

****PUBLIC NOTICE****



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

Monday, July 25, 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 Meeting held on June 27, 2022.
2. Consider and act upon a Final Plat for Walton Ridge, consisting of 164 Residential Lots and 10 Open Space Lots, being ±36.220 acres of land generally located north of Walton Drive, and west of Shady Rest Lane. (Case No. FP22-0005)

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

3. Receive a presentation and hold an informal discussion regarding a revised Planned Development (PD) Concept Plan for a proposed mixed residential development on approximately ±57.94 acres located on the south side of Lake Sharon Drive, between Parkridge Drive and Post Oak Drive. (Case No. ZAPD22-0002 - Lake Sharon Mixed Residential)

- J. ADJOURN WORKSHOP SESSION**

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, July 21, 2022, at 4:00 PM.**

John S Webb

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

July 21, 2022
Date of Notice

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

BRAILLE IS NOT AVAILABLE



MINUTES
PLANNING & ZONING COMMISSION
Monday, June 27, 2022 at 6:30 PM
City Hall | 3300 Corinth Parkway

On this, the 27th day of June, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:
Chair Wade May
Vice Chair Cody Gober
Rodney Thornton

Commissioners Absent:
KatieBeth Bruxvoort
Billy Roussel III
Alan Nelson
Rebecca Rhule

Staff Members Present:
John Webb, Planning & Development Director
Michelle Mixell, Planning Manager
George Marshall, City Engineer
Miguel Inclan, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Wade May called the meeting to order at 6:30 PM.

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 meeting held on May 23, 2022.

Motion by Commissioner Thornton to approve the consent agenda. Seconded by Vice Chair Gober.

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

E. BUSINESS AGENDA

- 2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Asvalo Real Estate, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single

Family Residential and C-1 Commercial to a Planned Development with two base zoning districts to include MF-3 Multi-Family Residential and SF-4 Single Family Residential, on approximately ±58 acres located on the south side of Lake Sharon Drive, and generally west of Trinity Terrace and Dickinson Drive, north of Custer Road and Meadowview Drive, and east of Zachary Drive. Case No. ZAPD22-0002 – Lake Sharon Mixed Residential (LSMR).

Director John Webb provided a brief overview of the zoning application to the Commission, as well as the actions that the Commissioners can take when considering an application.

Sean Alibrando, Asvalo Real Estate, provided a presentation on the proposed Planned Development to the Commission.

Chair Wade May opened the public hearing at 6:53 PM and provided an overview of how the public hearing would be conducted.

Note: A number of residents elected to defer their time to one speaker, Mike King, to speak on their behalf. See attached Public Input Forms for the speakers who elected to give their time to Mr. King.

Mike King, 2610 Zachary Drive, spoke against the proposed Planned Development and expressed several concerns, including the opposition to multi-family development, that the residents who support the project do not live within the area, and that the City only accepts one letter in opposition per surrounding property. He also stated that a major concern is the existing gas well on the site. He finalized his comments by stating that he and the residents who he represents are adamantly against multi-family.

Brian Head, 2700 Warwick Drive, expressed that the proposal to build a multi-family development in the middle of an area surrounded by single-family residential is the most egregious proposal that he has ever seen. He expressed doubt of the tax benefits mentioned by the Applicant during his presentation.

Brick Criswell, 2604 Zachary Drive, did not wish to speak but submitted a written statement read by Chair Wade May: “I would not like anything to be built behind my home. We bought this home because of the nice view to our little ‘forest.’ It made the house feel more private, worried about the noise during construction.”

Rebecca Alejandre, 2804 Custer Drive, did not wish to speak but submitted a written statement read by Chair Wade May: “I do not consent to the property turning into multi-family units.”

David Johnson, 2805 Hollis Drive, expressed that the City should not allow the developer to establish the setback around the gas well, and that this is a public safety issue that the City should address. He also expressed concern that Hollis Drive was intended to connect to Lake Sharon Drive but through a single-family development, not a multi-family property. He stated that the traffic study should be comprehensive and include surrounding areas. He also expressed concerns of school capacity.

Austin Ortega, 2801 Custer Drive, expressed concern about the safety of the proposed 300-foot gas well setback and that the noise of the well activity would be detrimental to new development. He also stated that there should be more single-family residential developed in Corinth.

Todd Landrum, 2703 Whetstone Drive, expressed that multi-family development is not conducive to public safety and school districts in the area.

Christine Larson, 2702 Zachary Drive, expressed concern with overcrowding in schools not being ideal for safety and general learning and that the land should be kept for future school growth.

Fahren Brown, 2704 Zachary Drive, did not wish to speak but submitted a written statement read by Chair Wade May: I am against zoning being changed to multi-family. There are already two other multi-family developments near Swisher and Post Oak underway.

Joe Bednar, 2501 Lake Sharon Drive, expressed that he disagreed with Mike King that the area will not remain rural. He stated that he had issues with oil in his water due to the fracking activity in the area. He stated that he has mixed feelings, but that it would be hard for a developer for build 100 houses on the property and that something else is going to have to happen, that there are little to no facilities for seniors, and that the City should have more trails. He thinks that the proposal is as good as any to develop this site and his question is what will come later on.

Don Glockel, 2101 Lake Sharon Drive, stated that he hates seeing the cows and the coyotes go, but that the property owner has the right to develop their property. He stated that he was there before the homes of the Fairview 5 subdivision, who now oppose the site, were built. He took exception to the statements about Lake Dallas ISD not being rated a good school district as expressed in some previous comments.

Michelle Roan, 2802 Chisholm Trail, expressed concern about the quality of the schools decreasing. She stated that the fact of the matter is that apartments will bring more crime, regardless. She expressed concern about residents from the apartment buildings looking into the backyards of surrounding residences.

Christy Lewis, 2803 Hollis Drive, expressed that a mixed-use development does not make sense in the proposed location. She understands that the property owner should reap benefits but that those benefits should not negatively impact the community in the way that this multifamily development will. She stated that that traffic study was performed in 2020 when the residents were locked down and was only focused on Lake Sharon, and that the study should have been performed at a different time and considered all feeder roads.

Chair Wade May invited Sean Alibrando to make a follow-up statement and respond to questions from the Commission.

Alibrando stated that he is trying to cap the wells and is in talks with the company that manages the well. He stated that he does not have anything under contract and that his intention is to cap them, but he does not control Sage Natural Resources.

Commissioner Rodney Thornton asked the Applicant what his research has found regarding setbacks.

Alibrando clarified that the city setback applies to new wells being built near existing residential uses, not new residential uses being built near existing wells and that the 300-foot setback required by the lender begins at the edge of the pad, not the well equipment itself.

Vice Chair Gober, asked for the difference between the Comprehensive Plan scenarios in the staff report and this plan.

John Webb stated that the scenarios in the Plan are different density scenarios that had multi-family but were predominantly single-family residential.

Chair Wade May asked for a breakdown of the apartment types.

Alibrando explained that the proposed transitions from the surrounding single-family inwards beginning with the ring of single-family lots, with multi-family close to the center. He stated that the senior living apartments are 4-stories with an elevator.

Vice Chair Gober asked for the distance from the edge of the gravel to the buildings on each side.

Alibrando stated that it is 300 feet and that the location of the gravel pad is arbitrary but he is working with the existing gravel pad configuration.

Chair May closed the public hearing at 7:49 PM.

Chair May asked for a motion.

Commissioner Thornton made a motion to approve subject to stipulations of further studies on the gas well safety issue.

Motion died due to lack of second.

Vice Chair Gober motioned to recommend denial based on the single-family in the Comprehensive Plan. Motion died due to lack of second.

Motion by Vice Chair Gober to indefinitely table pending rework on the plan.

Second by Commissioner Thornton.

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

F. DIRECTOR'S REPORT

No report.

G. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:52 PM.

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME:

Mike King

DATE:

6-27-

Section D, Item 1.

ADDRESS:

2610 Zachary

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

10 Minutes Requested.

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME:

Michelle Roan

DATE:

6/27/22

ADDRESS:

2802 Chisholm Trail Corinth, TX 76210

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

Please yield my time to Mike King

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME:

Thomas Roan

DATE:

6/27/2

Section D, Item 1.

ADDRESS:

2802 Chisholm Trail, Corinth TX 76210

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

Please yield my time to Mike King.

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME:

Brian Head

DATE:

6-27-2000

ADDRESS:

2700 Warwick Dr, Corinth TX 76210

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

Opposition to the proposal

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME:

Brett Criswell

DATE:

6/27/12

Section D, Item 1.

ADDRESS:

2604 Zachary Dr.

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

I would not like anything to be built behind my home. We bought this house because of the nice view to our little "Forest". It made the house feel more private. Worried about the noise during construction.

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME: Rebecca Alejandre

DATE: 6/27/22

ADDRESS: 2804 Custer Drive, Corinth 36210

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

I do not consent to the property turning into multi-family units.

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME:

Jeremy Young

DATE:

6/27/22

ADDRESS:

2608 Zachary Dr.

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #:

2APD22-0002 - Lake Sharon Mixed Residential (LSMR)

COMMENTS:

Allocate to Mike King my 3min time

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME: Christopher L Blake

DATE: 10-27-2022

ADDRESS: 2600 Zachary Dr.

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: ZAPD22-0002 - LAKE SHARON MIXED RESIDENTIAL (LSMR)

COMMENTS:

I want to allocate my time (3 min) to Mike King.

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME:

Kenneth Bryan

DATE:

6-27-2025

ADDRESS:

1647 Ash Lane Corinth TX 76210

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #:

E #2

COMMENTS:

I would like to give my 3 minutes to Michael King

No multi family Housing without a Proper Non
Pandemic Traffic Study!

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME:

Petra Blake

DATE:

6/27/22

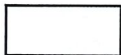
ADDRESS:

2600 Zachary Dr. Corinth

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:



I WISH TO SPEAK



I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

I want to give my time to Mike King

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME:

Leigh Johnson
2525 Meadowview Dr

DATE:

6-27-22

ADDRESS:

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

I wish to give my time to Mike King

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME:

Andrea Yager

DATE:

6/27/2022

ADDRESS:

2008 Barton Springs Dr Carmel

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

Give my time to Michael King

Large empty lined area for comments.

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME:

Debra Yager

DATE:

6/27/22

Section D, Item 1.

ADDRESS:

2016 Baker Dr, Cornth

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

Please give my speaking minutes to Michael King

AGENDA ITEM #: _____

COMMENTS:

Against additional development

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME:

Beverly DeKerguelen

DATE:

27 June 2022

ADDRESS:

3017 Brett Rd

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

I wish to allocate my speaking time to Mike King

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME:

Robert Stonecipher

DATE:

6-27-20

ADDRESS:

2520 MEADOWVIEW COLINIA TX 79216

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

I would like to yield my time to Mike King
Oppose zone change

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME:

Nancy Lozon

DATE:

6-27-2023

ADDRESS:

2805 Custer Drive

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

I oppose the development
Allocate speaking time to Austin Ortega

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME: David Johnson

DATE: June 27

Section D, Item 1.

ADDRESS: 2805 Hollis Dr. Corinth TX 76210

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME: AUSTIN ORTEGA

DATE: 06/27/22

Section D, Item 1.

ADDRESS: 2801 CUSTER DR.

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: LSMR

COMMENTS:

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME:

Todd Landrum

DATE:

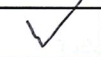
6-27-2022

Section D, Item 1.

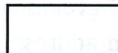
ADDRESS:

2703 Whetstone Dr.

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:



I WISH TO SPEAK



I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

I am concerned with Population Density in the area
there are nearing 3000 new properties
proposed in between Post Oak Lake Sharoon + the
Police Station.

If Mike King addresses these concerns I will
yield my time

PAGE 2 OF 2

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME: Christine Larson

DATE: 6/27/22

Section D, Item 1.

ADDRESS: 2702 Zachary Dr.

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

I am not in favor of changing the zoning for the 56 acres in Corinth.

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME: Tina D. Green

DATE: 20-27-21

Section D, Item 1.

ADDRESS: 2620 Zachary Dr Corinth

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

I am not for the multi-family housing on the 56 acres.

I wish to allot my time to ~~someone~~ else Michael King.

Thank you

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME:

Fahren Brown

DATE:

6/27/21

Section D, Item 1.

ADDRESS:

2704 Zachary Drive Corinth, TX 76210

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #:

2

COMMENTS:

I am against zoning being changed to multi-family.
There are already 2 other multi-family developments near Swisher and Post oak under way.

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME:

Alanna Fickes

DATE:

6/27/22

Section D, Item 1.

ADDRESS:

2712 Cherokee Trail Corinth

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

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I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: _____

COMMENTS:

Allocate time to Mike King

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME:

Joe Bednar

DATE:

8/27/2

Section D, Item 1.

ADDRESS:

2501 Post Oak

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #:

2 Baum

COMMENTS:

I Am for the zoning change

Joe Bednar

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME: ~~Beverly~~ Beverly Bearden

DATE: 6-27-22

Section D, Item 1.

ADDRESS: 1201 County Rd 4430 Whitehurst, TX 75491

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

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AGENDA ITEM #: _____

COMMENTS:

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME: STEVEN BAUM

DATE: 6-27-20

Section D, Item 1.

ADDRESS: 1155 County Road 4430, Whitewright, Texas 75491

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

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AGENDA ITEM #: _____

COMMENTS:

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

NAME: DON GLOCKEL

DATE: 6-27-20

Section D, Item 1.

ADDRESS: 2101 LAKE SHARON DR

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

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AGENDA ITEM #: _____

COMMENTS:

PLEASE PRINT YOUR NAME, DATE, AND ADDRESS BELOW

Section D, Item 1.

NAME: Christy Lewis

DATE: 6/27/2022

ADDRESS: 2803 Hollis Drive

PLEASE CHECK (✓) THE APPROPRIATE AREAS BELOW AND WRITE THE NUMBER SHOWN ON THE AGENDA OF THE ITEM OR PUBLIC HEARING TO WHICH YOU WISH TO SPEAK OR NOT SPEAK BUT BE ENTERED INTO THE RECORD:

I WISH TO SPEAK

I DO NOT WISH TO SPEAK BUT PLEASE RECORD MY POSITION

AGENDA ITEM #: Opposed to Zoning Change.

COMMENTS: Mixed use does not make sense for our community.

I do not believe all information is truly being considered.

We want to stay a "Small town". We said "No" to Rail, "No" to Buses. Development is inevitable but we need to right kind of development. Development with the Whole community behind it and with input.

We need accurate traffic studies that include or at least consider proposed developments as well. This would give a better potential outlook.



CITY OF CORINTH Staff Report

Meeting Date:	7/25/2022	Title:	Final Plat – Walton Ridge (FP22-0005)
Ends:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

Item/Caption

Consider and act upon a Final Plat for Walton Ridge, consisting of 164 Residential Lots and 10 Open Space Lots, being ±36.220 acres of land generally located north of Walton Drive, and west of Shady Rest Lane. (Case No. FP22-0005)

Item Summary/Background/Prior Action

The purpose of the Final Plat is to subdivide an existing subdivision and unplatted properties into a new subdivision with 164 residential lots and ten (10) open space lots. A Preliminary Plat for this subdivision was approved by the Planning & Zoning Commission on April 26, 2021. The property is zoned Planned Development 51: Walton Ridge (PD-51). An aerial location map is attached for reference.

The Final Plat is in conformance with PD-51 and City development standards.

Staff Recommendation/Motion

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

1. All covenants required by ordinances have been reviewed and approved by the City.
2. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
3. All required document numbers for franchise utility easement abandonments are shown on the plat.
4. Staff approval of all additions and/or alterations to the easements and dedications included in this plat.

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

Attachments

1. Aerial Location Map
2. Final Plat

Section D, Item 2.

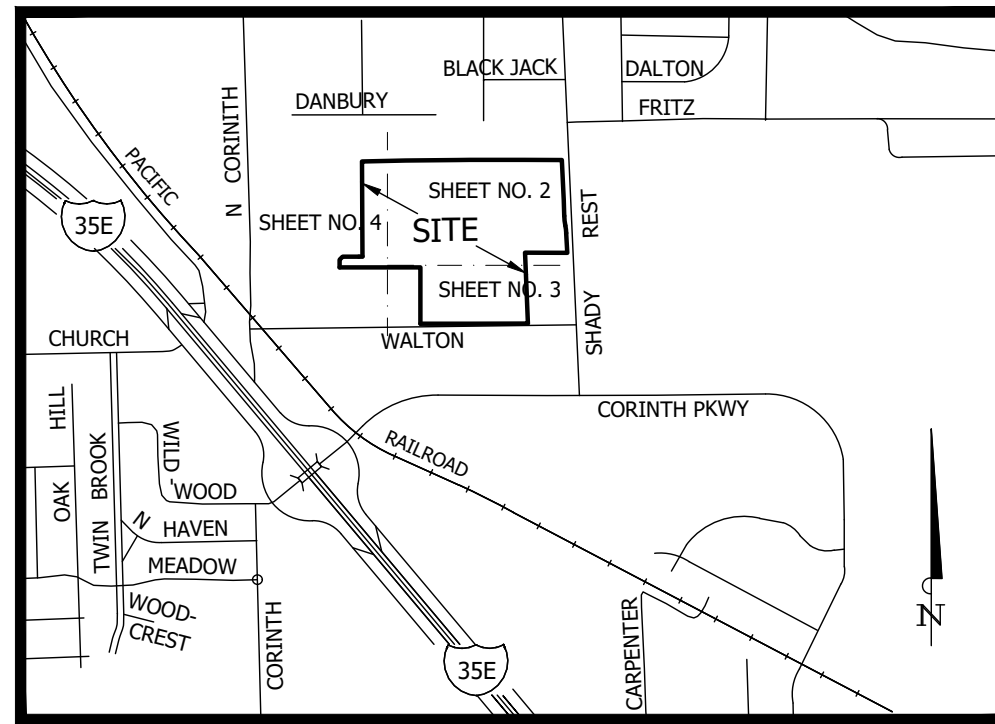


35E

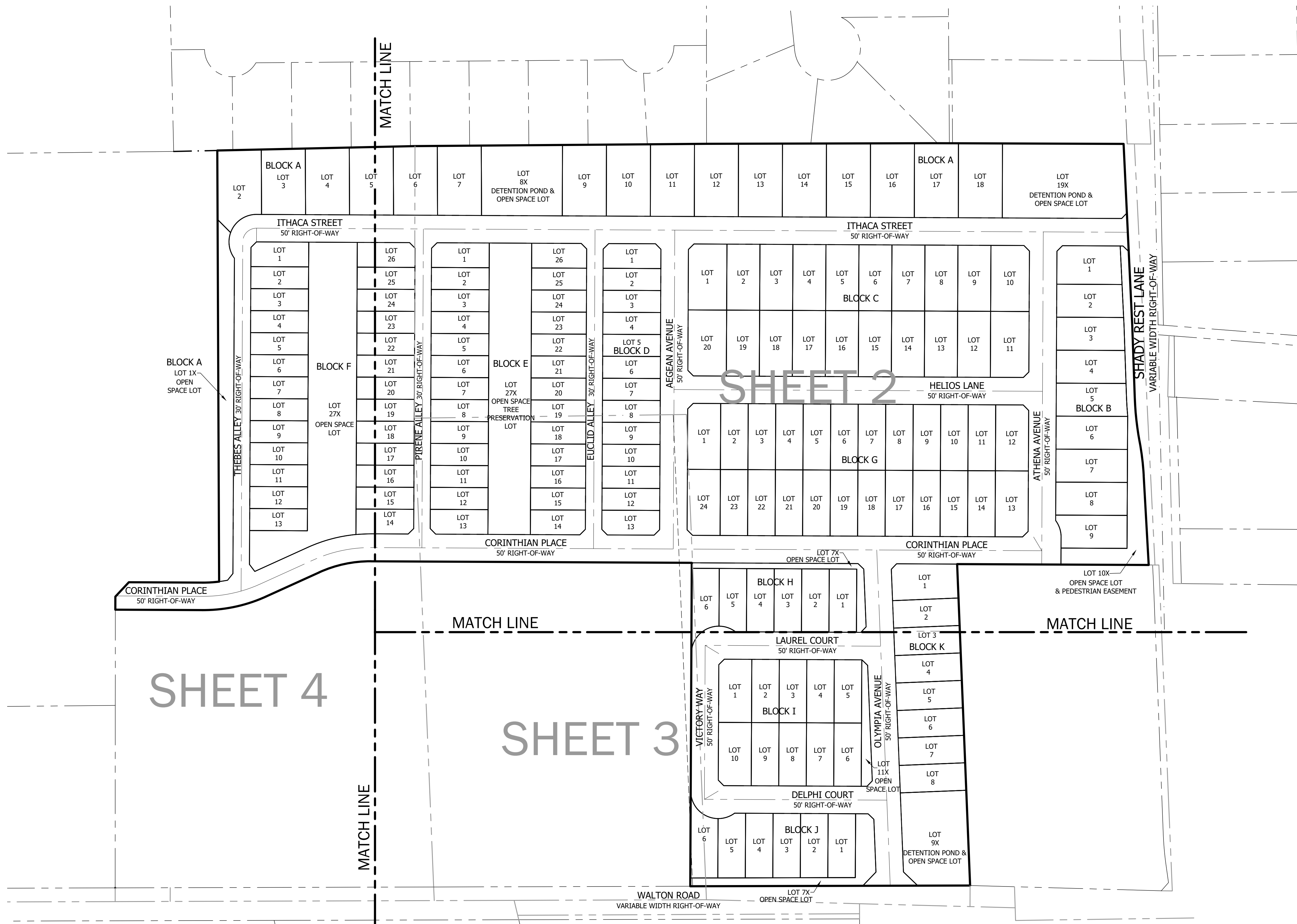
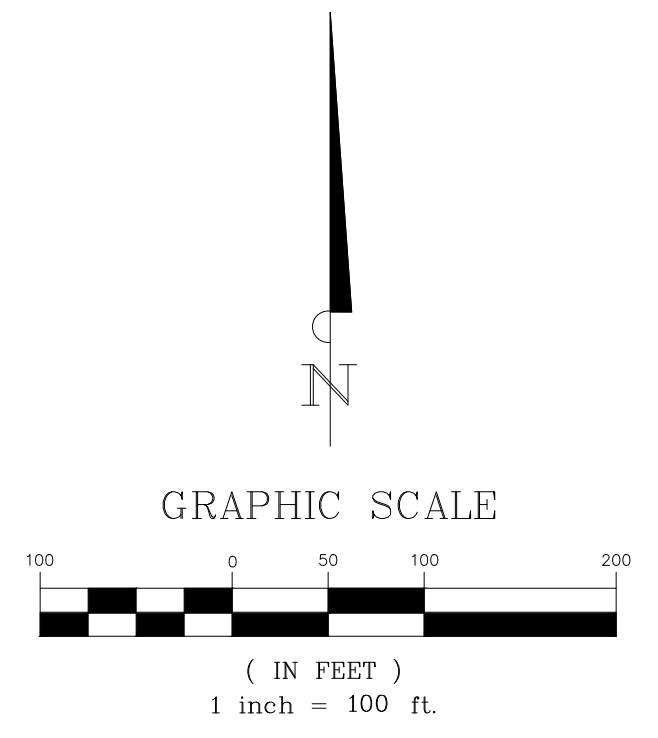
WALTON DR

N CORINTH ST

SHADY REST LN



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



SHEET 4

SHEET 3

SHEET 2

LEGEND

- D.R.D.C.T. DEED RECORDS DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- N NORTH
- S SOUTH
- E EAST
- W WEST
- ° DEGREES
- ' MINUTES/FEET
- " SECONDS/INCHES
- ◆ STREET NAME CHANGE
- MIN. F.F. MINIMUM FINISH FLOOR ELEVATION

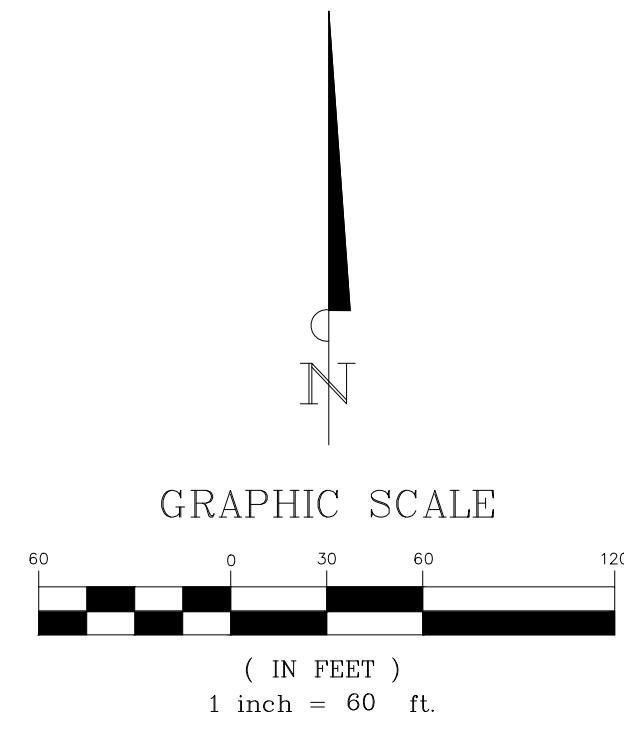
**FINAL PLAT
WALTON RIDGE**
 Being a replat of Lot 1R, Block A, Metroplex Cabinets Addition,
 an addition to the City of Corinth, Denton County, Texas
 and Being a replat of Lot 2, Block A,
 North Central Texas College Addition No. 2,
 an addition to the City of Corinth, Denton County, Texas
 and Being a total of 36.220 acres out of the
 J. P. Walton Survey, Abstract No. 1389
 City of Corinth, Denton County, Texas
 Zoned: PD-51
 164 Residential Lots and 10 Open Space Lots
 Preparation Date: May 2022
 Revision Date: July 2022
 SHEET 1 OF 5

BANNISTER ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 090-20-011

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

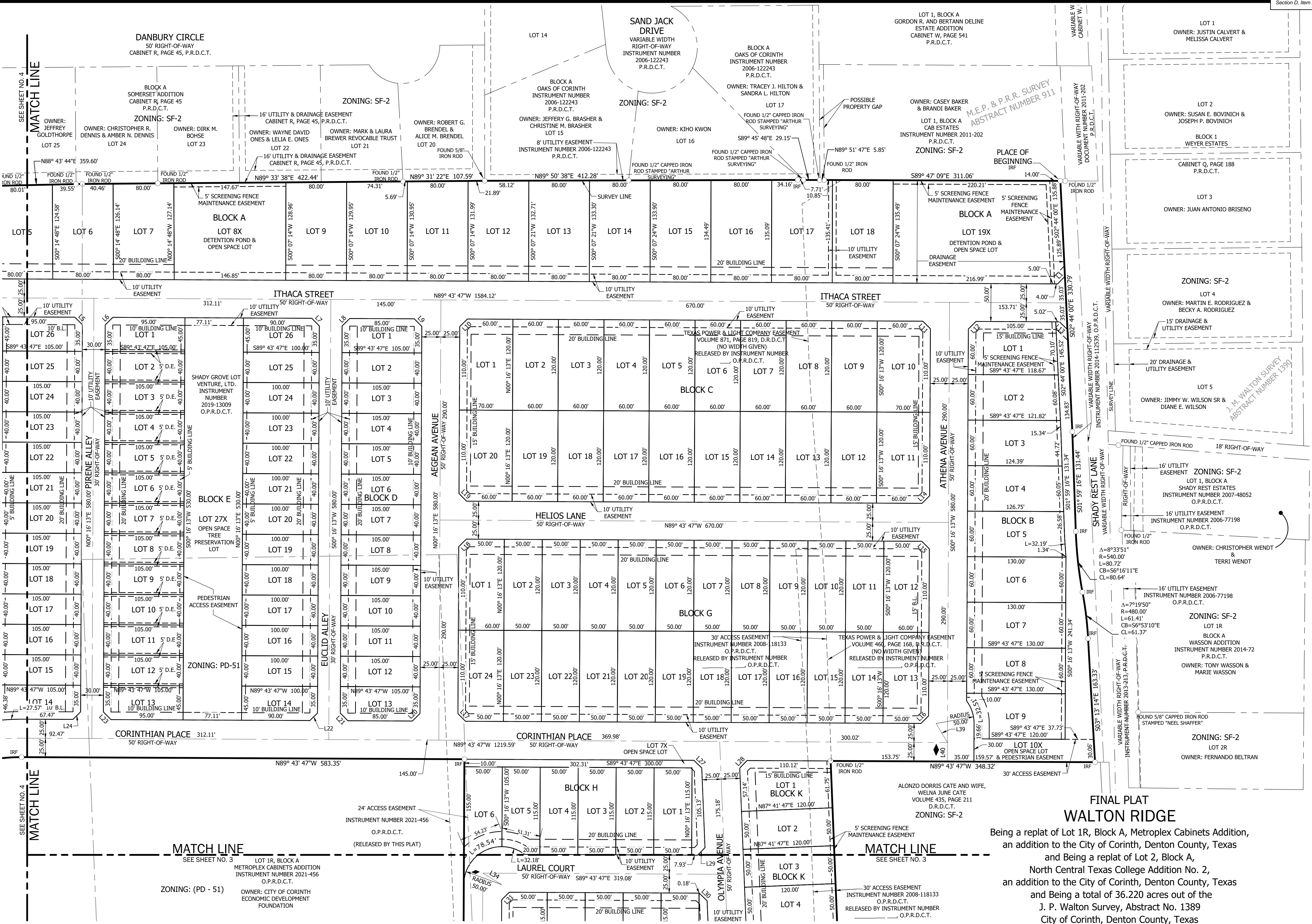
DEVELOPER:
 SKORBURG COMPANY
 8214 WESTCHESTER DRIVE,
 SUITE 900
 DALLAS, TEXAS 75225
 PHONE: (214) 522-4945
 CONTACT: JOHN ARNOLD

OWNER:
 WALTON RIDGE SF, LTD.
 8214 WESTCHESTER DRIVE, SUITE 900
 DALLAS, TEXAS 75225
 PHONE: (214) 522-4945
 CONTACT: JOHN ARNOLD



LEGEND table with symbols for D.R.D.C.T., DEED RECORDS, O.P.R.D.C.T., PLAT RECORDS, B.L., D.E., U.E., N, S, E, W, DEGREES, MINUTES, SECONDS, STREET NAME CHANGE, MIN. F.F., and IRF.

- GENERAL NOTES: 1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). 2. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance... 3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM)...



FINAL PLAT WALTON RIDGE Being a replat of Lot 1R, Block A, Metroplex Cabinets Addition, an addition to the City of Corinth, Denton County, Texas and Being a replat of Lot 2, Block A, North Central Texas College Addition No. 2, an addition to the City of Corinth, Denton County, Texas and Being a total of 36.220 acres out of the J. P. Walton Survey, Abstract No. 1389 City of Corinth, Denton County, Texas Zoned: PD-51 164 Residential Lots and 10 Open Space Lots Preparation Date: May 2022 Revision Date: July 2022 SHEET 2 OF 5

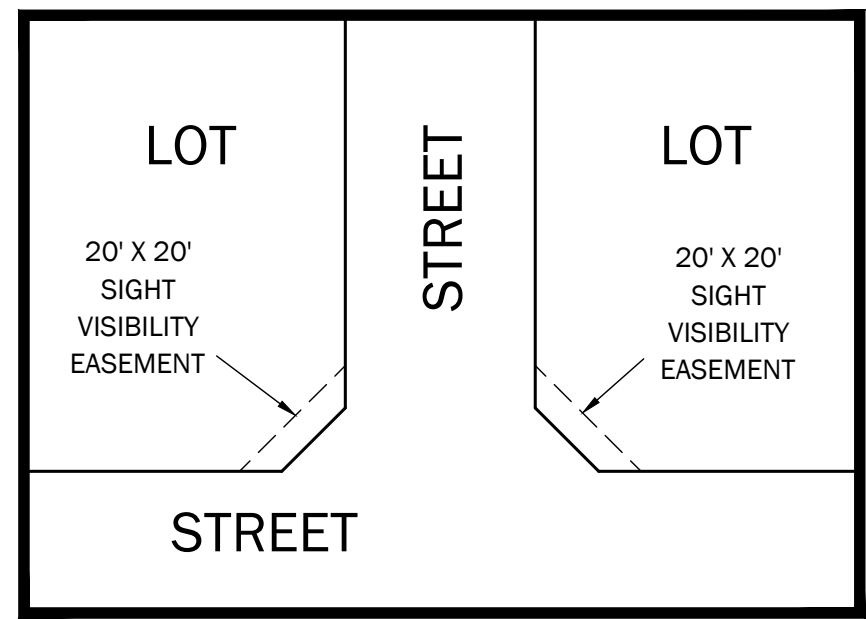
CERTIFICATE OF APPROVAL Approved the ___ day of ___, 2022, by the Planning and Zoning Commission of the City of Corinth, Texas. Director of Planning & Development City Secretary

BANNISTER ENGINEERING logo and contact information: 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 CONTACT: MICHAEL DAVIS, RPLS PHONE: 817-842-2094 Mike@bannistereng.com DEVELOPER: SKORBURG COMPANY 8214 WESTCHESTER DRIVE, SUITE 900 DALLAS, TEXAS 75225 PHONE: (214) 522-4945 CONTACT: JOHN ARNOLD OWNER: WALTON RIDGE SF, LTD. 8214 WESTCHESTER DRIVE, SUITE 900 DALLAS, TEXAS 75225 PHONE: (214) 522-4945 CONTACT: JOHN ARNOLD

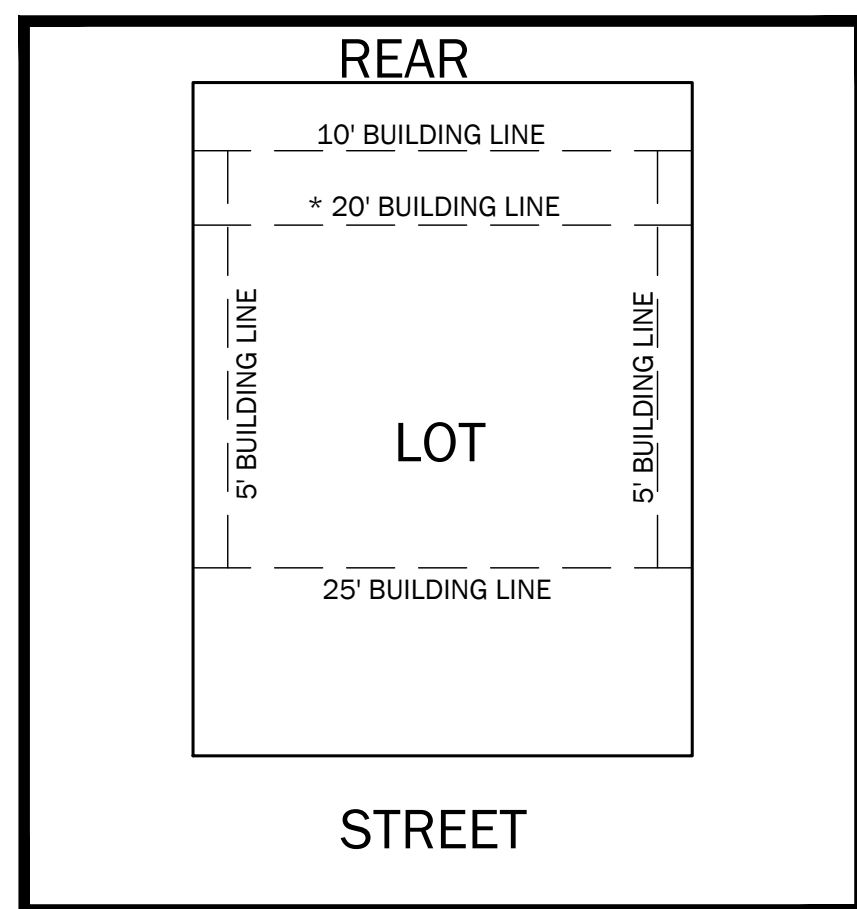
Line #	Length	Direction
L1	13.77'	N43° 46' 07"E
L2	25.00'	N0° 16' 13"E
L3	33.68'	S44° 43' 47"E
L4	14.14'	S45° 16' 13"W
L5	14.14'	N44° 43' 47"W
L6	14.14'	S45° 16' 13"W
L7	14.14'	N44° 43' 47"W
L8	14.14'	S45° 16' 13"W
L9	14.14'	N44° 43' 47"W
L10	14.14'	S45° 16' 13"W
L11	14.14'	N44° 43' 47"W
L12	14.14'	S45° 16' 13"W
L13	14.51'	N46° 13' 53"W
L14	14.14'	N45° 16' 13"E
L15	14.14'	N44° 43' 47"W
L16	14.14'	N45° 16' 13"E
L17	14.14'	S44° 43' 47"E
L18	14.14'	S45° 16' 13"W
L19	14.14'	S44° 43' 47"E
L20	14.14'	N45° 16' 13"E
L21	14.14'	S44° 43' 47"E
L22	14.14'	N45° 16' 13"E
L23	14.14'	S44° 43' 47"E
L24	14.14'	N45° 16' 13"E
L25	15.98'	S37° 00' 40"E
L26	15.63'	N38° 52' 29"E
L27	14.46'	N46° 01' 00"W
L28	13.82'	S43° 59' 00"W
L29	13.82'	N43° 59' 00"E
L30	14.46'	N46° 01' 00"W
L31	14.14'	S45° 16' 13"W
L32	14.14'	S44° 43' 47"E
L33	13.82'	N43° 59' 00"E
L34	29.15'	S58° 45' 57"E
L35	29.15'	N59° 18' 24"E
L36	14.46'	N46° 01' 00"W
L37	34.69'	N43° 46' 11"E
L38	36.01'	S46° 13' 49"E
L39	29.15'	N30° 41' 36"W
L40	25.00'	S0° 16' 13"W
L41	31.03'	S89° 52' 21"E
L42	31.65'	N71° 43' 54"E
L43	38.45'	N89° 52' 13"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90°00'00"	S45° 16' 13"W	35.36'
C2	107.71'	250.00'	24°41'06"	N77° 55' 41"E	106.88'
C3	107.71'	250.00'	24°41'06"	S77° 55' 41"W	106.88'



SIGHT VISIBILITY EASEMENT
(APPLIES TO 50' / 60' / 80' LOT SIZES ONLY)

DETAIL
NOT TO SCALE

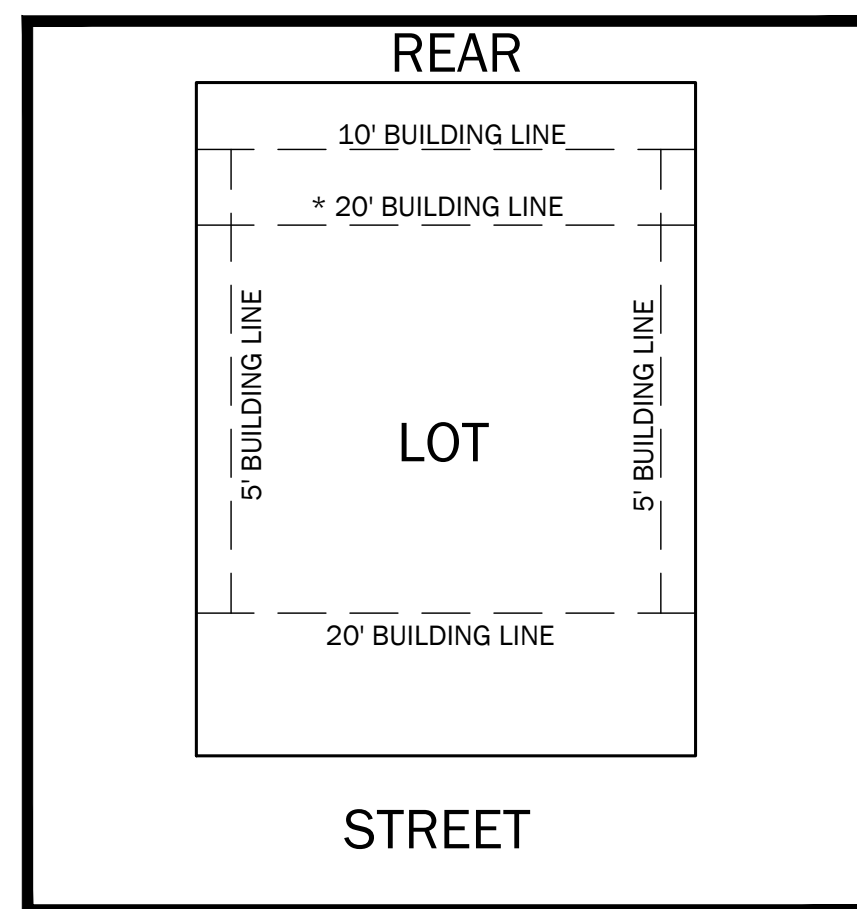


TYPICAL FRONT ENTRY

LOT DETAIL

NOT TO SCALE
(ACCORDING TO PD-51 ORDINANCE)

* IF ADJACENT TO EXISTING SF

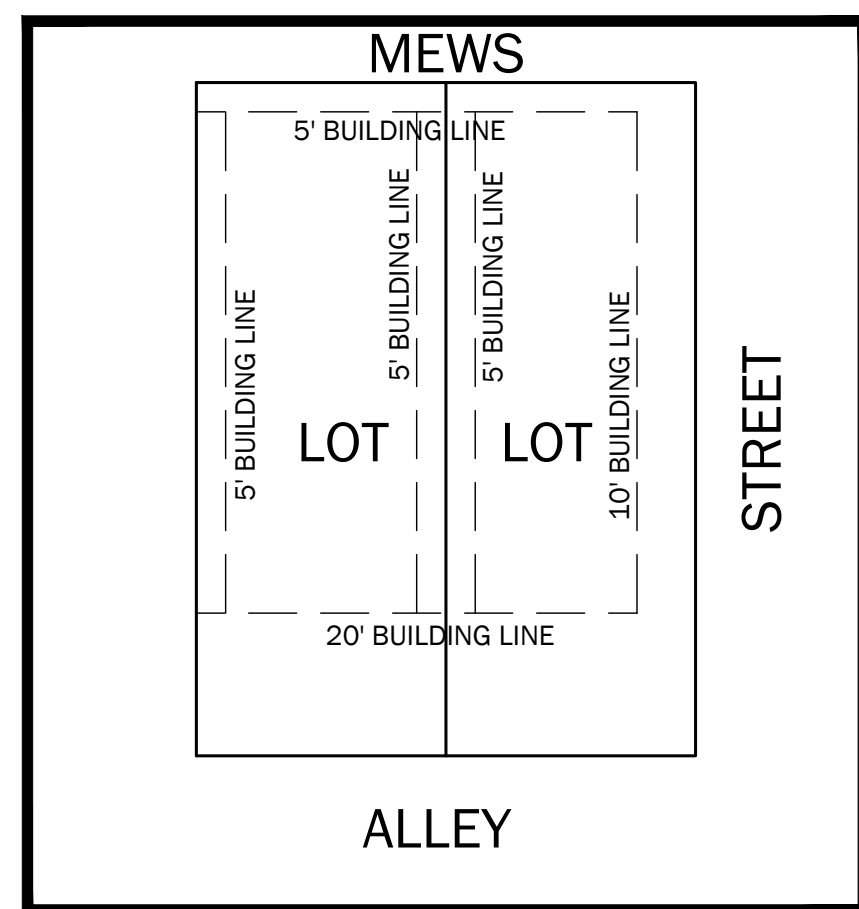


TYPICAL J-SWING LOT

DETAIL

NOT TO SCALE
(ACCORDING TO PD-51 ORDINANCE)

* IF ADJACENT TO EXISTING SF

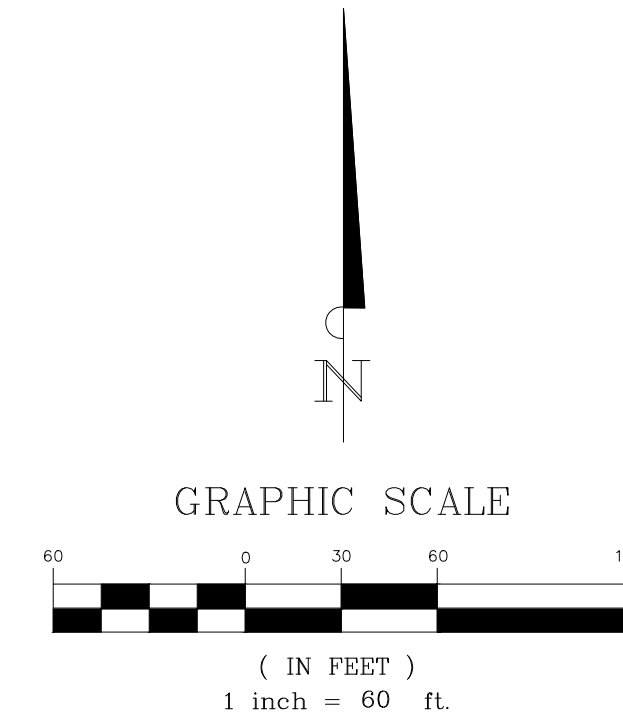


TYPICAL PATIO

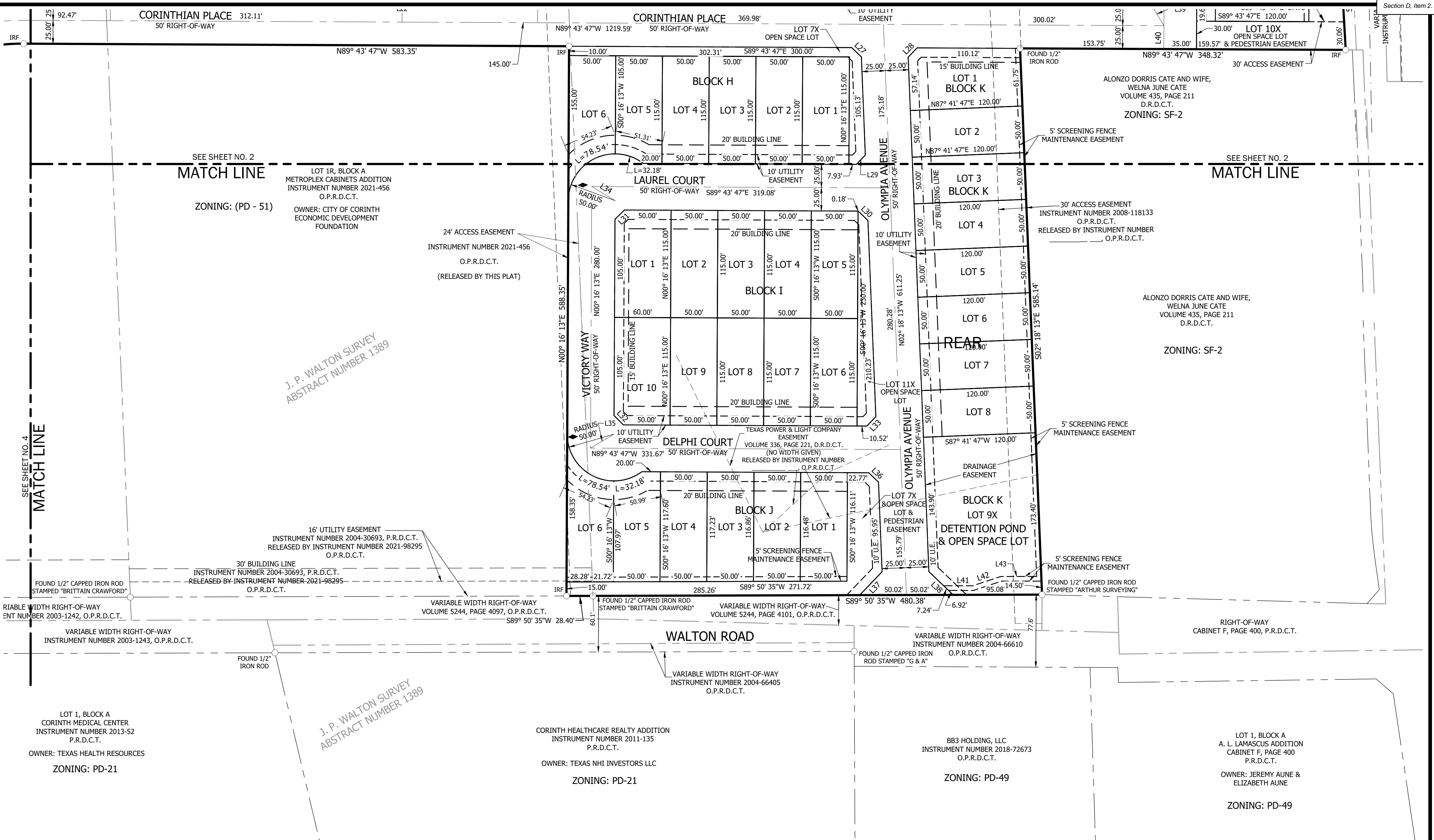
HOMES / MEWS LOT

DETAIL

NOT TO SCALE
(ACCORDING TO PD-51 ORDINANCE)



LEGEND	
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
N	NORTH
S	SOUTH
E	EAST
W	WEST
.	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
—	STREET NAME CHANGE
MIN. F.F.	MINIMUM FINISH FLOOR ELEVATION
IRF = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND	

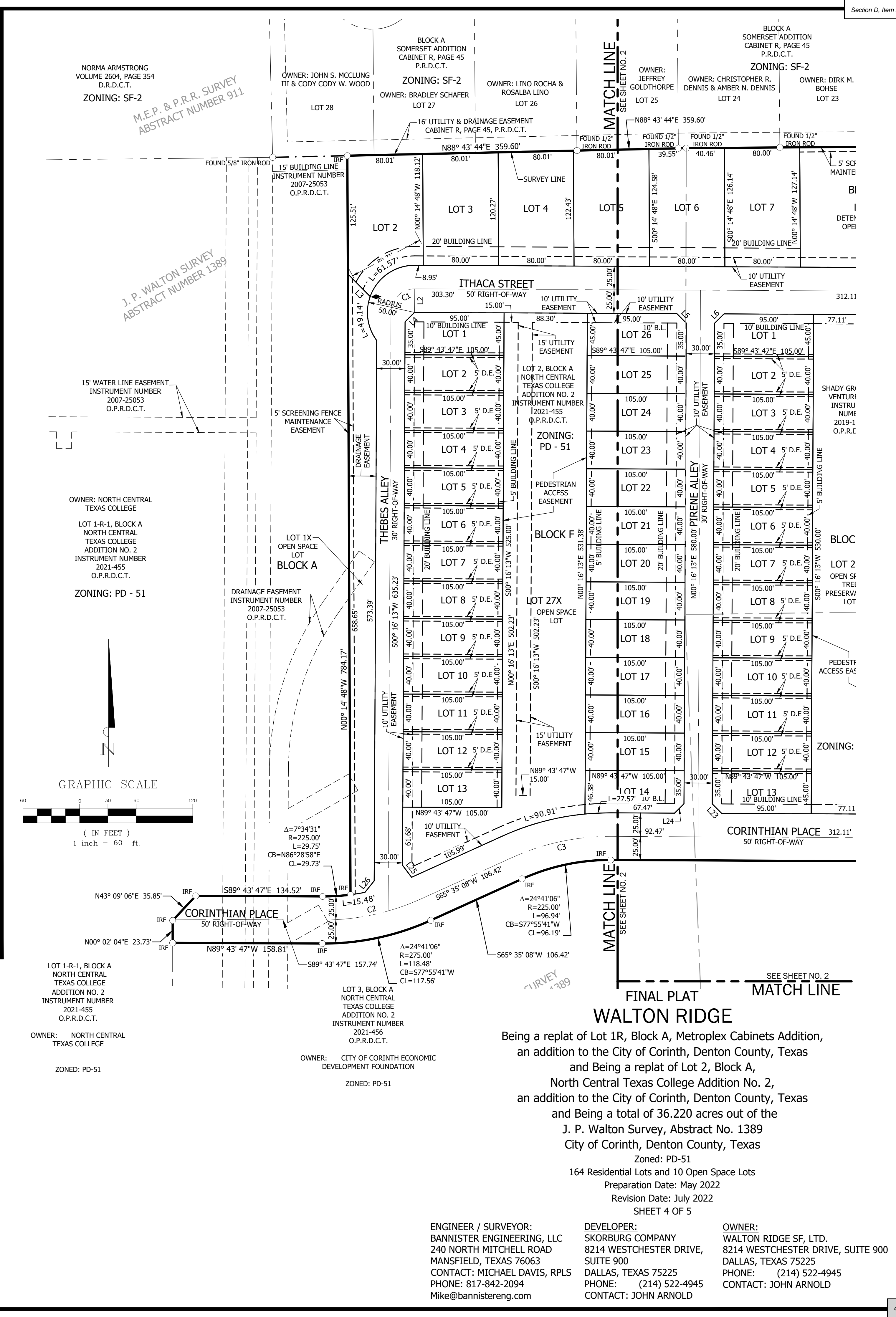
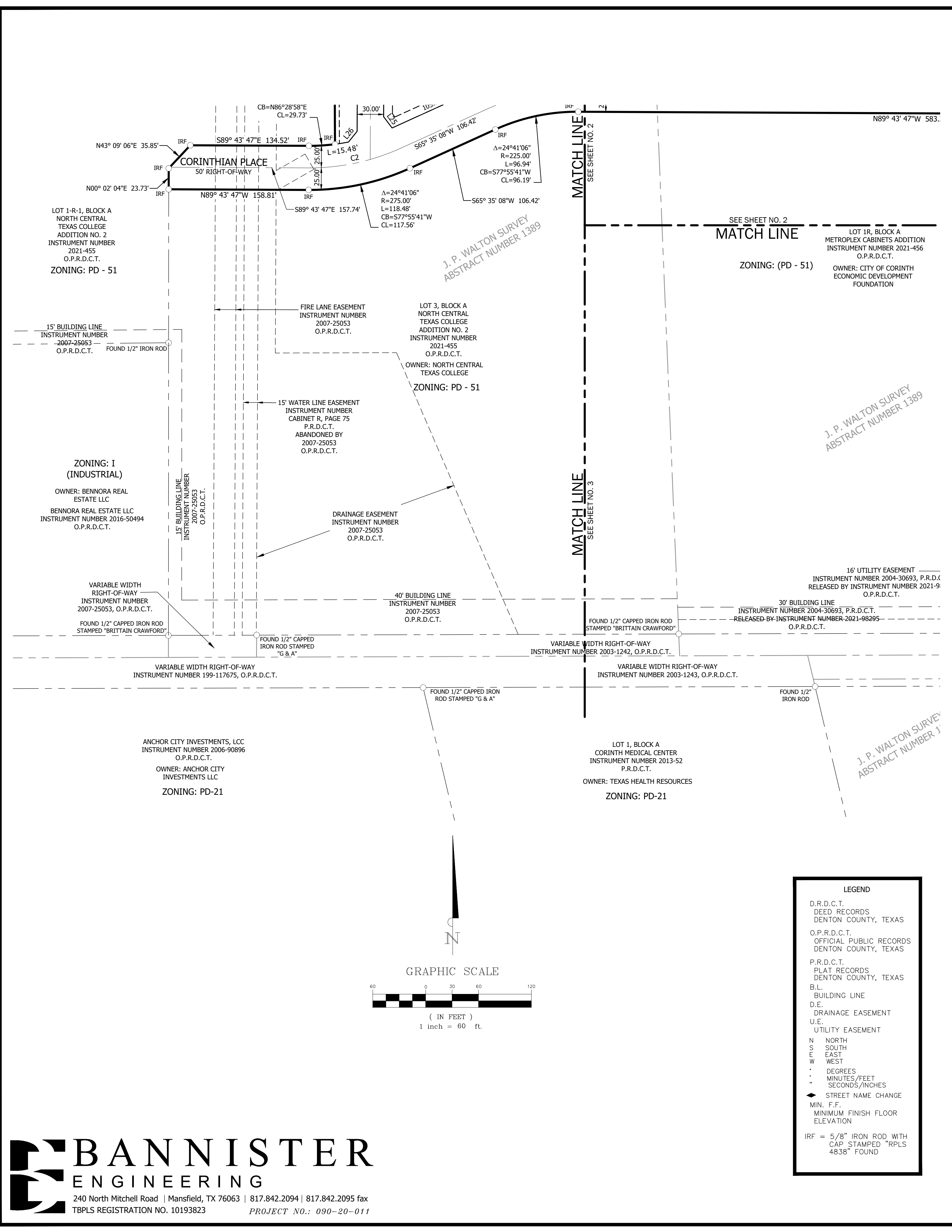


FINAL PLAT
WALTON RIDGE
Being a replat of Lot 1R, Block A, Metroplex Cabinets Addition, an addition to the City of Corinth, Denton County, Texas and Being a replat of Lot 2, Block A, North Central Texas College Addition No. 2, an addition to the City of Corinth, Denton County, Texas and Being a total of 36.220 acres out of the J. P. Walton Survey, Abstract No. 1389 City of Corinth, Denton County, Texas
Zoned: PD-51
164 Residential Lots and 10 Open Space Lots
Preparation Date: May 2022
Revision Date: July 2022
SHEET 3 OF 5

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

DEVELOPER:
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FINAL PLAT WALTON RIDGE
 Being a replat of Lot 1R, Block A, Metroplex Cabinets Addition,
 an addition to the City of Corinth, Denton County, Texas
 and Being a replat of Lot 2, Block A,
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 an addition to the City of Corinth, Denton County, Texas
 and Being a total of 36.220 acres out of the
 J. P. Walton Survey, Abstract No. 1389
 City of Corinth, Denton County, Texas
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 164 Residential Lots and 10 Open Space Lots
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 SHEET 4 OF 5

OWNER'S CERTIFICATE:

State of Texas §
County of Denton §

WHEREAS, **Walton Ridge SF, LTD.** is the owner of that certain 36.220 acres (1,577,737 square feet) of land in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas; said 36.220 acres (1,577,737 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Walton Ridge SF, Ltd. as recorded in Instrument Number 2021-115636, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Walton Ridge SF, Ltd. (hereinafter collectively referred to as Walton Ridge SF tract), as recorded in Instrument Number 2021-117236, O.P.R.D.C.T., and being all of that certain tract of land described as Lot 2, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 2, Block A), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2021-456, O.P.R.D.C.T., and being all of that certain tract of land described as Lot 2, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 2), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2021-455, O.P.R.D.C.T.; said 36.220 acres (1,577,737 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of said Walton Ridge SF tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block A, Cab Estates (hereinafter referred to as Cab Estates), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-202, Plat Records, Denton County, Texas (P.R.D.C.T.), same also being the existing West right-of-way line of Shady Rest Lane (variable width right-of-way), as recorded in Instrument Number 2014-112539, O.P.R.D.C.T.;

THENCE South 02 degrees 44 minutes 00 seconds East with the common line between said Walton Ridge SF tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 330.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 01 degree 59 minutes 16 seconds East, continue with the common line between said Walton Ridge SF tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 131.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 06 degrees 16 minutes 11 seconds East, a distance of 80.64 feet;

THENCE Southerly, continue with the common line between said Walton Ridge SF tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the left having a radius of 540.00 feet, through a central angle of 8 degrees 33 minutes 51 seconds, for an arc distance of 80.72 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 06 degrees 53 minutes 10 seconds East, a distance of 61.37 feet;

THENCE Southerly, continue with the common line between said Walton Ridge SF tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the right having a radius of 480.00 feet, through a central angle of 7 degrees 19 minutes 50 seconds, for an arc distance of 61.41 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 03 degrees 13 minutes 14 seconds East, continue with the common line between said Walton Ridge SF tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 163.33 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being in the North line of that certain tract of land described in a Warranty Deed to Alonzo Morris Cate and wife, Weina June Cate (hereinafter referred to as Cate tract), as recorded in Volume 435, Page 211, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE North 89 degrees 43 minutes 47 seconds West, departing the existing West right-of-way line of said Shady Rest Lane and with the common line between said Walton Ridge SF tract and said Cate tract a distance of 349.32 feet to a one-half inch iron rod found for the Southwest corner of said Tract 1, same being the Northwest corner of said Cate tract, same also being the East line of the remainder of said Ford tract;

THENCE South 02 degrees 18 minutes 13 seconds East with the common line between said Walton Ridge SF tract and said Cate tract, a distance of 585.14 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of the remainder of said Ford tract, same being the West line of said Cate tract, same also being the existing North right-of-way line of Walton Road (variable width right-of-way), as recorded in Volume 5244, Page 4101, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE South 89 degrees 50 minutes 35 seconds West, departing the West line of said Cate tract and with the common line between said Walton Ridge SF tract and the existing North right-of-way line of said Walton Road, a distance of 480.38 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN CRAWFORD" found for the Southwest corner of said Walton Ridge SF tract, same also being the Southeast corner of said Lot 2, Block A;

THENCE South 89 degrees 50 minutes 35 seconds West with the common line between said Lot 2, Block A and the existing North right-of-way line of said Walton Road, a distance of 28.40 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the Southeast corner of that certain tract of land described as Lot 1R, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 1R, Block A), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2021-456, O.P.R.D.C.T.;

THENCE North 00 degrees 16 minutes 13 seconds East, departing the existing North right-of-way line of said Walton Ridge SF tract with the common line between said Lot 2, Block A and said Lot 1R, Block A, a distance of 588.35 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 89 degrees 43 minutes 47 seconds West, continue with the common line between said Lot 2, Block A and said Lot 1R, Block A, pass at a distance of 493.58 feet, the West line of said Lot 1, same being the Southeast corner of said Lot 2, same being the Northeast corner of that certain tract of land described as Lot 3, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 3), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2021-455, O.P.R.D.C.T., continue with said course and crossing said Lot 2 for a total distance of 583.35 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 96.19 feet;

THENCE Westerly, with the common line between said Lot 2 and said Lot 3, with said curve to the left having a radius of 225.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 96.94 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE South 65 degrees 35 minutes 08 seconds West, continue with the common line between said Lot 2 and said Lot 3, a distance of 106.42 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 117.56 feet;

THENCE Westerly, continue with the common line between said Lot 2 and said Lot 3, with said curve to the right having a radius of 275.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 118.48 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 89 degrees 43 minutes 47 seconds West, continue with the common line between said Lot 2 and said Lot 3, a distance of 158.81 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the Southwest corner of said Lot 2, same being the Northwest corner of said Lot 3, same also being an Easterly line of that certain tract of land described as Lot 1-R, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 1-R), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2021-455, O.P.R.D.C.T.;

THENCE North 00 degrees 02 minutes 04 seconds East with the common line between said Lot 2 and said Lot 1-R, a distance of 23.73 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 43 degrees 09 minutes 06 seconds East, continue with the common line between said Lot 2 and said Lot 1-R, a distance of 35.85 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE South 89 degrees 43 minutes 47 seconds East, continue with the common line between said Lot 2 and said Lot 1-R, a distance of 134.52 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears North 86 degrees 28 minutes 58 seconds East, a distance of 29.73 feet;

THENCE Easterly, continue with the common line between said Lot 2 and said Lot 1-R, with said curve to the left having a radius of 225.00 feet, through a central angle of 7 degrees 34 minutes 31 seconds, for an arc distance of 29.75 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 00 degrees 14 minutes 48 seconds West, continue with the common line between said Lot 2 and said Lot 1-R, a distance of 784.17 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the Northwest corner of said Lot 2, same being the Northeast corner of said Lot 1-R, same also being the South line of that certain tract of land described as Somerset Addition (hereinafter referred to as Somerset Addition), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet R, Page 45, Plat Records, Denton County, Texas;

THENCE North 88 degrees 43 minutes 44 seconds East with the common line between said Lot 2 and said Somerset Addition, a distance of 359.60 feet to a one-half inch iron rod found for the Northeast corner of said Lot 2, same being the Northwest corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Walton Ridge SF, Ltd. (hereinafter referred to as Walton Ridge SF tract), as recorded in Instrument Number 2019-13008, O.P.R.D.C.T.;

THENCE North 89 degrees 33 minutes 38 seconds East with the common line between said Walton Ridge SF tract and said Somerset Addition, a distance of 422.44 feet to a one-half inch iron rod found for corner;

THENCE North 89 degrees 31 minutes 22 seconds East, continue with the common line between said Walton Ridge SF tract and said Somerset Addition, a distance of 107.59 feet to a five-eighths inch iron rod found for the Southeast corner of said Somerset Addition, same being the Southwest corner of that certain tract of land described as Oaks of Corinth (hereinafter referred to as Oaks of Corinth), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2006-122243, P.R.D.C.T.;

THENCE North 89 degrees 50 minutes 38 seconds East with the common line between said Walton Ridge SF tract and said Oaks of Corinth, a distance of 412.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East with the common line between said Walton Ridge SF tract and said Oaks of Corinth, pass at a distance of 7.71 feet, a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found, continue with said course, continue with the common line between said Walton Ridge SF tract and said Oaks of Corinth, a distance of 29.15 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of said Oaks of Corinth;

THENCE North 89 degrees 51 minutes 47 seconds East with the North line of said Walton Ridge SF tract, a distance of 5.85 feet to a one-half inch iron rod found for the Southwest corner of the aforesaid Cab Estates;

THENCE South 89 degrees 47 minutes 09 seconds East with the common line between said Walton Ridge SF tract and said Cab Estates, a distance of 311.06 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 36.220 acres (1,577,737 square feet) of land.

BLOCK A			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1 X	17523	0.402	
2	10301	0.236	
3	9536	0.219	
4	9708	0.223	
5	9880	0.227	
6	10041	0.230	
7	10131	0.233	
8 X	18856	0.433	
9	10356	0.238	
10	10436	0.240	
11	10517	0.241	
12	10592	0.243	
13	10640	0.244	
14	10688	0.245	
15	10736	0.246	
16	10783	0.248	
17	10824	0.248	
18	10836	0.249	
19 X	30270	0.695	

BLOCK B			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1	8129	0.187	
2	7215	0.166	
3	7391	0.170	
4	7534	0.173	
5	7687	0.176	
6	7800	0.179	
7	7800	0.179	
8	7800	0.179	
9	7396	0.170	
10 X	16297	0.374	

BLOCK C			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1	8350	0.192	
2	7200	0.165	
3	7200	0.165	
4	7200	0.165	
5	7200	0.165	
6	7200	0.165	
7	7200	0.165	
8	7200	0.165	
9	7200	0.165	
10	8350	0.192	
11	8350	0.192	
12	7200	0.165	
13	7200	0.165	
14	7200	0.165	
15	7200	0.165	
16	7200	0.165	
17	7200	0.165	
18	7200	0.165	
19	7200	0.165	
20	8350	0.192	

BLOCK D			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1	4625	0.106	
2	4200	0.096	
3	4200	0.096	
4	4200	0.096	
5	4200	0.096	
6	4200	0.096	
7	4200	0.096	
8	4200	0.096	
9	4200	0.096	
10	4200	0.096	
11	4200	0.096	
12	4200	0.096	
13	4625	0.106	

BLOCK E			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1	4675	0.107	
2	4200	0.096	
3	4200	0.096	
4	4200	0.096	
5	4200	0.096	
6	4200	0.096	
7	4200	0.096	
8	4200	0.096	
9	4200	0.096	
10	4200	0.096	
11	4200	0.096	
12	4200	0.096	
13	4675	0.107	
14	4450	0.102	
15	4000	0.092	
16	4000	0.092	
17	4000	0.092	
18	4000	0.092	
19	4000	0.092	
20	4000	0.092	
21	4000	0.092	
22	4000	0.092	
23	4000	0.092	
24	4000	0.092	
25	4000	0.092	
26	4450	0.102	
27 X	40869	0.938	

BLOCK F			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1	4675	0.107	
2	4200	0.096	
3	4200	0.096	
4	4200	0.096	
5	4200	0.096	
6	4200	0.096	
7	4200	0.096	
8	4200	0.096	
9	4200	0.096	
10	4200	0.096	
11	4200	0.096	
12	4200	0.096	
13	4200	0.096	
14	4690	0.108	
15	4200	0.096	
16	4200	0.096	
17	4200	0.096	
18	4200	0.096	
19	4200	0.096	
20	4200	0.096	
21	4200	0.096	
22	4200	0.096	
23	4200	0.096	
24	4200	0.096	
25	4200	0.096	
26	4675	0.107	
27 X	53419	1.226	

BLOCK G			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1	7150	0.164	
2	6000	0.138	
3	6000	0.138	
4	6000	0.138	
5	6000	0.138	
6	6000	0.138	
7	6000	0.138	
8	6000	0.138	
9	6000	0.138	
10	6000	0.138	
11	6000	0.138	
12	7150	0.164	
13	7150	0.164	
14	6000	0.138	
15	6000	0.138	
16	6000	0.138	
17	6000	0.138	
18	6000	0.138	
19	6000	0.138	
20	6000	0.138	
21	6000	0.138	
22	6000	0.138	
23	6000	0.138	
24	7150	0.164	

BLOCK H			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1	5750	0.132	
2	5750	0.132	
3	5750	0.132	
4	5750	0.132	
5	5546	0.127	
6	5787	0.133	
7 X	4791	0.110	

BLOCK I			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1	6850	0.157	
2	5750	0.132	
3	5750	0.132	
4	5750	0.132	
5	5750	0.132	
6	5750	0.132	
7	5750	0.132	
8	5750	0.132	
9	5750	0.132	
10	6850	0.157	
11 X	3431	0.079	

BLOCK J			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1	5815	0.133	
2	5833	0.134	
3	5852	0.134	
4	5871	0.135	
5	5685	0.131	
6	5945	0.136	
7 X	8815	0.202	

BLOCK K			
AREA TABLE			
Lot No.	Square Feet	Acreage	
1	7683	0.176	
2	6000	0.138	
3	6000	0.138	
4	6000	0.138	
5	6000	0.138	
6	6000	0.138	
7	6000	0.138	
8	6000	0.138	
9 X	20225	0.464	



CITY OF CORINTH
Staff Report

Meeting Date:	7/25/2022	Title:	Workshop – Lake Sharon Mixed Residential (LSMR) Revised Planned Development (PD) Concept Plan
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 revised Planned Development (PD) Concept Plan for a proposed mixed residential development on approximately ±57.94 acres located on the south side of Lake Sharon Drive, between Parkridge Drive and Post Oak Drive. (Case No. ZAPD22-0002 - Lake Sharon Mixed Residential)

AERIAL LOCATION MAP



Item Summary/Background/Prior Action

At the Planning & Zoning Commission Regular Session held on June 27, 2022, the Commission voted to indefinitely table the PD rezoning application pending rework on the plan.

In response to that action, the applicant, Sean Alibrando, developed a revised design and layout configuration of the proposed mixed residential development by making the following changes:

1. Eliminating the setback requirements associated by the existing gas wells by entering into a contract with Sage Resources to cap the gas wells.
2. Adding a second tier of single-family homes to front along both sides of the proposed public street that rings the perimeter of the property; thereby, increasing the total number of single-family lots from 33 to 96 lots. However, the lot sizes have been reduced from 9,000 sq. ft. and now vary in width. The typical lot size located along the outer perimeter of the site (adjacent to the existing single-family homes) measure 65 feet in width and 7,800 sq ft. in area. The typical size of lots located internal to the ring road, measure 6,000 sq. ft. in area and show a minimum lot width of fifty (50) feet.
3. Reconfiguring the internal design of the site by creating a more integrated street pattern reflecting a grid system and reorganizing the locations of the multifamily buildings, on-site amenity areas and common open spaces. Specifically, the redesign of the multifamily includes a greater emphasis to orient the multifamily buildings internal to the site with a collection of 2-story “Big house,” 3-story “E-Stack Apartment Building,” with common amenities located throughout. Additionally, all senior living duplex buildings have been eliminated. The 4-story senior living building will retain the same number of units.

The specific revised multifamily unit and building counts are listed below. Note that the overall the number of multifamily units have decreased by 62 units. The prior plan that was indefinitely tabled by the Planning and Zoning Commission on June 27, 2022, contained total of 546 multifamily units. The revised plan now shows a total of 484 multifamily units.

1. **2-Story Big House** –100 units in ten (10) buildings which is a decrease of 140 units. The original proposal identified 240 units in twenty-four (24) buildings.
2. **3-Story E-Stack** – 264 units in eleven (11) buildings which is an increase of 96 units and the addition of four (4) buildings. The original proposal identified 168 units in seven (7) buildings).
3. **4-Story Senior Living Complex** – 120 units (the number of units have remained the same as prior plan).

The total number of proposed dwelling units on the project site has remained essentially the same at 580 units compared to 579 units in the prior plan.

Important Issues for Consideration During the Workshop

1. The concept plan could change upon 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 the land use plan and receive informal feedback.
3. Members of the Planning and Zoning Commission are encouraged to offer comments, ask questions, and express any concerns but should not indicate how they would vote on the request.

Attachment

1. Revised Concept Plan 7-19-22

LSMR		ASVALO REAL ESTATE		7/19/22
UNIT TABULATION - BIG HOUSE, 3 STORY E URBAN, 4 STORY E URBAN, DUPLEX & SINGLE FAMILY LOT				
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE
BIG HOUSE A1L	1br/1ba	639	15	3%
BIG HOUSE A1U	1br/1ba	750	12	2%
BIG HOUSE A2L	1br/1ba	787	2	0%
BIG HOUSE A2U	1br/1ba	787	12	2%
BIG HOUSE B1U	2br/2ba	1,081	29	5%
BIG HOUSE B2L	2br/2ba	1,136	2	0%
BIG HOUSE B2U	2br/2ba	1,136	16	3%
BIG HOUSE C1L	3br/2ba	1,275	6	1%
BIG HOUSE C1U	3br/2ba	1,350	6	1%
3 STORY S1	1br/1ba	436	22	4%
3 STORY A1/A2	1br/1ba	702	88	15%
3 STORY A3	1br/1ba	754	66	11%
3 STORY B1	2br/2ba	1,020	44	8%
3 STORY B2	2br/2ba	1,135	44	8%
4 STORY A1	1br/1ba	750	30	5%
4 STORY A2	1br/1ba	750	47	8%
4 STORY B1	2br/2ba	950	43	7%
DUPLEX D1	2br/2ba	975	0	0%
SINGLE FAMILY LOT		varies	96	17%
TOTALS			580	100%

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA	
ACREAGE:	57.94 GROSS ACRES
DENSITY:	10 UNITS/ACRE
PARKING:	1,044 SPACES
	1,044 SPACES
	312 ATTACHED GARAGES
	66 DETACHED GARAGES
	666 SURFACE SPACES
	1.8 SPACES/UNIT

