

****PUBLIC NOTICE****



**PLANNING & ZONING COMMISSION WORKSHOP
SESSION**

Monday, August 28, 2023 at 6:45 PM

**(Following the Regular Meeting of the Planning and Zoning
Commission)**

City Hall | 3300 Corinth Parkway

AGENDA

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. ESTABLISH VOTING MEMBER AND DESIGNATE ALTERNATES

C. WORKSHOP AGENDA

1. Conduct a workshop and hold an informal discussion on a rezoning request by the Applicant, Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single Family Residential (detached) and C-1 Commercial to a Planned Development District with base zoning districts of SF-4 Single Family Residential (detached) and SF-A Single Family Residential (attached) to accommodate a planned single family neighborhood consisting of multiple lot sizes 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. (Sharon Meadows)

D. 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 open workshop meeting, this **Notice of Potential Quorum of the City Council** is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, August 25, 2023, at 11:30 AM.**

John S Webb

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

August 25, 2023

Date of Notice

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

BRaille IS NOT AVAILABLE



CITY OF CORINTH
Staff Report

Meeting Date:	8/28/2023	Title:	Workshop – Sharon Meadows Planned Development
Ends:	<input checked="" type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		

Item/Caption

Conduct a workshop and hold an informal discussion on a rezoning request by the Applicant, Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single Family Residential (detached) and C-1 Commercial to a Planned Development District with base zoning districts of SF-4 Single Family Residential (detached) and SF-A Single Family Residential (attached) to accommodate a planned single family neighborhood consisting of multiple lot sizes 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. (Sharon Meadows)

Item Summary/Background/Prior Action

The applicant, Skorburg Company, has submitted a rezoning request to establish a Planned Development District for a single family residential development on the property depicted below. The initial submittal proposes 178, traditional single family lots ranging in width from 50 feet to 65 feet and 132, single family attached (townhome) lots with a width of 22 feet. The location of these lot types is depicted on the attached exhibits. The application material also includes an option for single family detached, “cottage-style” lots being 30 feet in width in lieu of the townhome lots. The initial application proposes to cap the gas well on the property.



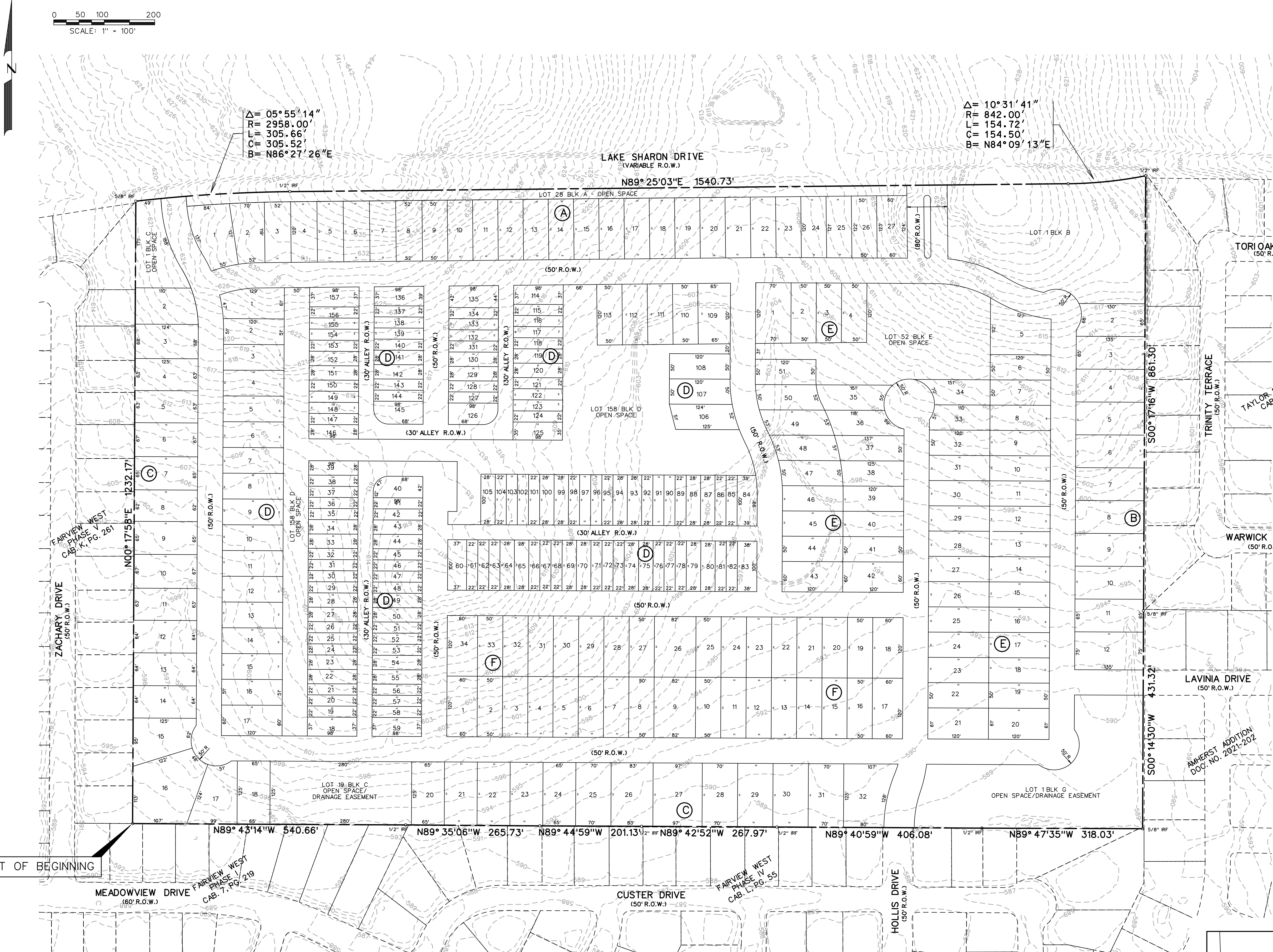
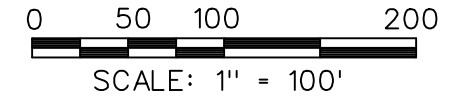
The application materials were only recently received and there has not been any technical review of the proposed plans and standards. Therefore, as these reviews commence, alterations to the plans and standards may occur. The applicant desires feedback from the Planning and Zoning Commission early in the process regarding the lot types and density. If the property were to develop with the townhome lots, the density will be 5.3 units/acre. Approximately 17.7 % of the site is proposed to be reserved for open space and tree preservation.

Important Issues for Consideration During the Workshop

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

Attachments

1. Concept Plan
2. Landscape & Open Space Plan



LEGAL DESCRIPTION

BEING, a tract of land situated in the Brooks Beall Survey, Abstract No. 58 in the City of Corinth, Denton County, Texas, being all of a 60.49 acre tract, as described in Vol. 1459, Pg. 880 in the Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING, at a wood post at the most easterly southeast corner of Fairview West Phase V, an addition to the City of Corinth, as described in Cab. K, Pg. 261 in the Plat Records of Denton County, Texas and being the southwest corner of said 60.49 acre tract;

THENCE, North 00°17'58" East, along the east line of said Fairview West Phase V and the west line of said 60.49 acre tract, for a distance of 1232.17 feet, to a 5/8 inch iron rod found at the northwest corner of said 60.49 acre tract being in the south line of Lake Sharon Drive (Variable R.O.W.), being on a curve to the right, having a radius of 2958.00 feet, a central angle of 05°55'14"

THENCE, departing the east line of said Fairview West Phase V and along the south line of said Lake Sharon Drive and with said curve to the right, for an arc distance of 305.66 feet (Chord Bearing North 86°27'26" East 305.52 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 89°25'03" East, continuing along the south line of said Lake Sharon Drive, for a distance of 1540.73 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 842.00 feet, a central angle of 10°31'41"

THENCE, continuing along said south line and with said curve to the left for an arc distance of 154.72 feet (Chord Bearing North 84°09'13" East 154.50 feet), to a 1/2 inch iron rod found in the west line of Taylor's Ridge, an addition to the City of Corinth, as recorded in Cab. Q, Pg. 203 in said Plat Records and being the east line of said 60.49 acre tract;

THENCE, South 00°17'16" West, departing the south line of said Lake Sharon Drive and along the west line of said Taylor's Ridge and with the east line of said 60.49 acre tract, for a distance of 861.30 feet, to a 5/8 inch iron rod found at the southwest corner of said Taylor's Ridge and being the northwest corner of Amherst Addition, an addition to the City of Corinth, as described in Doc. No. 2021-202 in said Plat Records;

THENCE, South 00°14'30" West, continuing along said east line and with the west line of said Amherst Addition, for a distance of 431.32 feet, to a 5/8 inch iron rod found at the southeast corner of said 60.49 acre tract being in the north line of Fairview West Phase IV, an addition to the City of Corinth, as described in Cab. L, Pg. 55 in said Plat Records;

THENCE, North 89°47'35" West, departing the west of said Amherst Addition and along the north line of said Fairview West Phase IV and along the south line of said 60.49 acre tract, for a distance of 318.03 feet, to a 1/2 inch iron rod found;

THENCE, North 89°40'59" West, continuing along said north and south lines, for a distance of 406.08 feet, to a 1/2 inch iron rod found;

THENCE, North 89°42'52" West, continuing along said lines, for a distance of 267.97 feet, to a 1/2 inch iron rod found;

THENCE, North 89°44'59" West, continuing along said lines, for a distance of 201.13 feet, to a 1/2 inch iron rod found;

THENCE, North 89°35'06" West, continuing along said lines, for a distance of 265.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°43'14" West, continuing along said lines, for a distance of 540.66 feet, to the POINT OF BEGINNING and containing 57.963 acres of land.

Site Summary Table		
Description	Quantity	Units
Proposed Base Zoning	SP-4, SF-4	
Land Use Designation	Neighborhood	
Gross Acreage	57.963	AC.
Net Acreage	46.175	AC.
Proposed Lots		
Traditional Single-Family Lots	178	
Attached Townhome Lots	132	
Total Proposed Lot	310	
Total Proposed Open Space Lots	7	
Percentage of Site Coverage	52.27	%
Area of Open Space	10,279	AC.
Percentage of Open Space	37.73	%
Area of Required Landscaping Provided	236,899	S.F.
Area of Impervious Coverage	11,788	AC.
Minimum Floor Area - Attached T.H.	1,300	S.F.
Minimum Floor Area - Traditional S.F.	1,400	S.F.
Maximum Number of Two-Story Units	310	
Maximum Building Height	36	FT.
Provided Parking		
Driveway Parking (2 per unit)	630	
Garage Parking (2 per unit)	630	
Guest Parking (100 Minimum)	110	
Total Parking	1350	
Start of Ph. 1 Construction (Month/Year)	March/2024	
End of Ph. 1 Construction (Month/Year)	July/2025	

EXHIBIT 'B'
PD SITE PLAN
OF
SHARON MEADOWS

- LOTS 1-28, BLOCK A
- LOTS 1-12, BLOCK B
- LOTS 1-158, BLOCK C
- LOTS 1-36, BLOCK D
- LOTS 1-52, BLOCK E
- LOTS 1-34, BLOCK F
- LOT 1, BLOCK G
- TOTAL LOTS 318
- TOTAL RESIDENTIAL LOTS 310
- TOTAL OPEN SPACE LOTS 8
- TOTAL GROSS ACRES 57.963
- TOTAL NET ACRES 46.175

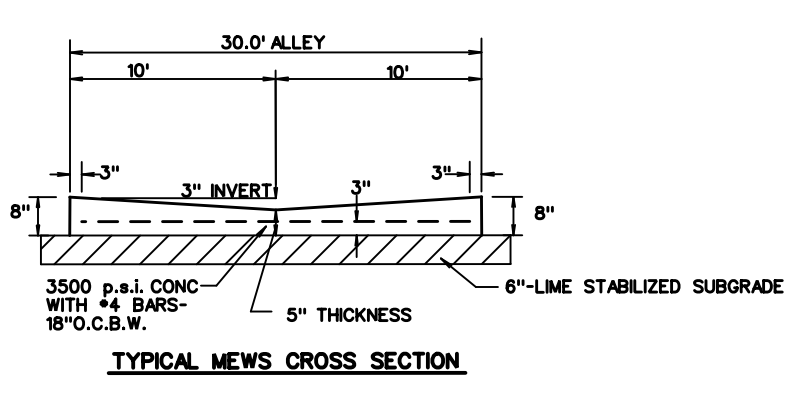
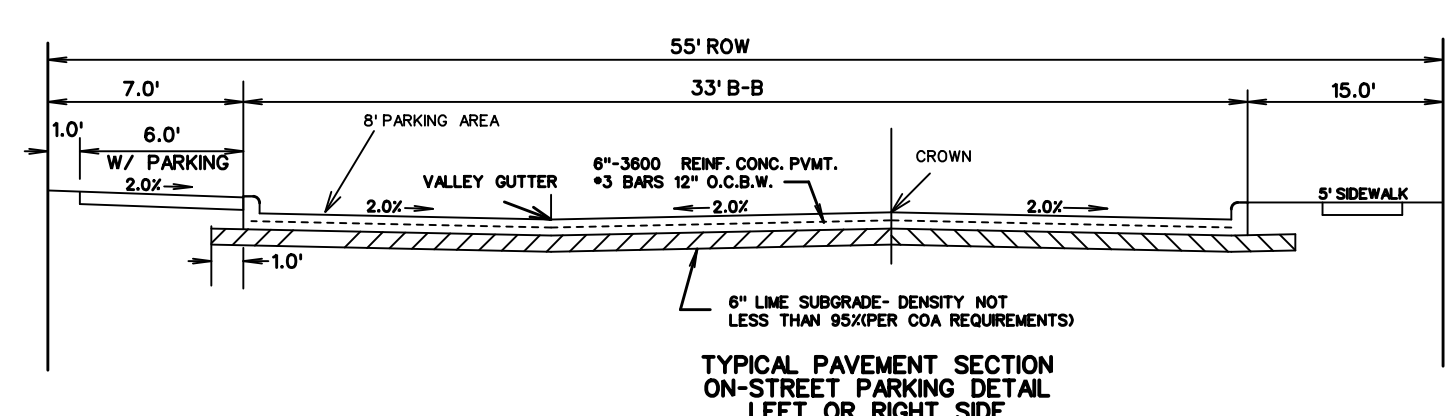
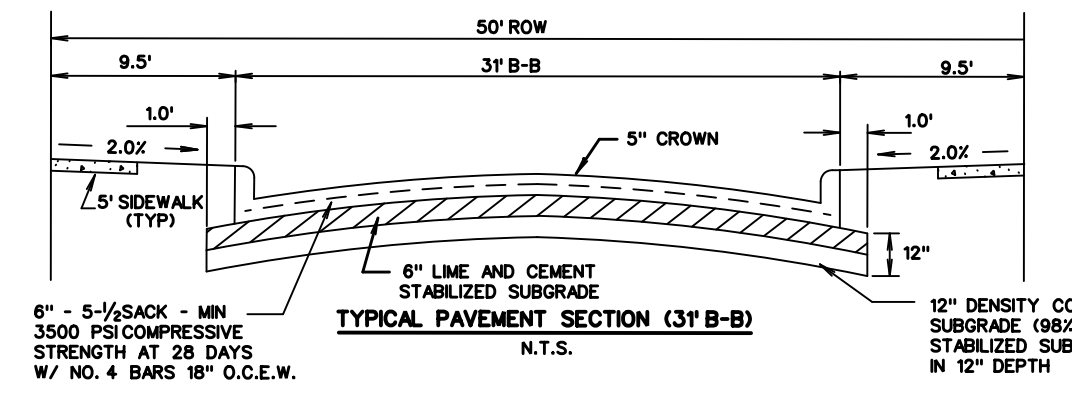
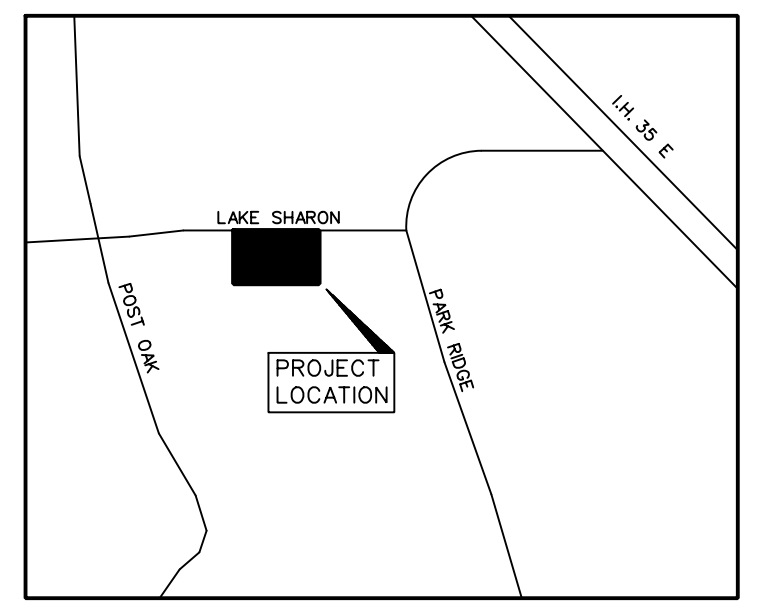
OUT OF THE
BROOKS BEALL SURVEY, ABSTRACT NO. 58

IN THE
CITY OF CORINTH
DENTON COUNTY, TEXAS

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

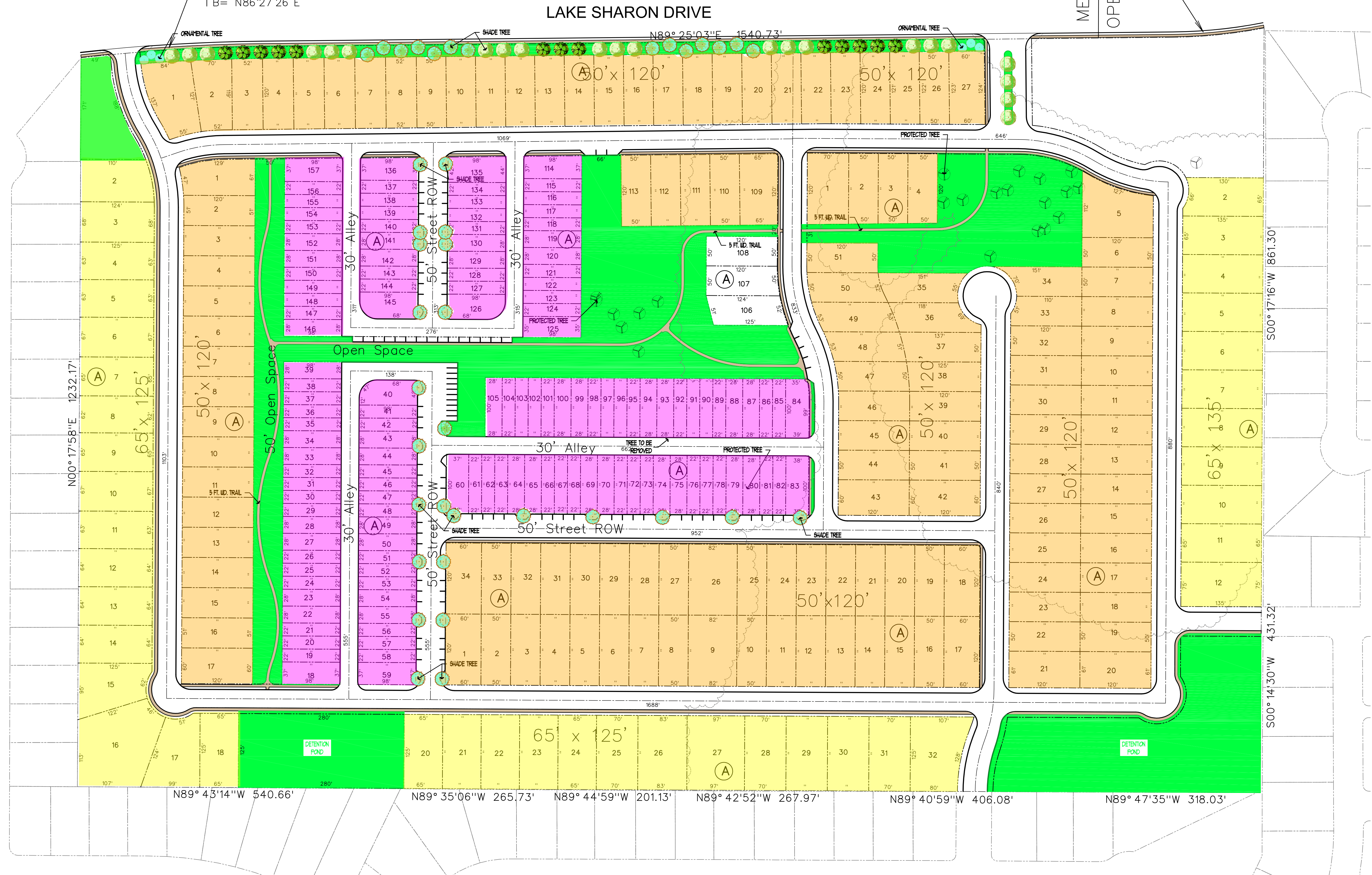
DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



Δ= 05°55'14"
R= 2958.00'
L= 305.66'
C= 305.52'
B= N86°27'26"E

Δ= 10°31'41"
R= 842.00'
L= 124.72'
C= 124.56'
B= S84°09'43"E



SHARON MEADOWS
LAKE SHARON DRIVE
CORINTH TEXAS