## AGENDA

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

## B. WORKSHOP AGENDA

1. Provide a presentation and conduct an informal discussion on proposed text amendments for MX-C Mixed-Use Commercial Zoning District, Section 2.06.02 of the Unified Development Code.
C. ADJOURN WORKSHOP SESSION
D. CALL SPECIAL SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT
E. PLEDGE OF ALLEGIANCE
F. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES
G. 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.
2. Consider and act on a request by the Applicant, Skorburg Company, for a Preliminary Plat for the Oak Ridge Park Subdivision, being $\pm 56.129$ acres located at 2300 Lake Sharon Drive. (Case No. PP23-0004)

## H. BUSINESS AGENDA

3. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a request by the Applicant, Mycoskie \& Associates, Inc., to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code of the City, by amending the Permitted Uses and Use Regulations of Planned Development No. 67 (PD-67) to incorporate certain non-residential uses fronting along Corinth Parkway on approximately $\pm 6.5$ acres generally located southwest of the intersection of Corinth Parkway and Shady Rest Lane. (Case No. ZAPD24-0001 - PD-67 Amendment)

## I. DIRECTOR'S REPORT

## J. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, February 2, 2024 at 12:00 PM.
$\qquad$
Melissa Dailey, AICP
Director of Planning and Development Services
City of Corinth, Texas

February 2, 2024
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 <br> CORINTH Staff Report

| Meeting Date: | $2 / 5 / 2024 \quad$ Title: $\quad$ Workshop - Proposed MX-C Amendments |
| :--- | :--- |
| Strategic Goals: | $\boxtimes$ Resident Engagement $\boxtimes$ Proactive Government $\boxtimes$ Organizational Development |
|  | $\square$ Health \& Safety $\square$ Regional Cooperation $\boxtimes$ Attracting Quality Development |

## Item/Caption

Provide a presentation and conduct an informal discussion on proposed text amendments for MX-C Mixed-Use Commercial Zoning District, Section 2.06.02 of the Unified Development Code.

## Item Summary/Background/Prior Action

Melissa Dailey, Director of Development Services, will provide a presentation and conduct an informal discussion on proposed text amendments for MX-C Mixed-Use Commercial Zoning District, Section 2.06 .02 of the Unified Development Code.

## CITY OF CORINTH <br> Staff Report <br> CORINTH

2/5/2024 Title: Preliminary Plat: Oak Ridge Park (PP23-0004)

| Meeting Date: | 2/5/2024 Title: Preliminary Plat: Oak Ridge Park (PP23-0004) |
| :--- | :--- | :--- |
| Strategic Goals: | $\square$ Resident Engagement $\square$ Proactive Government $\square$ Organizational Development |
|  | $\square$ Health \& Safety $\square$ Regional Cooperation $\square$ Attracting Quality Development |

## Item/Caption

Consider and act on a request by the Applicant, Skorburg Company, for a Preliminary Plat for the Oak Ridge Park Subdivision, being $\pm 56.129$ acres located at 2300 Lake Sharon Drive. (Case No. PP23-0004)


Aerial Location Map

## Item Summary/Background/Prior Action

The purpose of this Preliminary Plat is to establish a subdivision consisting of 310 residential lots and 9 open space/tree preservation/drainage lots on approximately 56.129 acres. The property is zoned Planned Development No. 68 - Oak Ridge Park (Base Zoning: SF-4).

The Development Review Committee has reviewed this Preliminary Plat. The previous comments have been addressed and the plat is in general compliance with Unified Development Code (UDC) Subsection 3.03.02.G, Preliminary Plat (Replat) Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

Staff recommends approval subject to the following condition:

1. Provide evidence that the adjacent property owner will grant the proposed off-site drainage easement to serve this development.

Per Texas Local Government Code Chapter 212, the Planning \& Zoning Commission is required to take action at this meeting to comply with the required timing of approval.

## Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code


## Staff Recommendation

Staff Recommends the Commission approve the Preliminary Plat subject to the following condition:

1. Provide evidence that the adjacent property owner will grant the proposed off-site drainage easement to serve this development.

## Motion

"I move to Case No. PP23-0004 - Oak Ridge Park Preliminary Plat subject to the condition requested by Staff."

## Alternative Action by the Planning and Zoning Commission

The Planning and Zoning Commission may disapprove the application.

## Attachments

1. Preliminary Plat



















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CASE NO．PP23－0004
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NUARY 2024

| Meeting Date: | $2 / 5 / 2024 \quad$ Title: | Bridgeview Major PD Amendment Request <br> Case No. ZAPD24-0001 |
| :--- | :--- | :--- |
| Strategic Goals: | $\square$ Resident Engagement $\square$ Proactive Government $\square$ Organizational Development |  |
|  | $\square$ Health \& Safety $\square$ Regional Cooperation $\boxtimes$ Attracting Quality Development |  |

## Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a request by the Applicant, Mycoskie \& Associates, Inc., to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code of the City, by amending the Permitted Uses and Use Regulations of Planned Development No. 67 (PD-67) to incorporate certain non-residential uses fronting along Corinth Parkway on approximately $\pm 6.5$ acres generally located southwest of the intersection of Corinth Parkway and Shady Rest Lane. (Case No. ZAPD24-0001 -PD-67 Amendment)


Location Map - Case No. ZAPD24-0001

## Item Summary/Background

The applicant is requesting an amendment to the $\pm 6.5$ acres Planned Development (PD) District with a base Zoning of MF-3 to allow for restaurants without drive-in or drive through service and retail stores and shops uses. The development is a multifamily residential 55+ Age-Restricted Active Adult Community. The project would be an important part of the
mixed-use TOD District envisioned in the 2040 Comprehensive Plan and the development of Downtown Corinth. As such, the site is designed with a reduced building setback along Corinth Parkway and incorporates a defined plaza/sitting area with pedestrian connections to activate the streetscape at their main entry.

The property recently sold to a new developer after the current PD-67was approved in June 2023. After meetings with staff and the current property owner/developer regarding the goals for redevelopment of the downtown area, the developer is proposing modifications to the site plan and uses. Minor modifications that allow for administrative approval include a reduction 13 multi-family units and addition of 16 cottage style units in 8 buildings to the rear of the property resulting in a net increase of 3 residential units, addition of a pickleball court, addition of a plaza on the west corner of the building fronting Corinth Parkway, and an increase of building height for the building fronting Corinth Parkway from 1 story to 4 stories.

The developer is requesting adding retail and restaurant use to the allowed uses for this development since a 2,000 square foot space has been added to the plan to allow for this retail use along Corinth Parkway. The existing PD 67 allows for limited retail, specifically: Accessory uses commonly associated with independent retirement housing such as a leasing office, clubhouse, and recreational amenities. Adding retail and restaurant use along Corinth Parkway is consistent with the comprehensive plan TOD land use types of mixed residential and commercial uses and consistent with the City's goals to create a vibrant downtown area.


PD Elevation in current PD 67 looking south from Corinth Parkway

(1) $\frac{\mathrm{NORTH}}{3 / 32^{2}=T^{\prime}-0^{\circ}}$ ELEVATION

Revised PD 67 Elevation looking south from Corinth Parkway

## Staff Recommendation

Staff recommends approval as presented.

## Motion

"I move to recommend approval of Case No. ZAPD24-0001 - Bridgeview Major PD Amendment, as presented."

## 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.


## Attachments

1. Exhibit A - Legal Description
2. Exhibit B-Graphic Depiction
3. Exhibit C - Planned Development Standards

BEING a 6.500 acre tract of land situated in the J.P. Walton Survey, Abstract No. 1389, Denton County, Texas, being a portion of Lot 3, Block A, Goddard School Addition, an addition to the City of Corinth, Denton County, Texas, according to the replat recorded in Document No. 2019-320, Official Records, Denton County, Texas (ORDCT), and being all of Lot 2, Block A, A.L. Lamascus Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet F, Page 400, Plat Records, Denton County, Texas (PRDCT), and being a portion of Lot 3, Block A, of said A.L. Lamascus Addition, said 6.500 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a $5 / 8^{\prime \prime}$ iron rod found for the northwest corner of said Lot 3, Goddard School Addition, the northeast corner of Lot 3, Block A, Corinth Professional Buildings Addition, an addition to the City of Corinth, according to the plat recorded in Document No. 2009-90, ORDCT, and in the south right-of-way line of Corinth Parkway, an 84.00 foot wide right-of-way, described in the deed to the City of Corinth, as recorded in Volume 4477, Page 1540, Deed Records, Denton County, Texas (DRDCT);

THENCE North $88^{\circ} 41^{\prime} 39^{\prime \prime}$ East, with the north line of said Lot 3, Goddard School Addition and the south right-of-way line of said Corinth Parkway, a distance of 324.11 feet to a $5 / 8$ " capped iron rod stamped "MMA" set for the northeast corner of said Lot 3, Goddard School Addition and in the west line of a called 39.176 acre tract of land (Tract I) described in the deed to the City of Corinth, Texas, as recorded in Document No. 97-88168, ORDCT;

THENCE South $1^{\circ} 44^{\prime} 04$ " East, departing the south right-of-way line of said Corinth Parkway, with the common line of said Lot 3, Goddard School Addition, Lot 2 and Lot 3 of said A.L. Lamascus Addition and said City of Corinth tract, a distance of 890.97 feet to a $1 / 2$ " capped iron rod stamped "ARTHUR SURVEYING COMPANY" found for the northeast corner of a called 0.167 acre tract of land described in the deed to the City of Corinth, as recorded in Document No. 2006-18425, ORDCT;

THENCE South $88^{\circ} 15^{\prime} 56^{\prime \prime}$ West, over and across said Lot 3 , A.L. Lamascus Addition, with the north line of said City of Corinth tract (2006-18425), a distance of 33.21 feet to a $1 / 2^{\prime \prime}$ capped iron rod stamped "ARTHUR SURVEYING COMPANY" found for the southeast corner of a called 0.138 acre tract of land described in the deed to the City of Corinth, as recorded in Document No. 2007-140511, ORDCT;

THENCE over and across said Lot 3, A.L. Lamascus Addition, with the north line of said City of Corinth tract (2007140511), the following courses and distances:

North $25^{\circ} 59^{\prime} 32^{\prime \prime}$ West, a distance of 4.13 feet to a $1 / 2^{\prime \prime}$ capped iron rod stamped "ARTHUR SURVEYING COMPANY" found for corner;

North $43^{\circ} 18^{\prime} 20^{\prime \prime}$ West, a distance of 21.32 feet to a $1 / 2^{\prime \prime}$ capped iron rod stamped "ARTHUR SURVEYING COMPANY" found for corner;

North $87^{\circ} 01^{\prime} 01$ " West, a distance of 27.01 feet to a $1 / 2^{\prime \prime}$ iron rod found for corner;
North $80^{\circ} 28^{\prime} 21^{\prime \prime}$ West, a distance of 24.37 feet to a $1 / 2^{\prime \prime}$ iron rod found for corner;
North $69^{\circ} 42^{\prime} 15^{\prime \prime}$ West, a distance of 29.03 feet to a $1 / 2^{\prime \prime}$ iron rod found for corner;
North $79^{\circ} 28^{\prime} 25^{\prime \prime}$ West, a distance of 25.76 feet to a $1 / 2^{\prime \prime}$ iron rod found for corner;
North $89^{\circ} 05^{\prime} 11^{\prime \prime}$ West, a distance of 21.68 feet to a $1 / 2^{\prime \prime}$ iron rod found (disturbed) for corner;
South $71^{\circ} 04^{\prime} 155^{\prime \prime}$ West, a distance of 44.27 feet to a $1 / 2^{\prime \prime}$ iron rod found for corner;
South $32^{\circ} 50$ '19" West, a distance of 28.69 feet to a $5 / 8^{\prime \prime}$ capped iron rod stamped "MMA" set for corner;

South $10^{\circ} 15^{\prime} 37$ " East, a distance of 7.43 feet to a $1 / 2^{\prime \prime}$ iron rod found (disturbed) for the southwest corner of said City of Corinth tract (2007-140511) and in the north line of said City of Corinth tract (2006-18425);

THENCE South $88^{\circ} 15^{\prime} 56^{\prime \prime}$ West, with the north line of said City of Corinth tract (2006-18425), a distance of 93.02 feet to a $1 / 2$ " capped iron rod stamped "ARTHUR SURVEYING COMPANY" found for the northwest corner of said City of Corinth tract (2006-18425), in the west line of said A.L. Lamascus Addition and the east line of Lot 3, Block 1, Autumn

Oaks, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet 744, PRDCT, from said 1/2" capped iron rod stamped "ARTHUR SURVEYING COMPANY" found, a 5/8" iron ro for the southwest corner of said City of Corinth tract (5006-18425), bears South $1^{\circ} 44^{\prime} 04^{\prime \prime}$ East, a distance of 22.50 feet;

THENCE North $1^{\circ} 44^{\prime} 04^{\prime \prime}$ West, with the common line of said Lot 2 and Lot 3, A.L. Lamascus Addition, Lot 3 of said Goddard School Addition, Lot 2 and Lot 3 of said Autumn Oaks addition and Lot 3 of said Corinth Professional Buildings Addition, a distance of 893.39 feet to the POINT OF BEGINNING and containing 283,128 Square Feet or 6.500 Acres of Land, more or less.


# EXHIBIT "C" <br> PLANNED DEVELOPMENT STANDARDS ALBUM CORINTH MULTI-FAMILY RESIDENTIAL FOR A 55+ AGE-RESTRICTED ACTIVE ADULT COMMUNITY 

## SECTION 1: PURPOSE AND BASE DISTRICT

## A. Purpose

The regulations set forth in this Exhibit "C" provide development standards for multifamily residential uses within the Album Corinth Planned Development District No. 67 ("PD-67"). The boundaries of PD-67 are identified by metes and bounds on the Legal Description, Exhibit "A" to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development "PD" Concept Plan as depicted on Exhibit "D", and associated Ancillary Concept Plans as depicted in Exhibits "E", "F", "G", and "H" to this Ordinance (collectively the foregoing are referred to as the "Development Standards"). A use that is not expressly authorized herein is expressly prohibited in this PD-67.

## B. Base District

In this PD-67, the "MF-3" Multifamily Residential District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein (hereinafter "UDC" or "Unified Development Code"). If a change to the PD Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

## SECTION 2: USES AND AREA REGULATIONS:

## A. Purpose

The following "Development Regulations" represent special development regulations, and specific departures or modifications, as well as waivers from the regulations outlined in Unified Development Code (UDC) in order to permit the unique design and afford flexibility and innovation of design that require certain departures from the "based zoning" regulations to create the active-adult project as presented in the Planned Development "PD" Concept Plan as depicted on Exhibit "D", and other associated exhibits.

## B. Permitted Uses and Regulations

UDC Section 2.07 shall apply, except that, the primary use of the planned development for Multi-Family shall be limited to Multi-Family Residential for a 55+ Age-Restricted Active Adult Community. The use shall not include licensed assisted living or skilled nursing facilities. Accessory uses commonly associated with independent retirement housing such as
a leasing office, clubhouse, and recreational amenities shall be permitted. Restaurant without drive-in or drive through service and retail stores and shops uses shall be permitted. Carports shall be permitted for covered vehicle parking.

## C. Dimensional Regulations

UDC Section 2.08.04 Residential Dimensional Chart shall apply, except as modified in Table A - Dimensional Requirements below:

Table A - Dimensional Requirements

| Regulation | MF-3 Base <br> District | Proposed Dimensional <br> Standards/Modifications: |
| :--- | :---: | :---: |
| Minimum Front Yard <br> Setback | $30^{\prime}$ | $10^{\prime}$ |
| Minimum Side Yard <br> Setback: <br> Interior Lot | $30^{\prime}$ | $20^{\prime}$ |
| Minimum Side Yard <br> Setback: <br> Corner Lot | $30^{\prime}$ | $20^{\prime}$ |
| Minimum Rear Yard <br> Setback | $30^{\prime}$ | $20^{\prime}$ |
| Minimum Lot Area | 1 Acre | 6.5 Acres |
| Maximum Density | 16 DU/A | $31 \mathrm{DU} / \mathrm{A}$ |
| Minimum Lot Width: | $150^{\prime}$ | $>200^{\prime}$ |
| Minimum Lot Depth | $100^{\prime}$ | $>200^{\prime}$ |
| Minimum Floor Area | 850 sq. ft. per DU | 696 sq. ft. per DU |
| Maximum Height <br> (feet/stories) | $45^{\prime} / 3$ stories | $56^{\prime} / 4$ stories |
| Maximum Building Area <br> (all buildings) | $50 \%$ | $50 \%$ |

D. Accessory Buildings and Uses

UDC Section 2.07.07 Accessory Building and Uses shall apply.

## E. Landscaping Regulations

UDC Section 2.09.01 Landscape Regulations shall apply, except as modified below and generally depicted on the Concept Landscape Plan (Exhibit "E").

1. Subsection 2.09.01.B.1.a.i.(b) which requires a landscape buffer width of fifteen feet ( $15^{\prime}$ ) adjacent to a Collector Street shall be reduced to a width of ten (10) feet to coincide with the reduced front building setback (reference Table A - Dimensional Requirements above).
2. In lieu of the requirements of Subsection 2.09.01.B.1.k.i and ii., that stipulate a twenty (20) foot landscape strip along front and rear of buildings and a fifteen (15) foot landscape strip shall be provided along the side of buildings, the following standards shall apply:
a. A minimum of a five (5) foot landscaped strip shall be provided along the facades of each building as measured from the foundation. The landscaped strip area shall be planted at a minimum rate of one (1) Ornamental tree and eight (8) shrubs (may include a mix of evergreen and deciduous) per ground floor unit and may grouped along the façade to create rhythm, variety, and visual interest along the length of each façade.
b. In addition to the plantings listed above, the community courtyard proposed for Private Recreation shall be designed to create formal lawn areas and gathering space with fire pit and seating area or similar amenity for use by residents of the development as depicted on the Concept Landscape Plan (Exhibit "E"). A minimum of five (5) shade trees shall be located within the courtyard area.
c. Where head-in parking is located along the sidewalk and/or a landscape area of either outdoor amenities or ground floor windows and balconies of units, an opaque hedgerow shall be installed to block vehicle headlights.
d. A minimum of 48 shade trees shall be installed internally on the site as depicted on the Concept Landscape Plan, Exhibit E to reduce the effects of the urban heat island and provide shade throughout the site and along the internal pedestrian sidewalk system.
e. A landscape edge buffer consisting of large evergreen shrubs that will create a vertical opaque buffer and shall be installed between the "grasscrete drive/lawn area" and the eastern property line to create a defined edge between the multifamily complex and the adjacent public open space active fields.
f. A formal entry and plaza with sitting area, planters, and specialty paving shall be provided as generally depicted on the PD Concept Plan (Exhibit "C") and on the Conceptual Landscape Plan (Exhibit "E").

## F. Tree Preservation

UDC Section 2.09.02 Tree Preservation regulations shall apply. Additionally, a minimum of 35\% of all healthy Protected Tree CI shall be preserved on site which totals a minimum of 464 Caliper Inches as designated on the Tree Survey and Preliminary Tree Protection and Mitigation Plan ("Exhibit F"),

## G. Vehicle Parking Regulations

UDC Section 2.09.03 Vehicular Parking Regulations shall apply, except as modified in Table B - Parking Requirements below:

Table B - Parking Requirements

| Regulation | Base Regulations by Use | Proposed Parking <br> Standards/Modifications |
| :--- | :--- | :--- |
| Multi-Family <br> Parking Standard | 1 space/DU + 1 additional <br> space / bedroom | 1.24 spaces/DU |

## H. Garages, Driveways, and Parking

UDC Section 2.04.07.C. 5 Garages, Driveways, and Parking is amended to permit a combination of enclosed garages and carports as on the PD Concept Plan (Exhibit "C") and in Table C - Garages below.

Table C- Garages.

| Regulation | MF-3 Base District | Proposed Garage <br> Modification |
| :---: | :---: | :---: |
| Enclosed Garages | A minimum of 75\% of all apartments <br> shall have a one-car enclosed garage, <br> 240 sq. ft. min, attached or detached .per <br> dwelling unit | A minimum of 46\% of the <br> units shall have a <br> combination of enclosed <br> garages and carports. |

## I. Building Facade Material Standards

UDC Section 2.09.04 Building Façade Material Standards shall apply with the addition of the following standards and as generally depicted on the Elevations (Exhibit "H"):

1. All buildings must include at least four of the following design features (though at a minimum shall include the design elements noted in g ., below related to recesses and offsets as shown on the PD Concept Plan (Exhibit "D") and on the Elevations (Exhibit "H").
a. Architectural lighting attached to the building;
b. Arches;
c. Balconies and/or outdoor patios;
d. Courtyards/plazas;
e. Dentil course;
f. Divided light windows;
g. Recesses, projections, columns, pilasters projecting from the planes; offsets; reveals; or projecting ribs used to express architectural bays;
h. Varied roof heights for pitched, peaked, sloped, or flat roof styles;
i. Articulated cornice line;
j. Architectural details such as tile work, molding, corbels, shutters, awnings, or accent materials integrated into the building façade.
2. All building facades (except for windows, doors, garage doors, balconies/patios, corridor or stairway entrances) shall be composed of $100 \%$ brick or stone masonry materials calculated from the finished floor to the top plate at the upper floor. The remaining façade elements such
as balconies, stairwells, patio recesses and any accent details above the top of the plate may be cementitious materials that that are painted and/or stained to resemble wood or stucco.
3. Building façade articulation shall be as generally depicted on the Elevations (Exhibit "H") to create variety and rhythm.

## J. Residential Adjacency Standards

UDC Section 2.09.05 Residential Adjacency Standards shall apply.

## K. Private Recreation Areas

UDC Section 2.04.07.8.b Recreation Space Requirements shall apply where a minimum of eight percent $(8 \%)$ of the gross complex is required to be in the form of private recreation. The requirements of this section are in addition to the park dedication requirements within 3.05.10. Park and Trail Dedications for Residentially Zoned Property. To meet the Private Recreation requirements, the project includes the provision of 0.52 acres or eight percent ( $8 \%$ ) of gross complex. The "private recreation areas" are shown on the Private Recreation and Open Space Plan (Exhibit "G"). However, the activity areas shown may be adjusted or changed to include comparable activities if and when popular sports and activities change based on resident demand (i.e., pickle ball).

1. Sidewalk/Pedestrian Paths, Passive Courtyard and fire pit - 0.915 acres
2. Pool with outdoor seating and lounge areas, pickle ball court, dog park, and shaded sidewalk/pedestrian paths - 0.851
Total - 1.766 acres

## L. Park and Trail Land Dedication.

The UDC Section 3.05.10 Park and Trail Dedication for Residentially Zoned Property requires that Park and Trail dedication for Residentially Zoned Property be provided at a rate of one (1) acre per/50 DU and/or fees-in-lieu-of shall apply, except that the Applicant/Developer agrees to incorporate the tree preservation area and linear open space adjacent to the Lynchburg Creek greenway/trail public open space to create a passive common area for the residents of the complex with benches/sitting area including decorative metal fencing with locked gate providing access out to the public open space as depicted on the PD Concept Plan (Exhibit "D") and the Concept Landscape Plan (Exhibit"). The 19,632 sq. ft. area identified for the Tree Preservation and Common Open Space area may be used to off-set the direct portion of required trail and land dedication fees provided that that common open space is maintained as depicted on the Private Recreation and Open Space Plan (Exhibit "G"). The Tree Preservation and Common Open Space area shall remain free of any stormwater management facilities should stormwater detention be required at time of Site Plan.

## M. Screening of Outdoor Waste Storage

UDC Section 4.02.13 Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties shall apply.

## N. Lighting and Glare Regulations

UDC Section 2.09.07 Lighting and Glare Regulations shall apply except that decorative string lights shall be allowed in private recreation areas to add ambiance. This provision shall only apply to the private recreation and open space areas as depicted the on the Private Recreation and Open Space Plan (Exhibit "G").

## O. Sign Regulations

UDC Section 4.01 Sign Regulations shall apply, except that a short wall (with sign), not to exceed thirty inches ( $30^{\prime \prime}$ ) two and one-half feet ( $2.5^{\prime}$ ) in height and comprised of masonry material consistent with the main building architecture, may be permitted with a minimum five-foot ( $5^{\prime}$ ) setback from the property line to create a formal edge defining the plaza/sitting area as generally depicted on the Concept Landscape Plan (Exhibit "E").

## P. Fence and Screening Regulations

UDC Section 4.02 Fence and Screening Regulations shall apply, except that 4.02.11.E Residential Construction Abuts a Collector or an Arterial Street shall not apply. Additionally, perimeter fencing as depicted on the PD Concept Plan (Exhibit "D") shall be comprised of a transparent decorative iron fence with pedestrian gate access along the western and southern property lines.

## SECTION 3: ADDITIONAL DEVELOPMENT CONDITIONS

## A. Phasing

The development will be delivered in one (1) phase.

## B. Site Access and Design

The general design configuration of the main access point relative to the following as depicted on the PD Concept Plan (Exhibit "D").
A. The minimum required length of the internal storage (3.05.04 Table 26) shall be permitted at thirty-one feet ( $31^{\prime}$ ) as measured from the property line.
B. The width of the fire lane may be twenty-four feet ( $24^{\prime}$ ) at the access point as shown to permit better traffic circulation at this location around and the call box lane.

## C. Specialty Paving

Specialty paving, depicted at time of Site Plan approval, shall be installed to denote the arrival point of the site and create a focal point and streetscape relationship with the adjoining plaza/sitting area.

## D. Grasscrete Fire Lane

A grasscrete fire lane shall as depicted on the PD Concept Plan (Exhibit "D") shall be installed providing emergency access. The grasscrete area shall be maintained as a lawn area and be designed with a Knox Lock gate (or similar acceptable to the Fire Marshal) at the access to Corinth Parkway and a gate delineating the western most access from the resident parking area. The type of gate shall be determined at time of Site Plan and be acceptable to the Fire Marshal though at a minimum would be a one-armed gate (or similar).

## E. Miscellaneous Impacts

1. A Traffic Impact Assessment has been provided.
2. Floodplain/Wetlands - Development will not impact the floodplain area.
3. Detention required for sites over 1 acre - Detention is not anticipated to be needed on the site. A downstream assessment has been undertaken and with the proposed conditions the site will not cause an increase in discharge or water surface elevation from existing conditions. A full drainage study will be provided during the site plan/engineering plan review. However, should a detention area be required at time of Site Plan; the location of the basin will be located underground or in another manner acceptable to the City and in a location that does not impact the Tree Preservation Open Space area at the south end of the property. This stipulation shall also apply to any areas required to address water quality requirements on site.
4. Utilities - a portion of the existing $16^{\prime}$ utility easement shown to be abandoned will be further evaluated at the time of Site Plan and detailed engineering design. e Century Link utility easement and access to the existing building will remain.
