

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, August 26, 2024 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

AGENDA

- A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- B. PLEDGE OF ALLEGIANCE**
- C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**
- 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 and act on a request by the Applicant, Skorburg Company, for a Preliminary Plat for the Oak Ridge Park Subdivision, being ±57.963 acres located at 2300 Lake Sharon Drive. (Case No. PP24-0004)

E. BUSINESS AGENDA

- 2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a City Staff initiated request to amend UDC Subsection 3.04.05.F – Escrow Policies and Procedures to increase the maximum amount for escrow deposits from \$15,000 to \$100,000. (Case No. ZTA24-0006 UDC Escrow Policies Amendment)

F. DIRECTOR'S REPORT

G. 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, August 23, 2024 at 12:00 PM.**



Melissa Dailey, AICP
Director of Planning and Development Services
City of Corinth, Texas

August 23, 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 Staff Report

Meeting Date:	8/26/2024	Title:	PP24-0004: Oak Ridge Park
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input checked="" type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> 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 ±57.963 acres located at 2300 Lake Sharon Drive. (Case No. PP24-0004)



Aerial Location Map

Item Summary/Background/Prior Action

A Preliminary Plat for this subdivision was previously approved in February 2024. Since then, the Applicant purchased the adjacent property and now wishes to incorporate that new property as Phase 2, triggering the requirement for a new Preliminary Plat. The additional property was zoned as Planned Development No. 70, which contained an option to permit the integration of said property into the Oak Ridge Park Planned Development No. 68. The Base Zoning for PD-68 (Oak Ridge Park) and PD-70 (Residential Addition Option) is SF-4 Single Family Residential.

The purpose of this new Preliminary Plat is to establish a subdivision consisting of 321 residential lots and 9 open space/tree preservation/drainage lots on approximately 57.963 acres.

The Development Review Committee has reviewed this Preliminary Plat. Although one comment remains as a result of a review of the 3rd Submittal, which did not provide sufficient time to address prior to the Agenda Posting date, the plat is in general compliance with Unified Development Code (UDC) Subsection 3.03.02.G, Preliminary Plat 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 conditions:

- Planning:
 - Add PD-70 Boundary Line as it differs from Phase Line.
- Engineering/Public Works:
 - Existing Private Gas Easement shall be abandoned, and the recorded instrument/document number labeled on the Final Plat.

Per Texas Local Government Code Chapter 212, the Planning & Zoning Commission is required to act on this application at this meeting to comply with the state-mandated deadline to act on a plat application.

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

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

1. Add PD-70 Boundary Line as it differs from Phase Line.
2. Existing Private Gas Easement shall be abandoned, and the recorded instrument/document number labeled on the Final Plat.

Motion

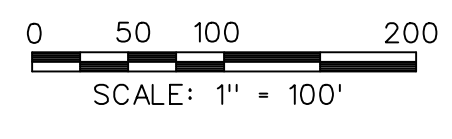
"I move to approve Case No. PP24-0004 – Oak Ridge Park Preliminary Plat subject to the conditions requested by Staff."

Alternative Action by the Planning and Zoning Commission

The Planning and Zoning Commission may add additional conditions or disapprove the application.

Attachments

1. Preliminary Plat with Staff Comment



LEGEND

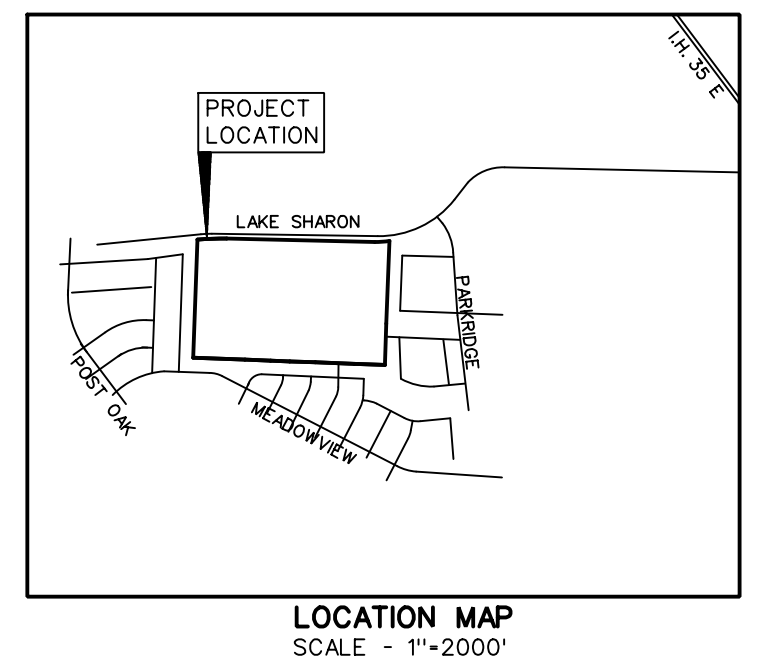
D.E. - Drainage Easement
 W.M.E. - Wall Maintenance Easement
 C.M. - Controlling Monument
 W.E. - Water Easement
 U.E. - Utility Easement
 S.W.E. - Sidewalk Easement
 B.L. - Building Line
 S.V.E. - Sight Visibility Easement
 - Street Name Change

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	20°56'06"	325.00'	118.75'	118.09'	566°36'07"E
2.	21°19'29"	225.00'	83.74'	83.26'	566°47'48"E
3.	92°47'46"	50.00'	80.98'	72.42'	571°35'49"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 00°34'57" E	132.00'
2.	S 89°42'44" E	136.91'



Add PD-70 Boundary Line as it differs from Phase Line.

Δ = 10°31'41"
 R = 842.00'
 L = 154.72'
 C = 154.50'
 B = N84°09'13"E

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

- NOTES:**
- Bearing are referenced to 60.49 acre tract, as described in Deed Records as recorded in Vol. 1459, Pg. 800 in the Deed of Denton County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - All common areas and X lots shall be owned and maintained by the Homeowners Association.
 - According to flood insurance rate map (firm) map no. 48121c0389h dated June 19, 2020, prepared by the Federal Emergency Management Agency (FEMA) for Denton County, Texas, this property is within Zone X.
 - Selling a portion of this addition by Metes and Bounds is a violation of City Ordinance and State law and subject to fines and withholdings of utilities and building permits.
 - Screening walls shall be owned and maintained by the H.O.A. Retaining walls shall be owned and maintained by the respective property owner.
 - Sidewalks shown are for graphic representation and may change with final engineering.

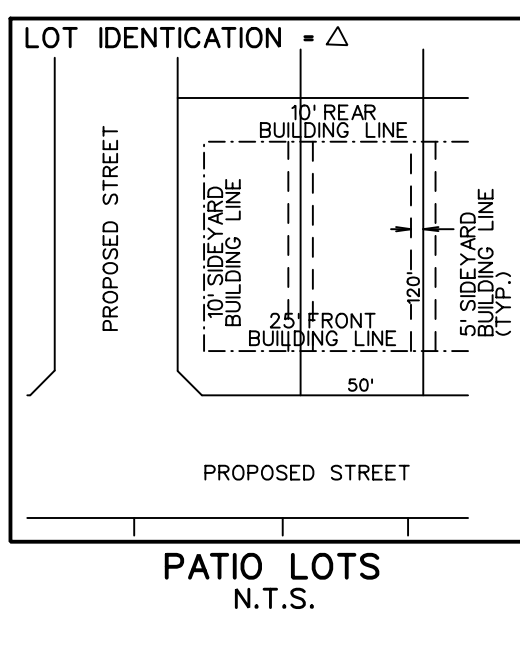
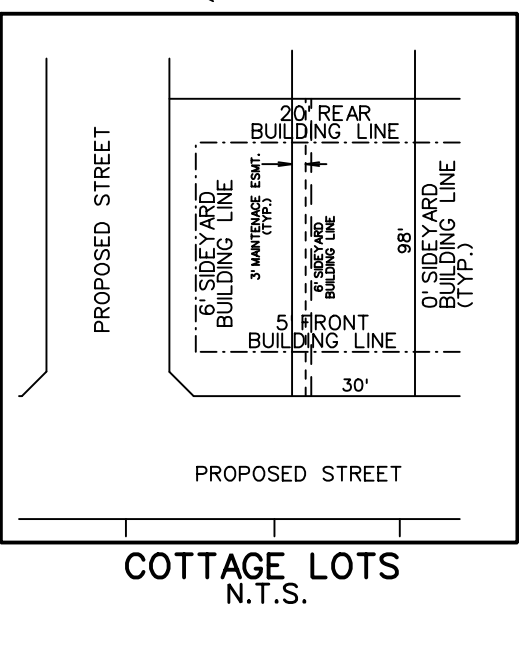
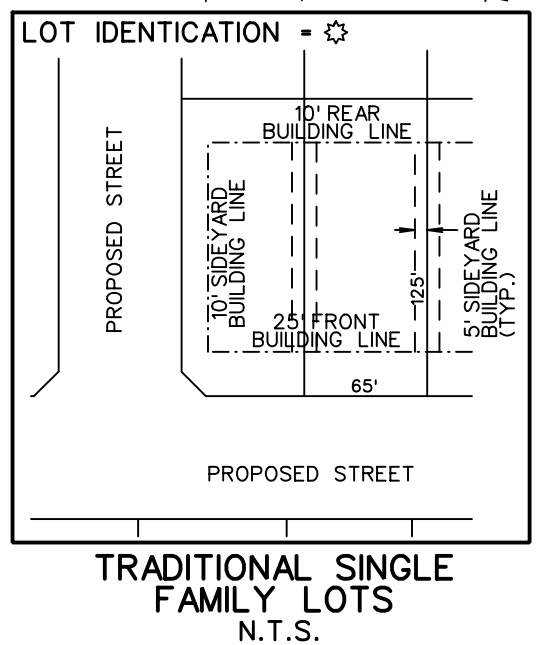
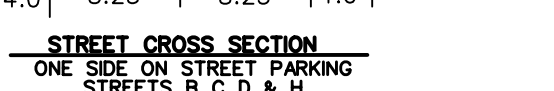
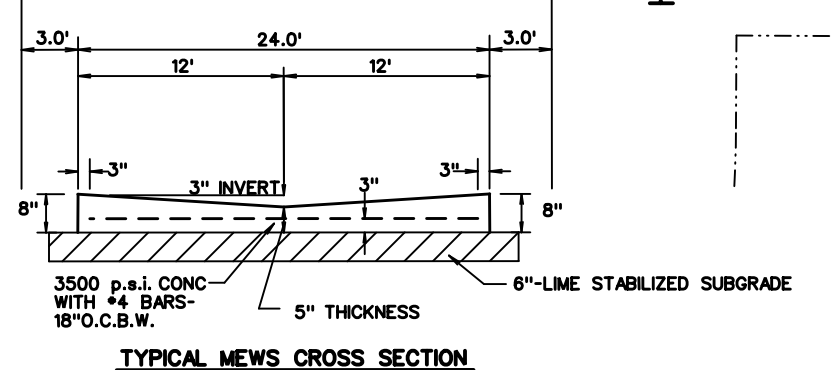
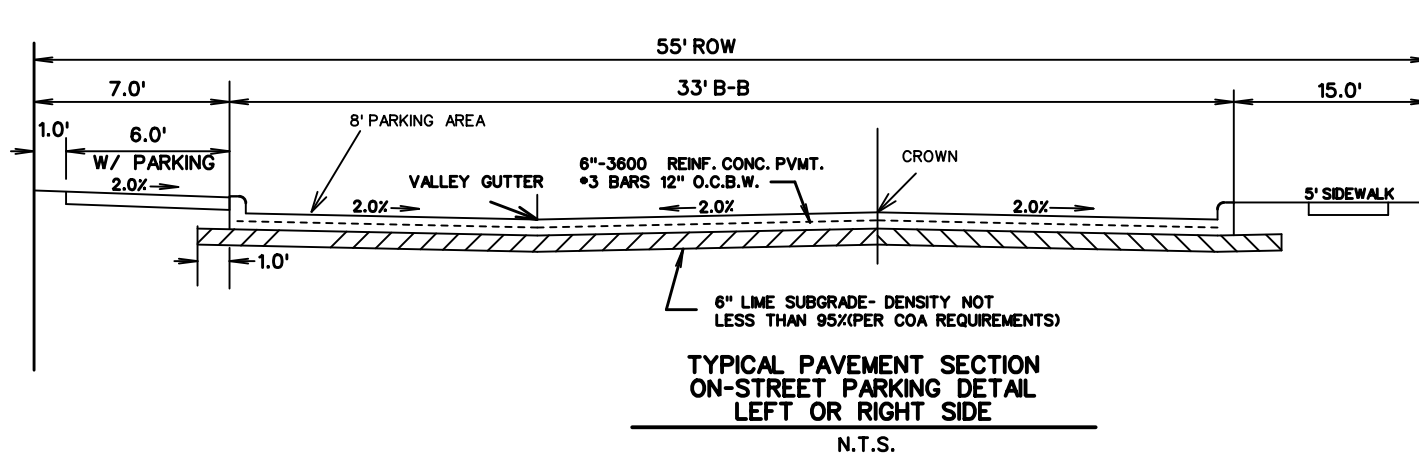
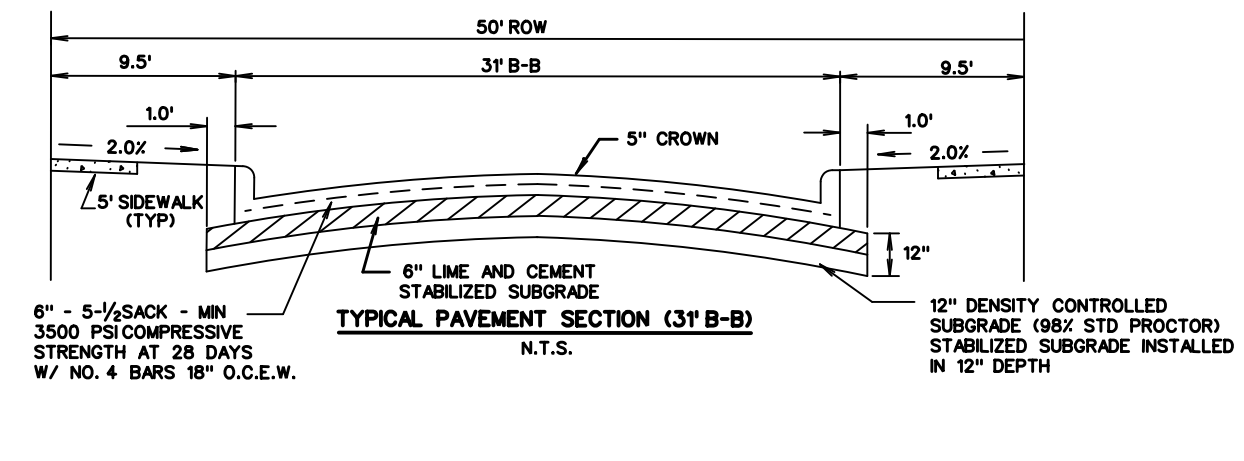
BENCHMARK:
 CITY OF CORINTH MONUMENT NAMED CM05, LOCATED APPROX. 560' WEST OF THE INTERSECTION OF YELLOWSTONE PARK AND MEADOWVIEW DRIVE. MONUMENT LOCATED ON THE NORTHSIDE OF MEADOWVIEW DRIVE AND 4.25' WEST OF INLET.
 ELEV. = 591.02

CASE NO. PP23-0004
 PRELIMINARY PLAT
 OF
OAK RIDGE PARK
 PHASES I & II

LOTS 1-31, BLOCK A
 LOTS 1-11, BLOCK B
 LOTS 1-11, BLOCK C
 LOTS 1-51, BLOCK D
 LOTS 1-6, BLOCK E
 LOTS 1-30, BLOCK F
 LOTS 1-117, BLOCK G
 LOTS 1-33 BLOCK H
 LOTS 1-32 BLOCK I
 TOTAL LOTS 310
 TOTAL RESIDENTIAL LOTS 310
 TOTAL OPEN SPACE (X) LOTS 9
 LOT 1X, BLOCK A
 LOT 31X, BLOCK B
 LOT 1X & 18X, BLOCK C
 LOT 9X, BLOCK D
 LOT 6X, BLOCK E
 LOT 46X, BLOCK G
 LOT 1X, BLOCK H
 TOTAL ACRES 57.963
 ZONED: PD-68 (SF-4) & PD-70
 OUT OF THE
 BROOKS BEALL SURVEY, ABSTRACT NO. 58

IN THE
 CITY OF CORINTH
 DENTON COUNTY, TEXAS
OWNER
 JBZ/SLM OAK RIDGE, LLC.
 1038 TEXAN TRAIL
 GRAPEVINE, TEXAS 76051
 512-688-7174
PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

POINT OF BEGINNING



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 Doc. No. 2024-51387 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.

CERTIFICATE OF APPROVAL

APPROVED the _____ day of _____, 2024 by the Planning and Zoning Commission of the City of Corinth, Texas

Director of Planning and Development

City Secretary

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

Table with columns for Block A through Block H, containing Lot, SF, and AC values for various lots.

* Indicates open space

CASE NO. PP23-0004
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OF
OAK RIDGE PARK
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512-688-7174

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

AUGUST 2024



CITY OF CORINTH Staff Report

Meeting Date:	8/26/2024	Title:	Escrow Policies Amendment (ZTA24-0006)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input checked="" type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a City Staff initiated request to amend UDC Subsection 3.04.05.F – Escrow Policies and Procedures to increase the maximum amount for escrow deposits from \$15,000 to \$100,000. (Case No. ZTA24-0006 UDC Escrow Policies Amendment)

Item Summary/Background/Prior Action

Escrow deposits are utilized to defer the installation of required improvements to a later date due to timing or other similar conflicts and ensure that funds are available. The proposed amendment is to increase the maximum amount for escrow deposits from \$15,000 to \$100,000 in UDC Subsection 3.04.05.F. A maximum of \$100,000 for escrow deposits is more in line with present development costs and will allow Staff and developers additional flexibility regarding the timing of the installation of required improvements.

Public Notice

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

- Publication in the Denton Record-Chronicle
- The Public Hearing notice was posted on the City’s Website

Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

Motion

“I move to recommend approval of Case No. ZTA24-0006 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