINTH, TX 76210

Signature: **(REQUIRED)**

Holly Bailey
(Signature)

(Please Print)



Planning and Zoning Commission Meeting
Date: **MONDAY, October 28, 2024 at 6:30 P.M.**

RECEIVED
OCT 28 2024
Section E, Item 4.

City Council Regular Meeting
Date: **THURSDAY, November 21, 2024 at 6:30 P.M. * (see below for additional information)**

BY:

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

The density in which homes and multi dwelling units are being built will tax our infrastructure and decrease the QUALITY of life in the area. Things look fine the first few years but the long term impact is NOT positive. A good example is the 121 corridor in Lewisville. Corinth should NOT be far rent! May I suggest minimum lot sizes and increased minimum set backs from the street. Keep parking off the street.

Name/Address/City: (REQUIRED)

Signature: (REQUIRED)

JEFFREY KNAPP
3625 SERENDIPITY HILLS TRL, CORINTH
(Please Print)

(Signature)



CITY OF CORINTH Staff Report

Meeting Date:	10/28/2024	Title:	Zoning Map Amendment [Rezoning] – PD-36 to SF-2 (ZMA24-0007)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Michael Ingle, 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 ±5.7 acres from Planned Development 36 (PD-36) to SF-2 Single Family Residential, with the subject property being generally located west of Scenic Drive, east of Oak Bluff Drive, and south of FM 2181. (Case No. ZMA24-0007 PD-36 to SF-2)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this rezoning is to change the zoning district on the subject property from Planned Development No. 36 (PD-36) with base zoning districts of SF-2 Single Family and C-2 Commercial to SF-2 Single Family Residential. PD-36, which was originally approved in 2014, has remained undeveloped and the majority of this PD is proposed to be rezoned to a new planned development in a separate zoning application. Given that the subject site is the only portion of PD-36 not being rezoned with this separate application, Staff recommends rezoning this residual property to SF-2 to avoid having a small portion of PD-36 remain.

The property owner supports removing the PD-36 designation as the change to SF-2 would give the property the same zoning as the properties to the east and west and remove the half acre lot dimensional requirements of PD-36 should this property be subdivided and developed in the future.

Compliance with the Comprehensive Plan

The rezoning request for the subject property is in accordance with the Land Use & Development Strategy designation of Mixed Residential.

Public Notice

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

- Publication in the Denton Record-Chronicle.
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property.
- The Public Hearing notice was posted on the City's Website.

Letters of Support/Protest

As of the date of this report, the City has received no letters of support and no letters of opposition from property owners within 200 feet of the subject property.

Staff Recommendation

Staff recommends approval as presented.

Motion

"I move to recommend approval of Case No. ZMA24-0007 as presented."

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

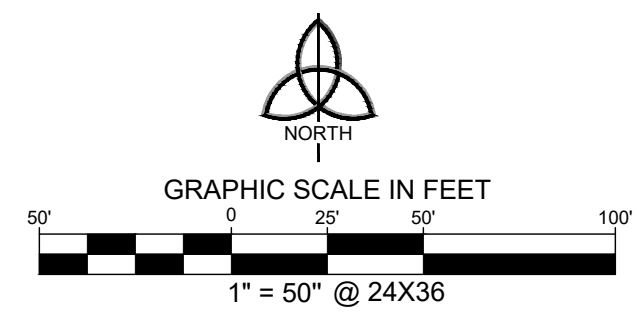
- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request

Attachments

1. Legal Description
2. 200 ft Buffer Map



**ATTACHMENT 1:
LEGAL DESCRIPTION**



MEPBR. CO. SURVEY, ABSTRACT NO. 975

M.C. CULBERTSON, III, TRUSTEE TRACT 2 CALLED 27.82 ACRES DOC. NO. 2022-4847 O.R.D.C.T.

M.C. CULBERTSON, III, TRUSTEE TRACT 1 CALLED 17.61 ACRES DOC. NO. 2022-4847 O.R.D.C.T.

M.C. CULBERTSON, III, TRUSTEE TRACT 3 CALLED 2.81 ACRES DOC. NO. 2022-4847 O.R.D.C.T.

LELEGE LONG LAKE LP CALLED 106.031 ACRES DOC. NO. 2014-73493 O.R.D.C.T.

LELEGE LONG LAKE LP CALLED 106.031 ACRES DOC. NO. 2014-73493 O.R.D.C.T.

GREG JOHNSON AND CHERI JOHNSON CALLED 0.800 ACRES VOL. 5400, PG. 10774 D.R.D.C.T.

GREGORY C. JOHNSON AND WIFE, CHERI MEINEKE JOHNSON TRACT 2 CALLED 0.703 ACRES VOL. 4571, PG. 1261 D.R.D.C.T.

GAIL N. CRUMP & JANICELA POINTE-CRUMP CALLED 1.059 ACRES VOL. 1228, PG. 217 D.R.D.C.T.

GREGORY C. JOHNSON AND WIFE, CHERI MEINEKE JOHNSON TRACT 1 CALLED 0.495 ACRES VOL. 4571, PG. 1261 D.R.D.C.T.

DEBORAH LEE GLADEN CALLED 0.420 ACRES DOC. NO. 2021-16399 O.R.D.C.T.

LOT 7 EAGLES AERIE CAB. L. PG. 321 P.R.D.C.T.

LOT 1, BLOCK A INGLEWOOD ADDITION DOC. NO. 2013-273 P.R.D.C.T.

BEING a tract of land situated in the W. Luttrell Survey, Abstract No. 740, in the City of Corinth, Denton County, Texas and being part of a called 106.031 acre tract described in a General Warranty Deed to Lelege Long Lake LP, as recorded in Document No. 2014-73493 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the west line of Lot 1, Block A of Inglewood Addition, an addition to the City of Corinth, Texas, according to the Plat thereof, recorded in Document No. 2013-273 of the Plat Records of said county, for the northeast corner of Lot 7 of Eagles Aerie, an addition to the Town of Hickory Creek, Texas, according to the Plat thereof recorded in Cabinet L, Page 321 of said Plat Records, same being the most easterly southeast corner of said 106.031 acre tract;

THENCE South 89°28'59" West, leaving the west line of said Lot 1 and with the north line of said Lot 7, a distance of 218.76 feet to a 1/2 inch iron rod found on an occupied northeasterly line of Lewisville Lake, for the northwest corner of said Lot 7 and a southwest corner of said 106.031 acre tract;

THENCE with the occupied northeasterly line of Lewisville Lake, the following courses and distances:

- North 01°37'40" West, a distance of 108.54 feet to a USACE monument, stamped "F 523-19", found;
North 31°05'36" East, a distance of 230.69 feet to a USACE monument, stamped "F 523-20", found;
North 24°59'34" West, a distance of 360.23 feet to a USACE monument, stamped "F 523-21", found;
South 68°28'51" West, a distance of 279.56 feet to a USACE monument, stamped "F 523-22", found;

THENCE North, crossing said 106.031 acre tract, a distance of 145.00 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", set on a northerly line of said 106.031 acre tract, common to the south line of Tract 3, a called 2.81 acre tract described in a Quit Claim Deed to M. C. Culbertson, III, Trustee, as recorded in Document No. 2022-4847 of said Official Records, from which a USACE monument, stamped "F 525-3", found for the southwest corner of said 2.81 acre tract bears North 89°09'30" West, a distance of 89.14 feet;

THENCE South 89°09'30" East, with said common line, a distance of 516.19 feet to a USACE monument, stamped "F 525-2", found for the southeast corner of said Tract 3, the southwest corner of Tract 2, a called 27.82 acre tract, as described in said Document No. 2022-4847, and an angle point in the north line of said 106.031 acre tract;

THENCE North 88°49'22" East, continuing with said northerly line, common to the south line of said Tract 2, a distance of 247.34 feet to a 3/4 inch iron rod found for the southeast corner of said Tract 2, the southwest corner of Tract 1, a called 17.61 acre tract, as described in said Document No. 2022-4847, and an angle point in the north line of said 106.031 acre tract;

THENCE North 87°53'52" East, continuing with said northerly line, common to the south line of said Tract 1, a distance of 222.13 feet to a 1/2 inch iron rod found for the northeast corner of a called 0.800 acre tract described in a Warranty Deed to Greg Johnson and Cheri Johnson, as recorded in Volume 5400, Page 10774 of the Deed Records of said county, same being the most easterly northeast corner of said 106.031 acre tract;

THENCE South 49°34'23" West, with the most southerly east line of said 106.031 acre tract, passing at a distance of 235.28 feet, a 1/2 inch iron rod found for the northwest corner of said 0.800 acre tract and the north corner of Tract 2, a called 0.703 acre tract described in a deed to Gregory C. Johnson and wife, Cheri Meineke Johnson, as recorded in Volume 4571, Page 1261 of the said Deed Records, and passing at a distance of 411.08 feet, a 1/2 inch iron rod found for the northwest corner of said 0.703 acre tract and the northeast corner of a called 1.059 acre tract described in a deed to Gail N. Crump & Janice/La Poince-Crump, as recorded in Volume 1228, Page 217 of said Deed Records, and continuing for a total distance of 559.51 feet to a 1/2 inch iron rod found for an angle point in the westerly line of said 1.059 acre tract and the easterly line of said 106.031 acre tract;

THENCE South 08°01'27" West, continuing with the easterly line of said 106.031 acre tract, passing at a distance of 226.89 feet, an iron rod with a cap, stamped "Arthur Surveying", found for the southwest corner of said 1.059 acre tract and the northwest corner of the aforementioned Lot 1, Block A of Inglewood Addition, and continuing for a total distance of 318.96 feet to the POINT OF BEGINNING and containing 244,255 square Feet or 5.607 acres of land, more or less.

Surveyor's Notes:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Only above ground observable utilities were located. No underground utilities and/or subsurface improvements, if any, have been located. No investigation has been made by this firm into current zoning requirements. This survey has been prepared without the benefit of a current title report. The property shown hereon may be subject to various easements and/or "Rights of Others". This survey is subject to revisions as such a report may reveal. According to Texas local government code, chapter 212.004 and 212.005, dividing any tract or lot into two or more parts without benefit of a subdivision plat approved and recorded with the county clerk, is a violation of city ordinance and/or state law, subjecting the violator to fines and/or the withholding of utilities and building permits.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0530G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within: Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYORS CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based represents an on the ground survey conducted on December 7 and 8, 2022, and is true and correct to the best of my knowledge. Date of Signature: December 9, 2022. Michael L. Black, Registered Professional Land Surveyor No. 6854.



LAND TITLE SURVEY 5.607 ACRES W. LUTTRELL SURVEY, ABSTRACT NO. 740 CITY OF CORINTH, DENTON COUNTY, TEXAS



1222 Greenbriar St. Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Table with 5 columns: No., DATE, REVISION DESCRIPTION, Scale (1" = 50'), and Sheet No. (1 OF 1).

LEGEND and LINE TYPE LEGEND sections defining symbols for boundary lines, easements, building lines, fences, and various monuments.

Vertical text on the right edge: DWG NAME: C:\MY DRIVE\TRINITY LAND SURVEYING\PROJECT FOLDER\2022-0903\3971 SUMMIT RIDGE - CORINTH.DWG; PLOTTED BY: MICHAEL BLACK; 12/09/2022 3:50 PM



**ATTACHMENT 2:
200 FT ZONING BUFFER MAP**

Proposed Zoning Change

Property Being Rezoned to SF-2 (ZMA24-0007)

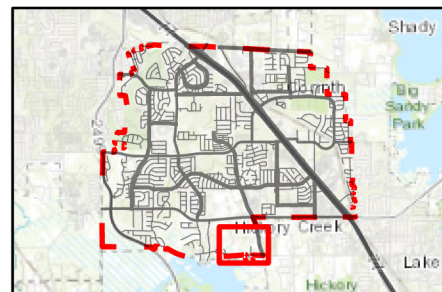
- Area to be Rezoned
- Properties within 200 ft of area proposed to be rezoned to SF-2 Single Family Residential
- City Limits

10/9/2024



0 125 250
 Feet

1 inch equals 250 feet



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