

\*\*\*\*PUBLIC NOTICE\*\*\*\*



**PLANNING & ZONING COMMISSION SPECIAL SESSION**  
**Monday, April 11, 2022 at 6:00 PM**  
**City Hall | 3300 Corinth Parkway**

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**AGENDA**

- A. NOTICE IS HEREBY GIVEN** of a Workshop Session of the Planning & Zoning Commission
- B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- C. PLEDGE OF ALLEGIANCE**
- D. BUSINESS AGENDA**
  - 1. Receive a presentation and hold an informal discussion regarding a proposed residential land use plan on approximately ±13.3 acres located on the east side of North Corinth Street, between Shady Shores Road and Walton Drive.

**E. 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, April 7, 2022 at 4:00 PM.**

*John S Webb*

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

\_\_\_\_\_  
April 7, 2022  
Date of Notice

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

**BRAILLE IS NOT AVAILABLE**



# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	4/11/2022	<b>Title:</b>	Workshop – Greenmill Property
<b>Ends:</b>	<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		
<b>Governance Focus:</b>	<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 residential land use plan on approximately ±13.3 acres located on the east side of North Corinth Street, between Shady Shores Road and Walton Drive.

**Item Summary/Background/Prior Action**

The applicant, Skorburg Company, has informally met with staff regarding a plan to create a residential development consisting of 119 single-family residential (attached) lots. The request will require a rezoning application for a Planned Development District.



The site is currently zoned SF-2, Single-Family Residential, which requires a minimum lot size of 14,000 sq. ft.. The City’s Comprehensive Plan designates the site as “Mixed Use Transit Oriented District” with a higher intensity mix of uses including commercial and residential uses, four to six (4-6) story structures and no maximum density.

Key components of the attached, proposed plan:

1. The site is proposed to be developed with twenty-seven (27) two-story buildings, consisting of 119 attached single-family attached townhouse dwellings on individually platted lots.
2. In an attempt to buffer the development adjacent to the single-family neighborhoods located east of the site, the applicant is proposing an open space along the eastern boundary of the property.
3. The applicant is proposing to preserve a grove of trees in a central open green space.

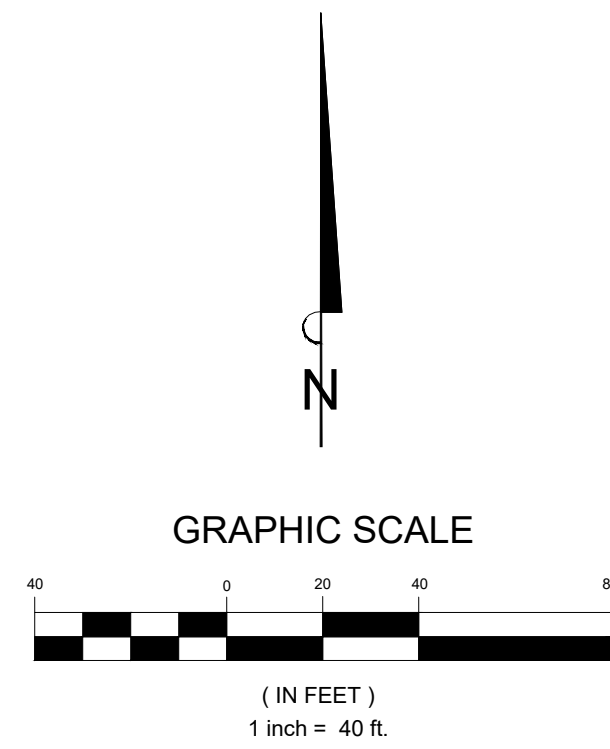
The developer conducted an informal neighborhood meeting on March 30, 2022, to seek input from adjacent property owners.

**Important Issues for Consideration During the Workshop**

1. A formal rezoning application has not been filed with the City, and 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 this unique 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. Concept Plan

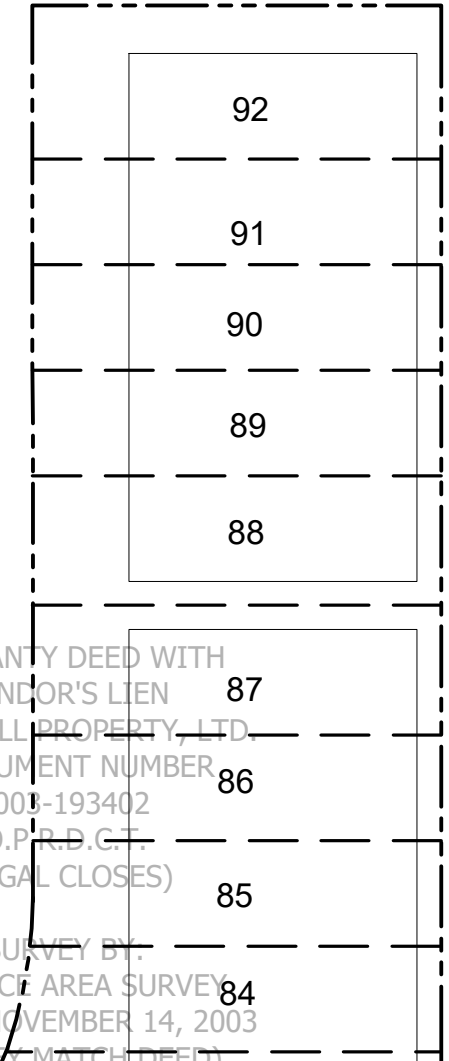
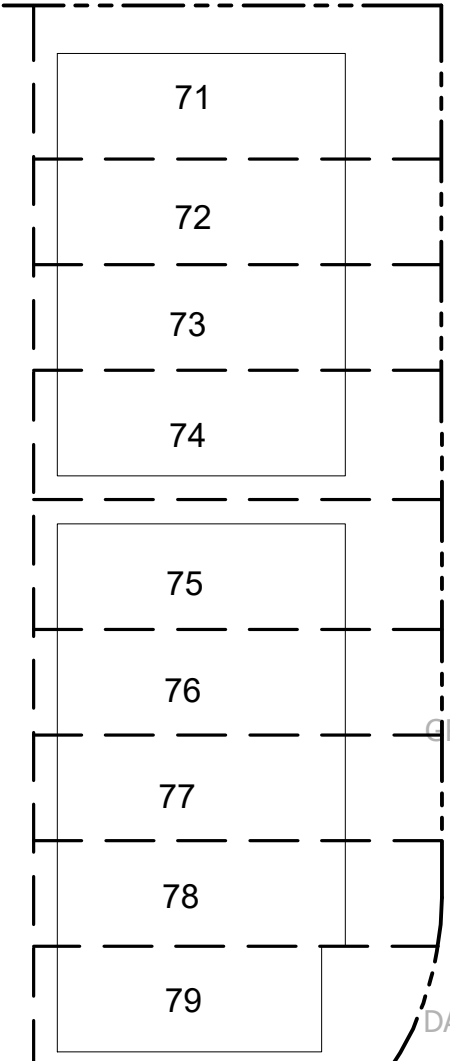
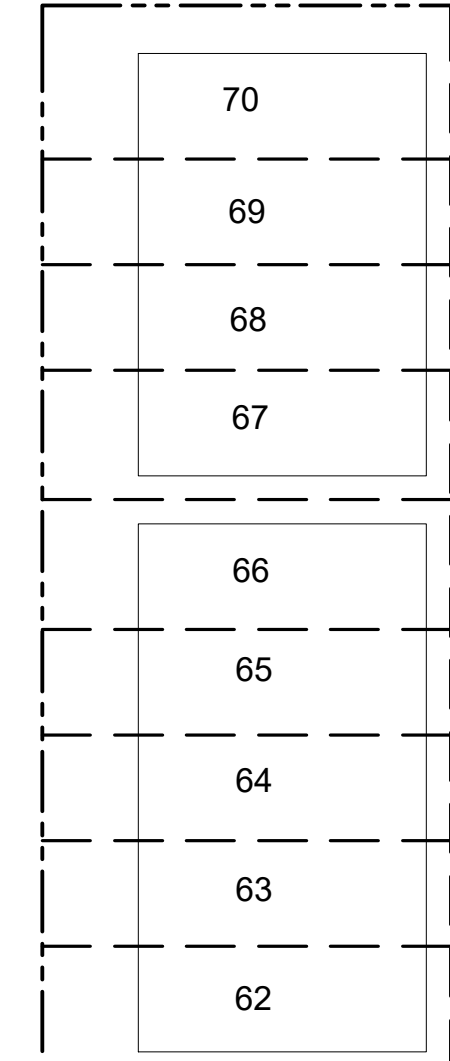
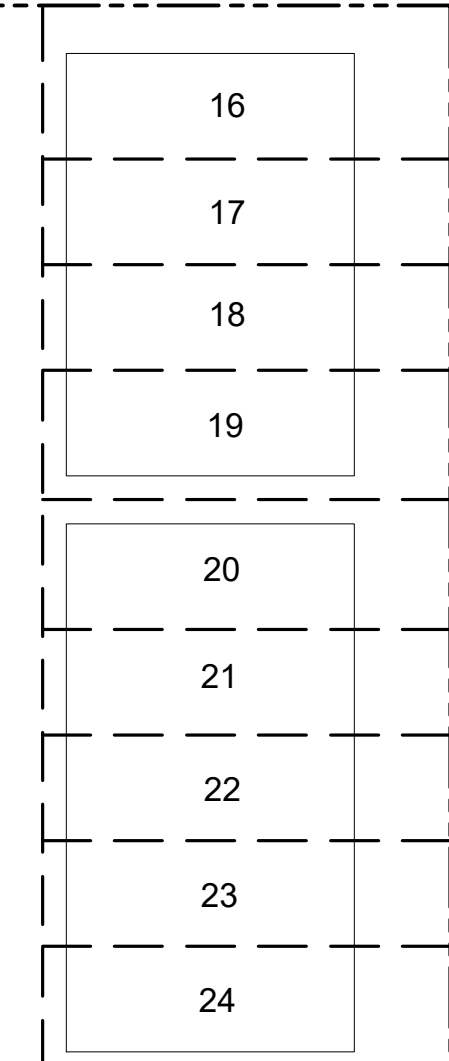
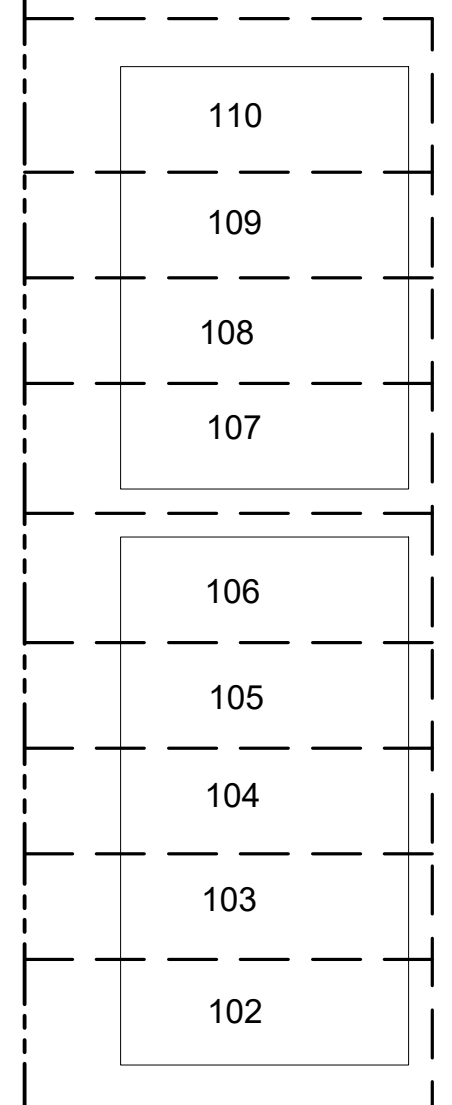
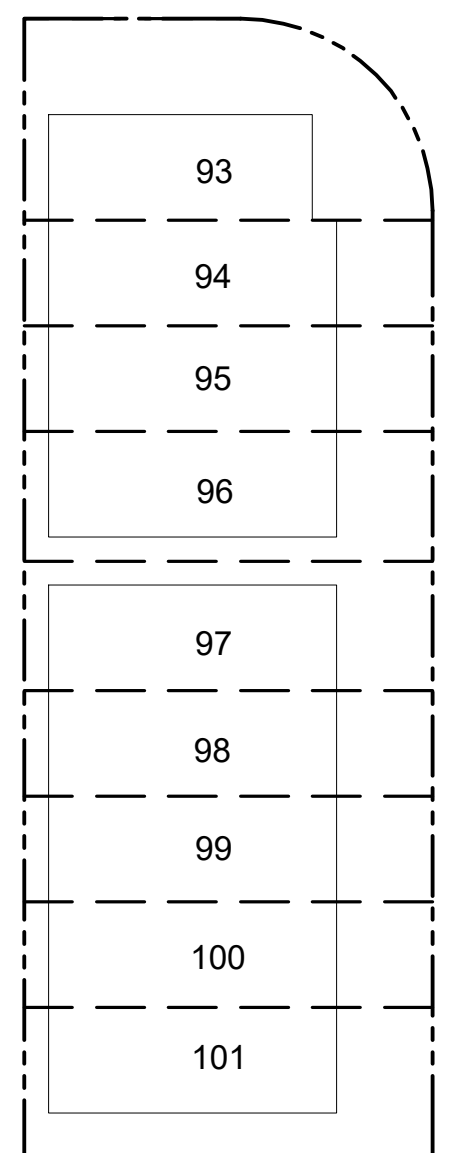
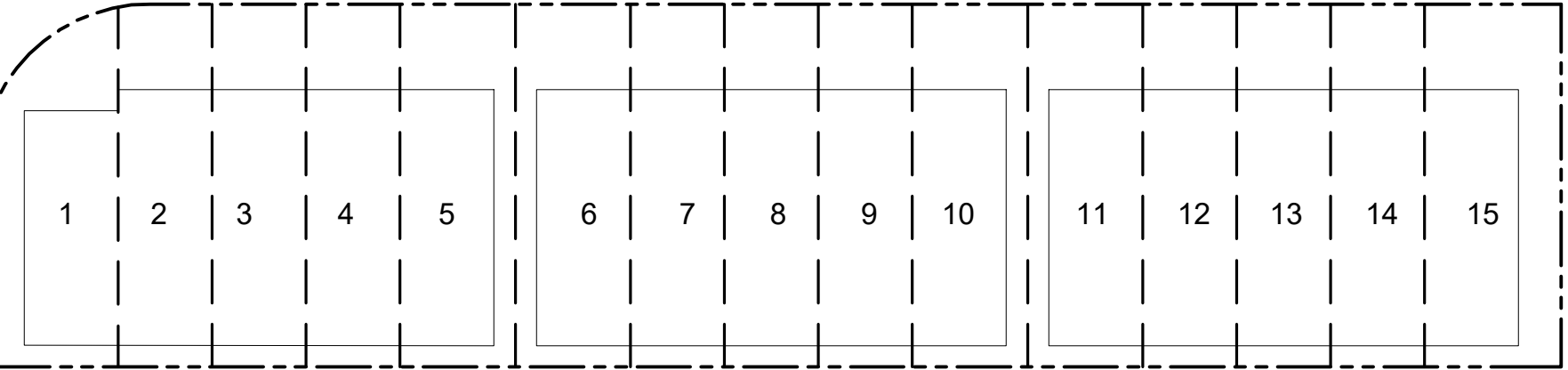


NORTH CORINTH STREET  
VARIABLE WIDTH RIGHT-OF-WAY

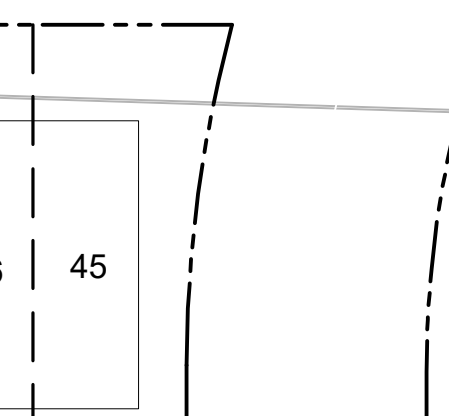
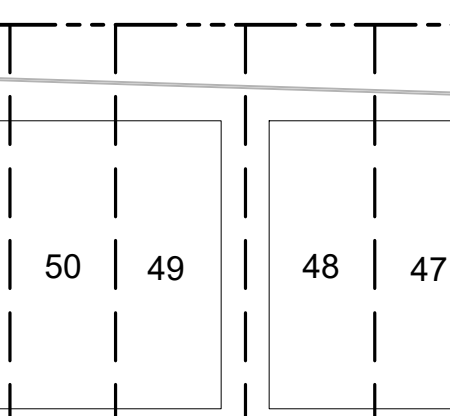
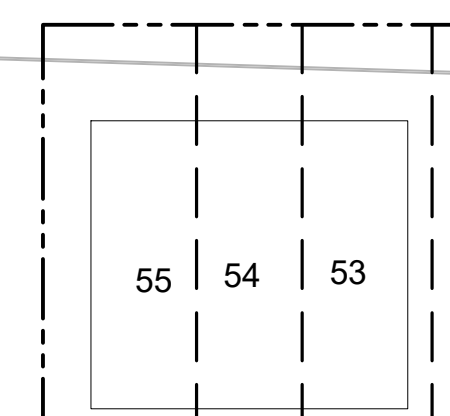
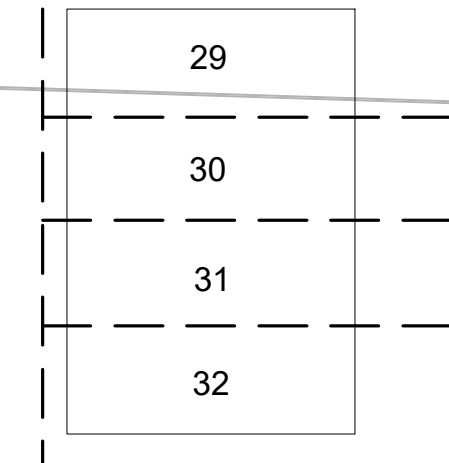
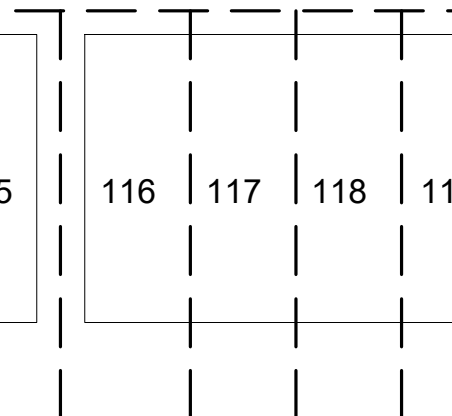
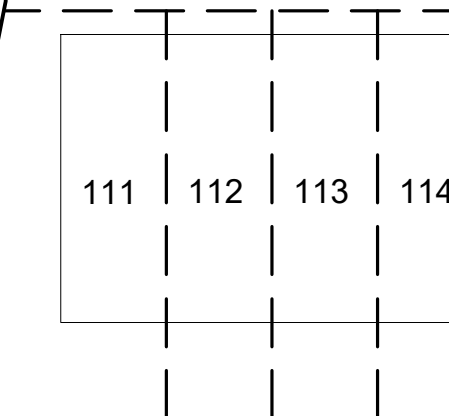
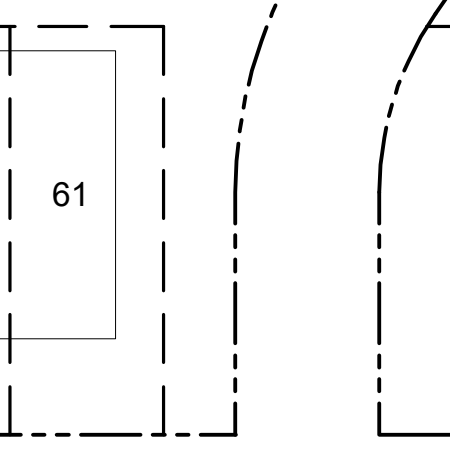
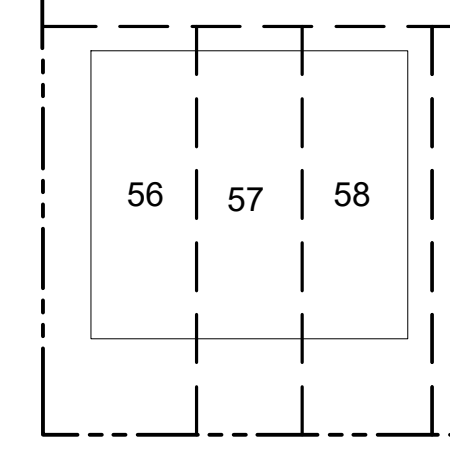
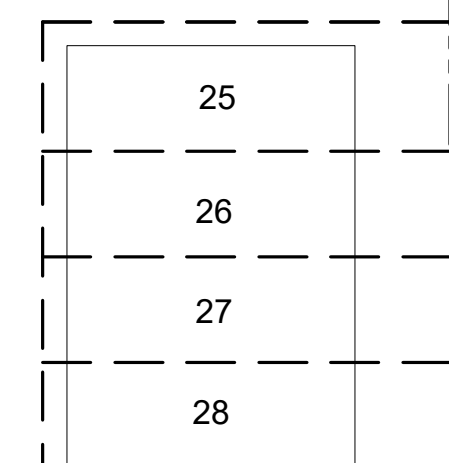
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O.P.R.D.C.T.

RIGHT-OF-WAY  
INSTRUMENT NUMBER 1999-120624  
O.P.R.D.C.T.

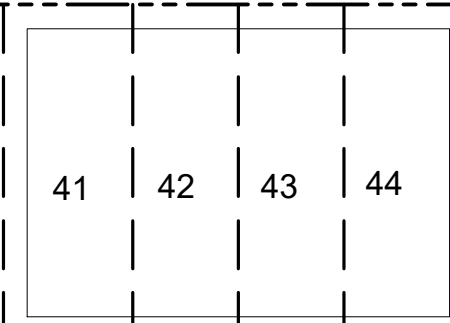
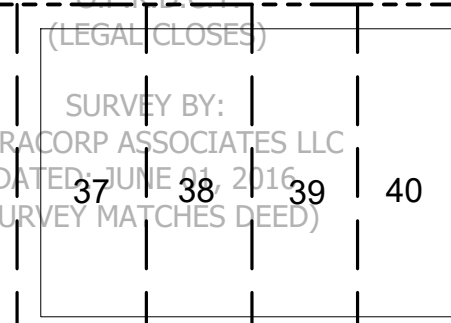
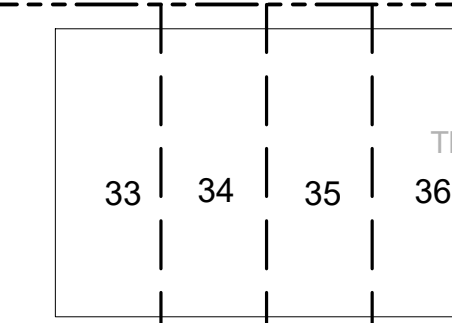
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O.P.R.D.C.T.



WARRANTY DEED WITH  
VENDOR'S LIEN  
GREENMILL PROPERTY, LTD.  
INSTRUMENT NUMBER  
2000-193402  
O.P.R.D.C.T.  
(LEGAL CLOSES)  
SURVEY BY:  
ALLIANCE AREA SURVEY  
DATED: NOVEMBER 14, 2003  
(SURVEY MATCHES DEED)



GENERAL WARRANTY DEED  
GREENMILL PROPERTY, LTD.  
INSTRUMENT NUMBER 2016-92314  
O.P.R.D.C.T.  
(LEGAL CLOSES)



SURVEY BY:  
TERRACORP ASSOCIATES LLC  
DATED: JUNE 28, 2016  
(SURVEY MATCHES DEED)

REMAINDER OF  
WARRANTY DEED WITH VENDOR'S LIEN  
DONALD MUNCY  
VOLUME 1238, PAGE 743  
D.R.D.C.T.  
(LEGAL ILLEGIBLE)

BLOCK A  
SOMERSET ADDITION  
CABINET R, PAGE 45  
P.R.D.C.T.  
(PLAT CLOSES)



CONTACT: CODY R. BROOKS, P.E.

Greenmill Tract- Corinth

119 Total Lots  
Date Prepared: March 10, 2022