



**PLANNING & ZONING COMMISSION REGULAR SESSION
AND WORKSHOP SESSION**

Monday, October 24, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

AGENDA

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

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

- 1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on September 26, 2022.

E. BUSINESS AGENDA

- 2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, 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-2 Single Family Residential to a Planned Development with a base zoning district of MF-1 Multi-Family Residential, on approximately 14.027 acres generally located on the east side of North Corinth Street, south of Shady Shores Road, and north of North Central Texas College. Case No. ZAPD22-0003 – Greenway Trails.

F. DIRECTOR'S REPORT

G. ADJOURN REGULAR SESSION

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

I. WORKSHOP AGENDA

- 3. Receive a presentation and hold an informal discussion regarding a proposed multi-family (duplex-style) residential concept plan and an alternative hybrid design, concept plan showing a mix of multi-family (duplex-style and townhouse-style) residential development on approximately ±9.007 acres of land located on the west side of Parkridge Drive, south of Meadowview Drive, and north of FM 2181.

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: **Thursday, October 20, 2022 at 5:30 PM.**

John S Webb

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

10/20/2022
Date of Notice

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

BRAILLE IS NOT AVAILABLE



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

Monday, September 26, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

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

Commissioners Present:

- Alan Nelson
- KatieBeth Bruxvoort
- Rodney Thornton
- Rebecca Rhule

Commissioners Absent:

- Vice Chair Cody Gober
- Billy Roussel III

Staff Members Present:

- John Webb, Director of Development Services
- Michelle Mixell, Planning Manager
- Miguel Inclan, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Acting Chair Nelson and Commissioner Rhule were designated as voting members.

D. PLEDGE OF ALLEGIANCE

E. CONSENT AGENDA

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

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on August 22, 2022.

2. Consider and act upon a Replat of E. Blount Subdivision Lot 1 Block A and a Final Plat for Ashford Park Phase 3, consisting of 100 single-family lots and three (3) open space/tree preservation lots, being ±19.865 acres of land generally located north of Lake Sharon Drive, west of Parkridge Drive, and east of Evans Road. (Case No. FP22-0006)

Motion by Commissioner Bruxvoort to approve the Consent Agenda. Seconded by Commissioner Rhule.

Motion passed unanimously: 4-for, 0-against.

F. DIRECTORS REPORT

Director Webb presented his report to the Commission which included the new roster of Commissioners for the term beginning October 1, 2022 and shared that there are six (6) Planned Development applications currently under review.

G. ADJOURN REGULAR SESSION

The regular session was adjourned at 6:33 PM.

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

The workshop session was called to order at 6:33 PM.

I. WORKSHOP AGENDA

3. Receive a presentation and hold an informal discussion regarding a proposed Planned Development for a Phase 2 multi-family development of the Oxford at the Boulevard, on approximately 4.8 acres located at the northwest corner of Corinth Parkway and Lake Sharon Drive.

Bryan Rumsey of Cross Architects, representing Oxford Enterprises, presented the proposed expansion project to the Commission. The Applicant explained that Phase 1 consists of 193 units and Phase 2 consists of 172 units, bringing the total unit count to 365 with a density of 20 units per acre. Phase 2 will consist of five apartment buildings with two 2-story buildings and three 3-story buildings. He explained that the proposed site has existing utilities and paving with three points of access, all of which would be eliminated for the proposed development. All residents of Phase 2 will use the existing entry points in Phase 1 for access with the access off Lake Sharon Drive being expanded to both entry and exit. All drainage on the site will flow into the existing detention pond. The sidewalk along Lake Sharon Drive will be widened to ten (10) feet with three (3) foot wide walkways leading to the ground floor unit patios. The existing sidewalk along Corinth Parkway will also have these walkways leading to the ground floor units. The proposed PD will repeal PD-30 and amend PD-31 to include the proposed Phase 2 expansion.

Tony Swartz, Oxford Enterprises, introduced his company to the Commission and stated that they do not sell their properties and have been trying to do something with this property for some time.

Acting Chair Nelson asked the Applicant to explain how they would address drainage in the development.

Rumsey responded that he is not a Civil Engineer, but that they would redesign the existing detention pond to take on the additional flow. He added that they would box the pond but was not sure if it would be plastic or concrete.

Acting Chair Nelson asked if the existing paving and infrastructure would be removed.

Rumsey stated that they would try to save some hydrants, but everything else would be removed.

Acting Chair Nelson asked what kind of fencing would be used for the new phase.

Rumsey explained that the fencing will be wrought iron and only run between the buildings and between the building and entry gate along Corinth Parkway. Rumsey added that the buildings themselves will be pulled close to the street creating a more urban feel and that additional landscaping would be provided. He explained that the fences adjacent to the parking will be living fences to screen these areas from Lake Sharon Drive.

Acting Chair Nelson asked if the garages would be enclosed.

Rumsey stated that there would be a total of 30 attached and detached enclosed garages.

Acting Chair Nelson asked if there would only be access at the ends of buildings.

Rumsey explained that there would be access points at the end of the buildings with additional access points in-between.

Commissioner Thornton asked how the gates would function.

Swartz and Rumsey stated that they function through key fobs, a mobile app, and a callbox at the main entrance gate.

Commissioner Rhule asked the Applicant to explain how they arrived at the design changes proposed such as moving towards detached garages and 3-story buildings, citing privacy concerns of 3-story buildings looking down on 2-story buildings.

Rumsey stated that the design changes are due to density and making the project cost work.

Commissioner Bruxvoort asked for clarification on whether or not more entrances were being added.

Rumsey stated that the project would be one Planned Development and become one property. He added that the existing curb cuts on the Phase 2 property will be removed, and the only access points will be the existing access points on Phase 1.

Commissioner Bruxvoort asked if there were concerns with doubling occupancy in regard to access and circulation.

Rumsey responded that there are no concerns.

Acting Chair Nelson asked if they had discussed this project with the Fire Department.

Rumsey responded that yes, they have met with them and that they have made modifications to meet the requests of the Fire Department.

Acting Chair Nelson asked where the roof condensing units shown in Phase 1 would be located in Phase 2.

Rumsey stated that some of these units would be on the ground, and some would be on the roof, but asked if the Commission had a preference for one location or the other.

Acting Chair Nelson stated that they would rather not see mechanical equipment along Lake Sharon Drive, where an urban form is sought.

Rumsey stated that they would not place equipment facing the street, but they would have some equipment on the ground screened by landscaping on the ends of the buildings and on the interior.

Commissioner Bruxvoort asked what the plans were for mail services.

Swartz responded that mail is received in the clubhouse and there would be parcel lockers provided.

Director Webb added that the Applicant scheduled a neighborhood meeting two weeks prior and only one person attended with no issues raised.

Being no further questions, nor need to take any action, the Commission moved to the next agenda item.

4. Receive a presentation and hold an informal discussion regarding a proposed Planned Development (PD) Concept Plan for a mixed-use (multi-family and commercial) development on approximately 38 acres on the north side of Lake Sharon Drive, between Corinth Parkway, and I-35E. (Case No. ZAPD22-0004 – Corinth Groves)

Director Webb gave a brief overview of the proposed development and informed the Commission that there are still some design issues that need to be addressed in the proposal moving forward.

Nikki Moore, independent consultant representing Greystar Development and Malouf Interests, introduced the proposed project to the Commission. She discussed the site layout including the locations of the six, 2-story townhouse style buildings consisting of 48 units, five, 4-story apartment buildings consisting of 415 units, and the four, retail buildings totaling 39,900 square feet. The current plan provides a parking ratio of 1.6 spaces per unit which Moore stated is consistent with other communities they have developed. She pointed out many of the public amenities around the development and explained that a trail will connect to the future Parkway District development to the north. The plan provides deceleration lanes for the access points into the commercial area as well as a deceleration lane for the main entrance on Lake Sharon Drive. She also stated that they have worked to accommodate fire access requirements by adding two fire-only access points along Lake Sharon Drive and a grasscrete fire lane along the north side of the development. Improvements will be made to the existing drainage channel to reduce the floodplain and accommodate the development. The drainage channel will also be amenitized and act as a promenade between the multi-family and commercial areas. The proposal allows for the preservation of 38.5% of the existing tree caliper inches and have satisfied the requirements of the new tree ordinance. The design is over 85% masonry and utilizes cementitious fiber board as an accent material. She stated that the commercial portion will be developed as a second phase to coincide with the TX-DOT improvements along I-35E. She concluded by explaining the project will generate \$2.3 million in permit fees, \$1.79 million annually in property taxes, and over \$1 million in annual sales tax.

Commissioner Rhule asked for the location of trash facilities as well as the plan for maintaining the trail and dog park.

Moore showed where the trash facilities are proposed to be located and explained that Greystar's property management group will handle all of the maintenance on the property.

Commissioner Rhule asked if there was a possibility to reduce the 4-story buildings to 3-story.

Moore responded that this an opportunity for a transition from residential to urban transit-oriented district using the concept of scaling and that these taller buildings will not interfere with the privacy of any of the surrounding residences.

Commissioner Rhule asked if one pool was enough for the number of residents.

JR Thulin, Greystar, stated that one pool should be more than sufficient.

Commissioner Rhule asked what their sustainability and LEED efforts are.

Thulin responded that they do not build to LEED certification but are incorporating elements to reduce energy demand.

Acting Chair Nelson asked if the drainage channel was a full floodplain.

Moore responded that yes, it is a floodplain and that their engineers are currently going through the CLOMR application process.

Acting Chair Nelson asked to clarify that the townhouse style units are for lease.

Moore clarified that they are built like townhomes but are leased.

Acting Chair Nelson asked if the commercial area will be strictly retail or include any office space.

Moore stated that the plan is preliminary, and Malouf is looking more into restaurants and neighborhood service uses, but that they were not there to respond to that question.

Acting Chair Nelson expressed concern about the length of building 5 and asked if there was a possibility of “flipping” building 5 to create more open space on the north and south sides. Nelson added that he does not want a canyon feeling like in downtown Dallas.

Moore responded that the intent was to hide the parking from the public realm, but they would look into that.

Acting Chair Nelson expressed concern about the appearance of that much hardi-side on the buildings and would rather see something more cementitious such as a plaster.

Moore asked if he was satisfied with the 85% masonry as proposed.

Acting Chair Nelson responded in the affirmative and asked if there would be shingles.

Thulin responded that the roofs would be shingled except in the air-conditioning wells where they would be TPO on the backside.

Commissioner Thornton asked the applicant to consider breaking up building 5 to provide more openings.

Moore responded that they would look into the possibility.

Commissioner Bruxvoort asked for specifications of the public pocket park.

Moore stated that there would be amenities and act as a gathering place.

Commissioner Bruxvoort expressed concern with the length of building 5 and asked the applicant to consider reducing to three stories and asked for the number of units.

Moore stated that there would be 463 units including the townhome style units.

Commissioner Bruxvoort asked if the three buildings along Corinth Parkway are townhomes or apartment buildings.

Moore clarified that these were townhouse-style units and that they would be more complimentary to the Oxford development across the street.

There were no additional questions from the Commission.

H. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:36 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2022.

Alan Nelson, Planning and Zoning Commission Chairman

DRAFT



CITY OF CORINTH
Staff Report

Meeting Date:	10/24/2022	Title:	Greenway Trails Planned Development (PD) Rezoning Request Case No. ZAPD22-0003)
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input checked="" type="checkbox"/> Governance Policy <input type="checkbox"/> Ministerial Function		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-2 Single Family Residential to a Planned Development with a base zoning district of MF-1 Multi-Family Residential, on approximately 14.027 acres generally located on the east side of North Corinth Street, south of Shady Shores Road, and north of North Central Texas College. Case No. ZAPD22-0003 – Greenway Trails.

Location Map - Case No. ZAPD22-0003



Item Summary/Background

The applicant is requesting the rezoning of approximately 14 acres to a Planned Development (PD) District with a base Zoning District of MF-1 Multi-Family Residential to accommodate the development of 121 multi-family dwelling units. This site is currently developed in a low density, rural-type manner with two (2) homes and an accessory structure with access to North Corinth Street. Two (2) of the four (4) parcels are vacant.



Excerpt from Conceptual Landscape Plan

The proposed residential structures will have the appearance of townhomes, but the entire site will be platted as one (1) lot and will be operated and managed as a multi-family development. Key elements/descriptions of the development include,

- 26, two-story buildings consisting of three (3) to six (6) units per building with the majority of the buildings consisting of five (5) units
- All units will have two (2) stories

- All units will have a two-vehicle enclosed garage and space on the driveway for two (2) additional vehicles. A minimum of 40 “on-street” guest parking spaces will be provided
- One (1) story cabana & mail pick up building located at the pool/open space-lawn area
- All drives and alleys will be privately owned and maintained by the developer or future owner of the development
- Where units face onto an open space area in lieu of a 24-foot private drive, the alleys will be widened and constructed in accordance with fire lane standards
- One (1) of the units will be utilized as the leasing office

Please refer to the Concept Plan (Exhibit B) for the graphic layout of the development.

Architectural Theme

The developer of the site, RangeWater Real Estate LLC, has proposed a “farmhouse” theme for the buildings as depicted below and in Exhibit E. Initially, the developer wanted the buildings to be dominated by 70% fiber cement lap siding and board & batten and 30% stone for the interior-facing buildings and 50% fiber cement lap siding and board & batten and 50% stone for the four (4) buildings facing N. Corinth St. Staff requested a greater percentage of stone for the N. Corinth St.-facing buildings, which the developer agreed to accommodate.



Excerpt from Representative Product Elevations

The table below reflects the Residential Dimensional Regulations of the Unified Development Code (UDC). With the exception of the proposed density and a side yard setback encroachment, the proposed development meets or exceeds these dimensional standards. As noted in the table, many of the standards fall below the permitted maximum amount or exceed the required minimum amount.

Dimensional Regulation	MF-1 Base District	Proposed Greenway Trails Dimensional Standards
Minimum Front Yard Setback	30'	30'
Minimum Side Yard Setback: Interior Lot Corner Lot	30' 30'	30'* 30'
Minimum Rear Yard Setback	30'	30'
Garage Setback	N/A	N/A
Minimum Lot Area	40,000 sq. ft.	14.027 acres
Maximum Density	12 DU/A	8.8 DU/A (Gross Density) 12.55 DU/A (Net Density)
Minimum Lot Width:	200'	805'
Minimum Lot Depth	200'	847'
Minimum Floor Area	1,050 sq. ft.	1,200 sq. ft.
Maximum Height (feet/stories)	35'2 (50' with additional Setback)	35'2
Maximum Building Area (all buildings)	40%	30%

*Building number 6 in the NE corner of the site, noted on Exhibit B, shall be allowed to encroach into the 30' side yard setback by a maximum of 15' feet, and as generally depicted on Exhibit B.

Except for the maximum net density, deviations from the proposed standards may be granted in accordance with Section 2.10.09.D, "Planned Development (PD) Modifications and Amendments."

Other Requested Departures from the UDC

In addition to the above-noted Dimensional Regulations, additional departures to the development standards contained within the UDC are summarized in the table below.

Also, see Attachment 1 for the detailed development standards and "justification statement" supporting each request.

Summary of Other Departure Requests and Additional Provisions:

Development Standard Category	MF-1 Based District/UDC Standard	Proposed Greenway Trails Standard
Building Separation Distances (2.08.04)	30' (building to building)	10', except when adjacent to mews open space areas, then a minimum of 40' is required provided that 60% of units are offset a minimum of an additional 5' (and ranging to 10') to provide façade articulation and varying yard depths. Additional separation distances of 30' and 45' are identified between key buildings (see Attachment 1 for details)
Parking lot landscaping (2.09.01.B.1.b.c. and g.)	Suburban parking lot landscaping design standards	On-street parallel parking with bulb-outs and street trees (see Exhibit "D")
Landscape Edge Buffer (2.09.01.B.1.a)	Shade trees required to be planted 30' on center based on linear feet of buffer (2.09.01.B.1.a)	30' on center with the number of required shade trees being offset by number of existing trees being preserved (see Exhibit C)
Landscape Plantings (2.09.01.B.1.d)	Landscape Plantings Encouraged (no specific requirements)	Established specific rates based on unit count though may be planted throughout the site (see Exhibit C): 1 shade tree per unit 1 ornamental tree per every two units 6 shrubs per unit
Landscape strips along building front, side, and rear (2.09.01.B.1.k.)	Building Front: 20' Building Side: 15' Building Rear: 20'	Building Front: min 7' to sidewalk Building Side (end unit): min 5' to sidewalk Building Rear: 20' to alley/fire lane though accommodates tandem parking – allows for a narrow planting strip
Tree Preservation (2.09.02)	Requires mitigation for Protected Tree Removal-Credits for Preservation	Preserving a minimum of 10% of Healthy Protected Trees Caliper Inches on site
Vehicle Parking and Garage Parking (2.09.03 and 2.04.07.C.5.)	1 space per unit plus 1 additional space per bedroom and requires that 75% of all units have 1-car garage	2-car garage spaces (for 100% of the units) plus 2 rear driveway parking spaces per unit with a minimum of 40 on-street parking spaces provided
Building Façade Material Standards (2.09.04)	General language	Established specific % minimums and maximums for masonry materials and defined additional architectural element requirements (see Exhibit E and Attachment 1)
Fencing and Screening (4.02.11.E.)	Requires a masonry wall along collector streets (N. Corinth St.)	Providing a 4' ornamental metal fence for dwellings with private dooryards fronting N. Corinth St. and a 4' ornamental metal fence with masonry columns at 50' on center around detention basins (with shrub screen) on N. Corinth St.
Access (2.04.07.C.4)	Access (contains standard for alleys a min 20' paving width to serve parking or service area - relates suburban parking lot design	Providing unique standards for alleys (established min paving widths) and fire lanes/private drives (established cross-sections paving/parking widths to create an internal circulation of urban private drive grid-pattern with on-street parking and bulb-outs for tree plantings (see Exhibit D)
Screening for Outdoor Waste Storage (2.04.07.C.6 and 4.02.13)	Screening standards for a dumpster	Established alternate standard for waste screening as no dumpsters will be on site - Personal waste receptacles are being provided and screened from view at end units adjacent to mews, drives and/or alley with 4.5' dense evergreen plant material (Attachment 1)
Storage Areas – internal to units (2.04.07.C.7)	Requires a 30 square foot storage area for all units	2-car garage provided for all units and proposed to meet the minimum 30 square foot requirement
Private Recreation	Requires minimum of 8% of the gross complex (this requirement is in addition to park and trail land dedication requirements)	Proposing to meet this minimum standard with Amenity Center which will include a pool, cabana, grill area and fire pit, seating area, and open space lawn, and tandem mews lots with bench

<p>Park and Trail Land Dedication (3.05.10)</p>	<p>Requires 1 acre/50 Dwelling units or fee-in-lieu-of at land (may be a combination)</p>	<p>Complying with minimum requirements and will construct a 6' wide trail with benches in landscape edge buffer along N. Corinth St. - Providing a public pedestrian access easement - The direct proportion of the acreage for the trail and adjacent open space with benching would be used to satisfy the direct proportion of the park and trail requirements</p>
<p>Other: Private Drives, Alleys, and Sidewalks</p>	<p>No requirements</p>	<p>Providing perpetual cross access easements along Private Drives, Fire Lanes, and Alleys to ensure the interconnection of future development on adjacent properties – Also agreeing to cooperate at time of future development to facilitate access to adjacent alleys if adjacent like-kind development is proposed</p>
<p>Screening Eastern Boundary</p>	<p>No residential-to-residential use screening requirements</p>	<p>Providing an opaque evergreen vegetative screen with a 6' in height ornamental metal fence and staggered Holly Trees or similar to reach full opacity in 2 years.</p>

Existing Trees

The site is wooded with 112, large, protected trees as depicted below. A total of 2,630 caliper inches of protected trees are on the site. Oaks are the predominant species ranging in size from six (6) caliper inches to 42 caliper inches. The average caliper size is 23 inches. Due to the topography and grading requirements, none of the trees, except for those located along the perimeter are proposed to be saved.



The developer has agreed to meet the requirements of the Tree Preservation Ordinance and is committing to preserve a minimum of 10% of the total caliper inches (CI) of Healthy Protected Trees on site. As is depicted on Exhibit G – Tree Preservation Plan, the intent of the current design is to save 13.5% of existing trees which includes 17 protected trees ranging in size from six (6) caliper inches to 42 caliper inches. However, it is important to note that while the current proposal shows the intent to preserve 13.5%, this percentage could decrease to the minimum commitment of 10% at time of Site Plan (see Attachment 1).

A six (6) to ten (10) foot sidewalk is required along N. Corinth St. per the 2040 Envision Corinth Comprehensive Plan Active Transportation Plan. While staff would have preferred a wide, multi-use trail to accommodate cyclists and pedestrians enroute to NCTC and Agora, the developer and staff agreed to a six (6) foot wide trail meandering around small clusters of large Oak trees along the right-of-way of N. Corinth St, pictured below.



Landscaping/Open Space/Amenities

The applicant has committed to preserve a minimum of 20% of open space onsite including meeting the minimum 8% requirement for private recreation. The Concept Plan (Exhibit B) as presented shows an intent to provide open space at a rate of 25.6% of the site which comprises of the following:

- Amenity Center with a one-story structure, swimming pool and open lawn area
- Three (3) detention areas
- Linear/Mews lot open spaces
- Vegetative buffer adjacent to adjoining single family neighborhood, east of the site

Trees will be planted throughout the site.

Compliance with the Comprehensive Plan

The 2040 Comprehensive Plan designates this area as “Mixed-Use TOD,” which envisions areas for a mix of commercial and residential uses. The “Land Use and Development Strategy” for the Mixed-Use TOD states, “Overall neighborhood density should not have a density max but be driven by the market, height and design standards.” With this area being “mid-block” along N. Corinth Street, and the City focusing retail, restaurant, and other commercial uses in closer proximity to the Commons at Agora, a high intensity use of this site does not appear to be supported by the market, nor would it be compatible with the adjacent, low-density neighborhood.

Neighborhood Outreach

On March 30, 2022 and on August 17, 2022, the Applicant's and Developer's teams met with residents of the Somerset Addition, located immediately east of the proposed development. Please refer to applicant's summary of the feedback from the two (2) meetings in Exhibit H.

Public Notice

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

- Publishment 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
- The Applicant posted a "Notice of Zoning Change" sign along N. Corinth St.
- 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 two letters of opposition from property owners located within 200 feet of the subject property (see Attachment 2).

Staff Recommendation

Staff recommends approval as presented with the added stipulation that the 42" Heritage Tree and the small grove of 4 Protected Trees (west of Building #16 and #17) as shown along N. Corinth St. on Exhibit "G", shall be included in the 10% minimum calculation of Healthy Protected Trees to be preserved on site.

Motion

"I move to recommend approval of Case No. ZAPD22-0003 – Greenway Trails as presented and with the staff stipulation.

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 – PD Design Statement

- Exhibit "A" – Legal Description
- Exhibit "B" – PD Concept Plan
- Exhibit "C" – Conceptual Landscape and Screening Plan
- Exhibit "D" – Paving Concept and Cross Section
- Exhibit "E" – Representative Product (Elevations of Building Styles)
- Exhibit "F" – Traffic Threshold Worksheet
- Exhibit "G" – Tree Preservation Plan
- Exhibit "H" – Neighborhood Meetings Summary

Attachment 2 – Correspondence from Property Owners within 200 feet of the subject property



ATTACHMENT 1: PD DESIGN STATEMENT

City of Corinth • 3300 Corinth Parkway • Corinth, Texas 76208
940-498-3200 • www.cityofcorinth.com

**GREENWAY TRAILS PLANNED DEVELOPMENT
ZONING MAP (REZONING) AMENDMENT
PD DESIGN STATEMENT**

SECTION 1 – OVERVIEW

A. PROJECT NAME/TITLE –

Greenway Trails

B. LIST OF OWNERS/DEVELOPERS –

Owner -

The current property owners of the proposed Greenway Trails Planned Development site:

- Greenmill Property, LTD.

The individual property ownership is shown in the exhibit below.



- Benford Jr. and Nita Faye Priddy



Developer –

- Skorburg Company

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

Skorburg Company background

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



- RangeWater

Started in 2006, RangeWater is a full-service, integrated real estate company with offices throughout the Sun Belt and Mountain West. RangeWater has built a best-in class real estate platform focused on each phase of the multifamily, build-to-rent and investment life cycle which include development, acquisitions, property management, construction, and asset management.

Since its inception, RangeWater has completed more than \$6.6 billion in transactions, developed more than 21,000 units, acquired more than 13,000 units and has over 86,000 units currently under management.



R A N G E W A T E R
Real Estate

C. PROJECT ACREAGE AND LOCATION –

The proposed Greenway Trails Planned Development is located on the east side of N. Corinth Street, just south of West Shady Shores Drive. The property consists of approximately 14-acres. The site is currently zoned SF-2 and there are two existing houses on the property as well as a barn structure in the southeast corner. Somerset Estates, an existing single-family community, zoned SF-2, borders the site along the eastern property boundary. The Corinth Public Works property and industrial zoned vacant land is adjacent to the west across N. Corinth Street. On the north and south boundary, the property borders larger, individually owned parcels that can feasibly be incorporated into the proposed Greenway Trails site plan for future, comprehensive T.O.D. development. The Greenway Trails site plan provides two points of access to the south for integration of future development and one point of future access to the north as well as two points of access to the existing N. Corinth Street collector.



D. PROJECT OVERVIEW / DESCRIPTION –

The Greenway Trails Planned Development will serve to further the Implementation Strategy of the T.O.D. Action Plan outlined in the Environ Corinth 2040 Plan through high-quality development that conforms with the site's future land use designation and brings a new product type to Corinth in alignment with the Key Market Focus outlined in the Comprehensive Plan.

The future land use designation is Mixed-Use T.O.D. The Mixed-Use T.O.D. is described as a mix of residential and commercial uses. The increased consumer base from residents of the Greenway Trails community will serve to further support the commercial activity of the T.O.D. through the construction of complementary rooftops in conformance with the T.O.D. residential development guidelines. The Mixed-Use T.O.D. calls for density based on a street grid that is dense and walkable and states overall neighborhood density should not have a density max but be driven by the market, height and design standards. The Greenway Trails PD also encapsulates the design principles of the T.O.D. by incorporating urban streetscapes with bulb-outs, wide sidewalks, trees and greenspace.

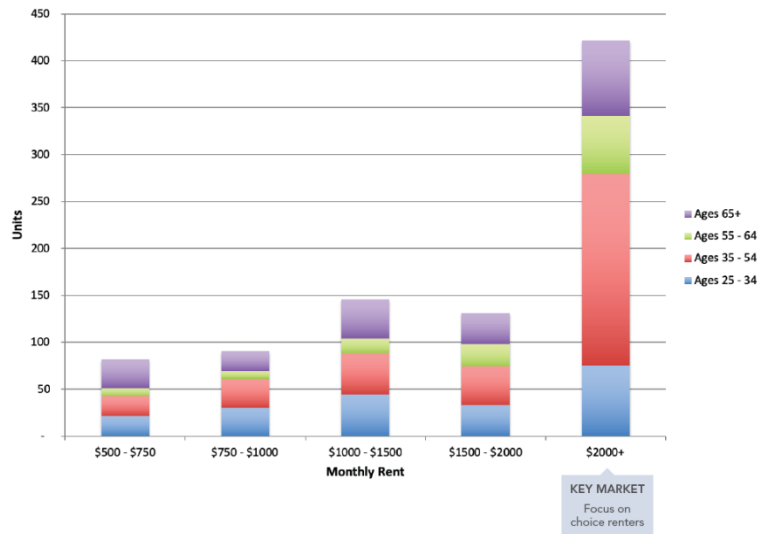
MF-1, Multi-Family Residential Zoning District, is the base zoning district for the Greenway Trails Planned Development. This district is intended to provide for the development of attached residential units at a maximum residential density of twelve (12) dwelling units per acre. While the Greenway Trails planned development consists of a multi-family base zoning district and will not be platted on individual lots, the proposed development will more closely resemble a traditional townhome community as opposed to the vertical apartment style multi-family buildings that are typically associated with the MF-1 Multifamily Residential Zoning District. The proposed zoning in this PD has been devised in a manner which respects both the City's vision for this area by incorporating the T.O.D. design principles, as well as neighborhood compatibility in proposing a significantly less intensive use than alternative plans contemplated in the Mixed-Use T.O.D which do not have a specified density max. The minimum floor area proposed for the Greenway Trails Planned Development 1,200 square feet which is a larger minimum floor area than the 1,050 square feet requirement for the base MF-1 district. Additionally, the net density is proposed for the Greenway Trails Planned Development is in line with the MF-1 base district at a maximum of

12.55 dwelling units per net acre and is in keeping with the Comprehensive Plan based on market conditions.

The Envision Corinth 2040 Plan states there is a high demand for residential rental development within the City of Corinth and more specifically details the absorption of 550 units at \$1,500/month annually. Additionally, the Comprehensive Plan classifies the key market focus on choice renters as monthly rent of \$2,000. The Greenway Trails Planned Development will alleviate the burden of the City’s high rental demand through the construction of attractive, urban townhomes which is a far less intensive use than traditional multifamily apartments and serves as a logical land use transition within the surrounding environment. Furthermore, the Greenway Trails development will cater to the City’s focus on choice renters with monthly rents conservatively projected to start at \$2,500, exceeding the City’s key market focus.

An analysis of multifamily demand throughout the County and City indicates that there is a vast demand for new units, providing Corinth with the opportunity to capture over 550 units of market rate product (\$1,500/month). This scenario likely involves several projects of 200-300 units/development, while the challenge will be to maintain the existing character and feel of Corinth while simultaneously raising the bar for top-tier product.

Envision Corinth 2040 Plan (p. 28, 36).



The Greenway Trails Planned Development will consist of new residential townhomes with a maximum gross density of 8.8 dwelling units per acre as presented in Exhibit B – PD Concept Plan. This development will provide a great opportunity to organically transition between the existing single-family homes in the surrounding area, the NCTC campus, and blend the environment with the future T.O.D. growth for this area. The proposed use at this location also acts as a buffer between the high-intensity industrial use to the west and single-family to the east.

The high-quality, attached style units proposed in the Greenway Trails Planned Development have proven to be very desirable for growing suburban areas and offer a differentiated product type not currently available in the City of Corinth. This type of housing product accommodates consumers

who desire less maintenance, while providing more privacy and sense of place than a traditional multi-family community. The proposed development will be professionally maintained by a reputable property management company in perpetuity to ensure the community is another example of excellence in Corinth for years to come. This neighborhood will provide the opportunity for young professionals, empty nesters as well as new and established families seeking a transition from conventional apartment living to call Corinth home.

SECTION 2 – USES AND AREA REGULATIONS

A. BASE ZONING DISTRICT –

The Greenway Trails Planned Development shall be subject to all regulations of the Corinth Unified Development Code (“UDC”), as existing or may be amended, for the MF-1, Multi-Family Residential, except as modified herein.

B. DEVELOPMENT REGULATIONS –

1. Permitted Use and Use Regulations –

All Permitted Uses for the MF-1, Multi-Family Residential District, described in subsection 2.07 of the UDC, shall apply.

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

2. Dimensional Regulations –

The Dimensional Regulations for the MF-1, Multi-Family Residential District, described in subsection 2.08 of the UDC, shall apply, except as modified below:

Table A – Dimensional Requirements

	MF-1 Base District	Proposed Greenway Trails Dimensional Standards
Minimum Front Yard Setback	30’	30’
Minimum Side Yard Setback: Interior Lot	30’	30’*
Corner Lot	30’	30’
Minimum Rear Yard Setback	30’	30’

Garage Setback	N/A	N/A
Minimum Lot Area	40,000 sq. ft.	14.027 acres
Maximum Density	12 DU/A	8.8 DU/A (Gross Density) 12.55 DU/A (Net Density)
Minimum Lot Width:	200'	805'
Minimum Lot Depth	200'	847'
Minimum Floor Area	1,050 sq. ft.	1,200 sq. ft.
Maximum Height (feet/stories)	35' ¹ / ₂ (50' with additional Setback)	35' ¹ / ₂
Maximum Building Area (all buildings)	45%	30%

*Building number 6 in the NE corner of the site, noted on Exhibit B, shall be allowed to encroach into the 30' side yard setback by a maximum of 15' feet, and as generally depicted on Exhibit "B."

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

Justification:

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

The justification for the side yard setback encroachment in the NW corner for consistency with the layout that has been designed to implement connectivity for the future development of the TOD properties to the north.

3. Accessory Building and Uses –

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

4. Landscaping Regulations –

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

- 1) Subsection 2.09.01.B.2. shall not apply.

- 2) Subsection 2.09.01.B.1.a. shall be modified to permit the required number of shade trees within the landscape edge buffer to be offset by the number of existing trees being preserved along N. Corinth St.
- 3) Subsection 2.09.01.B.1.b, c, and g, shall not apply as these landscaping requirements are specific to parking lots and the parking for this development will be comprised of enclosed garages and driveways for the individual units, with the additional parking to be provided on street.
- 4) Subsection 2.09.01.B.1.d. shall be modified require more specific planting requirements as follows: At a minimum, trees shall be planted at a rate of one shade tree (3" caliper minimum) per residential unit and one ornamental tree (2" caliper minimum) per every two residential units. Planting location for trees shall be permitted within the bulb-out section of the private drives as well as between the sidewalk and curb (parkway area) and in common open space areas, as shown on Exhibit "C", which shall be cared for by the Owner in perpetuity. Additionally, shrubs shall be provided at a minimum rate of six (6) shrubs per unit and may be planted throughout the development as determined at time of Site Plan. City approved root barrier systems will be utilized when trees are within 5' of pavement. Additionally, Shade Trees required for units fronting along North Corinth Street may be planted within the Landscape edge buffer area to create an enhanced tree canopy and along the entryway of Private Drives "A" and "C." Developer will work with Landscape Architect at time of Site Plan to incorporate plantings in the NE open space detention area and along the southern portion of Private Drive "B" in line with best planning practices.
- 5) Subsection 2.09.01.B.1.k., Additional Multi-Family Landscape Requirements shall not apply, except as modified to require a minimum of twenty (20') feet between rear façade of each building and the alley to accommodate rear tandem parking spaces and a planting strip between parking areas as generally shown on Exhibits "C". Additionally, a minimum of ten (10') feet shall be maintained between adjacent buildings except where mews open space areas are proposed as depicted on Exhibit "C.". In such instances, the minimum separation distance between buildings (building to building) fronting onto or adjacent to a mews open space area shall be a minimum of forty (40') feet provided that at the time of Site Plan 60% of units are offset at a minimum of an additional five (5') feet in conformance with the front façade offset articulations as further detailed below and with the exception of the mews open space area between buildings #16 and #17 where a minimum of thirty (30') feet between buildings shall be maintained and between #5 and #8 buildings where a minimum of forty-five (45') feet shall be maintained) as generally depicted in Exhibits "B" and "C." Further, with the exception of the buildings fronting onto N. Corinth Street, buildings shall include front façade off-sets typically ranging between five (5') feet and ten (10') feet as generally depicted on Exhibit "B" and "C" to ensure façade articulation and offer varying depths for private front yards along the mews and private drives. Slight adjustments may be considered by Staff at time of Site Plan provided that the design is in keeping with the spirit of the PD and reflects best practices of new urbanism design.

- 6) Additionally, the yard area between a front building façade and a sidewalk shall be a minimum of seven (7') feet, except that end units may be reduced to a minimum of five (5') feet in certain instances as depicted on Exhibits "B" and "C." The distance between the sidewalk and an end unit side wall shall be a minimum of five (5') feet.
- 7) Buildings fronting onto the mews shall have a 4' sidewalk constructed in front of the building. For mews sections with buildings fronting on both sides, sidewalks will be required on both sides in front of the buildings promoting connectivity through the development and open space as shown in Exhibit "C". Further, a sidewalk shall be provided connecting through both tandem open space lots to provide a linkage to the Pond No. 3 open space area. Additionally, bench/sitting area(s) shall be provided at key locations to create a passive recreation area.

Justifications:

Subsection 2.09.01.B.2. of the UDC state landscape requirements for single-family attached developments. Greenway Trails Planned Development shall apply with subsection 2.09.01.B.1. – landscaping requirements for Multi-Family, except as modified herein.

These departures in subsection 2.09.01 are necessary to allow for the unique look and feel, consistent with an urban townhome community. The additional Multi-Family landscape standards in 2.09.01.B.1.k., are in reference to traditional apartment complexes and not applicable to the Greenway Trails concept that will include multiple buildings within the development. Note that it is the intent of the developer/applicant to develop the project as presented on Exhibits "B" and "C". Specifically, the width of the mews open spaces as depicted on Exhibit "C," are shown depicting width dimensions greater than the minimum standards listed above. The minimum standards listed above are defined as such to permit flexibility in design at time of Site Plan should the unique topography and other site constraints warrant adjustments at that time.

5. Tree Preservation –

The Tree Preservation Regulations described in Subsection 2.09.02 of the UDC shall apply. Additionally, the developer agrees to preserving areas of Healthy Protected Trees totaling a minimum of 10% percent of the total caliper inches (CI) of Healthy Protected Tree on site which shall be cared for by the Owner in perpetuity. The groves of Health Protected Trees are generally located around the perimeter, the 10% of caliper inches saved will be from the trees designated as preserved on the Tree Preservation Exhibit "G."

6. Vehicular Parking Regulations –

The Vehicular Parking Regulations described in Subsection 2.09.03 of the UDC shall apply except as modified below:

- 1) All units shall have a two-car garage at minimum and two concrete tandem driveway parking spaces. The driveway parking spaces shall be a minimum of twenty (20) feet in depth as measured from rear building façade to the edge of the alley and/or fire lane.
- 2) A minimum of 40 additional on street guest parking spaces shall be provided as represented on Exhibits “B” and “C” with parallel parking and bulb-outs for place of Shade Trees. The total number of parking spaces within the specified range shall be determined at time of Site Plan based on best practices. Additionally, off-street parking spaces generally shown on Exhibits “B” and “C” to provide visitor parking for the buildings facing North Corinth Street.

Justification:

The parking standards proposed for the Greenway Trails Planned Development will exceed the requirements for 75% of all apartments to have a one-car enclosed garage outlined in Subsection 2.04.07.C.5. This type of development more closely resembles a single-family attached community, as opposed to a traditional apartment building and the parking provided will exceed the 2 spaces per home that is the standard for single family attached communities.

7. Building Façade Material Standards –

- 1) The Building Façade Material Standards described in Subsection 2.09.04 of the UDC shall apply, except as modified below and shall be in general conformance with the Elevation renderings included in Exhibit “E.”
- 2) Exterior front façade wall materials (buildings internal to the site) – 100% of each front façade (excluding doors and windows) shall consist of masonry construction materials including fiber-reinforced cementitious board. However, no more than 50% of the front façade shall be fiber-reinforced cementitious board. Additional architectural enhancements shall be required for buildings fronting onto N. Corinth St. For these buildings 100% of each front façade (excluding doors and windows) shall consist of masonry construction materials including fiber-reinforced cementitious board. However, no more than 10% of the façade shall be fiber-reinforced cementitious board.
- 3) Further, each building front façade shall include at least four of the following architectural elements.
 - a) Awnings/canopies/metal roofs;
 - b) Balconies (a minimum of 25 square feet in area);
 - c) Dormers;

- d) Offsets between an adjacent building façade (a minimum 12 inches to receive credit);
 - e) Varied front roof lines in building (a minimum 8-foot difference);
 - f) Sconce lighting;
 - g) Decorative banding or molding;
 - h) Decorative overhangs;
 - i) Eyebrow soldier courses;
 - j) Gables;
 - k) Corbels;
 - l) Wood accents, vertical siding accents;
 - m) Bay windows;
 - n) Front porch columns;
 - o) Ornamental metal hand rails;
 - p) Horizontal banding across individual units of the building; and
 - q) Shutter.
- 4) Exterior side and rear wall materials (all buildings) - 100% of each side and rear façade (excluding doors and windows) shall consist of masonry construction materials including fiber-reinforced cementitious board. Additionally, buildings adjacent to Private Drives and Open Space shall incorporate at least two of the following architectural elements on the exterior, visible side façade.
- a) Awnings/Canopies
 - b) Decorative banding or molding
 - c) Decorative Overhangs
 - d) Gables
 - e) Vertical siding accents
 - f) Horizontal banding across individual units of the building; and
 - g) Shutters
- 5) All dooryards, where provided, shall be a minimum of three (3) feet in depth and shall be enclosed on three sides by ornamental metal fence with a hedge row or decorative shrubs along the exterior fence line as generally depicted in Exhibit "E."

8. Residential Adjacency Standards –

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

9. Nonresidential Architectural Standards –

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

10. Lighting and Glare Regulations –

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

11. Sign Regulations –

The Sign Regulations described in Subsection 4.01 of the UDC shall apply.

12. Fence and Screening Regulations –

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

1. 4.02.11.E requiring a masonry wall all along a collector street shall not apply to N. Corinth St.
2. The Builder shall construct a dooryard (four (4') feet ornamental metal fence) for buildings fronting onto N. Corinth Parkway and for buildings located throughout the development with the possible exception of buildings #6 and #7 that will be further evaluated at time of site plan based on the future design of the detention basin. Additionally, landscaping and shrubs shall be planted directly in front of the dooryard fence for additional screening.
3. Detention Screening for the ponds adjacent to N. Corinth Street will consist of an ornamental metal fence with masonry columns four (4') feet in height. If the ponds along N. Corinth Street are designed as wet ponds, then these ponds will include a fountain and no further landscaping will be required. If the ponds along N. Corinth Street are dry ponds, additional evergreen hedgerow screening will be provided along the inside of the ornamental metal screening fence.
4. During site construction, Developer shall put up an opaque, temporary construction fence around the perimeter to serve as a screening buffer for surrounding residents.

Justification:

The open dooryard concept for the units fronting N. Corinth Parkway will provide an open feel to the community and place an emphasis on the beautification of the most visual units

in the community. This screening alternative will also better promote walkability throughout the T.O.D. that a closed off masonry screening fence would not.

13. Front Yard Regulations –

The Front Yard standards described in Subsection 2.04.07C.2. shall apply, except as modified below:

- 1) Front yard standards shall be in conformance with the PD Concept Plan, Exhibit B, providing a minimum of a seven (7') feet between the front façade and the sidewalk except that end units may be reduced to a minimum of five (5') feet in certain instances as depicted on Exhibits "B" and "C." Dooryards shall be permitted as outlined in Section 2.B.7 above, with ornamental fencing permitted as generally represented on Exhibit "C." Further, the width of the mews where provided shall be in general conformance with the PD Concept Plan, Exhibit, "B," with the recessed façade off-sets generally depicted on Exhibits "B" and "C" to ensure variety of the facades.

14. Access –

The Access standards described in Subsection 2.04.07.C.4 shall apply, except as modified below:

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

Private Drive Design Criteria – Shall be designed as referenced Exhibit "D" for additional Typical Paving Concepts and Cross-Sections.

- A. The private drive design shall include on street parallel parking with bulb-out sections as generally depicted on Exhibits "B," "C," and detailed on Exhibit "D."
- B. Private Drives – Fire Lanes
 - a. 24' back-to-back pavement street section, and
 - b. 8 – 8.5' parking spaces in certain areas
- 2) Alleys –
 - A. Alleys serving the development fronting onto streets shall have a minimum paving width of ten feet (10') with twelve feet (12') where city standards require. The minimum radius for alleys shall be 28'.
 - B. Alleys serving the development fronting onto mews will be served by a double wide alley section with a twenty-four (24') paving section. The minimum radius for alleys shall be that of a typical fire lane with a 28' radius for 24' width pavement.

Justification:

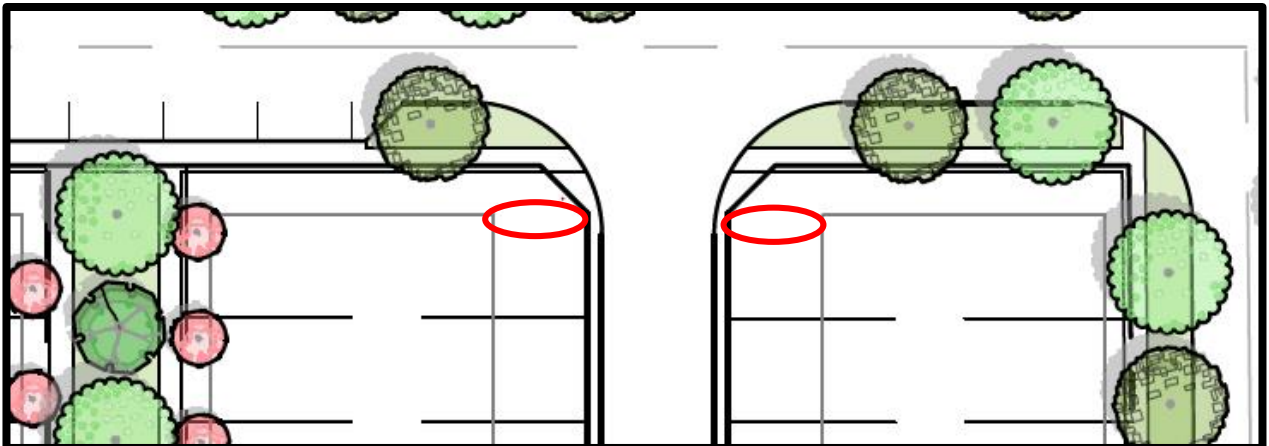
This departure from subsection 3.05.09 of the UDC is necessary to provide a unique design with additional landscaping, while continuing to achieve an overall density consistent with the Envision Corinth 2040 Comprehensive Plan. This departure also allows for additional landscaped open space.

15. Mechanical Equipment, Refuse Containers, and Waste Storage –

The Mechanical Equipment, Refuse Containers, and Waste Storage regulations described in Subsection 2.04.07.C.6 of the UDC shall apply, except as modified below:

- 1) All units shall have personal waste receptacles in the rear of the unit, billing for the garbage pickup will be based on the number of individual units.
- 2) The Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties regulations described in Subsection 4.02.13 of the UDC, shall not apply and instead be regulated with the standards set forth.

Additional regulations to be administered by the Owner require waste receptacles to be uniform in design and material. Screening shall consist of a dense row of evergreen plant material at least four and one-half (4.5') feet in height and be required along the perimeter of buildings/end-units adjacent to streets or mews extending from the rear façade of the building to the alley drive sections.

Justification:

These departures from subsection 4.02.13 of the UDC are necessary to allow for the property management company to enforce monotonous trash receptacles for individual units to serve as an enhancement to the PD standards.

16. Storage Areas –

The Storage Area Standards described in Subsection 2.04.07.C.7 of the UDC shall not apply.

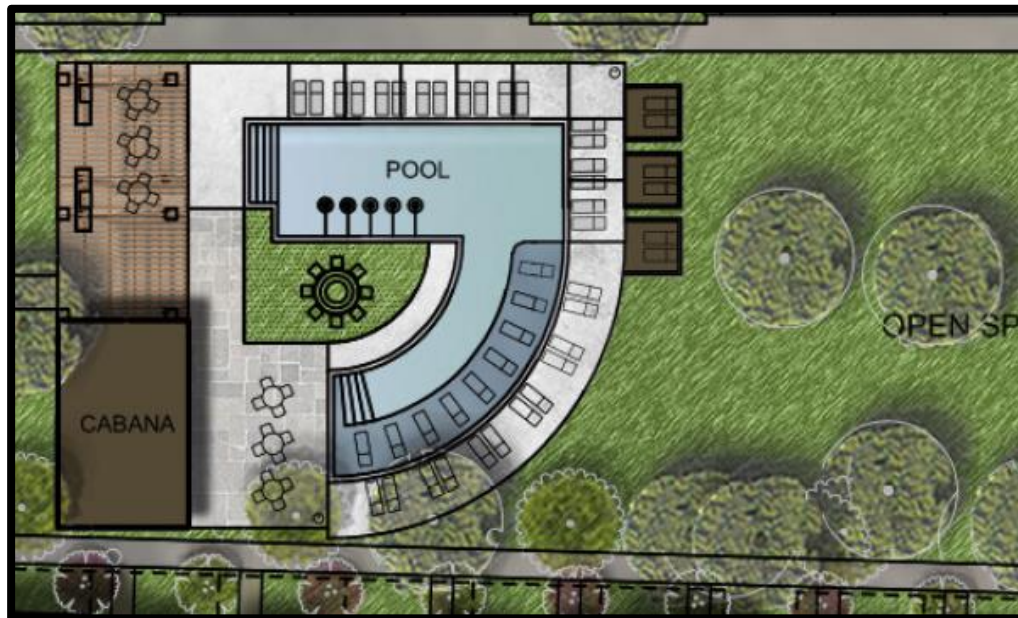
Justification:

The proposed product will include a two-car garage for every unit, this garage space meets the intent and exceeds the storage area standards for traditional apartment units.

17. Private Recreational Areas –

The Private Recreational Area regulations described in Subsection 2.04.07.C.8 of the UDC shall apply, except as modified below, and consist of the following amenities: Amenity Center with pool, cabana, grill area and fire pit, seating area, tandem mews lots with bench.

- 1) The development shall include a minimum of 122,200 SF of total open space, or approximately 20%. All common open space areas and amenities shall be owned and maintained by the property management company. The common open space areas shall generally comply with what is shown on Exhibit B. Consideration may be given at the time of Site Plan to adjust the size of the open space around the Amenity Center to accommodate design needs in line with best planning practices so long as the Private Recreation Area Site Plan remains at the 8% minimum standard.



Justification:

These departures from subsection 2.04.07.C.8 of the UDC are to allow for strategically located open spaces to maximize the amount of tree preservation within the constraints of the site's topography. The enhancement of the amenities being proposed exceed the base zoning standards and open space requirement, bringing the total close to 25% of the site's gross acreage.

18. Park and Trail Land Dedication –

- The Park and Trail Dedication described in subsection 3.05.10 requires that Park and Trail dedication for Residentially Zoned Property to be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination shall apply. Additionally, 755 Linear Feet of 6' wide trail or 4,530 SF in area (LxW) of linear length of the six (6') public trail along North Corinth Street and the additional 12,748 SF of open space recreational area adjacent to this trail shall be used to satisfy a direct portion of acreage and fee in Lieu of for park and Trail Dedication requirements of this subsection provided that a public pedestrian easement is provided for any portion of the trail located within the landscape edge buffer and benches are included along the trail. The location of benches will be further defined at the time of Site Plan.

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

The initial Greenway Trails Community will be developed in one phase and is currently anticipated to start construction in Q1 2023, subject to necessary City approvals. There is the opportunity for future compatible development to the north and south for which the site plan has taken into consideration by providing street access connection points.

2. Screening along Eastern Property Boundary –

An opaque evergreen vegetative screen along with a 6' in height ornamental metal fence shall be installed along the eastern property boundary and include staggered evergreen plant material consisting of Holly Trees or similar plant material to be planted at 5' on center that will reach full opacity within 2 years.



3. Private Drives, Fire Lanes, Alleys, and Sidewalks –

- A. The developer/property owner agrees to provide perpetual cross access easements along private Drives, Fire Lanes and Alleys to ensure interconnection of public and/or private streets as adjacent properties develop in the future.
- B. The developer/Property owner agrees to install a barrier acceptable to the city engineer at the terminus of the North and South ends of Private Drive ‘B’ and “E” to prevent confusion for driver exception. Ornamental fencing shall not be provided at the “future street connection” connection points.
- C. All sidewalks along the Private Drives as shown on exhibits “B” and “C” shall provide public pedestrian access easement to facilitate interconnected mobility.
- D. The developer/property owner agrees to cooperate and permit the removal of the narrow planting strips and screening by including these areas within the access easements where such abut adjacent properties in order to facilitate access to alleys and the continuation of adjacent like-kind development. Access to the alleys would not be provided if the adjacent proposed use is more intense in nature. Additionally, the removal of the narrow strips of land would not constitute a reduction in the overall open space as presented in exhibits “B” and “C”.

4. Proposed Utility Infrastructure –

Water and sanitary sewer infrastructure will be constructed to provide a service to all units within the development. The location of the water and sanitary sewer infrastructure shall be confirmed with engineering. These improvements will be designed and constructed in accordance with the City’s published criteria. All water improvements are intended to be public and will be dedicated to the City upon completion of construction. Wastewater and storm drainage improvements will be designed and constructed in accordance with the City’s published criteria. All storm drain sewer and waste water improvements will be owned and maintained by the Property Management Company.

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

5. Floodplain/Drainage –

The proposed development land area does not fall within the floodplain. The site shall be designed in accordance with the Drainage and Storm Water standards outlined in subsection 3.05.16 of the UDC. The current drainage conditions burdening the surrounding adjacent landowners in times of significant weather conditions will benefit from the

infrastructure improvements that will be constructed with the development of this site. The Planned Development has been designed with 3 detention/retention ponds to slow the outfall of runoff water from the site to the surrounding properties, as shown on Exhibit B.

During design Developer will make reasonable efforts to determine if the pond in the NE corner can be feasibly designed as a wet pond, however the ultimate design of the pond will be determined by Developer at time of Site Plan design and in line with best engineering practices to maintain the development plan shown on the PD Concept Plan Exhibit “B”.

SECTION 3 - BACKGROUND INFORMATION

A. EXISTING SITE CONDITIONS –

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

1. Elevations & Slope Analysis

The highest point of the site is generally located in the central eastern portion of the property and is approximately a 626 elevation. The site then generally slopes downward from the central highpoint at an approximate 5% slope toward the property boundary in all directions to an elevation of approximately 595.

2. Soil Characteristics

The soil characteristics of the site are typical of the those found in North Texas, specifically those found in the City of Corinth. USDA is referencing sandy loam or clay loam for the site (brown sugar).

3. Tree Cover

The site is not considered “heavily treed”, with an existing tree coverage not exceeding fifty percent (50%). Oak trees are the prominent species.

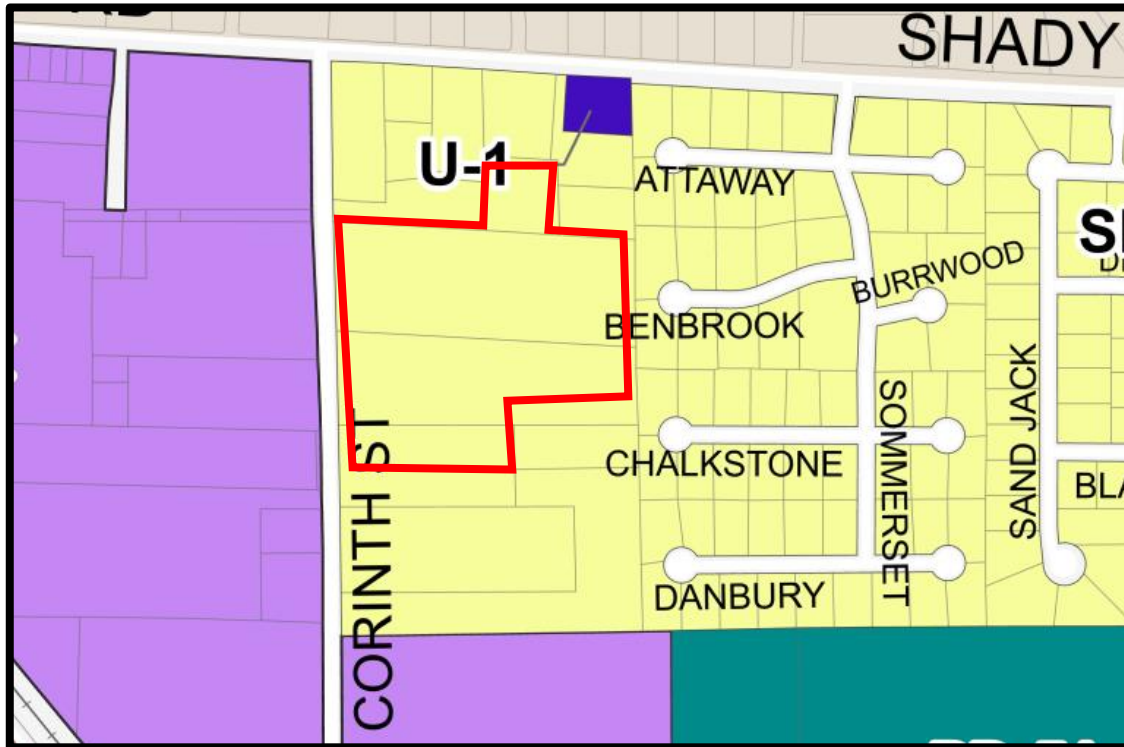
4. Floodplain/Drainage

The property is not located within a floodplain. Based on the central highpoint of the existing topography, there are multiple drainage basins on the site and as such multiple detention ponds will be incorporated as shown on Exhibit “C.”

B. CURRENT ZONING –

The site is currently zoned SF-2, single-family residential (detached), which permits a range of uses, by right. This including single-family (detached), modular (industrialized) home, agricultural use, child care home, church or other places of worship – including parsonage/rectory, concrete batching plant – temporary, country club, gas or oil well and production, golf course, home-base business, library, park – playground – community center (public), photovoltaic systems (attached), play field or stadium (public), police or fire station,

school (public or private), telephone exchange (no offices or storage facilities), and temporary building for new construction.

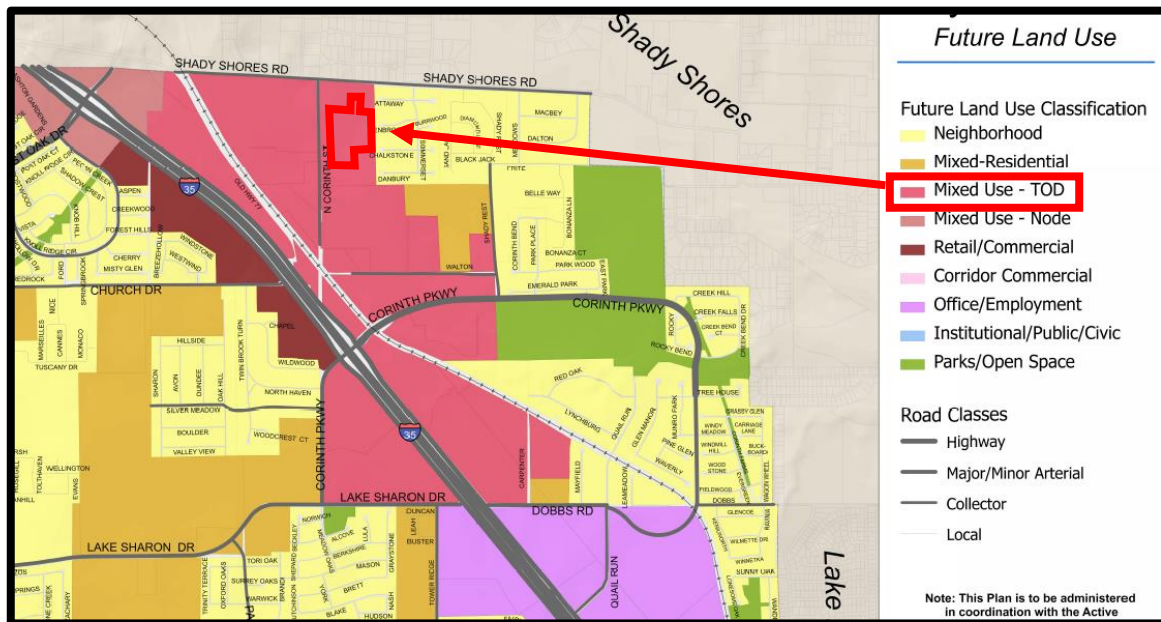


The existing zoning on the subject site permits the following:

Existing SF-2 Zoning Dimensional Regulations:	
Minimum Front Yard Setback	25'
Minimum Side Yard Setback: Interior Lot	15'
Corner Lot	25'
Minimum Rear Yard Setback	20'
Minimum Lot Area	14,000 sq. ft.
Maximum Density	N/A
Minimum Lot Width:	100'
Minimum Lot Depth	110'
Minimum Floor Area	2,000
Maximum Height (feet/stories)	35'2½ (50' with additional setbacks)
Maximum Building Area (all buildings)	30%

C. FUTURE LAND USE –

The future land use designation is Mixed-Use T.O.D. The Mixed-Use T.O.D. is described as a mix of residential and commercial uses. The Mixed-Use T.O.D. calls for density based on a street grid that is dense and walkable and states overall neighborhood density should not have a density max but be driven by the market, height and design standards. The Greenway Trails PD also encapsulates the design principles of the T.O.D. by incorporating urban streetscapes with bulb-outs, wide sidewalks, trees and greenspace. The Greenway Trails Planned Development aligns with the Envision Corinth 2040 Comprehensive Plan’s future land use designation.



SECTION 4 - SUPPORTING APPLICATION DOCUMENTS

- A. Exhibit A – Legal description
- B. Exhibit B – PD Concept Plan
- C. Exhibit C – Paving Concept and Cross Section
- D. Exhibit D – Landscape Concept Plan
- E. Exhibit E – Representative Product
- F. Exhibit F – Traffic Threshold Worksheet
- G. Exhibit G – Tree Preservation Exhibit
- H. Exhibit H – Neighborhood Meetings Summary

ZONING LIMITS:

BEING a portion of that certain tract of land in the M.E.P. and P.R.R. Survey, Abstract No. 911, City of Corinth, Denton County, Texas, described in a General Warranty Deed to Greenmill Property, Ltd., as recorded in Instrument Number 2016-92314, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that certain tract of land described in a Warranty Deed with Vendor's Lien to Greenmill Property, Ltd. (hereinafter collectively referred to as Greenmill Property tract), as recorded in Instrument Number 2003-193402, O.P.R.D.C.T. and being all of that certain tract of land described as Lot 1, Block A, Priddy Addition (hereinafter referred to as Lot 1), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet N, Page 382, Plat Records, Denton County, Texas (P.R.D.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at the Southwest corner of said Greenmill Property tract, same being the Northwest corner of the remainder of that certain tract of land described in a Warranty Deed to Norma Armstrong (hereinafter referred to as Armstrong tract), as recorded in Volume 1424, Page 717, Deed Records, Denton County, Texas (D.R.D.C.T.), same also being the existing East right-of-way line of North Corinth Street (variable width right-of-way), as recorded in Instrument Number 1999-120087, O.P.R.D.C.T. and in Instrument Number 1999-120624, O.P.R.D.C.T. and in Instrument Number 2000-4868, O.P.R.D.C.T.;

THENCE North 01 degree 09 minutes 12 seconds West with the common line between said Greenmill Property tract and the existing East right-of-way line of said North Corinth Street, a distance of 238.35 feet;

THENCE North 01 degree 09 minutes 14 seconds West, continue with the common line between said Greenmill Property tract and the existing East right-of-way line of said North Corinth Street, a distance of 225.38 feet;

THENCE North 01 degree 09 minutes 12 seconds West, continue with the common line between said Greenmill Property tract and the existing East right-of-way line of said North Corinth Street, a distance of 341.22 feet to the Northwest corner of said Greenmill Property tract, same being the South line of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Leonard Ray Harper (hereinafter referred to as Harper tract), as recorded in Volume 2484, Page 355, D.R.D.C.T.;

THENCE South 85 degrees 40 minutes 26 seconds East, departing the existing East right-of-way line of said North Corinth Street, with the common line between said Greenmill Property tract and said Harper tract, a distance of 418.43 feet to the Southeast corner of said Harper tract, same being the Southwest corner of said Lot 1;

THENCE North 00 degrees 39 minutes 18 seconds West, departing the North line of said Greenmill Property tract, with the common line between said Lot 1 and said Harper tract, pass at a distance of 173.31 feet, the Northeast corner of said Harper tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block A, Baker Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet W, Page 65, P.R.D.C.T., continue with said course, with the common line between said Lot 1 and said Baker Addition for a total distance of 209.10 feet to the Northwest corner of said Lot 1, same being a Southwest corner of that certain tract of land described in a Lot 2, Block A, Priddy Addition (hereinafter referred to as Lot 2), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet N, Page 382, P.R.D.C.T.;

Continued on Page 2:

ZONING LIMITS:

Continued from Page 1:

THENCE South 85 degrees 40 minutes 26 seconds East, departing the East line of said Baker Addition, with the common line between said Lot 1 and said Lot 2, a distance of 209.10 feet to the Northeast corner of said Lot 1, same being an inner-ell corner of said Lot 2;

THENCE South 00 degrees 39 minutes 18 seconds East, continue with the common line between said Lot 1 and said Lot 2, a distance of 209.10 feet to the Southeast corner of said Lot 1, same being a Southwest corner of said Lot 2, same also being the North line of said Greenmill Property tract;

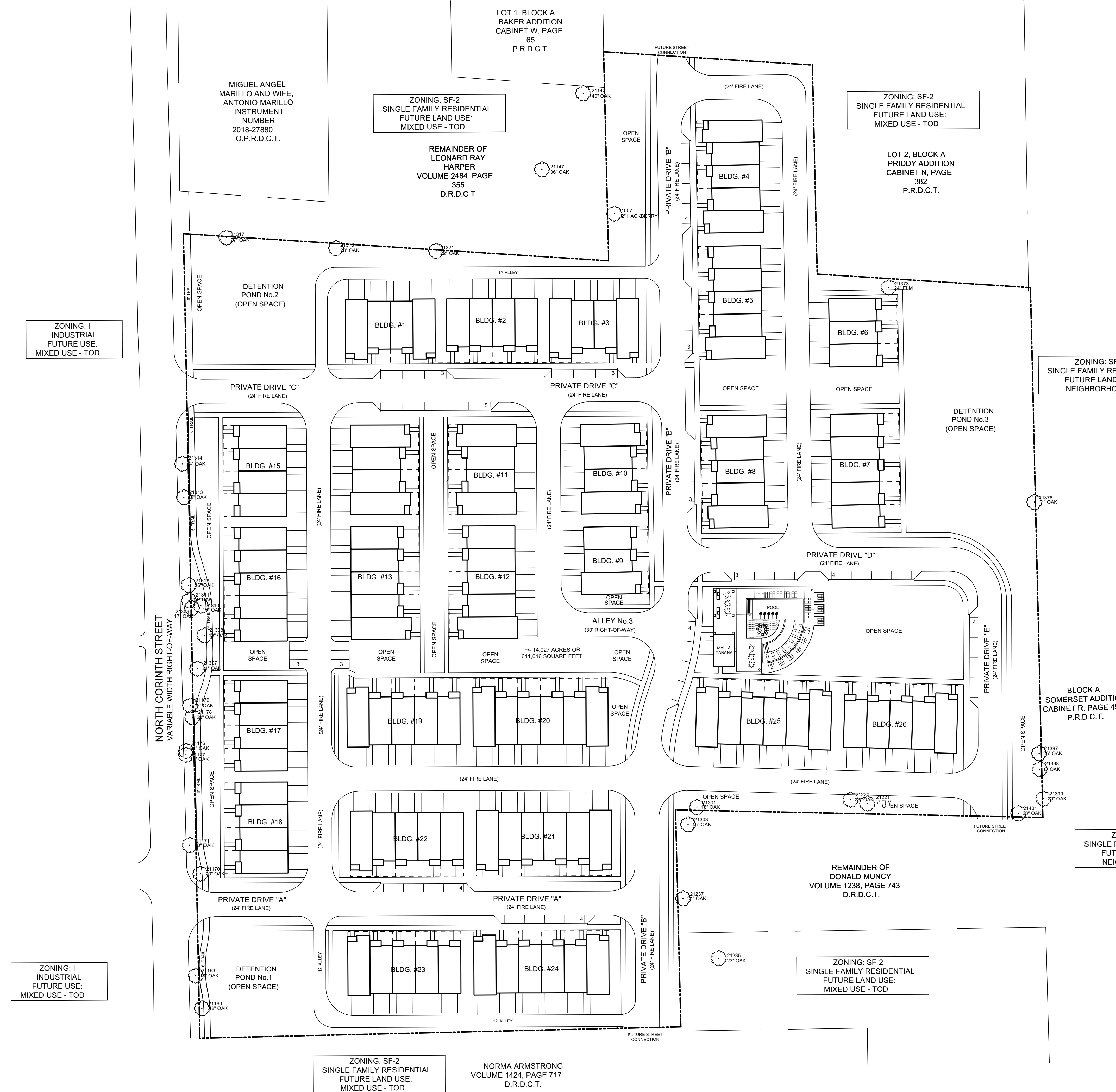
THENCE South 85 degrees 40 minutes 26 seconds East with the common line between said Greenmill Property tract and said Lot 2, a distance of 213.61 feet to the Northeast corner of said Greenmill Property tract, same being the Southeast corner of said Lot 2, same also being the West line of that certain tract of land described as Block A, Somerset Addition (hereinafter referred to as Block A), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet R, Page 45, P.R.D.C.T.;

THENCE South 01 degree 20 minutes 57 seconds East with the common line between said Greenmill Property tract and said Block A, a distance of 530.09 feet to the Southeast corner of said Greenmill Property tract, same being the Northeast corner of the remainder of that certain tract of land described in a Warranty Deed with Vendor's Lien to Donald Muncy (hereinafter referred to as Muncy tract), as recorded in Volume 1238, page 743, D.R.D.C.T.;

THENCE North 88 degrees 11 minutes 51 seconds West, departing the West line of said Block A, with the common line between said Greenmill Property tract and the remainder of said Muncy tract, a distance of 365.60 feet to the Northwest corner of the remainder of said Muncy tract;

THENCE South 00 degrees 43 minutes 49 seconds East, continue with the common line between said Greenmill Property tract and the remainder of said Muncy tract, pass at a distance of 121.82 feet, the Southwest corner of said Muncy tract, same being a North corner of that certain tract of land described in a Warranty Deed to Norma Armstrong (hereinafter referred to as Norma Armstrong tract), as recorded in Volume 2604, Page 354, D.R.D.C.T., continue with said course, with the common line between said Greenmill Property tract and said Norma Armstrong tract for a total distance of 217.32 feet to a Southeast corner of said Greenmill Property tract, same being the North line of said Armstrong tract;

THENCE South 89 degrees 19 minutes 16 seconds West with the common line between said Greenmill Property tract and said Armstrong tract, a distance of 472.40 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 14.027 acres (611,026 square feet) of land.



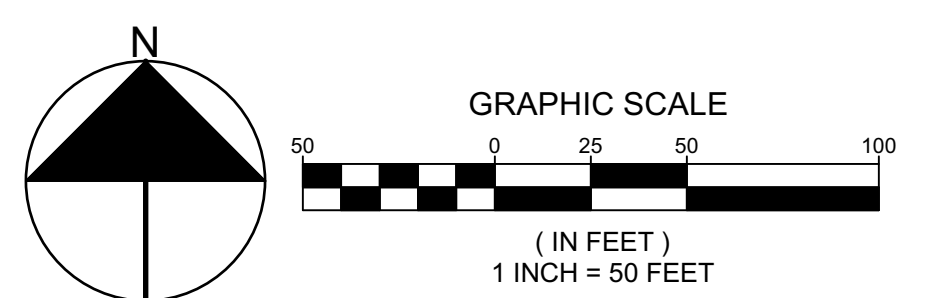
SITE DATA SUMMARY CHART	
PROPOSED BASE ZONING	MF-1
LAND USE DESIGNATION - FUTURE USE	MIXED USE - TOD
GROSS ACREAGE (APPROXIMATELY)	+/- 14.027 ACRES
NET ACREAGE (APPROXIMATELY)	+/- 14.027 ACRES
NUMBER OF PROPOSED UNITS	121 UNITS
TOTAL OPEN SPACE AREA	156,677 S.F.
PERCENTAGE OF OPEN SPACE	25.6%
PERCENTAGE OF RECREATIONAL SPACE	10.0%
PROPOSED BUILDING AREA (S.F. FOOTPRINT)	145,165 S.F.
NUMBER OF SINGLE STORY BUILDINGS	1
NUMBER OF TWO-STORY BUILDINGS	26
MAXIMUM BUILDING HEIGHT	35/2
REQUIRED PARKING (2 PER UNIT)	242 SPACES
PROVIDED PARKING:	
DRIVEWAY PARKING (2 PER UNIT)	242 SPACES
GARAGE PARKING (2 PER UNIT)	242 SPACES
GUEST PARKING	40 SPACES MIN.
TOTAL PARKING	534 SPACES
START OF CONSTRUCTION (MONTH / YEAR)	MARCH / 2023
END OF CONSTRUCTION (MONTH / YEAR)	JULY / 2024

NOTES:
 1. 755 FEET OF 6 FOOT WIDE TRAIL = 4,530 SQ. FT.
 2. MINIMUM STANDARDS ARE REFLECTED IN THE PD.

ZONING: SF-2
 SINGLE FAMILY RESIDENTIAL
 FUTURE LAND USE:
 NEIGHBORHOODS

EXHIBIT "B"
PD CONCEPT PLAN
GREENWAY TRAILS
 Being approximately 14.027 Acres of Land
 situated in the M.E.P. and P.R.R. Survey,
 Abstract No. 911,
 City of Corinth, Denton County, Texas
 ZAPD22-0003
 Date Prepared: 09/29/2022
 Date Revised: 10/10/2022
 Date Revised: 10/19/2022

ARCHITECTURE DEMAREST
 2320 Valdina Street, Studio B, Dallas, Texas 75207
 Office: 214-748-6655
 Contact: Jerry Lowrey AIA Email: jlowrey@architecturedemarest.com
 AD PROJECT NO. 22036



DEVELOPER:
 RANGEWATER REAL ESTATE, LLC
 8235 DOUGLAS AVE.
 SUITE 1320
 DALLAS, TEXAS 75225
 OFFICE: 972-619-9304
 CONTACT: JUSTIN COOLEY
 EMAIL:
 jcooley@LiveRangeWater.com

APPLICANT / DEVELOPER:
 SKORBURG COMPANY
 8214 WESTCHESTER DRIVE
 SUITE 900
 DALLAS, TEXAS 75225
 OFFICE: 214-888-8845
 CONTACT: JOHN ARNOLD
 EMAIL:
 jarnold@skorburgcompany.com

ZONING: I
 INDUSTRIAL
 FUTURE USE:
 MIXED USE - TOD

ZONING: I
 INDUSTRIAL
 FUTURE USE:
 MIXED USE - TOD

ZONING: SF-2
 SINGLE FAMILY RESIDENTIAL
 FUTURE LAND USE:
 MIXED USE - TOD

NORMA ARMSTRONG
 VOLUME 1424, PAGE 717
 D.R.D.C.T.

ZONING: SF-2
 SINGLE FAMILY RESIDENTIAL
 FUTURE LAND USE:
 MIXED USE - TOD

ZONING: SF-2
 SINGLE FAMILY RESIDENTIAL
 FUTURE LAND USE:
 MIXED USE - TOD

ZONING: SF-2
 SINGLE FAMILY RESIDENTIAL
 FUTURE LAND USE:
 NEIGHBORHOODS

MIGUEL ANGEL
 MARILLO AND WIFE,
 ANTONIO MARILLO
 INSTRUMENT
 NUMBER
 2018-27880
 O.P.R.D.C.T.

ZONING: SF-2
 SINGLE FAMILY RESIDENTIAL
 FUTURE LAND USE:
 MIXED USE - TOD

REMAINDER OF
 LEONARD RAY
 HARPER
 VOLUME 2484, PAGE
 355
 D.R.D.C.T.

LOT 1, BLOCK A
 BAKER ADDITION
 CABINET W, PAGE
 65
 P.R.D.C.T.

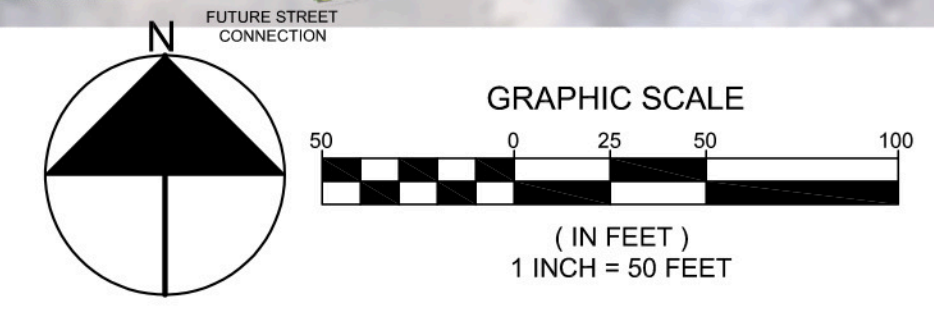
LOT 2, BLOCK A
 PRIDDY ADDITION
 CABINET N, PAGE
 382
 P.R.D.C.T.

BLOCK A
 SOMERSET ADDITION
 CABINET R, PAGE 45
 P.R.D.C.T.

REMAINDER OF
 DONALD MUNCY
 VOLUME 1238, PAGE 743
 D.R.D.C.T.



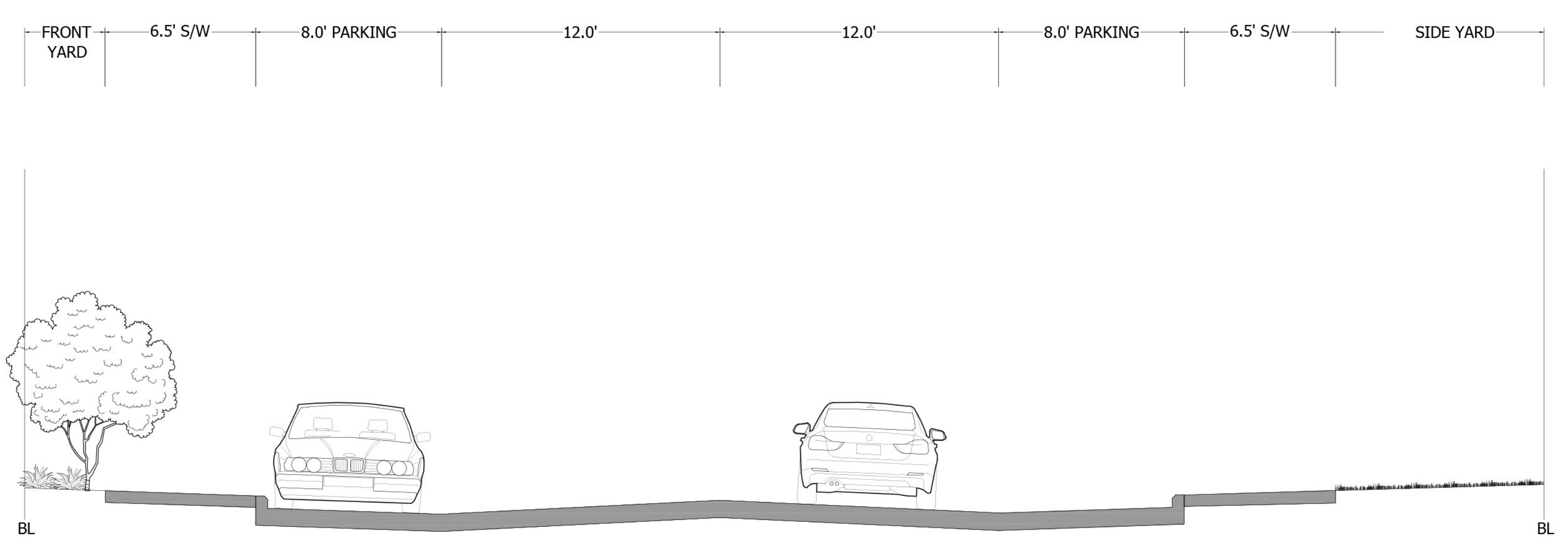
	Count	Cum. Inches
Required Canopy Trees Planted in Perimeter Landscape Edge (3" cal.)	24	72 in.
Required Shade Trees (3" cal.) - one per unit.	121	363 in.
Required Ornamental Trees (2" cal.) - one every two units.	61	122 in.
Required Shrubs - six per unit.	726	N/A
Existing Protected Trees to be Preserved - 10% of existing cal. inches.	Tbd	263 in.



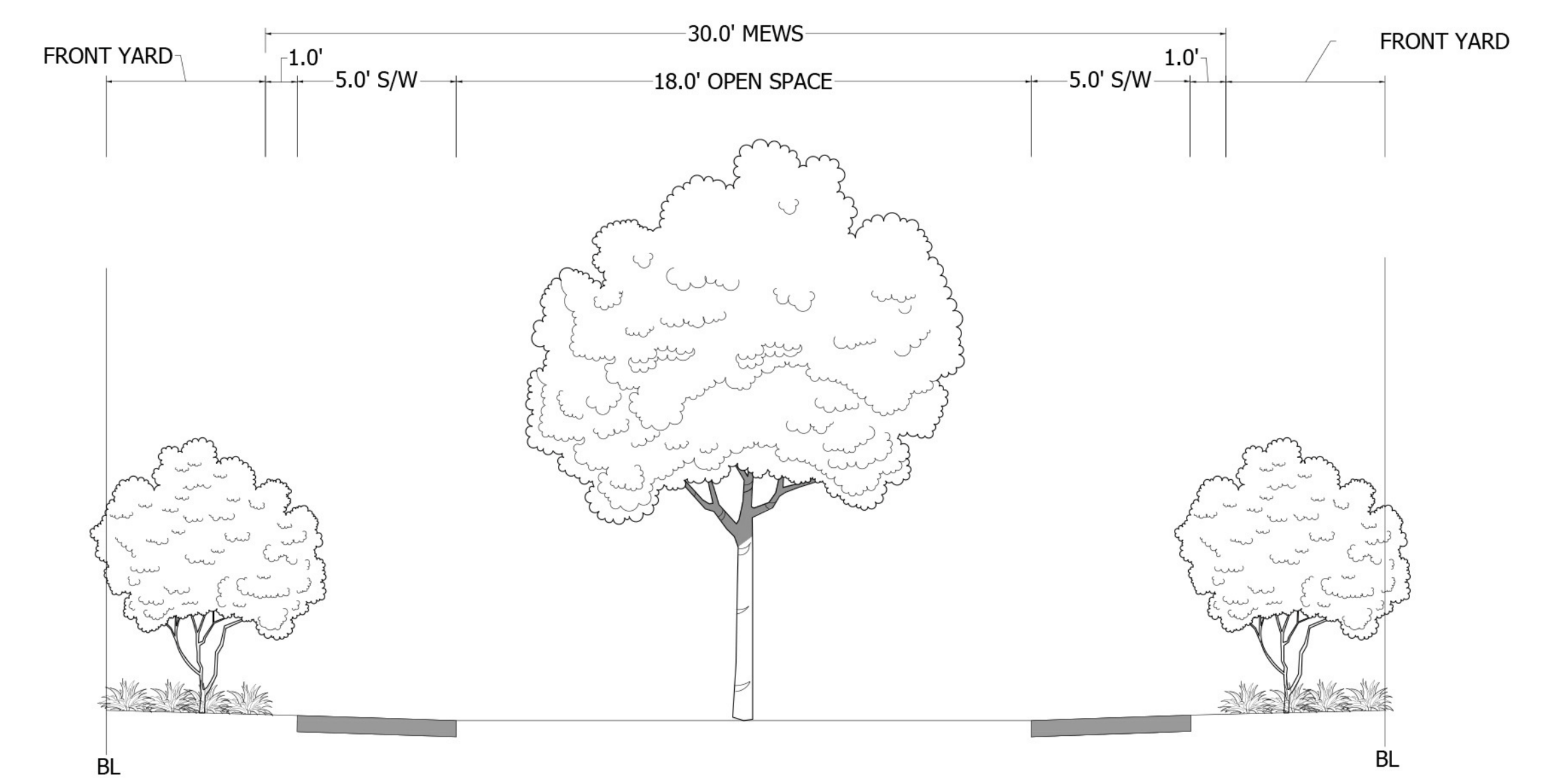
DEVELOPER:
RANGEWATER REAL ESTATE, LLC
8235 DOUGLAS AVE.
SUITE 1320
DALLAS, TEXAS 75225
OFFICE: 972-619-9304
CONTACT: JUSTIN COOLEY
EMAIL: jcooley@LiveRangeWater.com

APPLICANT / DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE
SUITE 900
DALLAS, TEXAS 75225
OFFICE: 214-688-8845
CONTACT: JOHN ARNOLD
EMAIL: jarroll@skorburgcompany.com

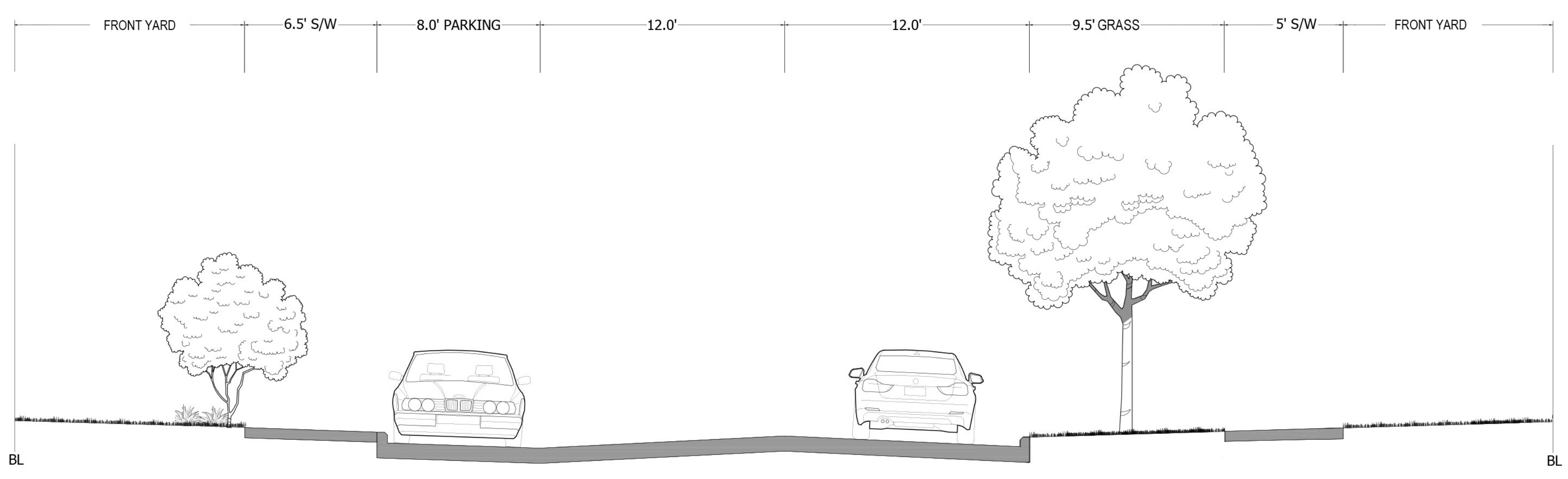
EXHIBIT "C"
CONCEPT LANDSCAPE PLAN
GREENWAY TRAILS
Being approximately 14.027 Acres of Land
situated in the M.E.P. and P.R.R. Survey,
Abstract No. 911,
City of Corinth, Denton County, Texas
ZAPD22-0003
Date Prepared: 09/29/2022
Date Revised: 10/10/2022
Date Revised: 10/19/2022
ARCHITECTURE DEMAREST
2320 Valdina Street, Studio B, Dallas, Texas 75207
Office: 214-748-6655
Contact: Jerry Lowrey AIA Email: jlowrey@architecturedemarest.com
AD PROJECT NO. 22036



24' FIRE LANE PAVEMENT SECTION



MEWS AREA EXHIBIT



24' FIRE LANE PAVEMENT SECTION

EXHIBIT "D"
24' FIRE LANE PAVEMENT SECTION
GREENWAY TRAIL

Being approximately 14.027 Acres of land situated in the M.E.P. AND P.R.R. Survey, Abstract No. 911, City of Corinth, Denton County, Texas
 ZAPD22-0003

Date Prepared: 09/21/2022
 Date Revised: 10/10/2022

ARCHITECTURE DEMAREST

2320 Valdina Street, Studio B, Dallas, Texas 75207
 Office: 214-748-6655
 Contact: Jerry Lowrey AIA Email: jlowrey@architecturedemarest.com
 AD PROJECT NO. 22036



Units Fronting N. Corinth Street

Units Fronting N. Corinth Street:
 Front Façade Material Standards within the PD Narrative:
 Masonry: 100 %
 Brick or Stone: 90%
 Cementitious Fiber: 10% - Maximum



Interior Site Plan Units

Interior Site Plan Units:
 Front Façade Material Standards within the PD Narrative:
 Masonry: 100 %
 Brick or Stone: 50%
 Cementitious Fiber: 50% - Maximum

EXHIBIT "E"
REPRESENTATIVE ELEVATIONS
GREENWAY TRAIL

Being approximately 14.027 Acres of land situated in the M.E.P. AND P.R.R. Survey, Abstract No. 911, City of Corinth, Denton County, Texas
 ZAPD22-0003

Date Prepared: 09/21/2022
 Date Revised: 10/10/2022

ARCHITECTURE DEMAREST

2320 Valdina Street, Studio B, Dallas, Texas 75207
 Office: 214-748-6655
 Contact: Jerry Lowrey AIA Email: jlowrey@architecturedemarest.com
 AD PROJECT NO. 22036



October 11, 2022

Mr. Adam Shiffer
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, TX 75225

Re: *Trip Generation Estimates for the Driveways of a Multi-Family Housing (Greenway Trails) located along North Corinth Street, City of Corinth, TX*

Dear Mr. Adam:

Lee Engineering has analyzed the trip generation characteristics of the Multi-Family Housing (Greenway Trails) located along North Corinth Street in the City of Corinth, TX. The development is proposed to consist of 121 multi-family dwelling units.

The number of trips generated by a development is a function of the type and quantity of the land use of the development. The number of vehicle trips generated by the proposed development was estimated based on trip generation information provided in the Trip Generation Manual, 11th Edition publication by the Institute of Transportation Engineers (ITE). The trip generation rates for the proposed development and the entering/exiting splits for traffic generated by the development are shown in **Table 1**. This table also presents the estimated number of trips the proposed development generates at build-out. As demonstrated by these results, the development is predicted to generate 851 trips daily, with 60 trips during the AM peak hour and 73 trips during the PM peak hour.

Table 1: Trip Generation for Proposed Multi Family Development (Corinth)

Land Use	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Equation/Rates¹										
Multifamily Housing	220	T = 6.41(X) + 75.31			T = 0.31(X) + 22.85			T = 0.43(X) + 20.55		
Directional Splits²										
Multifamily Housing	220	50/50			24/76			63/37		
Number of Trips Generated										
Land Use	Amount	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing	121 Dwelling Units	851	425	426	60	14	46	73	46	27

¹T = Trips Ends; X = Dwelling Units ²XX / YY = % entering vehicles / % exiting vehicles

Don't hesitate to contact me if you have any questions regarding this analysis.

Sincerely,

Digitally signed by Dharmesh Shah, PE, PTOE
DN: cn=Dharmesh Shah, PE, PTOE, o=Lee Engineering, LLC, ou_email=dshah@lee-eng.com, c=US
Date: 2022.10.11 14:47:10 -05'00'

Dharmesh M. Shah, P.E., PTOE
Lee Engineering, LLC, TBPE Firm F-450



Traffic Impact Analysis
Threshold Worksheet

The City of Corinth's Unified Development Code provides that a Traffic Study may be required with preliminary plat applications. If the proposed development exceeds one or more of the three threshold criteria listed below, a traffic study will be required to be submitted with the preliminary plat application. Otherwise, for projects that do not exceed any of the three criteria, a Traffic Study Threshold Worksheet must be submitted and approved by the City's Engineer prior to submittal of the preliminary plat application. Please describe in detail your evaluation of each criteria listed below. Additional sheets may be attached if necessary.

Criteria #1: The development exceeds parking 100 spaces average per driveway.

N/A for Multifamily residential development.

Criteria #2: Any driveway in the development is projected to serve 1000 or more vehicles per day.*

NO. The development is predicted to generate 851 trips on a typical weekday, split between two driveways. Each of the two driveways is not expected to serve more than 1000 vehicles per day. See attached trip generation summary.

Criteria #3: Any driveway in the development is projected to serve 100 ingress vehicles or more in the design hour.*

NO. The development is predicted to generate less than 100 ingress trips during any hour. The development is expected to serve 46 ingress vehicles in the PM peak hour on a typical weekday, split between two driveways. See attached trip generation summary.

* Unless approved otherwise, trip generation rates should be based on the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

I hereby certify that this project does not exceed any of the three threshold criteria shown above and therefore the development would not warrant a Traffic Study in accordance with Section 4.02(C)(4) of the Land Development and Subdivision Regulations Ordinance No. 99-12-02-37 of the City of Corinth.

Name: Dharmesh M. Shah Registration No. 90295 Date: October 11, 2022

Firm: Lee Engineering, LLC Phone: 972-248-3006 Fax: 972-248-3855

For City Use Only: The requirement for a Traffic Study with this submittal is hereby waived:

Name: Title: Date:


3/30 Neighborhood Meeting

- Approximately 15-20 neighboring residents in attendance
- Topics brought up by residents include:
 - Eastern Perimeter screening and buffer to adjacent residents
 - Traffic patterns and ingress/egress onto N. Corinth St.
 - Current drainage basin and proposed drainage plan.
 - Proposed townhome product and density.
 - How the property would be managed and concerns about upkeep and maintenance.

8/17 Neighborhood Meeting

- Approximately 8-10 neighboring residents in attendance
- In this meeting we introduced our partners RangeWater and further addressed the previous topics brought up by residents in the 3/30 meeting. (Slides shown at 8/17 meeting below)
- Additional topics brought up by residents at 8/17 meeting
 - Approximate monthly rent for these units (starting in high \$2000's monthly)
 - Questions about project screening at time of construction (temporary opaque fence)

Drainage Concerns



Drainage Topics

- Current approx. 40% of site flows east onto Somerset residents.
- Drainage channel running north along eastern boundary to W. Shady Shores road is not adequate handle existing runoff on heavy rains.
- Developer will work with staff to make sure any solution proposed does not negatively affect drainage on Shady Shores.

Drainage Solutions





Drainage Solutions

- Bypass majority of run-off by collecting in streets and detention pond.
- Pipe the run-off through existing drainage easement to Shady Rest.
- Work with staff on drainage design that does not negatively impact Shady Rest.


Screening and Buffer on Eastern Boundary

➤ Willing to work with staff and neighbors to determine ultimate design of screening and buffer

LEGEND

- RESIDING TREE (10' SPACING)
- SHEDDING TREE
- BUFFERING SCREENING TREE
- SMALL UNDERSTORY TREE
- LANDSCAPE SPECIES
- LANDSCAPE SPECIES
- LANDSCAPE AREA



Traffic Pattern and Future Improvements

- Concerns that residents will only turn north to Shady Rest.
- There is no access to I-35
- Discussed City plans to extend Corinth Street to Corinth Parkway through agora District.

In-House, Professional Property Management Team

Secure USPS mailbox	Smart home technology	Annual flower bed plantings*	Preventative home maintenance 2X per year	Pet residents Welcome*
Service team on-call 24/7	Pest control	On-site property management team	Calendar of social events coordinated by on-site team	Front and rear lawn care

Qualifications for Rental Applicants

Income

Verifiable gross monthly income shall be a minimum of Three (3) times the monthly rent. Verifiable income includes as confirmed by an employer, trust officer; through a minimum of two (2) years prior tax returns; or other satisfactory documentation for self-employed persons. Monthly obligations must not exceed 60% of such income. Each roommate must qualify for 70% of the rent in a 1-bedroom, 60% of the rent in a 2-bedroom and 50% of the rent in a 3-bedroom. In the event that one or more roommate(s) does not meet the income requirements, the remaining roommate(s) must qualify for the property. We do not accept unemployment benefits as income.

Criminal Background

Sex Offenses

All Sex Offenses – Regardless of the amount of time since offense. Examples include: child molestation, rape, sexual assault, sexual battery, sodomy, prostitution, solicitation, indecent exposure, etc.

Misdemeanors

All misdemeanor violence offenses within the past 7 years Examples include: simple assault, battery, domestic violence, hit & run, etc. Two or more misdemeanor drug & alcohol offenses within the past 7 years. Examples include: driving under the influence, simple drug possession, drunk and disorderly, public intoxication, possession of drug paraphernalia, etc.

Any other misdemeanor within the past 5 years that would be considered a potential danger to children or is directly related to the functions of that applicant.

Pending Cases

Individuals found to have pending court cases for any of the disqualifying offenses will be disqualified. If the disposition of the pending case does not meet the criteria for the disqualification as listed above, the individual would then be cleared and reinstated.

Felonies

All Felony Violence – Regardless of the amount of time since offense. Examples include: murder, manslaughter, aggravated assault, kidnapping, robbery, aggravated Burglary, etc.

All Felony offenses other than violence or sex within the past 20 years. Examples include: drug offenses, theft, embezzlement, fraud, child endangerment, etc.



**ATTACHMENT 2: LETTERS AND EMAILS RECEIVED IN
OPPOSITION AS OF OCTOBER 20, 2022**

City of Corinth • 3300 Corinth Parkway • Corinth, Texas 76208
940-498-3200 • www.cityofcorinth.com



Planning and Zoning Commission Meeting
Date: MONDAY, October 24, 2022 at 6:30 P.M.

Section E, Item 2.

OCT 20 2022
BY: *MJ*

City Council Regular Meeting
Date: THURSDAY, November 17, 2022 at 6:30 P.M.

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 24, 2022, at 6:30 PM, the City of Corinth Planning and 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 17, 2022, 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 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 a Planned Development with a base zoning district of MF-1 Multi-Family Residential, on approximately ±14.027 acres generally located on the east side of North Corinth Street, south of Shady Shores Road, and north of North Central Texas College. Case No. ZAPD22-0003 – Greenway Trails.

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 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 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 michelle.mixell@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3261 for assistance.

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

See attached

Name/Address/City: (REQUIRED)

Signature: (REQUIRED)

Bob and Kathy Baker
(Please Print)

Kathryn A. Baker
(Signature)

1121 N. Corinth St. Corinth, TX

*Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer available.

We oppose this development of multiple family housing as it will take away much of our privacy. We will have an alley on one side and a "private drive" right behind our house. Once the private drive extends out to Shady Shores Rd it will mostly likely become a cut through for traffic.

The 6ft ornamental fences don't create any privacy or buffer. These should be solid fences at least 8 ft tall.

We are also worried about the noise, increased traffic, drainage and litter. We already get a significant amount of litter and dirt run-off in our yard and tank, especially after a big rain.

Properties like ours are getting extremely hard to find and we believe that most Corinth residents do not want more townhomes and apartments.

Bob and Kathy Baker

1121 N. Corinth St.



Planning and Zoning Commission Meeting
Date: **MONDAY, October 24, 2022 at 6:30 P.M.**

City Council Regular Meeting
Date: **THURSDAY, November 17, 2022 at 6:30 P.M.**

Section E, Item 2.
RECEIVED
OCT 20 2022
M.S.

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

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- A request 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 a Planned Development with a base zoning district of MF-1 Multi-Family Residential, on approximately ±14.027 acres generally located on the east side of North Corinth Street, south of Shady Shores Road, and north of North Central Texas College. Case No. ZAPD22-0003 – Greenway Trails.

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 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 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 michelle.mixell@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3261 for assistance.

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

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

Signature: **(REQUIRED)**

3106B West Shady Shores Rd. (Ben Priddy Sr.)
(Please Print)

Ben Priddy
(Signature)

Corinth, Tex 76208

OCT. 17, 2022

*Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer available.

I am against rezoning this property. I am against a multi family building project which is a fancy name for apartments. This project will cause drainage and flooding problems for the current neighborhoods.

W. Perisich 10-17-2022



CITY OF CORINTH
Staff Report

Meeting Date:	10/24/2022	Title:	Workshop – ZAPD21-0002: Quarry Multifamily Development PD	
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development			
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder			
	<i>Decision:</i> <input type="checkbox"/> Governance Policy		<input type="checkbox"/> Ministerial Function	

Item/Caption

Receive a presentation and hold an informal discussion regarding a proposed multi-family (duplex-style) residential concept plan and an alternative hybrid design, concept plan showing a mix of multi-family (duplex-style and townhouse-style) residential development on approximately ±9.007 acres of land located on the west side of Parkridge Drive, south of Meadowview Drive, and north of FM 2181.

Item Summary/Background/Prior Action

The applicant, Jason Rose, initially submitted an application for a Planned Development (PD) rezoning to create a multi-family townhouse-style residential development consisting of 17, two-story town-house style multi-family buildings consisting of 105 units (see Attachment 1-Townhouse-Style Concept Plan). The Planning & Zoning Commission offered feedback on the townhouse-style concept plan at their April 25, 2022, P&Z workshop session.

Since that time, the project has undergone multiple design iterations with the current submittal (see Attachment 2 - Duplex-Style Concept Plan) proposing 45, two-story duplex-style multi-family buildings, consisting of 90 units. Additional acreage has been added to the project area to reduce the overall density on the site.

In addition, the applicant is requesting feedback on an alternative “hybrid” design which proposes 34, two-story duplex-style multi-family buildings, and four (4), two-story townhouse-style multifamily buildings, for a total of 90 units (see Attachment 3 - Alternative Hybrid Design (Duplex-Style and Townhouse-Style) Concept Plan). The hybrid design affords space along Parkridge Drive to provide small passive pocket parks and visitor parking.

The approximate boundaries of the project are shown in the aerial image below. As a reminder, the surrounding land uses are as follows: to the west is the ACME Quarry, to the east is Lake Dallas High School, to the north is vacant land, and to the south is a single-family residence. The City’s Comprehensive Plan designates the preponderance of the site as “Mixed Residential” with a range of housing types and an overall density of six (6) to ten (10) units per acre.



Important Issues for Consideration During the Workshop

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

Attachments

- 1. Attachment 1 – Prior Townhouse-Style Concept Plan
- 2. Attachment 2 – Duplex-Style Concept Plan
- 3. Attachment 3 – Alternative Hybrid Design (Duplex-Style and Townhouse-Style) Concept Plan



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



4-4-2022

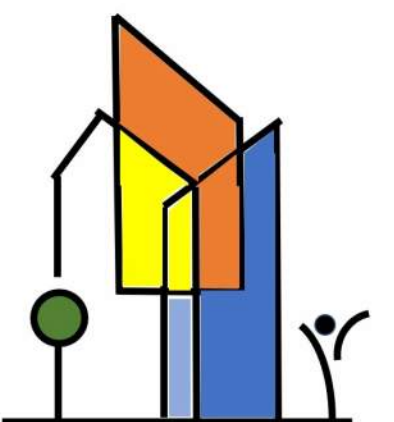
Consultants:

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

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

Geotechnical Engineer:
Rone Engineering
Mark D. Gray, P.E.
8908 Ambassador Row
Dallas, TX 75247 Tel.
(214) 630-9745 Tel.
mgray@roneengineers.com

Project Title:
Quarry



3000 Parkridge Dr.
Corinth, TX 76201

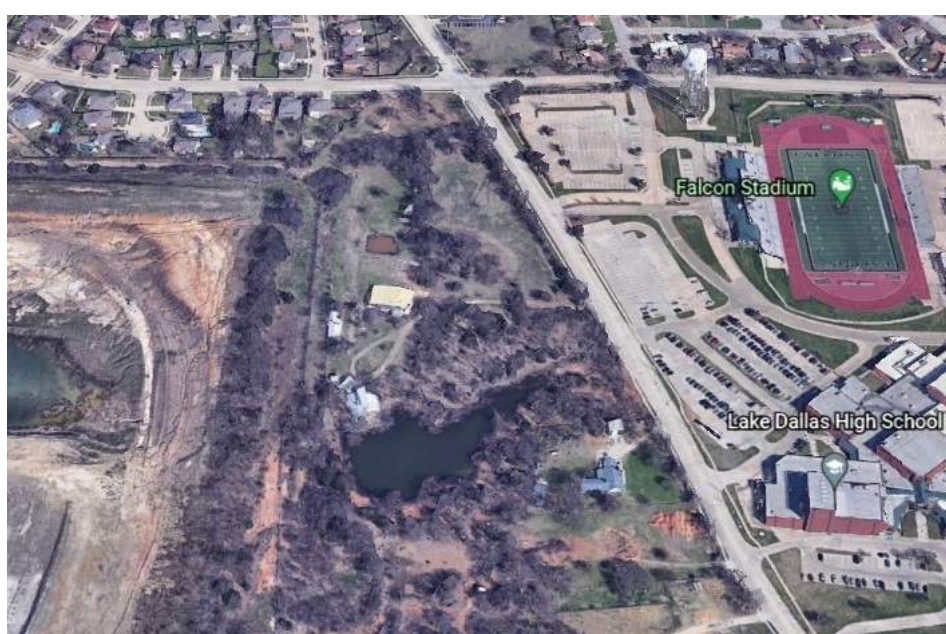
Sheet Title:
Conceptual
Site Plan

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

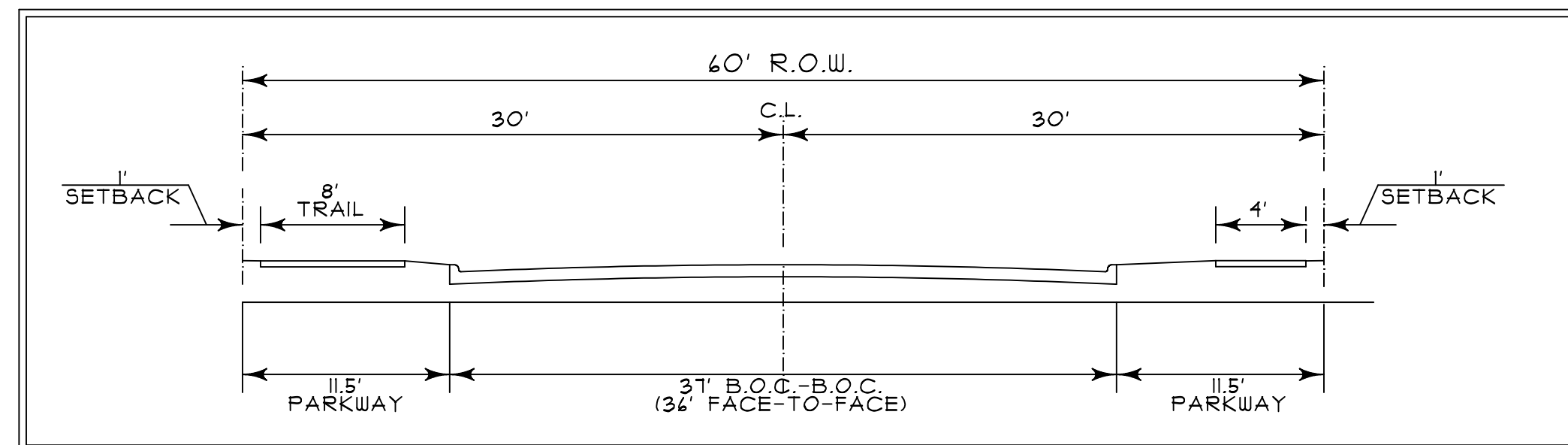
SHEET

AO

Revised on: 4-4-2022



PROJECT AERIAL



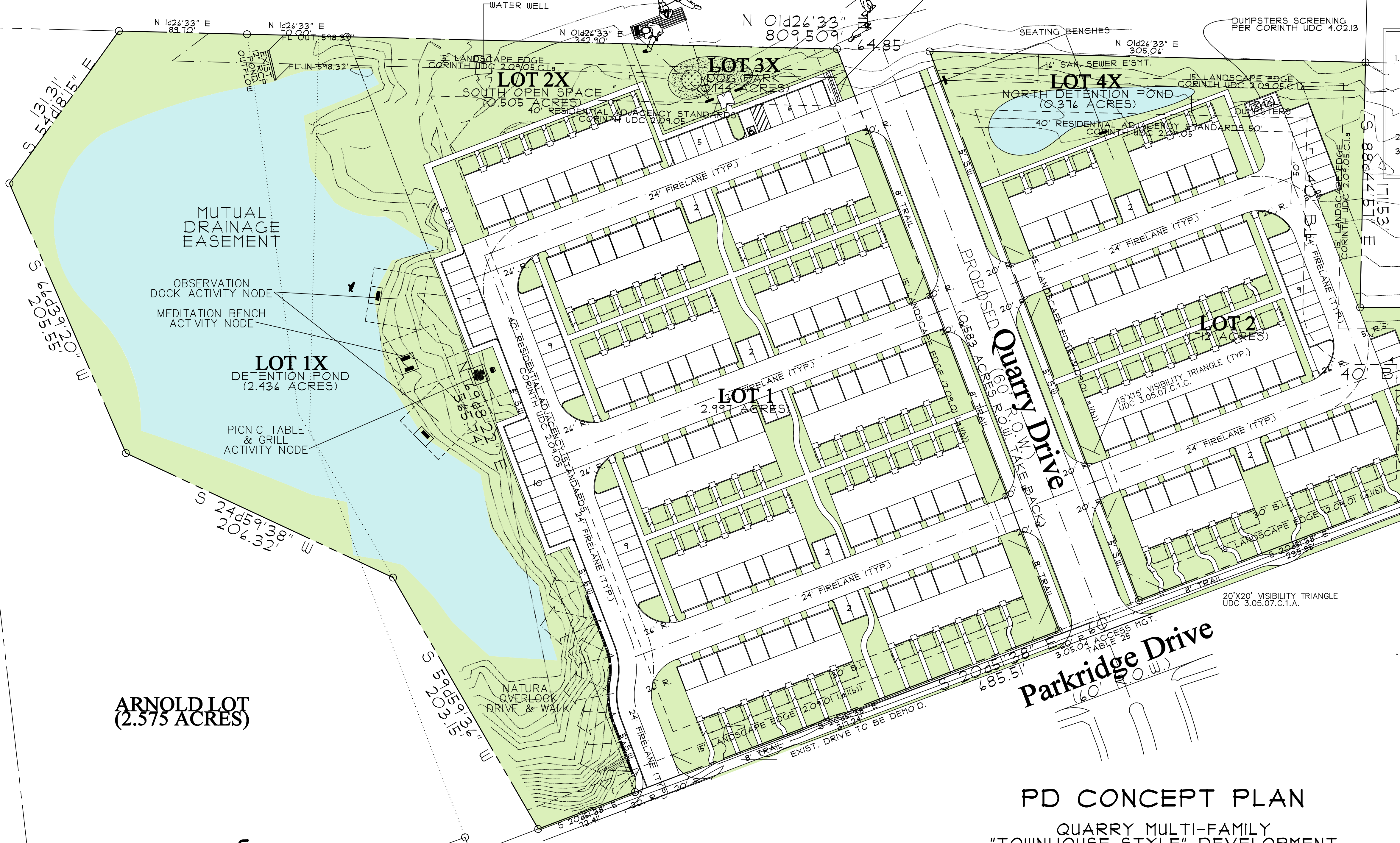
QUARRY DRIVE TYPICAL SECTION (NOT TO SCALE)

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

ZONING COMPARISON TABLE

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

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



SITE PLAN SUMMARY TABLE

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

PD CONCEPT PLAN

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

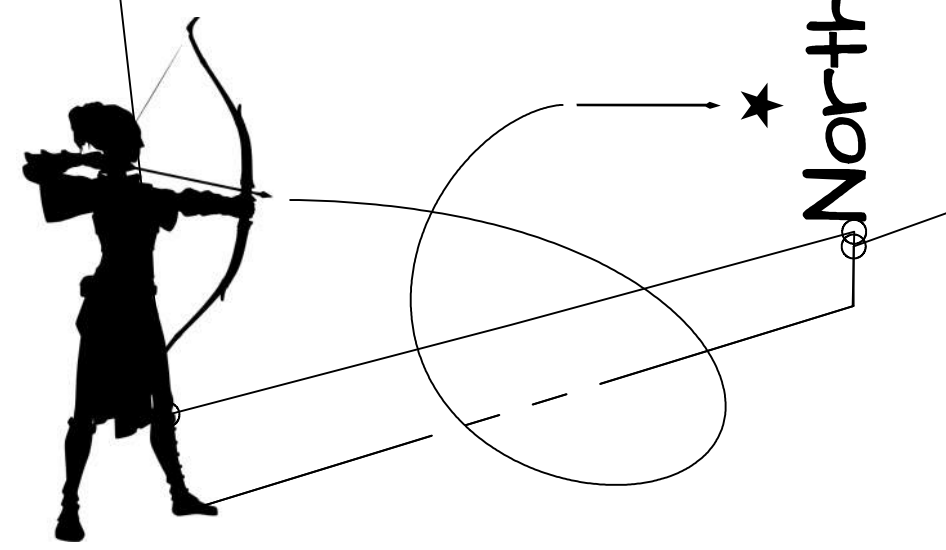
OWNER/DEVELOPER:
Rockbrook Development LLC
2104 Cosmos Way
Argyle, Texas 76226
Tel. No. (214) 454-7895
Contact: Jason Rose
jason@jrosearchitect.com

A0833A E. MARSH, TR 21, 4.99 ACRES, OLD DCAD TR #1A
A0915A MEP & PRR, TR 6, 2.34 ACRES, OLD DCAD TR #3A(1)
A0915A MEP & PRR, TR 7A, 1.633 ACRES, (SURVEY: 1.623 ACRES)
& 1.128 ACRES OUT OF:
A0833A E MARSH, TR 23(PT), 2.594 ACRES, OLD DCAD TR #1A(2)8A
A0833A E MARSH, TR 22, .18 ACRES, OLD DCAD TR #1A(4)
A0915A MEP & PRR, TR 7, .9267 ACRES, OLD DCAD TR #3A(1A)

CITY OF CORINTH, DENTON COUNTY, TEXAS

January 3, 2022

Attachment 1 - Prior Townhouse-Style Concept Plan



* PERCENTAGE IN RELATIONSHIP TO "NET" SITE =355,796 SF
** THESE VALUES REPRESENT TOWNHOUSE COMPARABLE SINGLE-FAMILY AIR-CONDITIONED FOOTAGE
1. MISCELLANEOUS OPEN SPACE IS EXCLUSIVE OF PAVED AREA.



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



9-19-2022

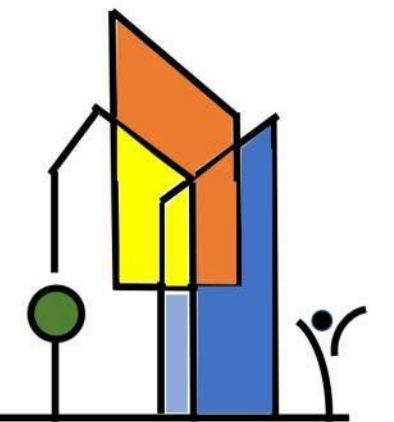
Consultants:

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

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

Geotechnical Engineer:
Rone Engineering
Mark D. Gray, P.E.
8908 Ambassador Row
Dallas, TX 75247 Tel.
(214) 630-9745 Tel.
mgray@roneengineers.com

Project Title:
Quarry



3000 Parkridge Dr.
Corinth, TX 76201

Sheet Title:
Conceptual
Site Plan

Drawn by: JRR
Date Created: 9-19-2022

SHEET

AO

Revised on: 9-19-2022

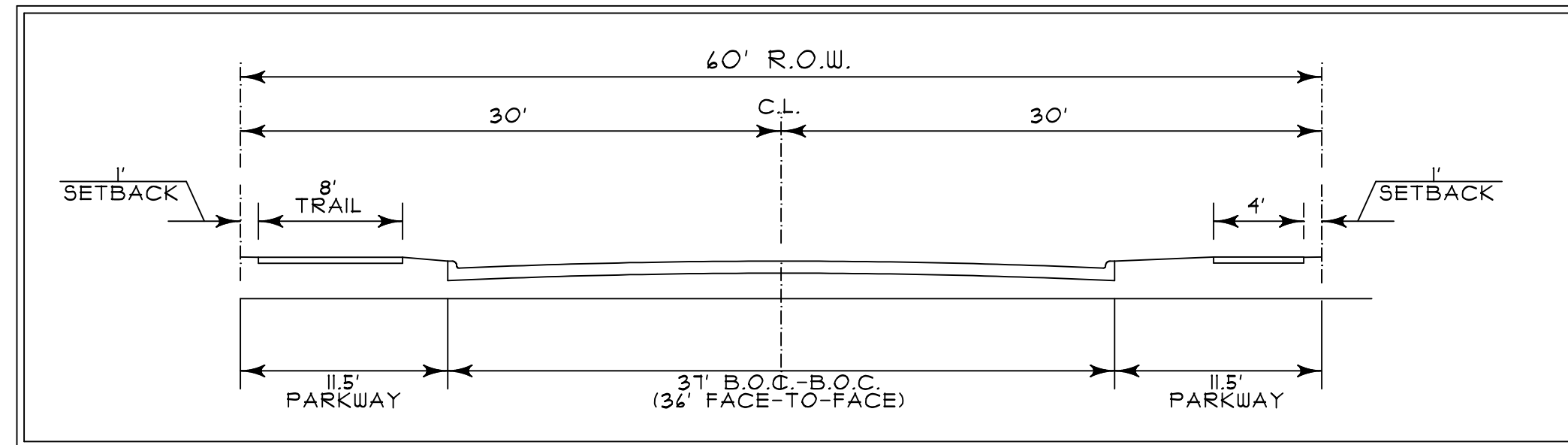
CONCEPT PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL FINAL ROAD ALIGNMENTS, EASEMENTS, BUILDING LOCATIONS, IDENTITIES TO BE DETERMINED AT THE SITE PLAN PROCESS.
- ALL STANDARD PARKING SPACES TO BE 9'X18'.
- ALL PARALLEL PARKING SPACES TO BE 8'X22'.
- ALL PUBLIC TRAIL/SIDEWALKS LOCATED IN PRIVATE PROPERTY TO BE LOCATED IN A PEDESTRIAN ACCESS EASEMENT.
- FINAL LANDSCAPE ALONG PARKRIDGE & QUARRY DRIVE SHALL CONFORM TO APPLICABLE SITE DISTANCE VISIBILITY CRITERIA FOR PROPOSED ACCESS LOCATION.
- CONDOMINIUM AND/OR HOA DOCUMENTS SHALL REQUIRE RESIDENTS TO KEEP GARAGES FREE OF OBSTRUCTIONS AND REQUIRE RESIDENTS UTILIZE SUCH GARAGE PARKING IN ORDER TO MAINTAIN ACCESS TO GUEST PARKING.
- HOA WILL OFFER TRASH VALET PICKUP SERVICES FOR RESIDENTS A MINIMUM OF ONCE PER WEEK.

ZONING COMPARISON TABLE		
	BASE MF-2	PROP. PD
MINIMUM SETBACKS		
FRONT YARD	30'	30'
SIDE YARD		
INTERIOR LOT CORNER LOT	30'	30'
REAR YARD	30'	15'
RESIDENTIAL ADJACENCY STAND.	40'	40'
GARAGE	75% 1-Car Covered	100% 1 or 2 Car
MINIMUM LOT DIMENSIONS		
LOT AREA (SF)	25,000	25,000
LOT WIDTH	200'	200'
LOT DEPTH	200'	200'
DENSITY (MAX. DU/A)	14	10.97
MINIMUM ATTACHED 1-CAR GARAGE		
ATTACHED GARAGES PER UNIT	75%	100%
ATTACHED 2-CAR GARAGES	N/R	44 EA/46% 52 EA/54%
RECREATION AREA REQUIREMENT		
RECREATION AREA (DOG PARK)	1	1
MINIMUM FLOOR AREA (SF PER DU)	950	886
MINIMUM FLOOR AREA (SF PER DU)	950	886
APARTMENT COURTS, UDC 2.04.08.c.9	30'	30'
MAX. BUILDING AREA (TOTAL)	45%	45%

FIRE SERVICE NOTES

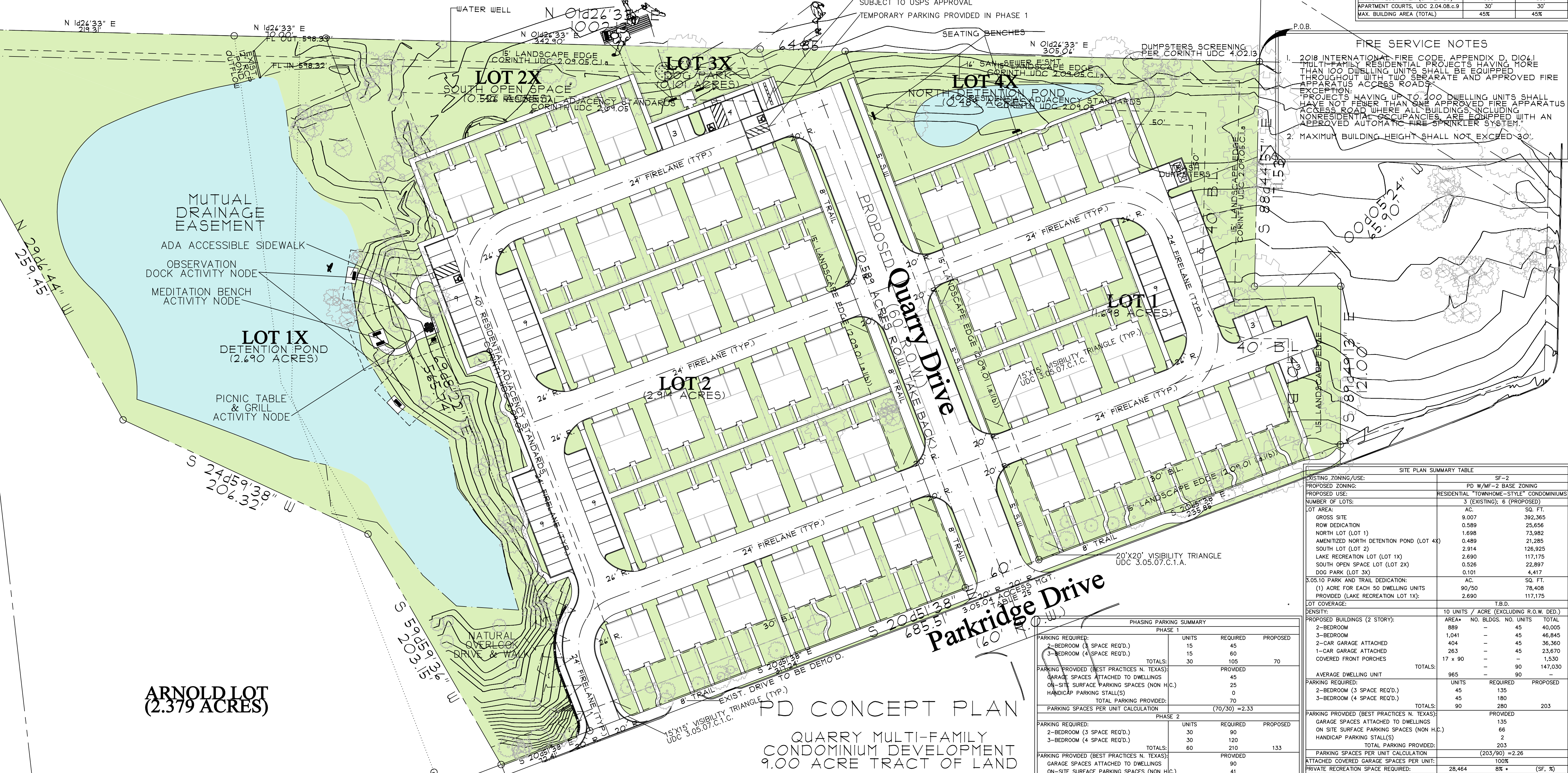
- 2018 INTERNATIONAL FIRE CODE, APPENDIX D, D104.1 MULTI-FAMILY RESIDENTIAL PROJECTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.
- EXCEPTION: PROJECTS HAVING UP TO 200 DWELLING UNITS SHALL HAVE NO FEWER THAN ONE APPROVED FIRE APPARATUS ACCESS ROAD WHERE ALL BUILDINGS, INCLUDING NONRESIDENTIAL OCCUPANCIES, ARE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 30'.



QUARRY DRIVE TYPICAL SECTION (NOT TO SCALE)



PROJECT AERIAL



PD CONCEPT PLAN
QUARRY MULTI-FAMILY
CONDOMINIUM DEVELOPMENT
9.00 ACRE TRACT OF LAND

OWNER/DEVELOPER:

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

A0833A E. MARSH, TR 21, 4.99 ACRES, OLD DCAD TR #1A
A0915A MEP & PRR, TR 6, 2.34 ACRES, OLD DCAD TR #3A(II)
A0915A MEP & PRR, TR 7A, 1.633 ACRES, (SURVEY: 1.623 ACRES)

1.385 ACRES OUT OF:
A0833A E. MARSH, TR 23(PT), 2.594 ACRES, OLD DCAD TR #1A(2)8A
A0833A E. MARSH, TR 22, .18 ACRES, OLD DCAD TR #1A(4)
A0915A MEP & PRR, TR 1, .9261 ACRES, OLD DCAD TR #3A(IIA)

CITY OF CORINTH,
DENTON COUNTY, TEXAS

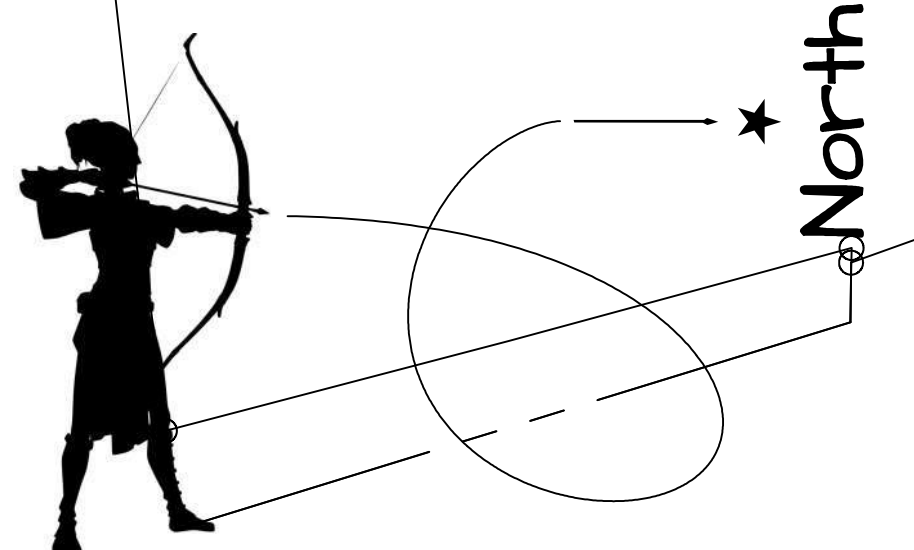
June 6, 2022

PHASING PARKING SUMMARY			
PHASE 1			
PARKING REQUIRED:	UNITS	REQUIRED	PROPOSED
2-BEDROOM (3 SPACE REQ'D.)	15	45	
3-BEDROOM (4 SPACE REQ'D.)	15	60	
TOTALS:	30	105	70
PARKING PROVIDED (BEST PRACTICES N. TEXAS):			
GARAGE SPACES ATTACHED TO DWELLINGS		45	
ON-SITE SURFACE PARKING SPACES (NON H.C.)		25	
HANDICAP PARKING STALL(S)		0	
TOTAL PARKING PROVIDED:		70	
PARKING SPACES PER UNIT CALCULATION		(70/30) = 2.33	
PHASE 2			
PARKING REQUIRED:	UNITS	REQUIRED	PROPOSED
2-BEDROOM (3 SPACE REQ'D.)	30	90	
3-BEDROOM (4 SPACE REQ'D.)	30	120	
TOTALS:	60	210	133
PARKING PROVIDED (BEST PRACTICES N. TEXAS):			
GARAGE SPACES ATTACHED TO DWELLINGS		90	
ON-SITE SURFACE PARKING SPACES (NON H.C.)		41	
HANDICAP PARKING STALL(S)		2	
TOTAL PARKING PROVIDED:		133	
PARKING SPACES PER UNIT CALCULATION		(133/60) = 2.22	

SITE PLAN SUMMARY TABLE			
EXISTING ZONING/USE:			
PROPOSED ZONING: PD W/MF-2 BASE ZONING			
PROPOSED USE: RESIDENTIAL "TOWNHOME-STYLE" CONDOMINIUMS			
NUMBER OF LOTS: 3 (EXISTING); 6 (PROPOSED)			
LOT AREA:	AC.	SQ. FT.	
GROSS SITE	9,007	392,365	
ROW DEDICATION	0,589	25,856	
NORTH LOT (LOT 1)	1,698	73,982	
AMENITIZED NORTH DETENTION POND (LOT 4X)	0,489	21,285	
SOUTH LOT (LOT 2)	2,914	126,925	
LAKE RECREATION LOT (LOT 1X)	2,690	117,175	
SOUTH OPEN SPACE LOT (LOT 2X)	0,526	22,897	
DOG PARK (LOT 3X)	0,101	4,417	
5.05 TO PARK AND TRAIL DEDICATION:	AC.	SQ. FT.	
(1) ACRE FOR EACH 50 DWELLING UNITS	90/50	78,408	
PROVIDED (LAKE RECREATION LOT 1X):	2,690	117,175	
LOT COVERAGE:		T.B.D.	
DENSITY:	10 UNITS / ACRE (EXCLUDING R.O.W. DED.)		
PROPOSED BUILDINGS (2 STORY):	AREA+ NO. BLDGS.	NO. UNITS	TOTAL
2-BEDROOM	869 -	45	40,005
3-BEDROOM	1,041 -	45	48,845
2-CAR GARAGE ATTACHED	404 -	45	36,360
1-CAR GARAGE ATTACHED	263 -	45	23,670
COVERED FRONT PORCHES	17 x 90 -	-	1,530
TOTALS:		90	147,030
AVERAGE DWELLING UNIT	965	-	90
PARKING REQUIRED:	UNITS	REQUIRED	PROPOSED
2-BEDROOM (3 SPACE REQ'D.)	135	135	
3-BEDROOM (4 SPACE REQ'D.)	45	180	
TOTALS:	90	280	203
PARKING PROVIDED (BEST PRACTICES N. TEXAS):			
GARAGE SPACES ATTACHED TO DWELLINGS		135	
ON-SITE SURFACE PARKING SPACES (NON H.C.)		66	
HANDICAP PARKING STALL(S)		2	
TOTAL PARKING PROVIDED:		203	
PARKING SPACES PER UNIT CALCULATION		(203/90) = 2.26	
ATTACHED COVERED GARAGE SPACES PER UNIT:		100%	
PRIVATE RECREATION SPACE REQUIRED:	28,464	8% +	(SF, %)
PRIVATE RECREATION SPACE PROVIDED:			
AMENITIZED NORTH DETENTION POND (4X)	21,285	5.80% +	(SF, %)
DOG PARK (LOT 3X)	4,417	1.77% +	(SF, %)
DESIGNATED LAKE ACTIVITY NODES X4	5,776	1.58% +	(SF, %)
TOTALS:	31,478	8.58% +	(SF, %)
OPEN SPACE PROVIDED:			
LAKE RECREATION LOT DEDICATED LOT (1X)	117,175	31.95% +	(SF, %)
SOUTH RECREATION LOT (2X)	22,897	6.24% +	(SF, %)
MISC. COMMUNITY OPEN SPACE 1.	32,723	8.92% +	(SF, %)
TOTALS:	172,795	47.11% +	(SF, %)
PRIVATE RECREATION SPACE PROVIDED:			
FENCED PRIVATE YARDS:	31,500	8.59% +	(SF, %)
LANDSCAPE AREA:	230,025	62.73% +	(SF, %)
IMPERVIOUS AREA:	136,684	37.27% +	(SF, %)
LOADING SPACE:		NOT REQUIRED	
OUTSIDE STORAGE:		NONE PROPOSED	
CONSTRUCTION DATES:		Q1 2024 - Q4 2024	

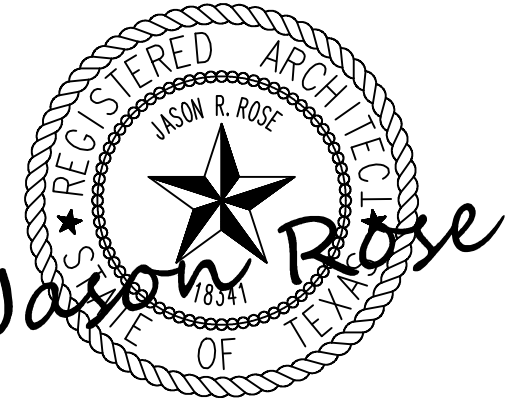
* PERCENTAGE IN RELATIONSHIP TO "NET" SITE = 366,709 SF
** THESE VALUES REPRESENT TOWNHOUSE COMPARABLE SINGLE-FAMILY AIR-CONDITIONED FOOTAGE
1. MISCELLANEOUS OPEN SPACE IS EXCLUSIVE OF PAVED AREA.

Attachment 2 - Duplex-Style
Concept Plan





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Argyle, TX 76226
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10-18-2022

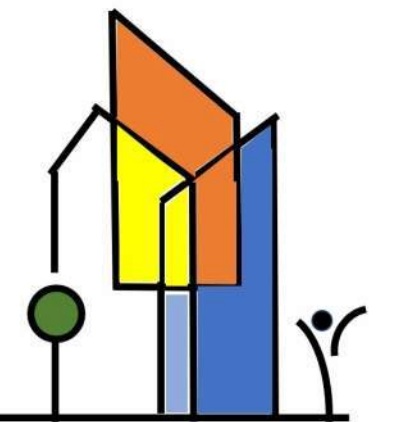
Consultants:

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

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

Geotechnical Engineer:
Rone Engineering
Mark D. Gray, P.E.
8908 Ambassador Row
Dallas, TX 75247 Tel.
(214) 630-9745 Tel.
mgray@roneengineers.com

Project Title:
Quarry



3000 Parkridge Dr.
Corinth, TX 76201

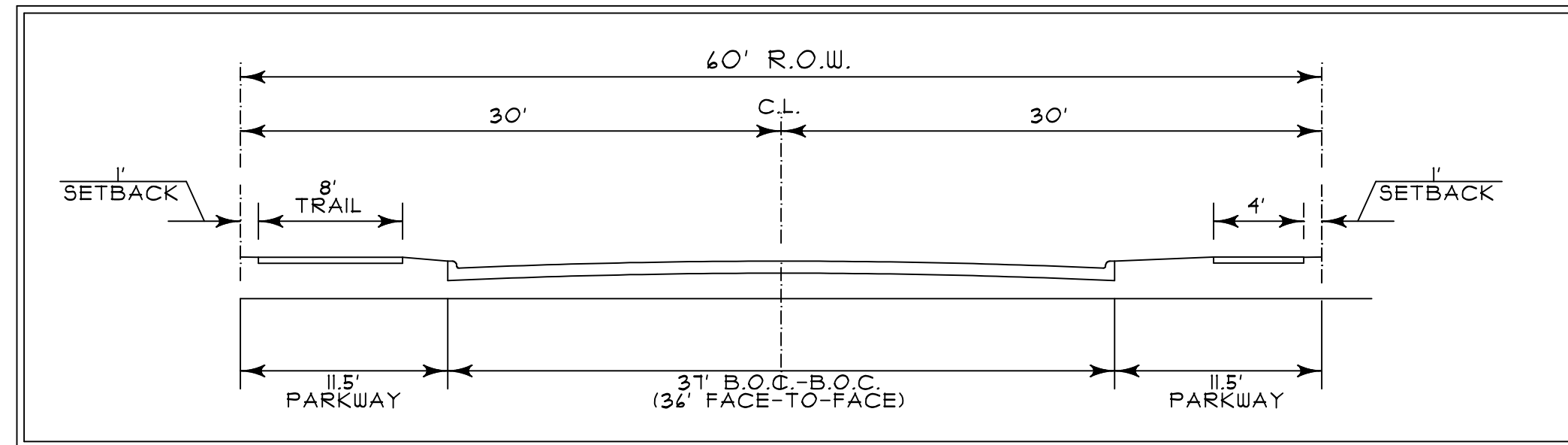
Sheet Title:
Conceptual
Site Plan

Drawn by: JRR
Date Created: 10-18-2022

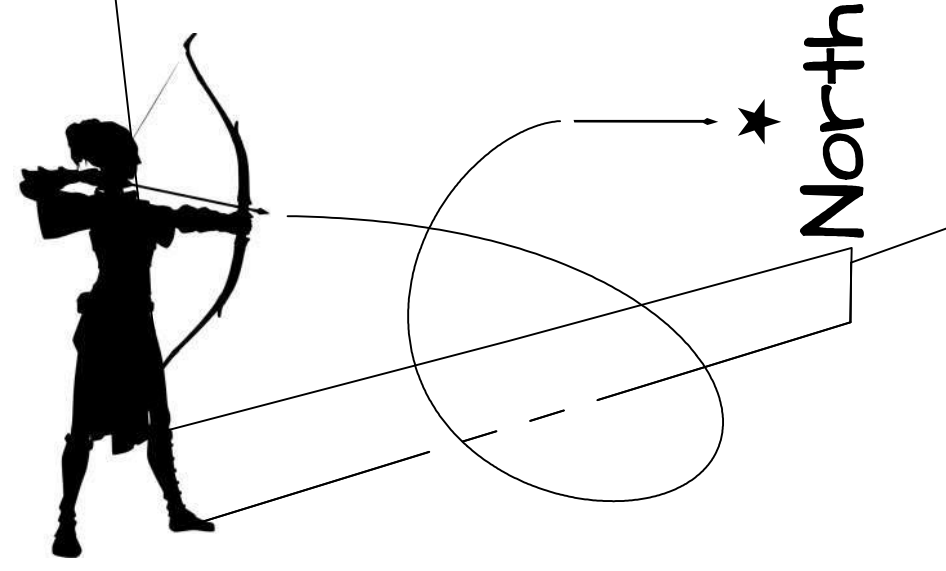
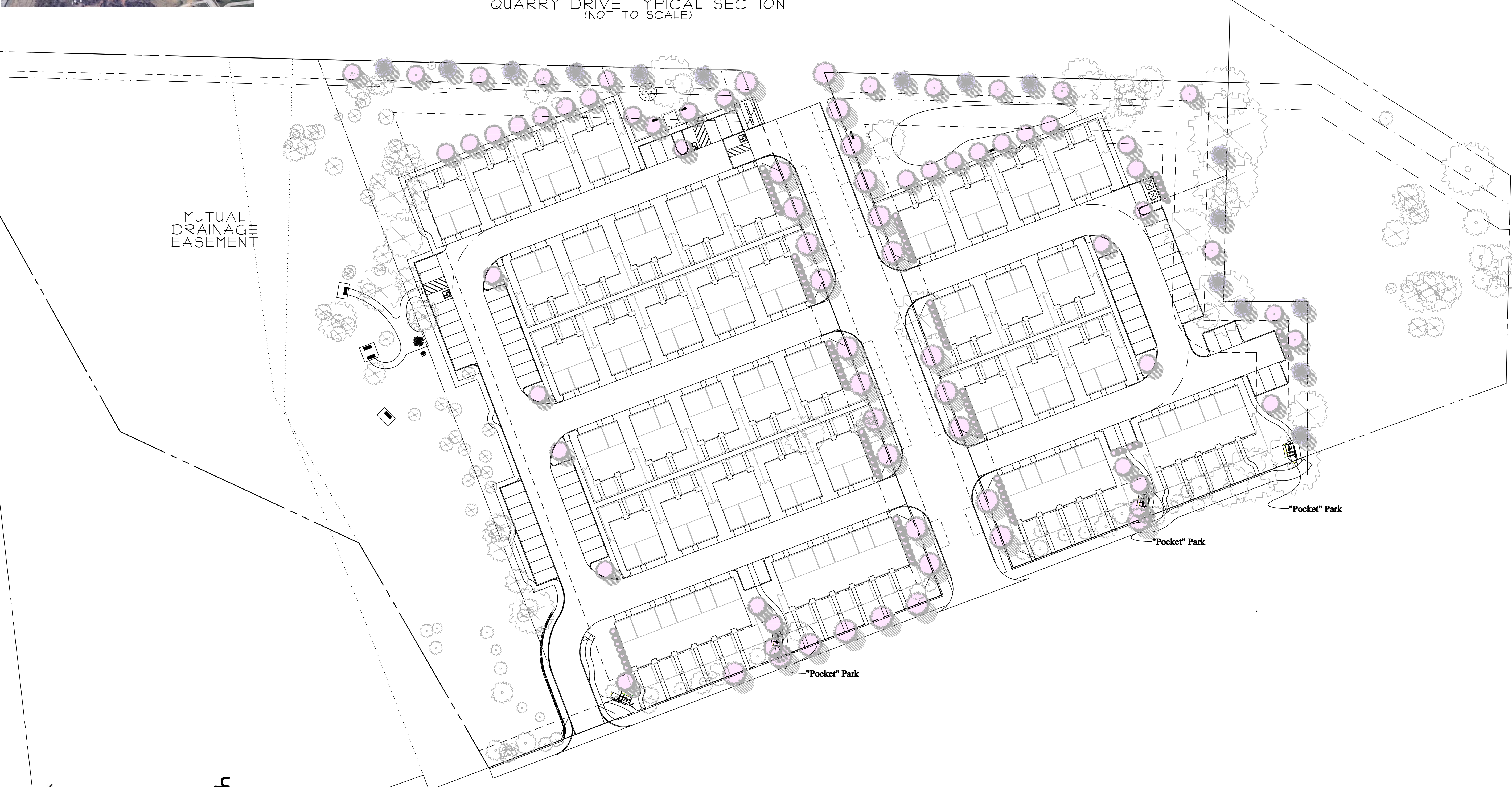
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Revised on: 10-18-2022 58



QUARRY DRIVE TYPICAL SECTION
(NOT TO SCALE)



Attachment 3 - Alternative Hybrid
Design (Duplex-Style and
Townhouse-Style) Concept Plan