

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, October 23, 2023 at 6:30 PM

City Hall | 3300 Corinth Parkway

AGENDA

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

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

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on September 25, 2023.
2. Consider and act on a request by the Applicant, Zak Mojra, for approval of a Replat of the Magnolia Center Addition Subdivision, being ± 3.135 acres located at the southwest corner of S I-35E and Lake Sharon Drive. (Case No. RP23-0003)

E. BUSINESS AGENDA

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single Family Residential and C-1 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential, for the development of a residential subdivision on approximately ± 57 acres generally located south of Lake Sharon Drive, north of Hollis Drive and Custer Drive, east of the Fairview West subdivision, and west Lavina Drive and Trinity Terrace. Case No. ZAPD23-0003 – Oak Ridge Park
4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Skorburg Company, to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040” Master Thoroughfare Plan by removing the proposed Future Collector Roadway connecting Lake Sharon Drive to Hollis Drive. Case No. CPA23-0001

F. DIRECTOR'S REPORT

G. ADJOURN REGULAR SESSION

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

I. WORKSHOP AGENDA

5. Conduct a workshop and hold an informal discussion on housing development trends and demographics.
6. Conduct a workshop and hold an informal discussion on a rezoning request by the Applicant, Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of


the Unified Development Code of the City, from SF-4 Single Family Residential (detached) and C-1 Commercial to a Planned Development District with a base zoning district of SF-4 Single Family Residential (detached) to accommodate a planned single family neighborhood consisting of multiple lot sizes on approximately ±57 acres generally located south of Lake Sharon Drive, west of Trinity Terrace and Dickinson Drive, north of Custer Road and Meadowview Drive, and east of Zachary Drive. (ZAPD23-0003 Oak Ridge Park)

J. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, October 20, 2023 at 1:00 PM.**



Michelle L. Mixell, MCP
Planning Manager
City of Corinth, Texas

October 20, 2023
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
REGULAR SESSION

Monday, September 25, 2023, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 25th day of September 2023, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

Chair Alan Nelson
Rebecca Rhule
Adam Guck

Commissioners Absent:

Vice Chair Mark Klingele
KatieBeth Bruxvoort
Crystin Jones
Bradford Harrold

Staff Members Present:

John Webb, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Planning Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:39 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALEGIANCE

D. CONSENT AGENDA

1. Consider and act on a request by the applicant, Bannister Engineering, for approval of a Final Plat of the Timber Ridge Subdivision, consisting of 52 residential lots and three open space lots being approximately ±8.251 acres located on the west side of Corinth Parkway, south of Silver Meadow Lane, and north of Lake Sharon Drive. (Case No. FP23-0003)

2. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on August 28, 2023.

3. Consider the approval of minutes for the Planning & Zoning Commission Workshop Session held on August 28, 2023.

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

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

E. BUSINESS AGENDA

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by Ridinger Associates to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-2 Single Family Residential to SF-3 Single Family Residential, on approximately ±14.2 acres generally located east of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZMA23-0002 – SF-2 to SF-3)

John Webb, Director of Development Services, presented the item and recommended that the request be approved as presented.

Commissioner Guck asked what the surrounding properties were zoned.

Webb went through the zoning of the surrounding properties and provided the maximum lot size permitted for each.

Reginald Rembert, Rembert Enterprises, provided a presentation to the Commission. He explained that they were proposing to preserve the SF-2 zoning along the Provence Subdivision to act as an additional buffer between the existing subdivision and the area being rezoned to SF-3. He stated that they would be complying with the regulations for the SF-3 zoning district as enumerated in the UDC and explained that the UDC does not require a concept plan to accompany a straight rezoning application.

Chair Nelson asked if the Applicant would be including any housing in the strip of SF-2 between the Provence Subdivision and the area proposed to be rezoned to SF-3.

Rembert explained that they would dedicate the ROW for the road depicted on the Master Thoroughfare Plan at the time of platting.

Commissioner Guck asked if the remaining area not being rezoned to SF-3 would be developed as SF-2.

Rembert stated he will be developing approximately the same area as what was shown on the PD.

Chair Nelson asked if they had a layout of the area they will be developing.

Rembert confirmed that they have a preliminary layout.

Commissioner Rhule asked if the proposed subdivision will connect to the existing street stub in the Provence Subdivision.

Rembert confirmed that the subdivisions would connect.

Chair Nelson asked if the two main points of access for the subdivision would be off of Post Oak Drive and through the Provence Subdivision.

Rembert stated that this was correct and that an additional point of access would be provided off of the proposed Creekside Drive expansion in the future. He stated that he felt this additional point of access for the subdivision would be beneficial but that this would be determined at the time of platting.

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

Stepan Perfilev, 2402 Tuscany Dr, stated that he was opposed to the proposal.

Sterling Sacks, 1713 Birch Ln, stated that he owns the property directly south of the proposal and that he was in opposition to the proposal due to a concept plan not being provided.

Chair Nelson closed the Public Hearing at 6:59 PM.

Commissioner Guck asked what the average home size would be in the area proposed to be rezoned to SF-3.

Rembert stated that the home prices will be higher for the entire neighborhood than what was proposed in the previously denied planned development due to the larger lot sizes and that the minimum house sizes in the subdivision would be larger than the minimum prescribed in the UDC.

Commissioner Rhule asked if any amenities or green spaces would be included with the proposed subdivision.

Rembert stated that they did not have any final plans for this project given that it was a straight zoning case but that the overall configuration would most likely generally conform to what was proposed in the planned development.

Commissioner Rhule made a motion to recommend approval as presented, seconded by Commissioner Guck.

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

F. DIRECTORS REPORT

Director Webb informed the Commission that the City Council approved several amendments to the UDC on September 21st and appointed a new alternate member to the Commission, Chris Smith, whose term would begin on October 1st.

G. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:06 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2023.

Alan Nelson, Planning and Zoning Commission Chairman



CITY OF CORINTH

Staff Report

Meeting Date:	10/23/2023	Title:	Replat: Magnolia Center (RP23-0003)
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 type="checkbox"/> Attracting Quality Development		

Item/Caption

Consider and act on a request by the Applicant, Zak Mojra, for approval of a Replat of the Magnolia Center Addition Subdivision, being ±3.135 acres located at the southwest corner of S I-35E and Lake Sharon Drive. (Case No. RP23-0003)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Replat is to add a portion of one (1) unplatted parcel to the existing one (1) lot subdivision for the purpose of constructing additional parking spaces for the existing retail center. The property to be added to the subdivision is zoned MX-C, while the existing Magnolia Center lot is zoned Planned Development No. 53 – Magnolia Center (base zoning: MX-C Mixed Use Commercial).

The proposed Replat was reviewed by Planning and Engineering, and while there are several comments that must be satisfactorily addressed by the Applicant, they are not substantive and relate primarily to labeling and easement abandonment.

The Planning and Zoning Commission is required to act on the Replat application at this meeting to comply with the Texas Local Government Code.

Financial Impact

None

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

Staff Recommends approval of the Replat as presented subject to the Applicant satisfactorily addressing all comments and the applicable standard conditions required by UDC Subsection 3.03.03 H.4 prior to recording the Replat:

- a. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the Replat.
- b. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers shown on the plat.
- c. Abandonment documents for all other easements not requiring City Council approval have been filed of record and properly described and noted on the plat.
- d. Staff is authorized to approve any additions and/or alterations to the easements, dedications, and plat notes included in the Replat.

Motion

“I move to approve Case No. RP23-0003 – Magnolia Center as presented subject to the Applicant addressing all comments and standard conditions required by the UDC.”

Alternative Action by the Planning and Zoning Commission

The Planning and Zoning Commission may add additional conditions to the motion or deny the application.

Attachments

1. Proposed Replat with Planning Comments
2. Proposed Replat with Engineering Comments

STATE OF TEXAS
COUNTY OF DENTON

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

WHEREAS MMD DEVELOPMENT LLC are the owners of those three tracts of land situated in the E. A. Garrison Survey, Abstract Number 511, City of Corinth, Denton County, Texas, and being part of those tracts of land described in deed to MMD Development, LLC, as recorded in Document Number 2020-97753 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

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

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

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

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

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

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

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

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

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

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

THENCE South 88 degrees 53 minutes 00 seconds West, along the common south lines of said SEL Meadows Oak tracts and the north line of said Huffines Children's Trust tract, a distance of 160.97 feet to a 1/2-inch iron rod with cap set for corner;

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

THENCE South 00 degrees 27 minutes 36 seconds West, along the east line of said MMD Development, LLC, tract and the northerly most west line of said Huffines Children's Trust tract a distance of 61.51 feet to a 1/2-inch iron rod with yellow plastic stamped "GEONAV" set for a corner;

THENCE South 89 degrees 16 minutes 06 seconds West, over and across said MMD Development, LLC, tract, a distance of 359.44 feet to a 1/2-inch iron rod with yellow plastic stamped "GEONAV" set, on the west line of said MMD Development, LLC, tract and on the east right-of-way line of said Tower Ridge Drive, for a corner;

THENCE North 00 degrees 04 minutes 04 seconds East, along the west line of said MMD Development, LLC, tract and the east right-of-way line of said Tower Ridge Road a distance of 117.77 feet to a 1/2-inch iron rod with yellow plastic stamped "GEONAV" set, for a corner;

THENCE North 89 degrees 16 minutes 06 seconds East, along the west line of said MMD Development, LLC, tract and the east right-of-way line of said Tower Ridge Road a distance of 3.42 feet to the POINT OF BEGINNING AND CONTAINING 136,571 square feet or 3.135 acres of land, more or less;

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

OWNER: _____

MASSUD MOJRA, AUTHORIZED MEMBER

DATE: _____

STATE OF TEXAS
COUNTY OF DENTON

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

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires: _____

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

SURVEYOR'S NOTES:

1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).

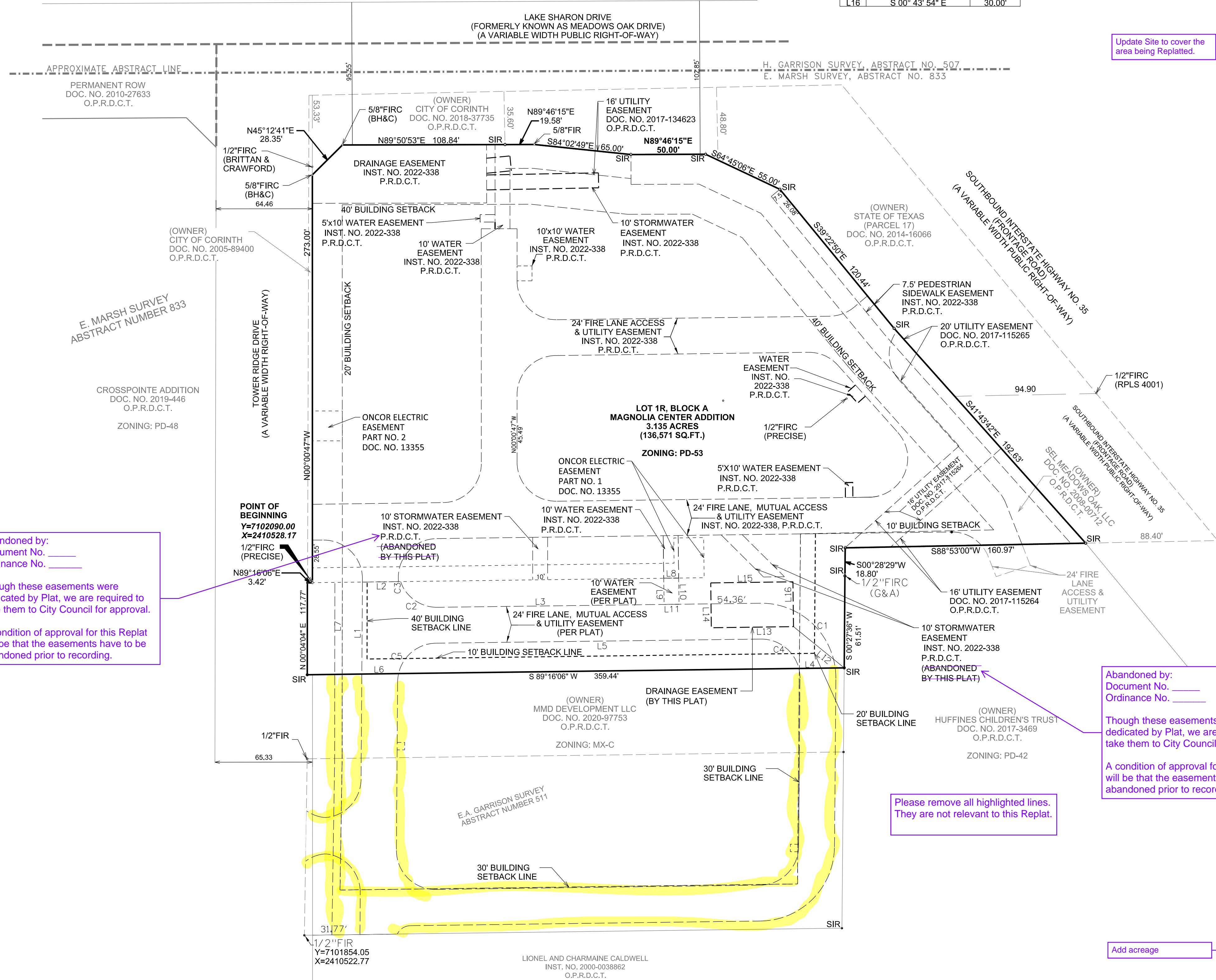
2. By graphical plotting of FEMA Flood Insurance Rate Map Number 48121C0395G and 48113C0514L, dated April 11, 2011, the subject property is located entirely within Zone X (unshaded).

3. This plat was prepared without the benefit of a title report.

4. The purpose of this Replat is to add a portion of the one (1) unplatted parcel to an existing one (1) lot subdivision.

SPECIAL NOTICE :

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



Abandoned by:
Document No. _____
Ordinance No. _____

Though these easements were
dedicated by Plat, we are required to
take them to City Council for approval.

A condition of approval for this Replat
will be that the easements have to be
abandoned prior to recording.

Abandoned by:
Document No. _____
Ordinance No. _____

Though these easements were
dedicated by Plat, we are required to
take them to City Council for approval.

A condition of approval for this Replat
will be that the easements have to be
abandoned prior to recording.

Please remove all highlighted lines.
They are not relevant to this Replat.

Add acreage

LEGEND:

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

OWNER:
MMD DEVELOPMENT, LLC
9 EAGLES AERIE CT.
HICKORY CREEK, TX 75065

ENGINEER/ARCHITECT:
MODERN ENGINEERING SOLUTIONS, LLC
MICHAEL GROSELLE
ALPHA RD SUITE E-80-103
DALLAS, TX 75240
PH:214-734-2305

SURVEYOR:
GEONAV, LLC
JOEL CHRIS HOWARD
3410 MIDCOURT RD., SUITE 110
CARROLLTON, TX 75006
T: 972-243-2409
EMAIL: CHRIS.HOWARD@GEO-NAV.COM

GEONAV
SURVEYING • MAPPING • SCANNING

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

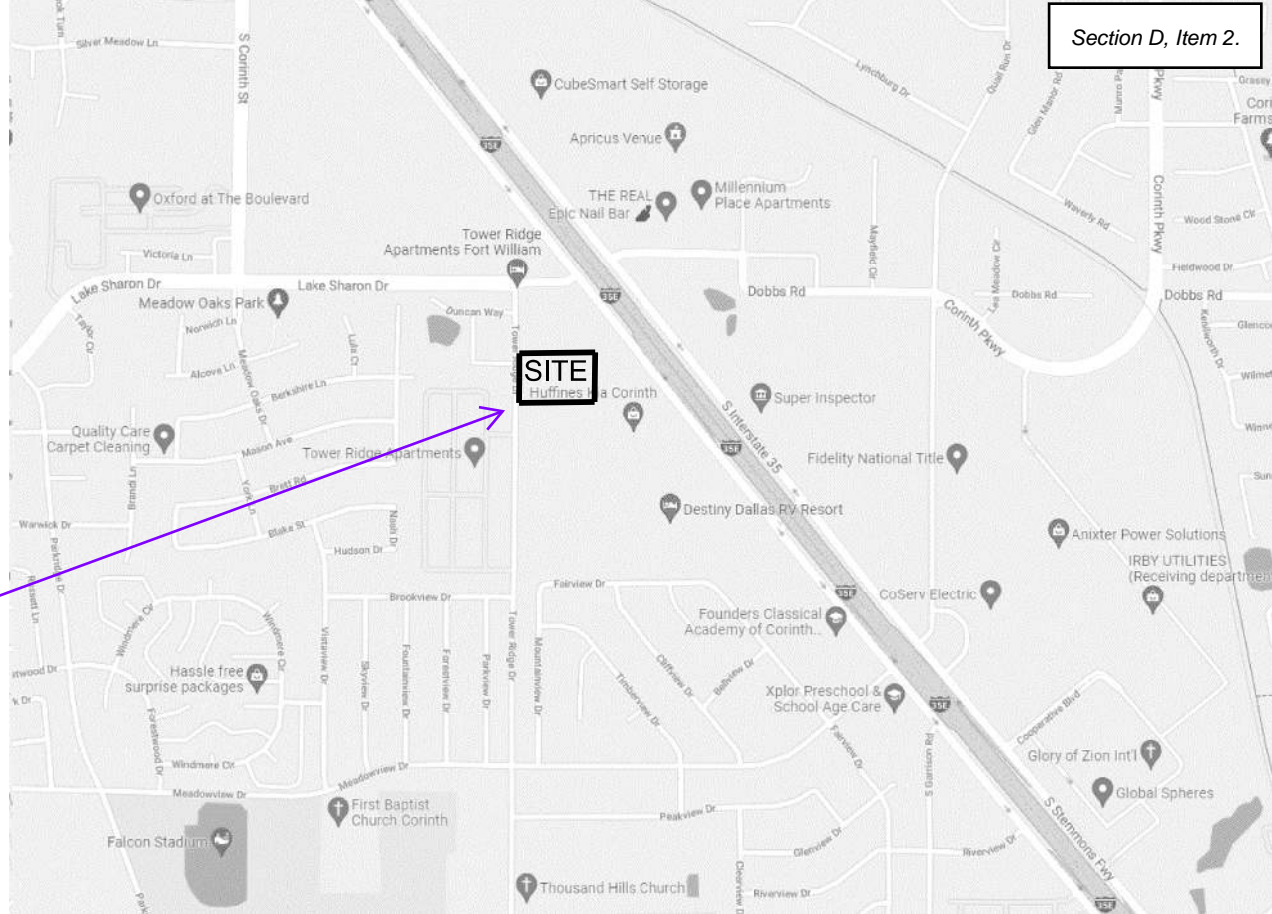
DATED: JULY 28, 2023 DRAWN BY JCH

REPLAT
LOT 1R, BLOCK A
MAGNOLIA CENTER
ADDITION
ZONED: PD-53 and MX-C

BEING A REPLAT OF LOT 1, BLOCK A
OF MAGNOLIA CENTER ADDITION

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

0' 20' 40' 80'
1"=40'



VICINITY MAP
(1"=2,000')

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

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

Owner (Printed Name): MMD DEVELOPMENT, LLC

Owner (Signature): _____
Date: _____

STATE OF TEXAS
COUNTY OF DENTON

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

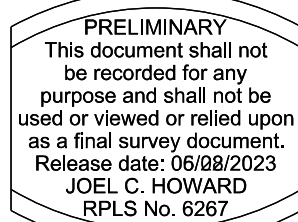
Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DENTON

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



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

STATE OF TEXAS
COUNTY OF DENTON

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

Notary Public in and for the State of Texas

Print Notary's Name
My Commission Expires: _____

CERTIFICATE OF PLAT APPROVAL:

APPROVED the _____ day of _____, 20____.

Director of Development Services

City of Secretary

STATE OF TEXAS
COUNTY OF DENTON

I, the undersigned owner of the land shown on this plat with metes and bounds as follows:

WHEREAS MMD DEVELOPMENT LLC are owners of those three tracts of land situated in the E. A. Garrison Survey, Abstract Number 511, City of Corinth, Denton County, Texas, and being part of those tracts of land described in deed to MMD Development, LLC, as recorded in Document Number 2020-97753 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

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

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

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

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

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

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

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

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

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

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

THENCE South 88 degrees 53 minutes 00 seconds West, along the common south lines of said SEL Meadows Oak tracts and the north line of said Huffines Children's Trust tract, a distance of 160.97 feet to a 1/2-inch iron rod with cap set for corner;

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

THENCE South 00 degrees 27 minutes 36 seconds West, along the east line of said MMD Development, LLC, tract and the northerly most west line of said Huffines Children's Trust tract a distance of 61.51 feet to a 1/2-inch iron rod with yellow plastic stamped "GEONAV" set for a corner;

THENCE South 89 degrees 16 minutes 06 seconds West, over and across said MMD Development, LLC, tract, a distance of 359.44 feet to a 1/2-inch iron rod with yellow plastic stamped "GEONAV" set, on the west line of said MMD Development, LLC, tract and on the east right-of-way line of said Tower Ridge Drive, for a corner;

THENCE North 00 degrees 04 minutes 04 seconds East, along the west line of said MMD Development, LLC, tract and the east right-of-way line of said Tower Ridge Road a distance of 117.77 feet to a 1/2-inch iron rod with yellow plastic stamped "GEONAV" set, for a corner;

THENCE North 89 degrees 16 minutes 06 seconds East, along the west line of said MMD Development, LLC, tract and the east right-of-way line of said Tower Ridge Road a distance of 3.42 feet to the POINT OF BEGINNING AND CONTAINING 136,571 square feet or 3.135 acres of land, more or less;

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

OWNER: _____

MASSUD MOJRA, AUTHORIZED MEMBER

DATE: _____

STATE OF TEXAS
COUNTY OF DENTON

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

Notary Public in and for the State of Texas

Print Notary's Name

My Commission Expires: _____

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

SURVEYOR'S NOTES:

1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).

2. By graphical plotting of FEMA Flood Insurance Rate Map Number 48121C0395G and 48113C0514L, dated April 11, 2011, the subject property is located entirely within Zone X (unshaded).

3. This plat was prepared without the benefit of a title report.

4. The purpose of this Replat is to add a portion of the one (1) unplatted parcel to an existing one (1) lot subdivision.

SPECIAL NOTICE :

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

(OWNER)
MINERVA PARTNERS, LTD.
DOC. NO. 2004-163301
O.P.R.D.C.T.

ZONING: MX-C

E. GARRISON SURVEY
ABSTRACT NUMBER 507

LAKE SHARON DRIVE
(FORMERLY KNOWN AS MEADOWS OAK DRIVE)
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

H. GARRISON SURVEY, ABSTRACT NO. 507
E. MARSH SURVEY, ABSTRACT NO. 833

(OWNER)
CITY OF CORINTH
DOC. NO. 2018-37735
O.P.R.D.C.T.

WHAT IS THIS
EASEMENT?

5'x10' WATER EASEMENT
INST. NO. 2022-338
P.R.D.C.T.

10' WATER
EASEMENT
INST. NO. 2022-338
P.R.D.C.T.

10'x10' WATER
EASEMENT
INST. NO. 2022-338
P.R.D.C.T.

10' STORMWATER
EASEMENT
INST. NO. 2022-338
P.R.D.C.T.

24' FIRE LANE ACCESS
& UTILITY EASEMENT
INST. NO. 2022-338
P.R.D.C.T.

24' FIRE LANE, MUTUAL ACCESS
& UTILITY EASEMENT
INST. NO. 2022-338, P.R.D.C.T.

10' WATER EASEMENT
(PER PLAT)

10' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

(OWNER)
CITY OF CORINTH
DOC. NO. 2018-37735
O.P.R.D.C.T.

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

(OWNER)
CITY OF CORINTH
DOC. NO. 2018-37735
O.P.R.D.C.T.

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

(OWNER)
CITY OF CORINTH
DOC. NO. 2018-37735
O.P.R.D.C.T.

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

(OWNER)
CITY OF CORINTH
DOC. NO. 2018-37735
O.P.R.D.C.T.

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

(OWNER)
CITY OF CORINTH
DOC. NO. 2018-37735
O.P.R.D.C.T.

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

(OWNER)
CITY OF CORINTH
DOC. NO. 2018-37735
O.P.R.D.C.T.

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

(OWNER)
CITY OF CORINTH
DOC. NO. 2018-37735
O.P.R.D.C.T.

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

(OWNER)
CITY OF CORINTH
DOC. NO. 2018-37735
O.P.R.D.C.T.

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

(OWNER)
CITY OF CORINTH
DOC. NO. 2018-37735
O.P.R.D.C.T.

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)

5/8" FIRC
(BH&C)



CITY OF CORINTH
Staff Report

Meeting Date:	10/23/2023	Title:	Oak Ridge Park Planned Development
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

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



Location Map

Item Summary

The Applicant is requesting that the Public Hearing for this item be continued to November 13, 2023. See Attachment 1 – Continuation Request Letter

Letters of Support/Protest

As of the date of this report, the City has received 1 letter of support and 5 letters of opposition from property owners located within 200 feet of the subject property, with 3 of the letters of opposition coming from 1 property. The 1 letter of support received was from the builder for the Amherst Subdivision, Sumeer Homes, who own 8 properties within the 200' Buffer. Letters received after this date will be presented to the Planning and Zoning Commission at the time of Public Hearing. See Attachment 2 – 200' Buffer Exhibit and Correspondence from Property Owners within 200 feet of the Subject Property

Staff Recommendation

Staff recommends that the Public Hearing for Case No. ZAPD23-0003 – Oak Ridge Park PD be opened and continued to November 13, 2023, at 6:30 PM.

Motion

“I move to open and continue the Public Hearing for Case No. ZAPD23-0003 – Oak Ridge Park PD to November 13, 2023, at 6:30 PM.”

Supporting Documentation

Attachment 1 – Continuation Request Letter

Attachment 2 – 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners within 200 feet of the subject property

ATTACHMENT 1:

APPLICANT

CONTINUATION REQUEST LETTER

Skorburg Company
8214 Westchester, Ste. 900
Dallas, TX 75225
Phone: 214/888/8845

October 19, 2023

City of Corinth P&Z
Attn: Planning Dept.
3300 Corinth Parkway
Corinth, TX 76208

RE: P&Z Public Hearing – Continuation Request from 10/23 to 11/13

Corinth Planning & Zoning Commission,

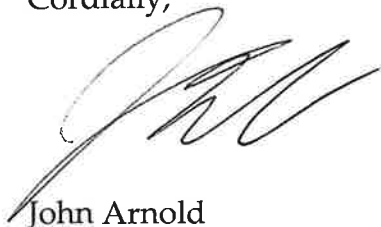
Please accept this letter as our formal request for a continuation of the 10/23 public hearing to the 11/13 meeting regarding the proposed Oak Ridge Park PD rezoning and Throughfare Amendment.

We have made significant progress since the 8/28 work session incorporating the prior input from P&Z and additional staff feedback, as well as hosting two neighborhood meetings with the surrounding residents. We are requesting this continuation to allow additional time to fine-tune the details of the plan with staff, before bringing forth our proposal in the context of a formal public hearing.

In conjunction with our request for the public hearing continuation, we would also greatly appreciate the opportunity to remain on the 10/23 P&Z agenda as a work session item to present the changes since the previous meeting and receive any further feedback from the Commission.

Please do not hesitate to reach out to me should you have any questions.

Cordially,



John Arnold

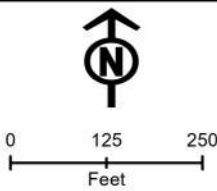


ATTACHMENT 2:
200 FT ZONING BUFFER MAP AND CORRESPONDENCE
FROM PROPERTY OWNERS WITHIN 200' OF THE
SUBJECT PROPERTY

Proposed Zoning Change

Oak Ridge Park PD
(ZAPD23-0003)

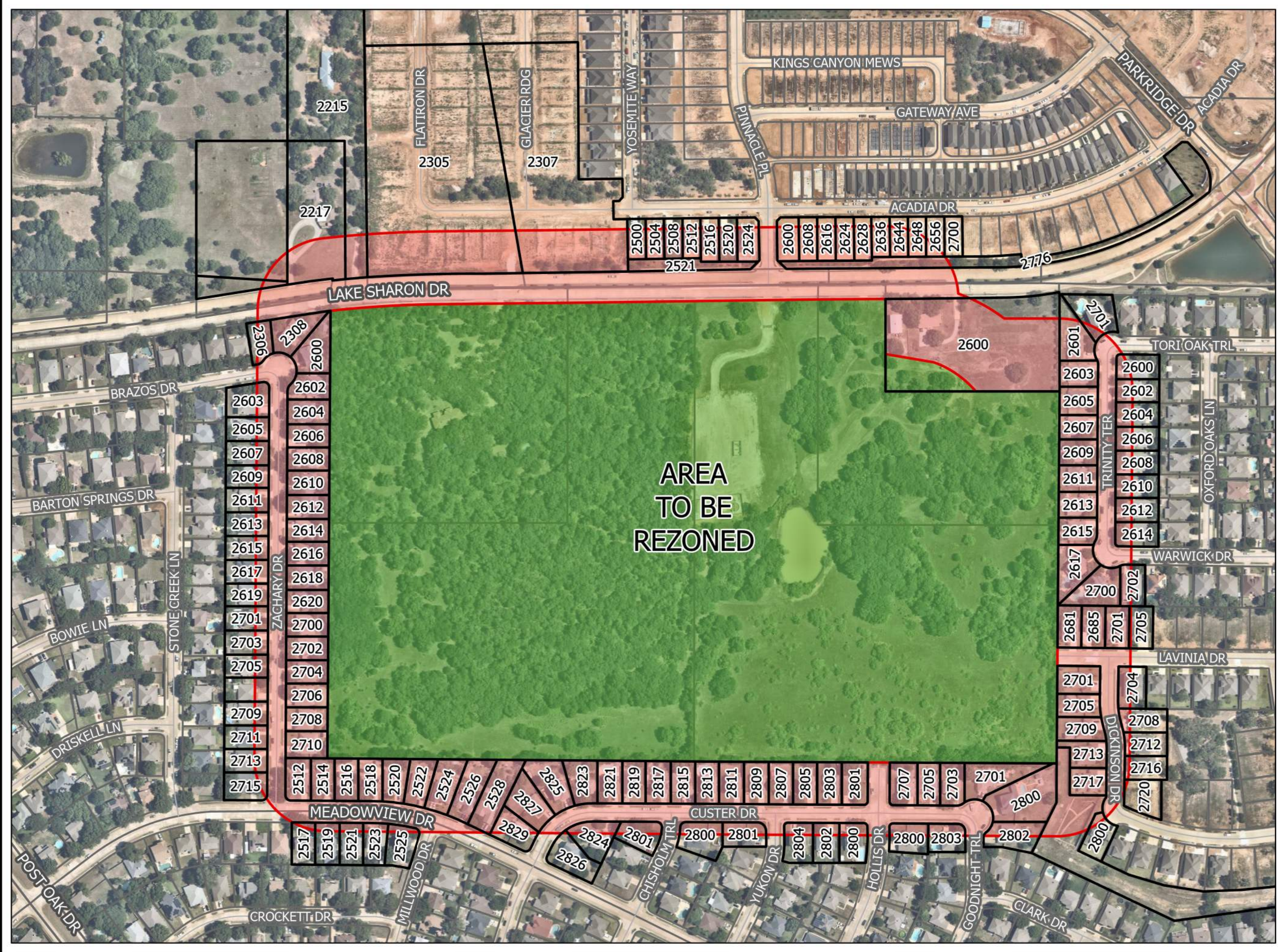
- Area to be Rezoned
- Properties within 200 ft of area proposed to be rezoned from SF-4 Single Family and C-1 Commercial to a Planned Development (PD) with a base zoning district of SF-4 Single Family



1 inch equals 250 feet



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





Planning and Zoning Commission Meeting
Date: **MONDAY, October 23, 2023, at 6:30 P.M.**

RECEIVED
OCT 12 2023
Section E, Item 3.

City Council Regular Meeting
Date: **THURSDAY, November 16, 2023, at 6:30 P.M.** * (see below for additional information)

BY:

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

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, October 23, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, November 16, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

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

*The November 16, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on October 23, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

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

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

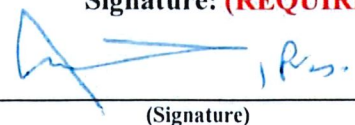
Name/Address/City: **(REQUIRED)**

SUMEER HOMES
2404 TEXAS DR #103
IRVING, TX 75062

(Please Print)

Lots 3 homes in
Amherst Addition

Signature: **(REQUIRED)**


(Signature)



Planning and Zoning Commission Meeting
Date: **MONDAY, October 23, 2023, at 6:30 P.M.**

Received 10-16-23

City Council Regular Meeting
Date: **THURSDAY, November 16, 2023, 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 23, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, November 16, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

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

*The November 16, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on October 23, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

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

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

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

MB Harper
2602 Zachary Drive, Corinth, TX 76210

(Please Print)

Signature: **(REQUIRED)**

MB Harper
(Signature)



Planning and Zoning Commission Meeting
Date: **MONDAY, October 23, 2023, at 6:30 P.M.**

Section E, Item 3.
OCT 18 2023

City Council Regular Meeting
Date: **THURSDAY, November 16, 2023, at 6:30 P.M.** * (see below for additional information)

BY:

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

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, October 23, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, November 16, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

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

*The November 16, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on October 23, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

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

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

Should remain greenspace for environmental enrichment.
If it is to be rezoned + developed, I would ask the development company to leave a greenspace area between us existing homes + new development. Do not just bulldoze, save trees + plant more.

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

Signature: **(REQUIRED)**

Emily McComas, 2706 Zachary Dr., Corinth
(Please Print)

Emily McComas
(Signature)

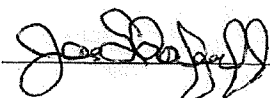
Michelle Mixell

Planning Manager

RE: Case No ZAPD23-0003 – Oak Ridge Park

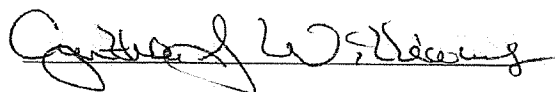
Development of +- 57 acres

This letter is to inform you that we (Joe Shackelford & Cynthia Williams [husband & wife] are **VEHEMENTALLY OPPOSED** to the above referenced residential development. This is a totally unrealistic, unreasonable and impractical development. The character of this developer is obvious by the fact that he waited until the last minute to mail out his presentation. Not only is this developer sly and scheming but for him to put a plan together like this leads one to believe he has been getting advice from within the City, which in turn leads one to believe that someone is looking out for their own purposes of greed and not for the best interest of our community. Why do I think this? Because his presentation addresses everything the City is concerned about, i.e. the tree ordinance, green space the City wouldn't have to pay to maintain, a fix for the traffic on Hollis, preventing future rental increases, etc., etc. Yet no single family housing. Not only will this developer rape the earth by taking out the trees but will be displacing all the wildlife, and where are they to go...in your backyard and then you will be complaining about that. Our community does not need this kind of density, the zero lot lines are a disaster waiting to happen, i.e., if one house catches fire then chances are so will the neighboring homes. We would be agreeable to single family homes with comparable lot lines. Not to mention we don't have the infrastructure to support this kind of density: stress on our electric grid, water supply, fire/police departments, schools, sewer, trash pickup. ERCOT continually requests we conserve electricity, we are continually asked to conserve water. Also, we have yet to see how the drainage will work out once the north side of the Lake Sharon development is complete. The community behind it has been put in a flood zone. The City does NOT have the community's best interest at heart, all the above should be updated first. Maybe the leaders of our City just do not have the skill sets and common sense to comprehend how they are ruining our City by allowing these kinds of developments for goodness sake! The zoning change requests taking place in our City is out of control and needs to stop immediately!



Joseph A Shackelford

2803 Custer Dr., Corinth, Tx 76210



Cynthia J Williams

2803 Custer Dr., Corinth, Tx 76210

RECEIVED
OCT 13 2023

BY:



Another Letter of Concern from an Impacted Citizen

Dear Members of the City Council, Staff and all others involved,

I write this letter to express my strong opposition to the proposed high density and multifamily developments within our community. As a concerned resident, I believe this development and developments like this, will have negative impacts on our city's social fabric, infrastructure, and quality of life. I urge you to carefully consider the following points and statistics before making any decisions that could irreversibly alter the character of our community.

1. **Strain on Infrastructure:** High density and multifamily developments often result in increased demands on infrastructure, including transportation networks, water supply, sewage systems, and public facilities. The current infrastructure might already be overburdened and ill-equipped to handle such a sudden surge in population.
2. **Loss of Community:** Our community thrives on its sense of character, belonging, and neighborly interactions fostered by low-density housing.
3. **Schools and Education:** The impact of high density and multifamily developments on educational institutions must be carefully evaluated. A sudden increase in population could put additional strain on existing schools, compromising the quality of education offered to our children.
4. **Traffic Concerns:** Our community already experiences heavy traffic during peak hours, and the addition of this project will exacerbate this problem. The existing roads and infrastructure may not be able to handle the additional traffic, leading to longer commute times, increased accidents, and a negative impact on the overall quality of life for residents.
5. **Crime and Safety:** While it is not fair to associate high density and multifamily developments directly with crime rates, research suggests that certain types of high-density housing can lead to increased crime. Also, the additional density puts additional strain on Fire, Police, and Emergency Medical Services.

I implore you to thoroughly evaluate these concerns and engage in community discussions before making any decisions regarding high density and multifamily developments. Certainly there is a way for a balance between city growth and preserving the unique qualities that make our community a desirable place to live.

Thank you for your attention to this matter, and in the interests of the community.

Respectfully,

Name: CYNTHIA J WILLIAMS Date: 10-18-2023

Street Address: 2803 CUSTER DR, CORINTH, TX 76210

RECEIVED
OCT 18 2023

BY:



Another Letter of Concern from an Impacted Citizen

Dear Members of the City Council, Staff and all others involved,

I write this letter to express my strong opposition to the proposed high density and multifamily developments within our community. As a concerned resident, I believe this development and developments like this, will have negative impacts on our city's social fabric, infrastructure, and quality of life. I urge you to carefully consider the following points and statistics before making any decisions that could irreversibly alter the character of our community.

1. **Strain on Infrastructure:** High density and multifamily developments often result in increased demands on infrastructure, including transportation networks, water supply, sewage systems, and public facilities. The current infrastructure might already be overburdened and ill-equipped to handle such a sudden surge in population.
2. **Loss of Community:** Our community thrives on its sense of character, belonging, and neighborly interactions fostered by low-density housing.
3. **Schools and Education:** The impact of high density and multifamily developments on educational institutions must be carefully evaluated. A sudden increase in population could put additional strain on existing schools, compromising the quality of education offered to our children.
4. **Traffic Concerns:** Our community already experiences heavy traffic during peak hours, and the addition of this project will exacerbate this problem. The existing roads and infrastructure may not be able to handle the additional traffic, leading to longer commute times, increased accidents, and a negative impact on the overall quality of life for residents.
5. **Crime and Safety:** While it is not fair to associate high density and multifamily developments directly with crime rates, research suggests that certain types of high-density housing can lead to increased crime. Also, the additional density puts additional strain on Fire, Police, and Emergency Medical Services.

I implore you to thoroughly evaluate these concerns and engage in community discussions before making any decisions regarding high density and multifamily developments. Certainly there is a way for a balance between city growth and preserving the unique qualities that make our community a desirable place to live.

Thank you for your attention to this matter, and in the interests of the community.

Respectfully,

Name: JOSEPH SACKELFORE

Date: 10-18-2023

Street Address: 2803 COSTER DR, CORINTH, TX 76210

RECEIVED
OCT 18 2023

BY:



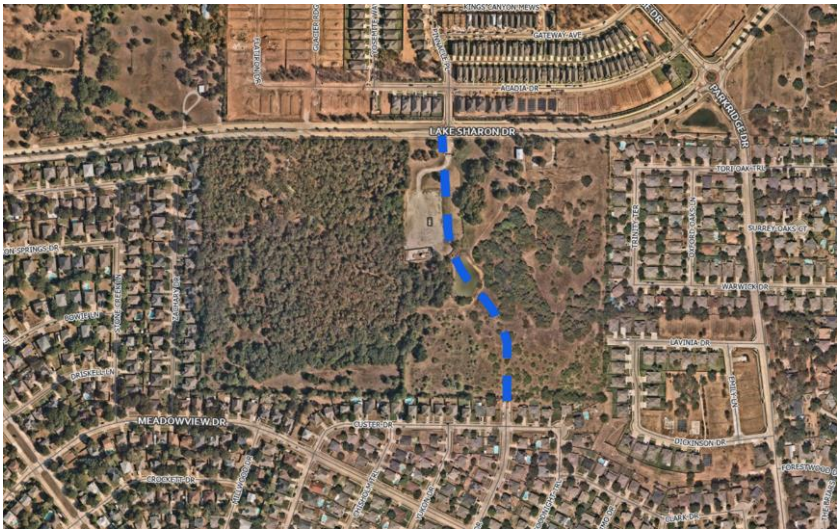
CITY OF CORINTH

Staff Report

Meeting Date:	10/23/2023	Title:	Comprehensive Plan Amendment – Master Thoroughfare Plan
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

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



Location Map

Item Summary

This item is a companion request to the Oak Ridge Park Planned Development application. As with the Planned Development application, the Applicant is also requesting that the Public Hearing for this item be continued to November 13, 2023. See Attachment 1 – Continuation Request Letter

Staff Recommendation

Staff recommends that the Public Hearing for Case No. CPA23-0001 be opened and continued to November 13, 2023, at 6:30 PM.

Motion

“I move to open and continue the Public Hearing for Case No. CPA23-0001 to November 13, 2023, at 6:30 PM.”

Supporting Documentation

Attachment 1 – Continuation Request Letter

ATTACHMENT 1:

APPLICANT

CONTINUATION REQUEST LETTER

Skorburg Company
8214 Westchester, Ste. 900
Dallas, TX 75225
Phone: 214/888/8845

October 19, 2023

City of Corinth P&Z
Attn: Planning Dept.
3300 Corinth Parkway
Corinth, TX 76208

RE: P&Z Public Hearing – Continuation Request from 10/23 to 11/13

Corinth Planning & Zoning Commission,

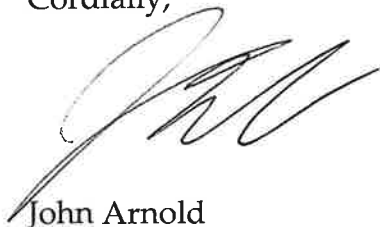
Please accept this letter as our formal request for a continuation of the 10/23 public hearing to the 11/13 meeting regarding the proposed Oak Ridge Park PD rezoning and Throughfare Amendment.

We have made significant progress since the 8/28 work session incorporating the prior input from P&Z and additional staff feedback, as well as hosting two neighborhood meetings with the surrounding residents. We are requesting this continuation to allow additional time to fine-tune the details of the plan with staff, before bringing forth our proposal in the context of a formal public hearing.

In conjunction with our request for the public hearing continuation, we would also greatly appreciate the opportunity to remain on the 10/23 P&Z agenda as a work session item to present the changes since the previous meeting and receive any further feedback from the Commission.

Please do not hesitate to reach out to me should you have any questions.

Cordially,



John Arnold



CITY OF CORINTH

Staff Report

Meeting Date:	10/23/2023	Title:	Workshop – Housing Development Trends and Demographics
Ends:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input checked="" type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		

Item/Caption

Conduct a workshop and hold an informal discussion on housing development trends and demographics.

Item Summary

Melissa Dailey, Development Services Director, will provide a workshop presentation to the Commission on housing development trends and demographics.



CITY OF CORINTH Staff Report

Meeting Date:	10/23/2023	Title:	Workshop – Oak Ridge Park Planned Development
Ends:	<input checked="" type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		

Item/Caption

Conduct a workshop and hold an informal discussion on a rezoning request by the Applicant, Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single Family Residential (detached) and C-1 Commercial to a Planned Development District with a base zoning district of SF-4 Single Family Residential (detached) to accommodate a planned single family neighborhood consisting of multiple lot sizes on approximately ± 57 acres generally located south of Lake Sharon Drive, west of Trinity Terrace and Dickinson Drive, north of Custer Road and Meadowview Drive, and east of Zachary Drive. (ZAPD23-0003 Oak Ridge Park)



Location Map

Item Summary

Background.

The Applicant, Skorburg Company, has submitted a rezoning request to establish a Planned Development District for a single-family residential development on the property depicted above.

The Applicant is seeking a workshop meeting with the Planning and Zoning Commission to receive additional feedback prior to making a formal presentation at a Public Hearing. As indicated in the prior agenda item, the Applicant is requesting a continuation of the Public Hearing items to the next Planning & Zoning Commission meeting, scheduled for November 13, 2023, at 6:30 pm.

An earlier version of the project was presented at a workshop with the Planning and Zoning Commission on August 28, 2023, which depicted a similar configuration and included attached single-family townhouse lots as an option. The current proposal no longer includes attached single-family lots; all lots are single-family detached lots as described further below.

Current Proposal.

The current submittal proposes a variety of single-family lots including traditional single-family lots (minimum width 65'), patio lots (minimum width 50'), and cottage lots (minimum width 30'). The project is designed in tiers, with the larger traditional lots located around the perimeter of the development to provide a transition to the existing neighborhoods, and the patio lots and cottage lots located interior to the site and along Lake Sharon Drive. Additionally, the proposal includes a large central green consisting of a tree preserve area and gathering space, as well as several smaller common open spaces with tree preserves, and two detention basins located throughout the proposed development. Additionally, the applicant is proposing to remove the existing gas wells as part of the project.

The site is unique in that currently very heavily treed. The applicant is proposing alternative provisions to the existing Tree Preservation Ordinance related to mitigation, though has as this point, committed to preserving a minimum of 10.1% of caliper inches (CI) of the total Healthy Protected Trees on site. These trees would be located within the boundaries of common open space x-lots to be preserved in perpetuity and cared for by the Homeowner's Association. At the time of this workshop, mitigation is still being reviewed.

It is important to note that a companion agenda item to this PD rezoning is a request to eliminate the future Collector Street as shown on the Master Thoroughfare Plan component of the 2040 Comprehensive Plan.

Neighborhood Meetings.

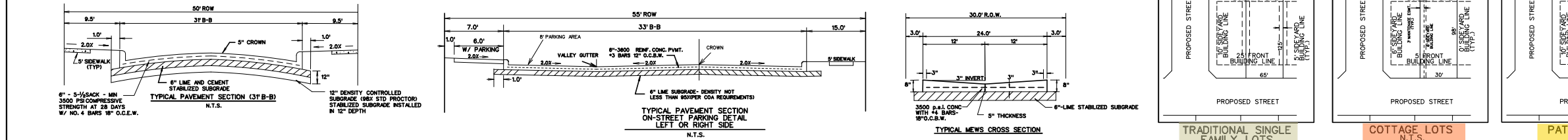
The Applicant conducted two neighborhood meetings (October 10, 2023, and October 18, 2023) to receive feedback from surrounding property owners on the proposed design. In total, 14 residents attended and provided feedback.

Important Items to Consideration During the Workshop

1. A formal rezoning application has been submitted and is still under review by City staff; therefore, the plans and development standards could change prior to the upcoming Planning and Zoning Commission Public Hearing.
2. The Workshop meeting is not a public hearing. The purpose of the meeting is to allow the Applicant the opportunity to provide an overview of the elements of the application and receive feedback from the Commission.
3. Members of the Planning and Zoning Commission are encouraged to offer comments, ask questions, and express any concerns but should not indicate how they would vote on the request at a future public hearing.

Attachments

1. Concept Plan
2. Conceptual Landscape Plan



972-396-1200

MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 16, 202

ner
Skorburg Company
82214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

OAK RIDGE PARK
City of Corinth, Denton County, TX

EXHIBIT D -
CONCEPTUAL
LANDSCAPE PLAN

Date		Comment

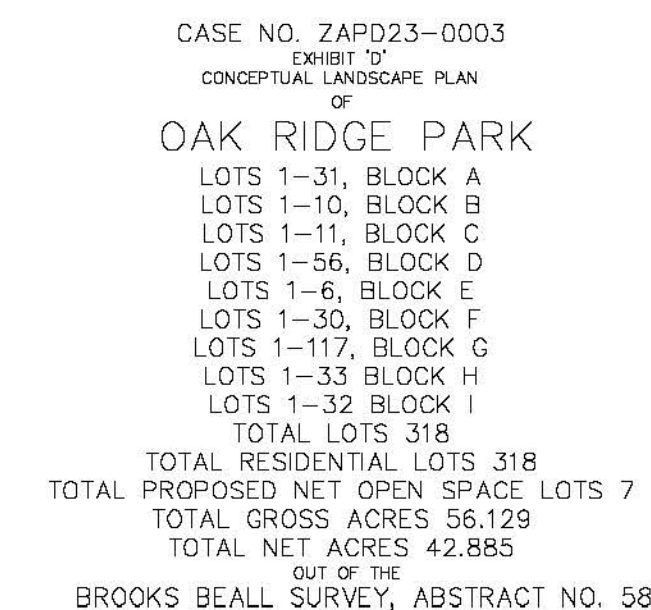
Project Number

Date	10/16/2021
------	------------

Drawn By	MNE
----------	-----

Checked By	MB/RM
------------	-------

LP-1



CITY OF CORINTH
DENTON COUNTY, TEXAS

OWNERS
JOHN F. BAUM
2300 LAKE SHARON DRIVE
CORINTH, TEXAS 76210

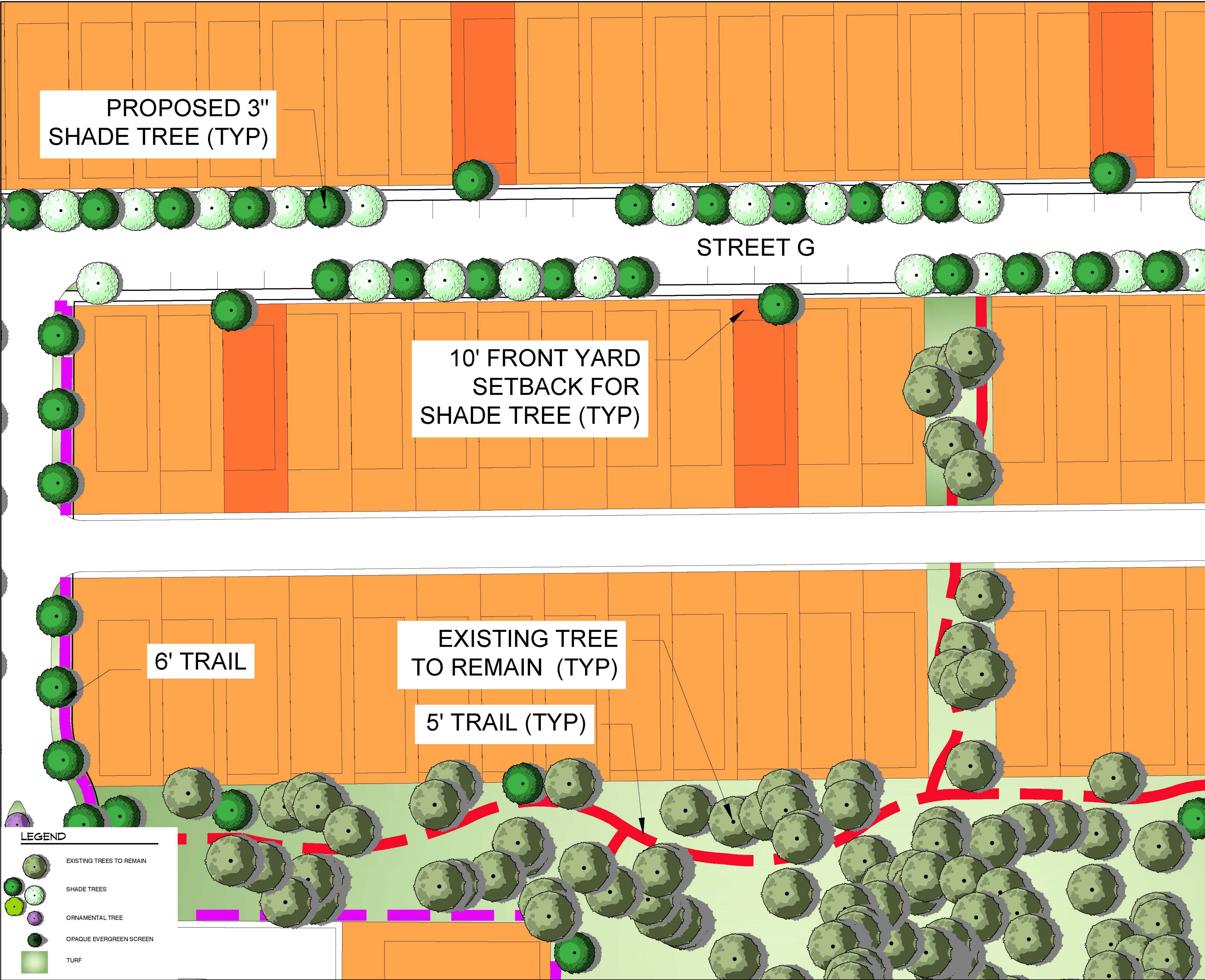
CORINTH, TEXAS 76210
DONALD CADENHEAD II
2800 LAKE SHARON DRIVE
CORINTH, TEXAS 76210

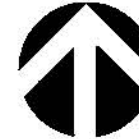
DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY., STE 600
ADDISON, TX 75001

OCTOBER 2023 SCALE: 17

OCTOBER 2023 SCALE: 15




NORTH

0' 10' 20' 40'

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.


EVERGREEN
DESIGN GROUP

(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 16, 2021

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

OAK RIDGE PARK
City of Corinth, Denton County, TX

EXHIBIT D.2 - 30' COTTAGE LOTS LANDSCAPE PLAN

Date	Comment

Project Number	
Date	10/16/2023
Drawn By	MNB
Checked By	MB/RM

LP-2

CASE NO. ZAPD23-0003
EXHIBIT "B"
PD SITE PLAN
OF
OAK RIDGE PARK

LOTS 1-31, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-56, BLOCK D
LOTS 1-6, BLOCK E
LOTS 1-30, BLOCK F
LOTS 1-117, BLOCK G
LOTS 1-33, BLOCK H
LOTS 1-32, BLOCK I
TOTAL LOTS 318

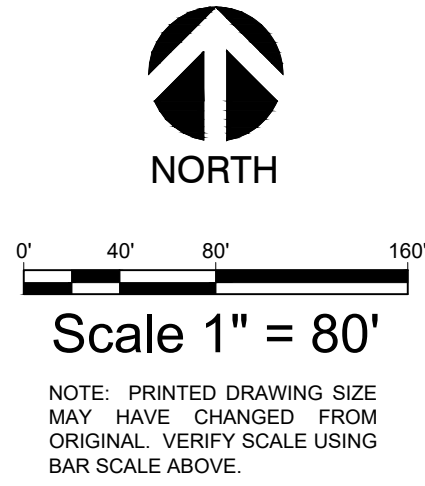
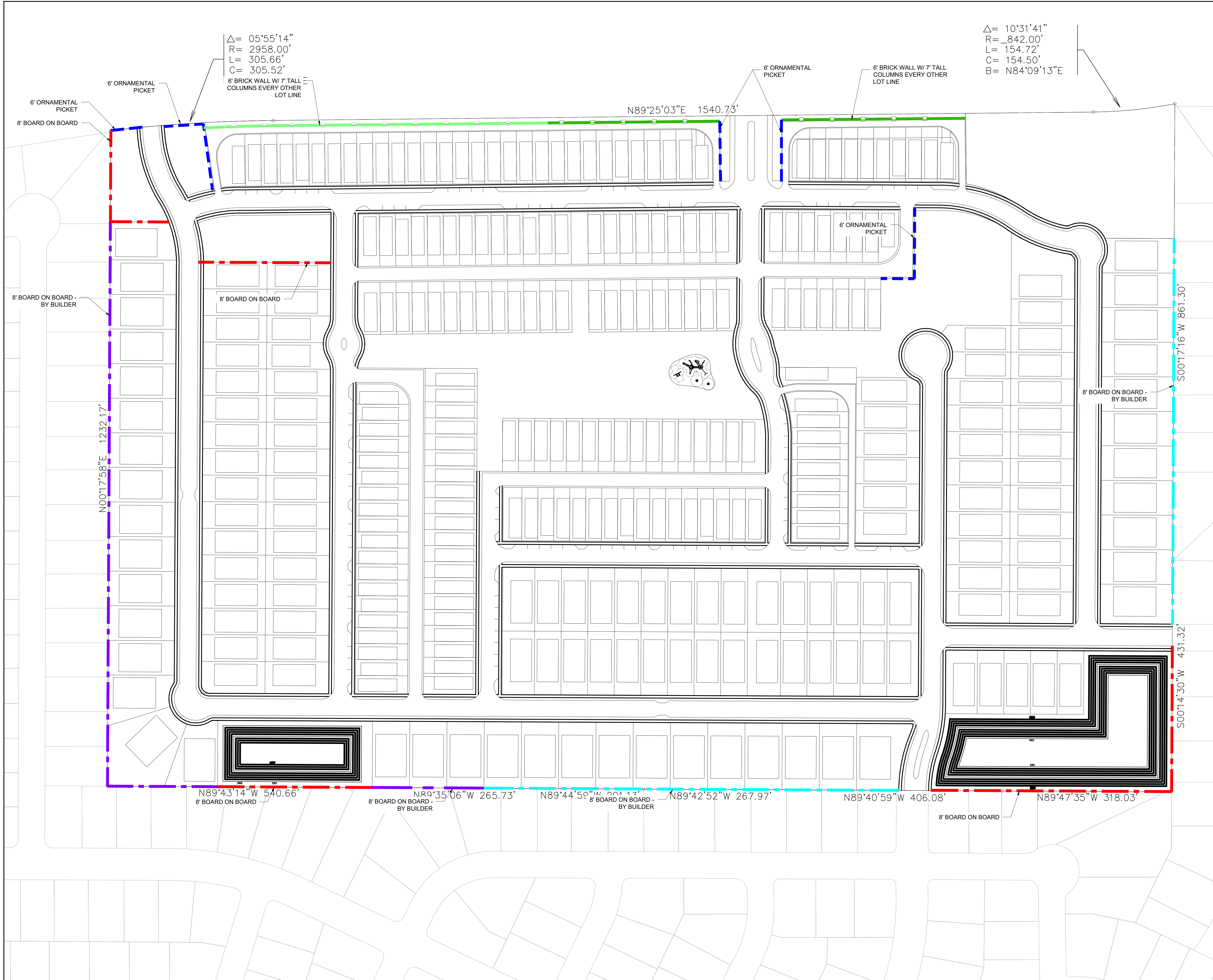
TOTAL RESIDENTIAL LOTS 318
TOTAL PROPOSED NET OPEN SPACE LOTS 7
TOTAL GROSS ACRES 56.129
TOTAL NET ACRES 42.865
OUT OF THE
BROOKS BEALL SURVEY, ABSTRACT NO. 58

CITY OF CORINTH
DENTON COUNTY, TEXAS
OWNERS
JOHN F. BAUM
2300 LAKE SHARON DRIVE
CORINTH, TEXAS 76210
DONALD CADENHEAD II
2600 LAKE SHARON DRIVE
CORINTH, TEXAS 76210

DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4845

PREPARED BY
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY., STE. 600
ADDICKS, TX 75001
(800) 680-6630

OCTOBER 2023 SCALE: 1"=20'



THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES.

MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 16, 2021

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

OAK RIDGE PARK
City of Corinth, Denton County, TX

EXHIBIT D.3 - FENCING EXHIBIT

Date	Comment

Project Number	
Date	10/16/2023
Drawn By	MNB
Checked By	MB/RM

LP-3

CASE NO. ZAPD23-0003
EXHIBIT "B"
PD SITE PLAN
OF
OAK RIDGE PARK
LOTS 1-31, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-56, BLOCK D
LOTS 1-6, BLOCK E
LOTS 1-30, BLOCK F
LOTS 1-117, BLOCK G
LOTS 1-33, BLOCK H
LOTS 1-32, BLOCK I
TOTAL LOTS 318
TOTAL RESIDENTIAL LOTS 318
TOTAL PROPOSED NET OPEN SPACE LOTS 7
TOTAL GROSS ACRES 56.129
TOTAL NET ACRES 42.885
OUT OF THE
BROOKS BEALL SURVEY, ABSTRACT NO. 58
IN THE
CITY OF CORINTH
DENTON COUNTY, TEXAS
OWNERS
JOHN F. BAUM
2300 LAKE SHARON DRIVE
CORINTH, TEXAS 76210
DONALD CADENHEAD II
2600 LAKE SHARON DRIVE
CORINTH, TEXAS 76210
DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY., STE. 600
ADDISON, TX 75001
(800) 680-6630
OCTOBER 2023 SCALE: 1"=80'