

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, June 26, 2023 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 Regular Session held on May 22, 2023.
- 2. Consider and act on a request by the applicant, Tate Braun, on behalf of the owner, Realty Capital, for a Preliminary Plat of the Parkway District Subdivision, being approximately ± 20.858 acres situated in the H. Garrison Survey, Abstract No. 507. The property is generally located north of Lake Sharon Drive, west of I-35E and east of Corinth Parkway. (Case No. PP23-0002 – Parkway District)

E. BUSINESS AGENDA

- 3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 69 single family lots on approximately ± 20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside Corinth)
- 4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend various subsection of Section 3 “Subdivision Regulations” regarding the dedication and maintenance of streetlights. (Case No. ZTA23-0001 – UDC Subdivision Regulations Amendments – Street Lights)

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, June 23, 2023 at 12:00 PM.**

John S Webb

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

June 23, 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



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, May 22, 2023, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 22nd day of May 2023, 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 Alan Nelson
Vice Chair Mark Klingele
KatieBeth Bruxvoort
Adam Guck
Crystin Jones

Commissioners Absent:

Bradford Harrold
Rebecca Rhule

Staff Members Present:

Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Development Services Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:30 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Jones was designated as a voting member.

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on April 24, 2023.
2. Consider and act on a request by the applicant, Justin Swartz, for a Final Plat of the Oxford at the Boulevard Subdivision, being ±19.567 acres situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 915. The property is located at the northwest corner of Corinth Parkway and Lake Sharon Drive. (Case No. RP23-0001 – Oxford at the Boulevard)
3. Consider and act on a request by the applicant, Tate Braun, on behalf of the owner, Realty Capital, for the extension of the approval period for a Preliminary Plat of the Parkway District Subdivision, being ±20.858 acres situated in the H. Garrison Survey, Abstract No. 507. The property is generally located north of Lake Sharon Drive, west of I-35E and east of Corinth Parkway. (Case No. PP23-0002 – Parkway District)

Motion to approve consent agenda by Vice-Chair Klingele, seconded by Commissioner Bruxvoort.

Motion passed unanimously: 5-for, 0-against.

E. BUSINESS AGENDA

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Greystar Central Development LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to a Planned Development with a base zoning district of MF-3 Multi-Family Residential for a 55+ Age-restricted Active Adult Community on approximately ±6.5 acres generally located southwest of the intersection of Corinth Parkway and Shady Rest Lane. (Case No. ZAPD23-0001 – Album Corinth)

Michelle Mixell, Planning Manager, presented the item and recommended that the request be approved as presented.

Chair Nelson asked if the park to the east was owned by the City and if it would be altered by the project.

Mixell confirmed that the City owns the Corinth Community Park and that the park would not be altered.

Nikki Moore, AN Moore Consulting, provided a presentation on behalf of the Applicant. She explained that the goal of the project was to provide for a missing housing product in the community. She discussed the average demographics in similar type communities and described the proposed amenities and features that will be provided in the development.

Chair Nelson asked if there would be any major signage along the street frontage.

Moore stated that they would be providing a low masonry sign in the plaza area that would double as bench seating and a wall sign on the corner of the building.

Chair Nelson asked how trash collection would be handled in the development.

Moore explained that the building will have trash chutes which would feed into a trash compactor room that would be emptied by a third-party trash collection service.

Commissioner Jones asked what the typical lease length was, what the application process looked like, and if elevators would be provided in the building.

Moore confirmed that elevators and air-conditioned corridors would be provided. She stated that the lease process is typically more drawn out consisting of several tours and explained that tenants are more likely to renew their lease over several years.

Commissioner Guck asked if the tree buffer between the proposed development and the park would be maintained.

Moore stated that all of trees are located on city property and would have to defer to Staff as to whether they would be preserved. She clarified that within their property they were proposing to install a wrought iron fence and hedgerow along this boundary.

Mixell explained that there is a civil flood project currently under design that could affect the tree line.

Commissioner Guck asked if the trees along Lynchburg Creek would be affected by the flood project.

Mixell stated that the trees along Lynchburg Creek within the property boundary of the proposed development would be unaffected.

Commissioner Bruxvoort asked how many two-bedroom units would be provided.

Moore stated that they were proposing 120 one-bedroom units and 76 two-bedroom units.

Vice-Chair Klingele asked what the grass paver fire lane would look like.

Moore explained that this fire lane would be composed of fire-rated pavement with grass over the top and would only be accessible by emergency personnel.

Vice-Chair Klingele asked if the fire lane would be gated.

Moore confirmed this.

Vice-Chair Klingele asked where the AC compressor units would be located.

Moore stated that the units would be located in alcoves in the roof which should not be visible from Corinth Parkway.

Chair Nelson asked about the distribution of covered and surface parking.

Moore pointed out which areas would have covered parking and stated that they had been exploring the possibility of adding additional carports. She explained that they came to their parking ratio and distribution of surface and covered parking based off of market data and other similar developments.

Chair Nelson asked if everyone would have an assigned parking space.

Moore stated that garage and carport spaces would be assigned, and that whether or not surface spaces would be assigned would depend on the preference of the residents.

Chair Nelson asked if management would ensure that the garages are not used for storage.

Moore stated that the lease agreement would prevent residents from using garages for storage and explained that there would be storage areas in the building available for rent.

Chair Nelson opened the Public Hearing. There were no speakers.

Chair Nelson closed the Public Hearing.

Commissioner Bruxvoort made a motion to recommend approval of the request as presented, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against.

5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the City of Corinth to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, by expanding the boundary of PD-61 to encompass Lots 1 and 2R of the Lake Vista Business Park Subdivision, currently zoned MX-C Mixed-Use Commercial, specifically to allow the Permitted Uses and Use Regulations enumerated by PD-61 on approximately ±3.1 acres generally located on the north side of Lake Sharon Drive (formerly Dobbs Road), between I-35E and Mayfield Circle. (Case No. ZAPD23-0002 – Lake Vista Business Park Lots 1, 2R, and 8R)

Matthew Lilly, Development Services Coordinator, presented the item and recommended that the request be approved as presented.

Chair Nelson asked if the other lots within Lake Vista Business Park would be incorporated into PD-61 in the future.

Lilly confirmed that the other lots would likely be incorporated in the future.

Chair Nelson opened the Public Hearing. There were no speakers.

Chair Nelson closed the Public Hearing.

Commissioner Guck made a motion to recommend approval as presented, seconded by Vice-Chair Klingele.

Motion passed unanimously: 5-for, 0-against.

F. DIRECTORS REPORT

Mixell, on behalf of Director Webb, informed the Commission that updates to the UDC and possibly another planned development will be presented at the June 26th meeting.

G. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:10 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2023.

Alan Nelson, Planning and Zoning Commission Chairman

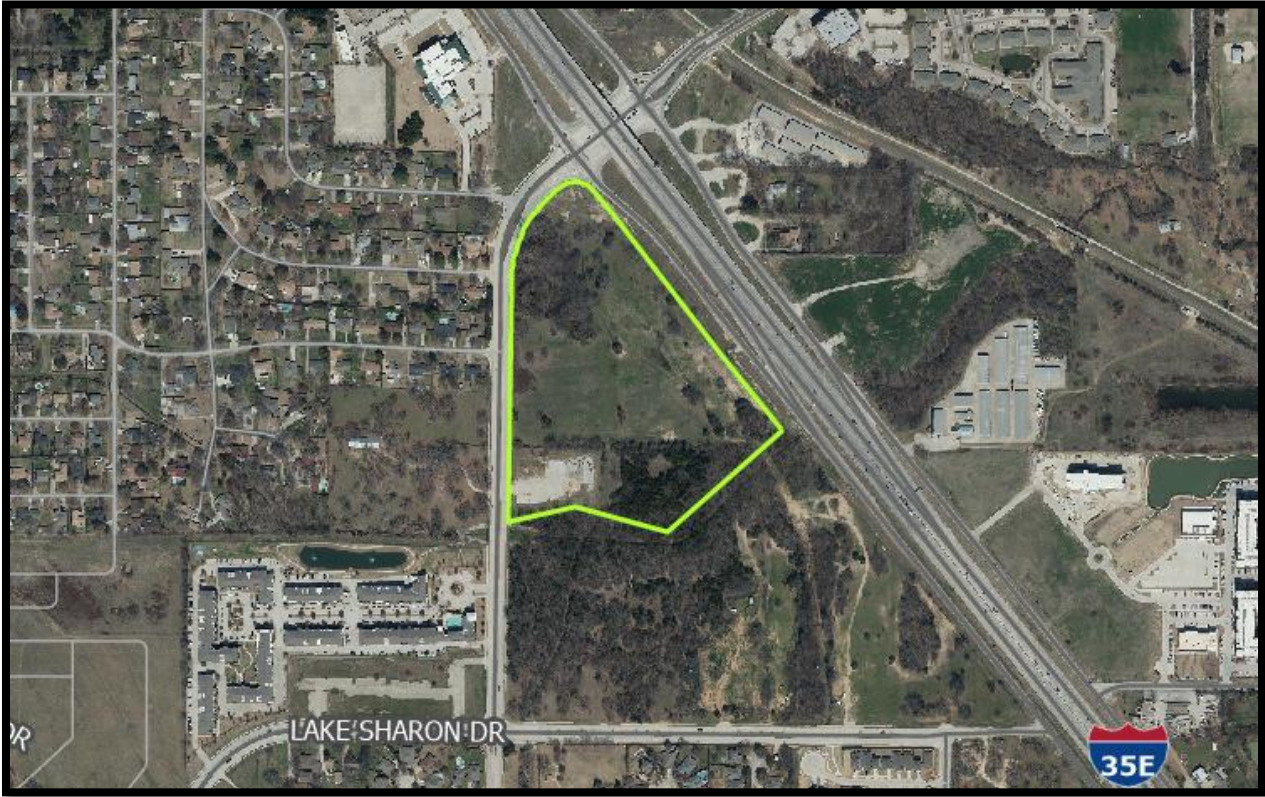


CITY OF CORINTH Staff Report

Meeting Date:	6/26/2023	Title:	Preliminary Plat: Parkway District (PP23-0002)
Strategic Goals:	<input checked="" 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		

Item/Caption

Consider and act on a request by the applicant, Tate Braun, on behalf of the owner, Realty Capital, for a Preliminary Plat of the Parkway District Subdivision, being approximately ±20.858 acres situated in the H. Garrison Survey, Abstract No. 507. The property is generally located north of Lake Sharon Drive, west of I-35E and east of Corinth Parkway. (Case No. PP23-0002 – Parkway District)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Preliminary Plat is to establish eight (8) lots, including four (4) “x lots”, for a mixed-use development. The property is zoned Planned Development No. 59 – Parkway District.

At their May 22, 2023, meeting, the Planning & Zoning Commission voted to grant a request by the Applicant for a one-time, 30-day extension to the approval process. The Commission is required to act on the Preliminary Plat application at this meeting to comply with the Texas Local Government Code.

The Applicant requested the extension to address multiple deficiencies in the Preliminary Plat identified in the first Development Review Committee review. The Applicant has revised the Preliminary Plat and satisfactorily addressed Staff Comments.

Note, however, that the Preliminary Plat as currently proposed does not technically conform to the adopted PD-59 Regulating Plan, which identifies the boundaries and approximate acreage of various blocks in the development. With that understanding, Staff is recommending approval of the Preliminary Plat with the condition that a Minor PD Amendment be approved to adjust the Regulating Plan to what is presently shown in the Preliminary Plat.

Financial Impact

None

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

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

1. Approval of a Minor PD Amendment to the Parkway District PD-59 to adjust the acreage identified in Figure 2.2 Regulating Plan for the various Blocks in the plan as follows:
 - a. Block A:
 - i. Restaurant approximately \pm 4.01 acres (Preliminary Plat Lot 4)
 - ii. Open Space approximately \pm 0.46 acres (Preliminary Plat Lot 4X)
 - b. Block B: Hotel/Retail approximately \pm 1.61 acres (Preliminary Plat Lot 3)
 - c. Block C: Multifamily approximately \pm 5.59 acres (Preliminary Plat Lot 1)
 - d. Block D: Townhomes approximately \pm 1.40 acres (Preliminary Plat Lot 2)
 - e. Block E: Open Space approximately \pm 4.82 acres (Preliminary Plat Lot 3X)
 - f. Private Drives: approximately \pm 1.17 (Preliminary Plat Lot 1X) and \pm 1.76 (Preliminary Plat Lot 2X)

Motion

“I move to approve Case No. PP23-0002 – Parkway District Preliminary Plat subject to the conditions presented by Staff”

Alternative Action by the Planning and Zoning Commission

The Planning and Zoning Commission may deny the application.

Attachments

1. Preliminary Plat

BLOCK 4
122.24'

WILDWOOD ST.
(60' RIGHT-OF-WAY)

LOT 31
BLOCK 3
(ZONED C-1:
COMMERCIAL)

(ZONED SF-3: SINGLE
FAMILY RESIDENTIAL)

LOT 1
BLOCK 3

**NORTH
HAVEN DRIVE**
(60' RIGHT-OF-WAY)

(ZONED SF-3: SINGLE
FAMILY RESIDENTIAL)

LOT 20, BLOCK 2
CORINTH SHORES
ESTATES

LOT 1
BLOCK 2

**SILVER
MEADOW
LANE**
(60' RIGHT-OF-WAY)

LOT 1
BLOCK 1

(ZONED SF-3: SINGLE
FAMILY RESIDENTIAL)

TIMBER RIDGE SF, LTD.
(DOC. NO. 2022-65473)

(ZONED PD-60: PLANNED
DEVELOPMENT)

LOT 1, BLOCK A
0.480 ACRES
(20,058 SQUARE FEET)
(NO BUILDINGS)

LOT 1X
BLOCK A
1.174 ACRES
(51,123 SQUARE FEET)
(NO BUILDINGS)

LOT 3, BLOCK A
1.617 ACRES
(70,420 SQUARE FEET)

LOT 1, BLOCK A
5.597 ACRES
(246,444 SQUARE FEET)

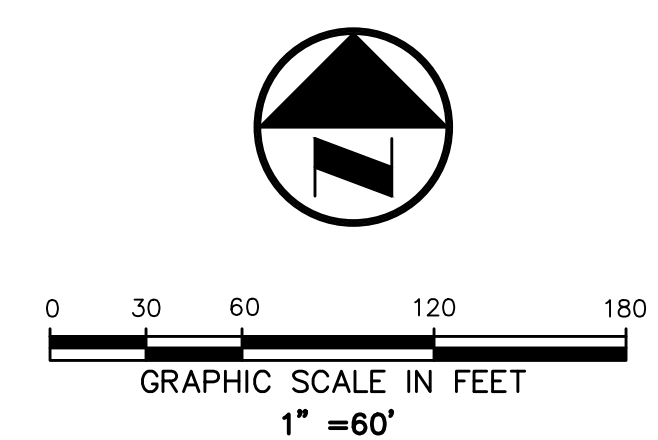
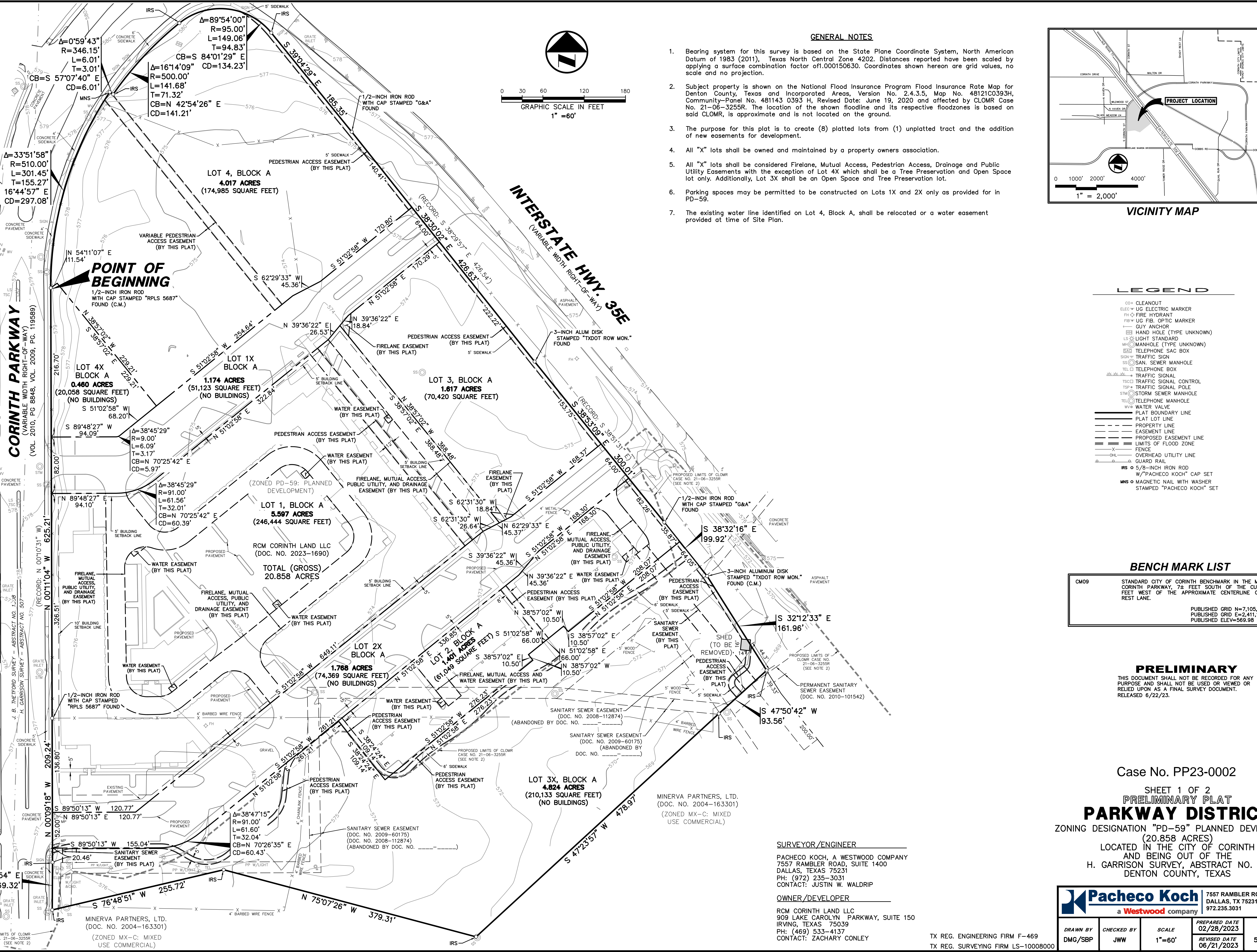
LOT 2X
BLOCK A
1.788 ACRES
(74,369 SQUARE FEET)
(NO BUILDINGS)

LOT 2, BLOCK A
1.401 ACRES
(61,049 SQUARE FEET)

LOT 3X, BLOCK A
4.824 ACRES
(210,133 SQUARE FEET)
(NO BUILDINGS)

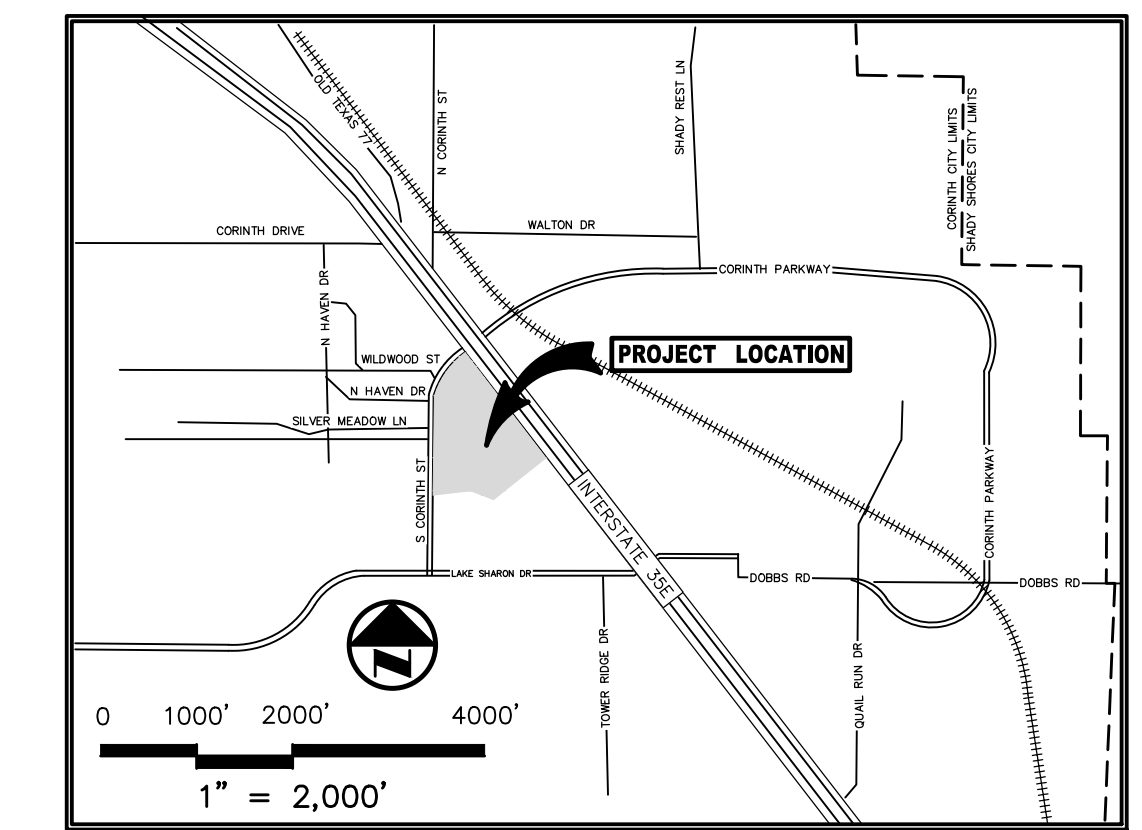
MINERVA PARTNERS, LTD.
(DOC. NO. 2004-163301)

(ZONED MX-C: MIXED
USE COMMERCIAL)



GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying a surface combination factor of 0.000150630. Coordinates shown here are grid values, no scale and no projection.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Version No. 2.4.3.5, Map No. 48121C0393H, Community-Panel No. 481143 0393 H, Revised Date: June 19, 2020 and affected by CLOMR Case No. 21-06-3255R. The location of the shown floodline and its respective floodzones is based on said CLOMR, is approximate and is not located on the ground.
- The purpose for this plat is to create (8) platted lots from (1) unplatted tract and the addition of new easements for development.
- All "X" lots shall be owned and maintained by a property owners association.
- All "X" lots shall be considered Firelane, Mutual Access, Pedestrian Access, Drainage and Public Utility Easements with the exception of Lot 4X which shall be a Tree Preservation and Open Space lot only. Additionally, Lot 3X shall be an Open Space and Tree Preservation lot.
- Parking spaces may be permitted to be constructed on Lots 1X and 2X only as provided for in PD-59.
- The existing water line identified on Lot 4, Block A, shall be relocated or a water easement provided at time of Site Plan.



LEGEND

- CO = CLEANOUT
- ELEC = UG ELECTRIC MARKER
- PH = FIRE HYDRANT
- FB = UG FIB. OPTIC MARKER
- GA = GUY ANCHOR
- HH = HAND HOLE (TYPE UNKNOWN)
- LS = LIGHT STANDARD
- MH = MANHOLE (TYPE UNKNOWN)
- TS = TELEPHONE SAC BOX
- TR = TRAFFIC SIGN
- SS = SAN. SEWER MANHOLE
- TE = TELEPHONE BOX
- WV = WATER VALVE
- TS = TRAFFIC SIGNAL
- TSC = TRAFFIC SIGNAL CONTROL
- TSP = TRAFFIC SIGNAL POLE
- STM = STORM SEWER MANHOLE
- TEL = TELEPHONE MANHOLE
- PLAT BOUNDARY LINE
- PLAT LOT LINE
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- LIMITS OF FLOOD ZONE
- FENCE
- GUARD RAIL
- OVERHEAD UTILITY LINE
- IRS = 5/8-INCH IRON ROD WITH CAP STAMPED "G&A" FOUND
- MNS = MAGNETIC NAIL WITH WASHER STAMPED "PACHECO KOCH" SET

BENCH MARK LIST

CM09	STANDARD CITY OF CORINTH BENCHMARK IN THE MEDIAN OF CORINTH PARKWAY, 7 1/2 FEET SOUTH OF THE CURB, 270± FEET WEST OF THE APPROXIMATE CENTERLINE OF SHADY REST LANE.	PUBLISHED GRID N=7,105,598.02 PUBLISHED GRID E=2,411,183.76 PUBLISHED ELEV=569.98
------	---	---

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 6/22/23.

Case No. PP23-0002

SHEET 1 OF 2
PRELIMINARY PLAT
PARKWAY DISTRICT
ZONING DESIGNATION "PD-59" PLANNED DEVELOPMENT
(20.858 ACRES)
LOCATED IN THE CITY OF CORINTH
AND BEING OUT OF THE
H. GARRISON SURVEY, ABSTRACT NO. 507
DENTON COUNTY, TEXAS

SURVEYOR/ENGINEER

PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JUSTIN W. WALDRIP

OWNER/DEVELOPER

RCM CORINTH LAND LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
PH: (469) 533-4137
CONTACT: ZACHARY CONLEY

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY DMG/SBP	CHECKED BY JWW	SCALE 1"=60'	PREPARED DATE 02/28/2023	JOB NUMBER 5299-22.218
			REVISED DATE 06/21/2023	

SBPHILLIPS 6:58 AM
 6/27/23 12:17 PM
 K:\WORK\5299-22.218\DWG\SURVEY.C3D 2018\5299-22.218PP_REV1.DWG

PRELIMINARY PLAT-PARKWAY DISTRICT

OWNER'S CERTIFICATION

WHEREAS, RCM Corinth Land LLC is the owner of 20.858 acre tract of land situated in the H. Garrison Survey, Abstract No. 507, City of Corinth, Denton County, Texas; said tract being all of that tract described in Special Warranty Deed With Vendor's Lien to RCM Corinth Land LLC recorded in Document No. 2023-1690 of the Official Public Records of Denton County, Texas; said 20.858 acre tract being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod with cap stamped "RPLS 5687" found at the beginning of a curve to the right in the east right-of-way line of Corinth Street (a variable width right-of-way) recorded in Volume 2010, Pg. 8848 and Volume 2009, Pg. 119589 of the Deed Records of Denton County, Texas, and the west line of said RCM Corinth Land LLC tract;

THENCE, in a northerly direction, along said curve in the said east line of Corinth Street and said west line of the RCM Corinth Land LLC tract, having a central angle of 33 degrees, 51 minutes, 58 seconds, a radius of 510.00 feet, a chord bearing and distance of North 16 degrees, 44 minutes, 57 seconds East, 297.08 feet, an arc distance of 301.45 feet to a mag nail with washer stamped "PACHECO KOCH" set at the end of said curve and the beginning of a non-tangent curve to the left; said point being an angle point in the said east line of Corinth Street and said west line of the RCM Corinth Land LLC tract and a corner in the west right-of-way line of Interstate Highway 35E (variable width right-of-way);

THENCE, along said west line of Interstate Highway 35E and the north and east lines of said RCM Corinth Land LLC tract, the following eight (8) calls:

Continuing along said curve to the left, in a southeasterly direction, having a central angle of 00 degrees, 59 minutes, 43 seconds, a radius of 346.15 feet, a chord bearing and distance of South 57 degrees, 07 minutes, 40 seconds East, 6.01 feet, an arc distance of 6.01 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve to the left and the beginning of a non-tangent curve to the right;

Continuing along said curve to the right, having a central angle of 16 degrees, 14 minutes, 09 seconds, a radius of 500.00 feet, a chord bearing and distance of North 42 degrees, 54 minutes, 26 seconds East, 141.21 feet, an arc distance of 141.68 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve to the right and the beginning of a compound curve to the right;

Continuing along said compound curve, in a easterly direction, having a central angle of 89 degrees, 54 minutes, 00 seconds, a radius of 95.00 feet, a chord bearing and distance of South 84 degrees, 01 minutes, 29 seconds East, 134.23 feet, an arc distance of 149.06 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said compound curve;

South 39 degrees, 04 minutes, 29 seconds East, a distance of 185.35 feet to a 1/2 inch iron rod with cap stamped "G&A" found for corner;

South 38 degrees, 30 minutes, 02 seconds East, a distance of 426.63 feet to a 3 inch aluminum disk stamped "TXDOT ROW MON." found for corner;

South 38 degrees, 53 minutes, 09 seconds East, a distance of 300.01 feet to a 1/2 inch iron rod with cap stamped "G&A" found for corner;

South 38 degrees, 32 minutes, 16 seconds East, a distance of 99.92 feet to a 3 inch aluminum disk stamped "TXDOT ROW MON." found for corner;

South 32 degrees, 12 minutes, 33 seconds East, a distance of 161.96 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner; said point being the east corner of said RCM Corinth Land LLC tract and the north corner of the remainder of that tract of land described in Special Warranty Deed With Vendor's Lien to Minerva Partners, Ltd. recorded in Document No. 2004-163301 of said Official Public Records;

THENCE, departing said west line of Interstate Highway 35E and along the south line of said RCM Corinth Land LLC tract and the north line of said Minerva Partners, Ltd. tract, the following four (4) calls:

South 47 degrees, 50 minutes, 42 seconds West, a distance of 93.56 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

South 47 degrees, 23 minutes, 57 seconds West, a distance of 478.97 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

North 75 degrees, 07 minutes, 26 seconds West, a distance of 379.31 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

South 76 degrees, 48 minutes, 51 seconds West, a distance of 255.72 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner in the said east line of Corinth Street; said point being the southwest corner of said RCM Corinth Land LLC tract;

THENCE, departing the north line of said Minerva Partners, Ltd. tract and along the said east line of Corinth Street and the west line of said RCM Corinth Land LLC tract, the following three (3) calls:

North 00 degrees, 21 minutes, 54 seconds East, a distance of 69.32 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

North 00 degrees, 09 minutes, 18 seconds West, a distance of 209.24 feet to a 1/2 inch iron rod with cap stamped "RPLS 5687" found for corner;

North 00 degrees, 11 minutes, 04 seconds West, a distance of 625.21 feet to the POINT OF BEGINNING;

CONTAINING: 908,582 square feet or 20.858 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That RCM Corinth Land LLC, the owner of the property described in this plat, acting by and through its duly authorized agents, do hereby adopt this plat, designating the property as PARKWAY DISTRICT an addition to the City of Corinth, Denton County, Texas and do hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The city of Corinth shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the city of Corinth, provided, however, it is understood that in the event it becomes necessary for the city of Corinth to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The city of Corinth, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the provisions of Sec. 31.36 of the Code of Ordinances of the city of Corinth, Texas.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Corinth, Texas.

RCM Corinth Land LLC

By (sign): _____

Name (print): _____

Title (print): _____

Date: _____ day of _____, 2023

STATE OF TEXAS §

COUNTY OF Denton §

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

I, Justin W. Waldrip, a Registered Professional Land Surveyor, licensed by the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/22/23.

Justin W. Waldrip
Texas Registered Professional Land Surveyor, No. 6179

Dated this the _____ day of _____, 2023

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the said Denton County and for the State of Texas, on this day personally appeared Justin W. Waldrip, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, dated this the _____ day of _____, 2023

CERTIFICATE OF APPROVAL

APPROVED the _____ day of _____, 2023 by the Planning and Zoning Commission of the City of Corinth, Texas.

Director of Planning and Development

City Secretary

SURVEYOR/ENGINEER

PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JUSTIN W. WALDRIP

OWNER/DEVELOPER

RCM CORINTH LAND LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
PH: (469) 533-4137
CONTACT: ZACHARY CONLEY

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Case No. PP23-0002
SHEET 2 OF 2
PRELIMINARY PLAT
PARKWAY DISTRICT
ZONING DESIGNATION "PD-59" PLANNED DEVELOPMENT
(20.858 ACRES)
LOCATED IN THE CITY OF CORINTH
AND BEING OUT OF THE
H. GARRISON SURVEY, ABSTRACT NO. 507
DENTON COUNTY, TEXAS



DRAWN BY DMG/SBP	CHECKED BY JWW	SCALE 1"=60'	PREPARED DATE 02/28/2023	REVISED DATE 06/21/2023	JOB NUMBER 5299-22.218
---------------------	-------------------	-----------------	-----------------------------	----------------------------	---------------------------

PRELIMINARY PLAT-PARKWAY DISTRICT

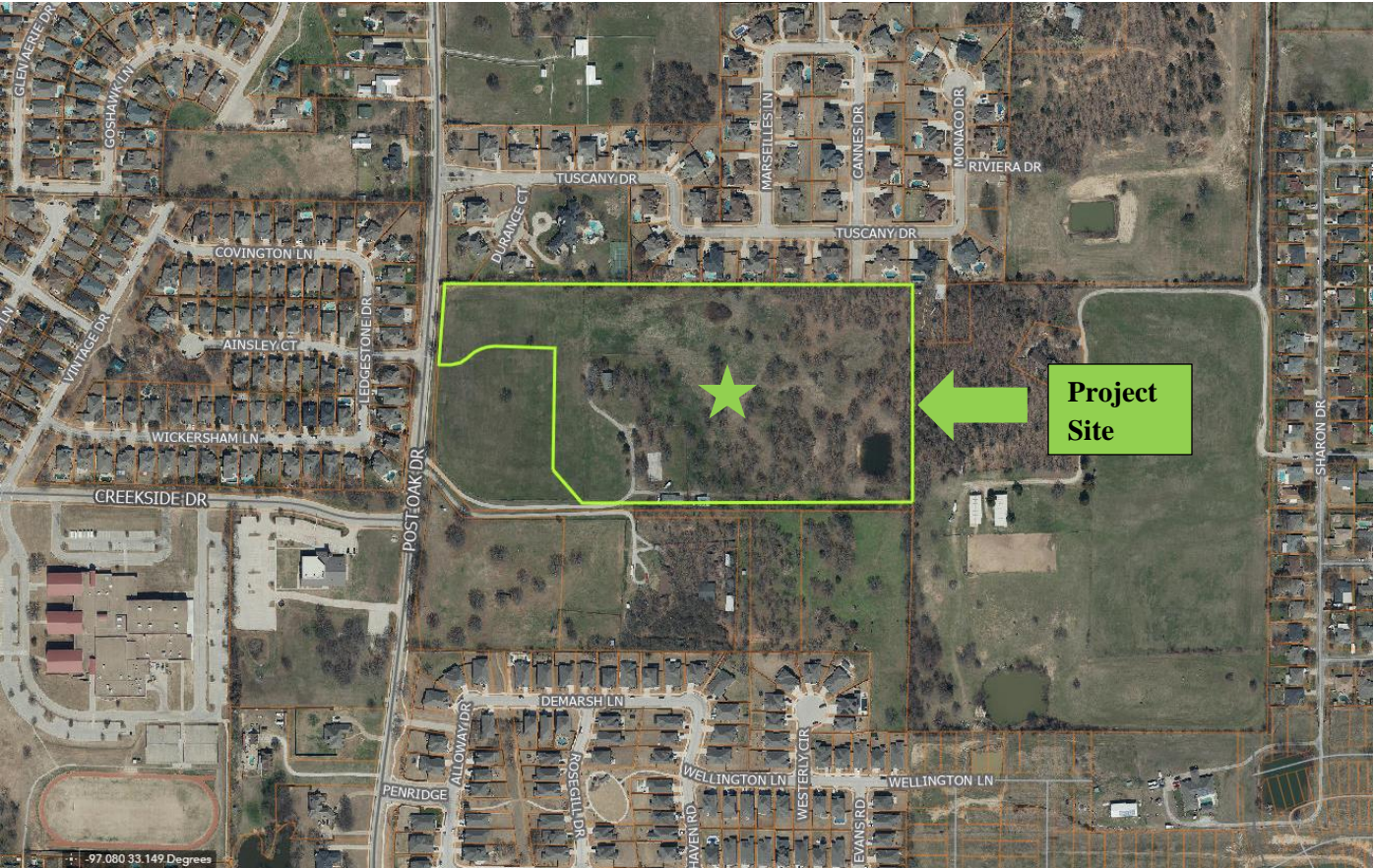


CITY OF CORINTH Staff Report

Meeting Date:	6/26/2023	Title:	Hillside Corinth Planned Development (PD) Rezoning Request Case No. ZAPD22-0008
Strategic Goals	<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		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 69 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside Corinth)



Location Map - Case No. ZAPD22-0008

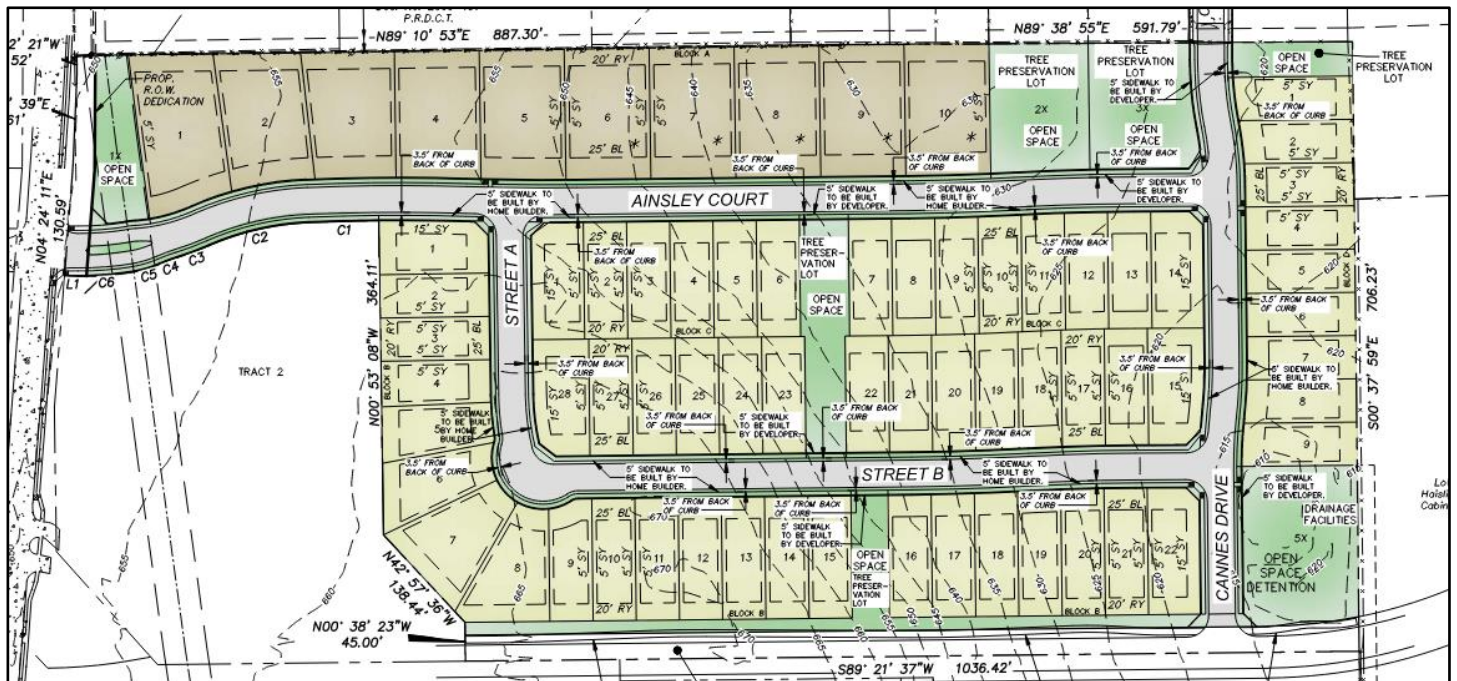
Item Summary/Background/Existing Conditions

The applicant is requesting the rezoning of approximately ±20 acres to a Planned Development (PD) District with a base Zoning District of SF-4 Single Family Residential for the future development of 69 single family detached lots in one (1) phase for a gross density of 3.46 dwelling units per acre (DU/A). The site is presently zoned SF-2 Single Family Residential, which requires a minimum lot size of 14,000 sq. ft. The property is primarily undeveloped with groves of large trees and a pond in the southeast corner, which is intended to be modified to serve as a drainage facility. Additionally, a gas line easement runs along the northwestern portion of the property adjacent to Post Oak Drive. The property is owned by Antioch Christian Fellowship of Corinth Texas Inc., and the existing 2 (two) buildings on site would be removed.

The site is bounded to the west by Post Oak Drive and vacant land zoned SF-2 Single Family Residential, depicted as Tract 2 on the Concept Plan. The northern boundary is adjacent to single family homes in the Provence Subdivision which is zoned SF-3 Single Family Residential (minimum lot size of 10,000 sq. ft). The properties to the south and southwest are composed of tracts of land zoned SF-2 Single Family Residential that are either undeveloped or contain a single-family dwelling. The area to the east is zoned PD-5 (base zoning of SF-2, SF-3, and SF-4) and contains a single-family dwelling and agricultural uses.

The property’s place type designation under the Comprehensive Plan’s Land Use and Development Strategy is “Neighborhood”, which envisions traditional neighborhood design in new developments with transitions to existing neighborhoods in respect to densities, screening, and buffering. The design and sustainability priorities of the Neighborhood place type designation include providing sidewalk and trail connections, and local area detention infrastructure that also serves as an amenity (including landscaping and trails) for the benefit of adding value to the development. To keep with these design priorities and enhance the character of the proposed development, the Applicant is integrating existing environmental features by committing to preserve trees within groves and linear open spaces.

Please refer to Attachment 1 – PD Design Statement for the overall project proposal and detailed proposed development regulations.

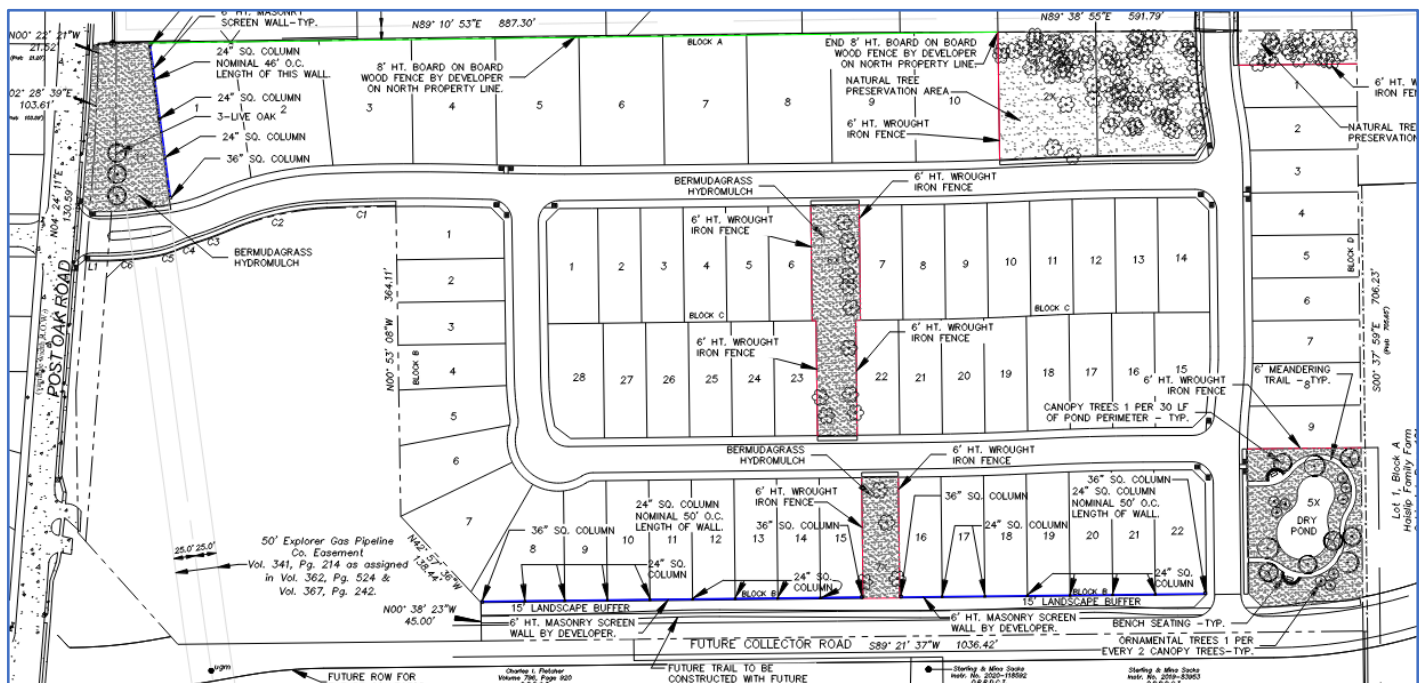


Excerpt of Exhibit C – PD Concept Plan

The PD Concept Plan (Exhibit C) shows the overall layout and design of the site and provides a breakdown of lot dimensions. The proposed development will include 59 lots with a minimum lot area of 6,250 sq. ft. (minimum 50’ wide and a minimum 120’ deep), and ten (10) lots with a minimum lot area of 13,500 sq. ft. (minimum 95’ wide and a minimum

120' deep) along the northern boundary of the property. Five (5) of the ten (10) larger lots will be restricted to one-story in height by deed restriction and within the PD. A note will also be placed on the Final Plat indicating this restriction on the subject lots. The purpose of the larger lots on the northern boundary is to provide an appropriate transition to the subdivision to the north as intended in the Comprehensive Plan. Additional restrictions to be applicable to all lots in the development include a provision that garage doors shall not extend in front of the home and that no more than two (2) garage doors or one (1) double garage door shall face the primary street on a front elevation, unless a third garage door is added as a "j-swing" door or may face a side street on a corner lot.

The Master Thoroughfare Plan, adopted within the Comprehensive Plan, identifies the future construction of a new Collector roadway (60' right-of-way width, with approximately 37 feet of driving lanes), for the purpose of extending Creekside Drive at Post Oak Drive eastward to Silver Meadow Lane. The Applicant has agreed to dedicate, at the time of Final Plat, a portion of right-of-way required for this future collector roadway. Per the Comprehensive Plan's mobility strategy, the aim of a comprehensive transportation network is to provide a variety of facilities both motorized and non-motorized modes of travel, with connections to destinations with special emphasis on education services, parks and open spaces.



Excerpt of Exhibit E – Conceptual Landscape and Screening Plan

The Conceptual Landscape and Screening Plans (Exhibit E) shows the overall layout and design of the landscaping and screening required for the site, including the location of open space/tree preservation and drainage lots, which are to be owned and maintained in perpetuity by a Homeowners' Association established for the subdivision. The Applicant is committing to preserving approximately 20% of total Healthy Protected Tree Caliper Inches on site in open space/tree preservation lots.

Regarding the proposed drainage facility on the southeast corner of the site, Attachment 1 – PD Design Statement contains specific standards related to the trail and landscaping planting rates in this area. Staff supports a provision included in the PD Design Statement that would permit the Applicant to count the perimeter land area containing the enhanced landscaping towards meeting a portion of the minimum Park and Trail Dedication requirements of UDC Subsection 3.05.10. The Applicant has informed Staff that the design of the drainage facility may not permit the installation of the trail and enhanced landscaping. Thus, Staff cautions that the image shown above is conceptual and the project's landscaping in this particular location may not materialize as depicted, if at all, and would not meet the intent of the Neighborhood Place Type in the Comprehensive Plan.

In terms of trails, the Active Transportation Plan identifies two (2) trails within the boundaries of the property: an eight (8) foot-wide sidepath along the east side of Post Oak Drive, and an eight (8) foot-wide sidepath along the boundary of the future collector roadway on the south side of the property. The Applicant will not be required to install the identified trails. The trails would be installed at the time Post Oak Drive is widened and the future collector road on the south is constructed. The Applicant will dedicate a Pedestrian Access Easement to allow the trail along the future collector to meander through a landscape buffer. Note, that while Staff and the Applicant agreed to defer the construction of the trails, the required landscaping in the landscape edge buffer on the southside of the property adjacent to the future collector roadway is to be installed at the time of construction of this subdivision. Staff is requesting this item (required landscaping shall be installed along the buffer at the time of residential development, and not at the time of future roadway/trail construction) be included as a condition of approval for this Planned Development request.

Additionally, masonry walls will be constructed along the lots siding to Post Oak Drive and those adjacent to the right-of-way dedicated for the future collector roadway. Ornamental tubular metal fencing will be installed along the common boundaries between open space lots and proposed single family lots within the development. Additionally, the Applicant will construct a board-on-board cedar fence, eight (8) feet in height along the northern property boundary. PD Design Statement contains an additional provision to ensure that no wood fence may be constructed behind or in front of tubular metal fencing, to protect community image.

The Applicant provided a Traffic Impact Worksheet (see Exhibit G – Traffic Impact Analysis Worksheet), though a full Traffic Impact Analysis is not required as the threshold to warrant a full Analysis was not met.

Applicant Requested Departures from the Unified Development Code (UDC) Provisions

As stated in the UDC, Section 2.06.03, the purpose of a PD District is to “... encourage quality and better development in the City by allowing flexibility in planning and development of projects . . .and permit new or innovative concepts in land utilization or diversification that could not be achieved through the traditional [base] zoning districts.” As such, the Applicant is requesting the following departures from the established UDC provisions, as well as additional provisions, to create a unique project. Note that the stated departures below are further described in Attachment 1 –PD Design Statement and include a justification for each request.

Proposed Dimensional Regulations			
Development Standards	Base Zoning SF-4	Hillside Corinth PD-XX	
Lot Sizes			
Minimum Lot Width at Building Line	70 feet	50 feet	95 feet
Minimum Front Yard Setback	25 feet	25 feet*	25 feet*
Minimum Side Yard Setback:			
Interior Lot	5 feet	5 feet	5 feet
Corner Lot	15 feet	15 feet	15 feet
Minimum Rear Yard Setback	20 feet	20 feet	20 feet
Minimum Lot Area	7,500 s.f.	6,250 s.f.	13,500 s.f.
Maximum Density	N/A	3.46 Lots/Acre	
Minimum Lot Depth	100 feet	100 feet	
Minimum Floor Area	1,500 s.f	1,800 s.f.	
Maximum Building Area Coverage	30%	55%	

* The front setback may be reduced to a minimum of 15 feet for the following elements:

- 1) A “j-swing” garage provided the wall of the garage that faces the street contains a glass pane window with a minimum size of three feet by five feet and the height of the garage does not exceed one story.

- 2) An unenclosed front porch has a minimum dimension of seven feet in depth measured from stud to the front edge of the porch and a minimum width of 10 feet.

Compliance with the Comprehensive Plan

The 2040 Comprehensive Plan’s Land Use and Development Strategy designates the property as “Neighborhood.” This Place Type envisions traditional neighborhood design in new developments with transitions to existing neighborhoods in respect to densities, screening, and buffering. As designed, the project meets the intent of the Place Type by providing sidewalk and trail connections to promote walkability and bikeability, as well as local area detention infrastructure that serves as an amenity. Additionally, the project adheres to the guiding principle of the Comprehensive Plan by providing a complete, connected, and safe neighborhood with convenient access to services and a variety of housing that meets the needs of all ages and abilities.

Neighborhood Outreach

The Applicant held a neighborhood meeting on September 13, 2022, and has subsequently met with surrounding property owners to discuss and address their concerns.

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.
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Denton ISD.
- The Applicant posted a “Notice of Zoning Change” sign along Post Oak Drive
- The Public Hearing notice was posted on the City’s Website.

Letters of Support/Protest

As of the date of this report, the City has received one (1) letter of support, eight (8) letters of opposition from the owners of five (5) properties located within 200 feet of the subject property in response to City’s mailed notification. It should be noted that the City received multiple letters of opposition from the owners of the same property.

Additionally, the City has received one (1) letter of opposition from a property owner outside the 200-foot buffer from the subject property.

See Attachments 3 and 4 for Letters/Emails from Property Owners received.

Staff Recommendation

Staff recommends approval as presented subject to the following conditions:

1. Attachment 1 – PD Design Statement be amended to include a provision requiring that the trees on the required 15’ landscape buffer adjacent to the future collector roadway shall be installed by the Applicant at the time of subdivision construction, not roadway construction.
2. Exhibit E – Conceptual Landscape and Screening Plans be amended to show the required trees to be installed by the Applicant on the buffer on the south side of the property adjacent to the future collector roadway.
3. Drainage facility X lot shall be amenitized at a minimum with enhanced landscaping and sitting area along the western boundary of said X lot adjacent to the sidewalk to meet the intent of Neighborhood Place Type in Comprehensive Plan.

Motion

“I move to recommend approval of Case No. ZAPD22-0008 – Hillside Corinth PD, as presented subject to the conditions requested by Staff”

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.

Supporting Documentation

Attachment 1 – PD Design Statement

- Exhibit A – Legal description
- Exhibit B – Proposed Zoning Map Change (SF-2 to PD with base zoning district of SF-4)
- Exhibit C – PD Concept Plan
- Exhibit D – Existing Site Conditions (include an aerial with project layout overlay)
- Exhibit E – Conceptual Landscape and Screening Plans
- Exhibit F – Elevations
- Exhibit G – Traffic Impact Analysis Worksheet
- Exhibit H – Existing Tree Coverage

Attachment 2 – Zoning Buffer Map

Attachment 3 – Letters/Emails from Property Owners – Inside the 200’ Buffer

Attachment 3 – Letters/Emails from Property Owners – Outside the 200’ Buffer

ATTACHMENT 1:

APPLICANT

PD DESIGN STATEMENT

HILLSIDE CORINTH PLANNED DEVELOPMENT

PD DESIGN STATEMENT**SECTION 1 - OVERVIEW**

A. **PROJECT NAME/TITLE:** Hillside Corinth

B. **LIST OF OWNERS/DEVELOPERS:** Rembert Enterprises, Inc.

C. **PROJECT ACREAGE AND LOCATION:**

The project site is approximately 24.17 acres on the east side of the intersection of Post Oak Dr. and Creekside Dr. in the City of Corinth. The zoning request is for approximately 19.97 acres, a portion of Lot 1, Block A Antioch Fellowship Addition.

D. **PROJECT OVERVIEW:**

The proposed Hillside Corinth residential subdivision will be a quality neighborhood with 69 residential lots and 7 open space lots. The proposed lot types conform to the Future Land Use designation, and the subdivision will include sidewalk and right-of-way dedication for the future expansion of Post Oak Road and extension of Creekside Drive including trails.

E. **PROJECT DESCRIPTION:**

The proposed Planned Development (PD) is intended to provide for a quality development of a residential community taking advantage of the location and the concepts outlined in Envision Corinth 2040 Comprehensive Plan by promoting variation in single-family dwelling types (95' and 50' Lots) (See Exhibit "C" – Concept Plan), providing a network of common open spaces, preserving groves of mature trees, maintaining a density of 3.46 dwelling units per acre, and providing neighborhood scale detention facilities that serve as amenities with and street frontage.

The current zoning of the property is SF-2 and we are intending to rezone the property as a PD with a base of SF-4. The purpose of this PD is to allow a transition between SF-3 to the north in the Provence subdivision and PD-39 to the south and east in the Terrace Oaks subdivision.

SECTION 2: USES AND AREA REGULATIONS

A. **DEVELOPMENT REGULATIONS:**

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 SF-4 regulations to create the residential project as presented in Exhibit C – PD Concept Plan and other associated plans as presented in "Supporting Documents" contained in Appendix A.

1) Permitted Uses and Use Regulations

All Permitted Uses in the SF-4 Zoning, as listed in Subsection 2.07.03 of the Unified Development Code shall be permitted in the PD-XX District.

2) Dimensional Regulations

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No.13-05-02-08, for the base zoning district SF-4 Single Family Residential (Detached) shall apply, except as modified below:

Dimensional Regulations UDC Section 2.08 shall be modified from the base zoning district of SF-4 to **permit two (2) lot types, single-family residential lot widths** and shall comply with the requirements identified in **Table A**, below.

Table A – Dimensional Requirements

Dimensional Regulations (Deviations) Table A			
	Base	Hillside	
	Zoning	Corinth	
Development Standards	SF-4	PD-XX	
Lot Sizes			
Minimum Lot Width at Building Line	70 feet	50 feet	95 feet
Minimum Front Yard Setback	25 feet	25 feet*	25 feet*
Minimum Side Yard Setback: Interior Lot	5 feet	5 feet	5 feet
Corner Lot	15 feet	15 feet	15 feet
Minimum Rear Yard Setback	20 feet	20 feet	20 feet
Minimum Lot Area	7500 s.f.	6250 s.f.	13,500 s.f.
Maximum Density	N/A	3.46 Lots/Acre	
Minimum Lot Depth	100 feet	100 feet	
Minimum Floor Area	1500 s.f.	1800 s.f.	
Maximum Building Area Coverage	30%	55%	

- * The front setback may be reduced to a minimum of 15 feet for the following elements:
- 1) A “j-swing” garage provided the wall of the garage that faces the street contains a glass pane window with a minimum size of three feet by five feet and the height of the garage does not exceed one story.
 - 2) An unenclosed front porch has a minimum dimension of seven feet in depth measured from stud to the front edge of the porch and a minimum width of 10 feet.

Base Modified Standards

- Air conditioning units may be installed in side yards.
- The total number of single-family lots shall not exceed 69 units
- Maximum building area coverage shall be exclusive of sidewalks, driveways, and accessory structures.
- Five (5) residential lots along the northern property line, as identified in Exhibit C – PD Concept Plan, shall be restricted to one-story. Developer shall include this restriction in HOA CCRs and Final Plat

Justification:

The proposed standards and “Dimensional Regulations” vary from the SF-4 base standards to provide transition between adjacent properties and a variety of options in lot/house sizes.

3) Accessory Building and Uses

UDC Section 2.07.07 Accessory Building and Uses shall apply.

4) Landscaping Regulations

UDC Section 2.09.01 B.2 shall apply, with the additional provision that the future trail to be installed with the future construction of Creekside Drive may be located within the required landscape edge buffer, provided that a 5' Pedestrian Access Easement is established in the Subdivision Plat..

Justification:

This departure is to allow the option to provide a more natural looking area adjacent to open space and attempt to maintain additional existing trees where possible.

5) Tree Preservation Regulations

UDC Section 2.09.02 shall apply. Additionally, the Developer/HOA agrees to preserve and perpetually maintain approximately 20% of all existing healthy protected caliper inches on site. These trees will be preserved in lots to be designated as Open Space/Tree Preservation lots, to serve as passive recreation areas for residents of the development. Open Space/Tree Preservation Lots shall be owned and maintained in perpetuity by the HOA. Open Space/Tree Preservation Lots shall not be sold or otherwise conveyed.

Justification:

The proposed standards and Tree Preservation outlined ensure additional healthy protected trees (as identified by a registered arborist) will be saved in HOA maintained open space.

6) Vehicular Parking Regulations

UDC Section 2.09.03. Vehicular Parking Regulations shall apply.

7) Garages

UDC Section 2.09.03.B shall apply with front entry garages being allowed.

8) Building Façade Material Standards.

UDC Section 2.09.04 Building Façade Material Standards shall apply.

9) Park and Trail Land Dedication

UDC Section 3.05.10 which requires that Park and Trail dedication for Residentially Zoned Property to be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu of, shall apply, with the following additional provisions:

- a) The flat perimeter land area of a detention facility on an X lot may be included in the calculation to meet the requirements of this section. To be considered towards meeting the requirements of this subsection, the facility shall be designed based on the following criteria:
 - i) Wet detention areas shall be improved to include a six foot (6') meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. In addition, the landscape pockets shall

- include a half circle of landscape plantings behind each bench. The pond shall include a fountain feature.
- ii) Dry detention areas shall be improved to include a six foot (6') meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. Additionally, Bald Cypress trees may be planted within the bottom of the basin and these trees may be used to satisfy any required tree mitigation, subject to Engineering approval of tree plantings within the basin.
 - iii) Alternative perimeter design may be considered by the Director of Development Services at the time of Subdivision Construction Plans approval based on best planning, engineering, and landscape architecture practices to achieve a similar intent of items i. and ii. above.

10) Lighting and Glare Regulations

UDC Section 2.09.07 shall apply.

11) Sign Regulations

UDC Section 4.01 shall apply.

12) Fence and Screening Regulations

UDC Section 4.02 shall apply, except as modified below:

- a) When a key lot has two (2) front yards and a house is constructed facing one (1) of the two (2) front yards, a fence constructed on the second front yard shall be constructed at the building line. Fences in front of the building line will not be permitted on either front yard of the key lot.

Additionally, fences installed on lots adjacent to internal open space shall be constructed of tubular metal (wrought iron) and installed by the Developer. Where tubular metal fence is in place, a wood fence may not be constructed behind or in front of the tubular metal fence. Prior to the acceptance of the subdivision and prior to the issuance of any residential building permits, the developer shall install a cedar, board-on-board, eight (8') foot in height, along the northern property line of Lots 1-10, Block A. The metal support posts shall face to the south. Masonry screening walls adjacent to existing arterial and future collector roadways, as identified in Exhibit E – Conceptual Landscape and Screening Plans shall be installed by the developer prior to the acceptance of the subdivision and prior to the issuance of any residential building permits and shall not extend beyond the front setback line of adjacent lots. The subdivision plat shall reflect a five (5) foot wide maintenance easement in each residential lot with masonry fence to permit the maintenance of the screening and fencing.

13) Other

a) Street Design

UDC Section 3.05.13 shall apply. Sidewalks shall be located and installed per the City's UDC. The trail along Post Oak Drive will be constructed by the City of Corinth with the Post Oak Drive Expansion Project.

b) Stormwater Detention Basin Design

Existing pond on-site shall be modified to accommodate developed detention design in Lot 5X, as identified in Exhibit C – Concept Plan, and will be designed per the City’s Drainage Standards.

c) Single Story Home lot restrictions.

Developer will deed restrict per Zoning, Record Plat, and HOA CCRs five (5) residential lots along the Provence property line. Single family restricted lots are identified on Exhibit C.

d) Garage Doors

The garage door(s) shall not extend in front of the home. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation. A third garage door may be located as a “j-swing” door or may face a side street on a corner lot.

B. OTHER DEVELOPMENT CONSIDERATIONS:**1) Platting**

Remainder of Lot 1, Block A, Antioch Fellowship Addition will be included with plat of subdivision but is not part of PD-XX

2) Phasing.

The proposed development will be constructed as a single phase. Anticipate starting the preliminary platting, engineering, and construction process immediately upon approval of the requested zoning change.

3) Impacts.

- a. Traffic Impact Assessment** – Not required due to size of project per Traffic Impact Memo submitted with application.
- b. Drainage/Stormwater Management** – Storm drainage improvements will be designed and constructed in accordance with the City’s published criteria. All storm improvements are intended to be public and will be dedicated to the City upon completion, except for detention facilities that will be maintained by the HOA.
- c. Floodplain/Wetland** – There are no floodplain or wetlands present on the site.
- d. Utilities** – Water and sanitary sewer will be constructed to provide service to all lots within the development in accordance with the City’s published criteria. All water and sanitary sewer are intended to be public and will be dedicated to the City upon completion of construction.

SECTION 3 – BACKGROUND INFORMATION**A. EXISTING SITE CONDITIONS**

The site is currently being used for a large residential estate(s) and/or agricultural purposes. It is accessed via an existing mutual access easement along Post Oak Dr. The following is a brief description of the existing physical characteristics of the site which are depicted on the attached Exhibit D – Existing Site Conditions.

The project site is bound by Post Oak Drive on the west, Provence subdivision on the north, two undeveloped tracts of land to the south, and a large tract of land currently being used for agricultural purposes to the east. The project is surrounded by single-family residential zoning on all four sides which includes SF-3, PD-10, SF-2 (across Post Oak and current site of Antioch Christian Fellowship), PD-39, PD-57, and PD-5.

The subject site does not contain floodplain according to FEMA maps, wetland, or streams. The site has approximately 4.373 acres of healthy tree canopy coverage (Exhibit D – Existing Site Conditions and Exhibit H – Existing Tree Coverage). The existing topography shows a high point near the middle of the site near the southern property line that primarily drops to the east, south, and west.

The subject site includes several structural that will be removed as part of development of the proposed single-family lots. The franchise utilities and public utilities currently serving those structures will be relocated as part of development going in proposed street right-of-way or easements.

B. CURRENT ZONING

The site is currently zoned SF-2 which permits a range of uses by right including among Single Family Detached Dwellings, Licensed Child-Care Home, Church or Other Place of Worship, Country Club, Gas or Oil Well Production, Police or Fire Station, etc.



Source: Source: [Corinth GIS Zoning Map](#)

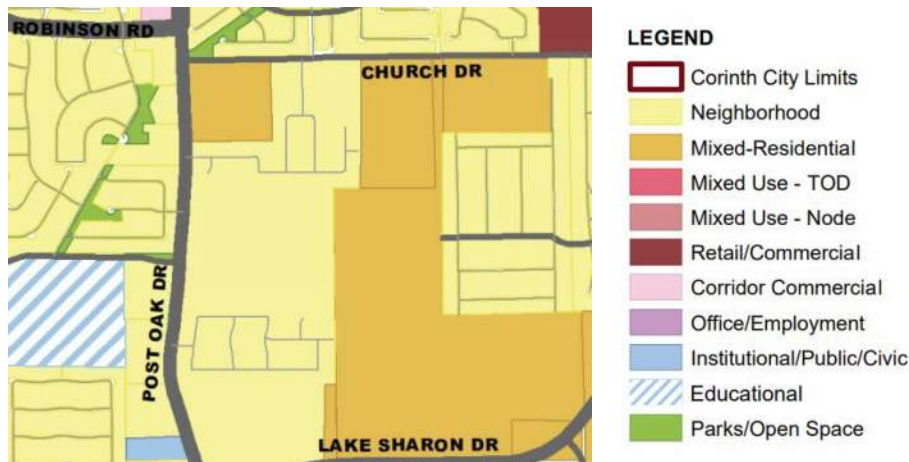
The existing zoning on the subject site permits the following:

Existing SF-2 Dimensional Regulations	
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback: Interior Lot	15 feet
Corner Lot	25 feet
Minimum Rear Yard Setback	20 feet

Minimum Lot Area	14000 s.f.
Minimum Lot Depth	110 feet
Maximum Density	N/A
Minimum Lot Width	100 feet
Minimum Floor Area	2000 s.f
Maximum Building Area Coverage	30%

C. FUTURE LAND USE

The Future Land Use Map shows this site as “Neighborhood”. The proposed “PD” aligns with this plan.



Source: [Envision Corinth 2040 Comprehensive Plan \(Adopted July 2020\)](#)

1. Strategic Focus Areas

The subject site is not located in a Strategic Focus Area identified by Envision Corinth 2040 Comprehensive Plan.

2. Mobility – Master Thoroughfare Plan

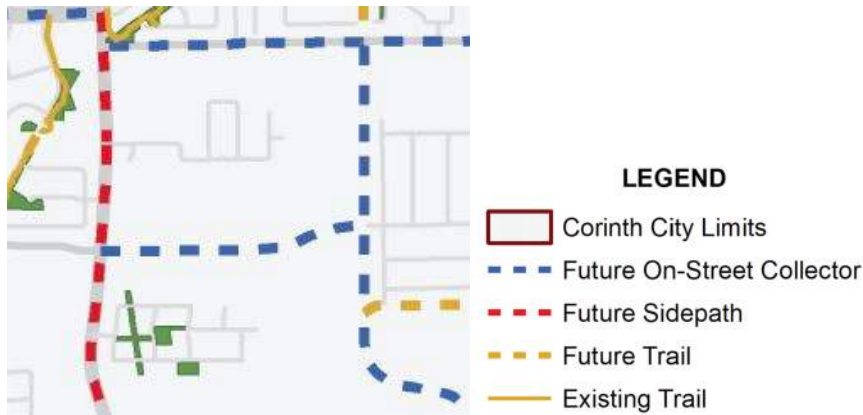
The Master Thoroughfare Plan calls for a continuation of Creekside Drive, identified as a Collector, half along the southern property line and a future widening of Post Oak Drive. Exhibit C – PD Concept Plan shows the proposed continuation of Creekside Drive and allows for the widening of Post Oak Drive. Right-of-way dedication for Post Oak and continuation of Creekside Drive will be made at the time of platting.



Source: [Envision Corinth 2040 Comprehensive Plan - Master Thoroughfare Plan \(Adopted July 2020\)](#)

3. Mobility – Active Transportation Plan

The Active Transportation Plan calls for a Future On-Street Collector along the continuation of Creekside Drive and a Sidepath along Post Oak Drive. The future Collector will be constructed when the southern property develops or the city acquires the necessary ROW and it is our understanding that the proposed Sidepath along Post Oak will occur with the planned widening.



D. PARK, RECREATION AND OPEN SPACE MASTER PLAN

There are no parks designated on this property, but there are 7 Open Space lots including treed areas that are intended to be used similar to a passive park by the residents. All open space areas shall be owned and maintained by the HOA.



EXHIBIT "A"
Hillside of Corinth
19.971 Acres

BEING a 19.971 Acre portion of Lot 1, Block A of Antioch Fellowship Addition, an Addition to the City of Corinth, Denton County, Texas, according to the map or plat thereof filed for record under Document Number 2016-128 Plat Records, Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod with cap stamped "Kern" found for corner being the southeast corner of said Lot 1, same point being the northeast corner of a tract of land described by deed to Sterling and Mina Sacks, recorded under Instrument Number 2019-83953, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), same point being in the west line of Lot 1, Block A of Haislip Family Farm, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 181, P.R.D.C.T.;

THENCE South 89 degrees 21 minutes 37 seconds West, with the north line of said Sacks tract, a distance of 1036.42 feet to a 1/2 inch iron rod with blue cap stamped "*OLD TOWN SURVEYING*" (OTS) set for corner, from which the southwest corner of said Lot 1, Block A, Antioch Fellowship Addition bears South 89 degrees 21 minutes 37 seconds West at 356.82 feet;

THENCE North 00 degrees 38 minutes 23 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 45.00 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 42 degrees 57 minutes 36 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 138.44 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 00 degrees 53 minutes 08 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 364.11 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a non-tangent curve to the left, having a radius of 2444.48 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the left, through a central angle of 01 degrees 54 minutes 07 seconds, whose chord bears South 88 degrees 28 minutes 59 seconds West at 81.14 feet, an arc length of 81.14 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 325.00 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the left, through a central angle of 21 degrees 00 minutes 28 seconds, whose chord bears South 77 degrees 01 minute 28 seconds West at 118.50 feet, an arc length of 119.16 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of curve to the right, having a radius of 375.00 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the right, through a central angle of 06 degrees 02 minutes 30 seconds, whose chord bears South 69 degrees 32 minutes 50 seconds West at 39.52 feet, an arc length of 39.54 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 190.50 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the left, through a central angle of 06 degrees 28 minutes 41 seconds, whose chord bears South 69 degrees 19 minutes 45 seconds West at 21.53 feet, an arc length of 21.54 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the right, having a radius of 124.50 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the right, through a central angle of 14 degrees 29 minutes 22 seconds, whose chord bears South 73 degrees 20 minutes 05 seconds West at 31.40 feet, an arc length of 31.48 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the right, having a radius of 379.50 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the right, through a central angle of 09 degrees 49 minutes 45 seconds, whose chord bears South 85 degrees 29 minutes 39 seconds West at 65.02 feet, an arc length of 65.10 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 89 degrees 35 minutes 28 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 15.66 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the east right-of-way line of Post Oak Road;

THENCE North 04 degrees 24 minutes 11 seconds East, with the east right-of-way line of said Post Oak Road, a distance of 130.59 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner;

THENCE North 02 degrees 28 minutes 39 seconds East, with the east right-of-way line of said Post Oak Road, a distance of 103.61 feet to a 1/2 inch iron rod with blue cap stamped "KAZ" found for corner;

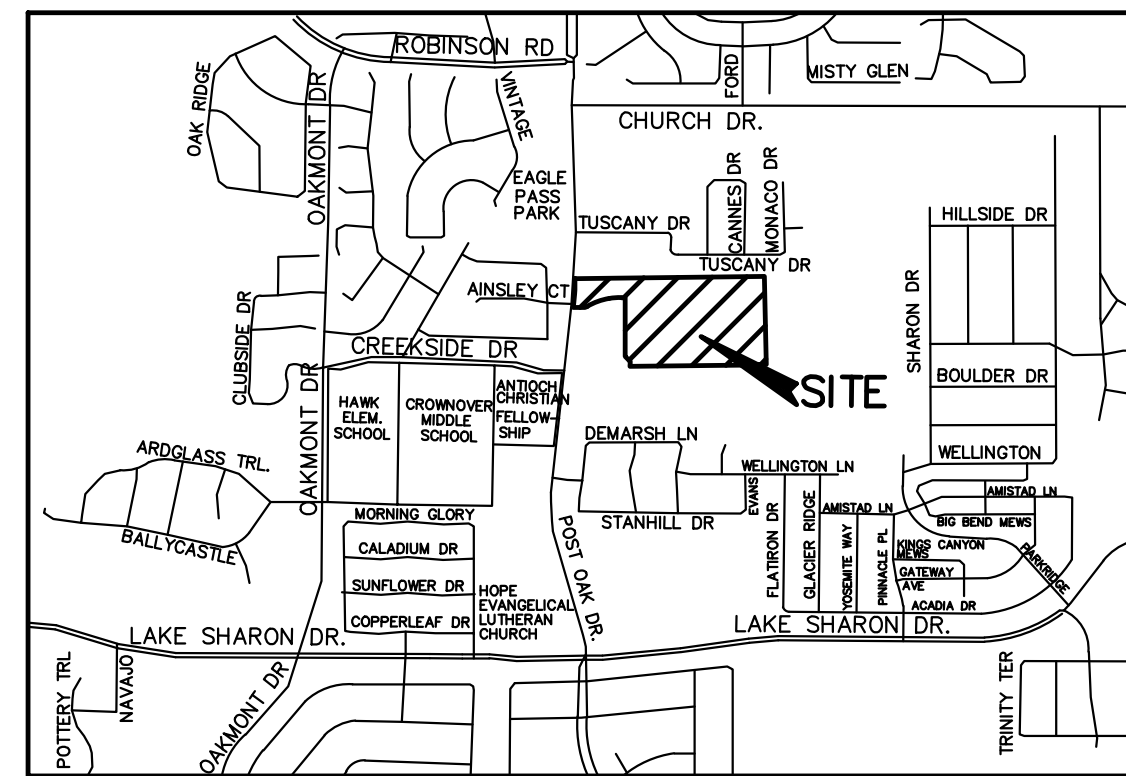
THENCE North 00 degrees 22 minutes 21 seconds West, with the east right-of-way line of said Post Oak Road, a distance of 21.52 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the northwest corner of said Lot 1, Block A of Antioch Fellowship Addition;

THENCE North 89 degrees 10 minutes 53 seconds East, passing at 17.17 feet a 1/2 inch iron rod with cap stamped "RPLS 4561" found for the southwest corner of Provence, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded under Document Number 2009-197, P.R.D.C.T., and continuing on for a total distance of 887.30 feet to a point from which a 1/2 inch iron rod found bears South 48 degrees 26 minutes 27 seconds East at 0.90 feet;

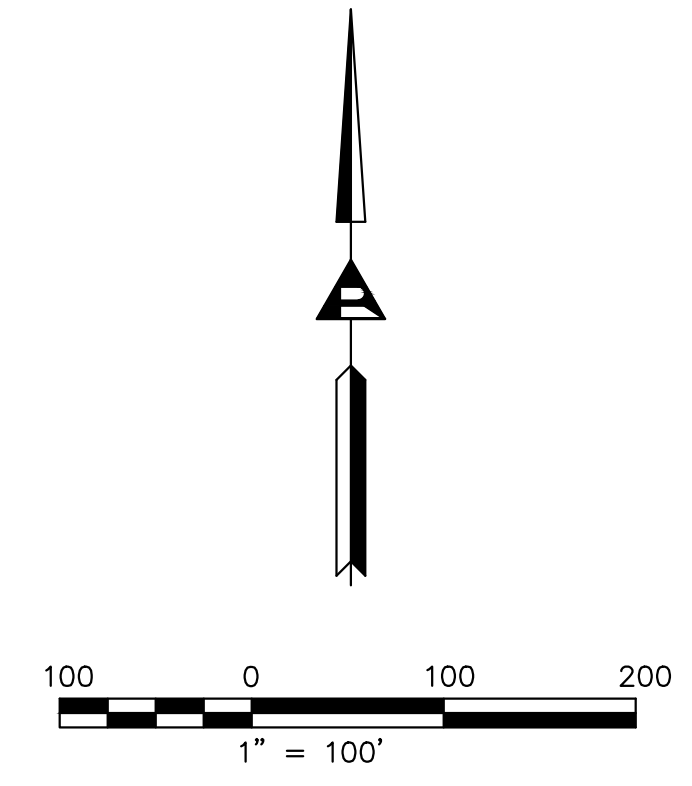
THENCE North 89 degrees 38 minutes 55 seconds East, passing at 170.28 feet a 1/2 inch iron rod with cap stamped “RPLS 4561” found, and continuing on for a total distance of 591.79 feet to a 1/2 inch iron rod with blue cap stamped “OTS” set for corner being an ell corner of Lot 2R, Block E, Provence, an addition to the City of Commerce, Denton County, Texas, according to the plat thereof recorded under Document Number 2016-96, P.R.D.C.T., same point being the northeast corner of said Lot 1, Block A, Antioch Fellowship Addition;

Section E, Item 3.

THENCE South 00 degrees 37 minutes 59 seconds East, passing the southwest corner of said Lot 2R, and continuing on for a total distance of 706.23 feet to the **POINT OF BEGINNING** and containing 19.971 acres of land, more or less.



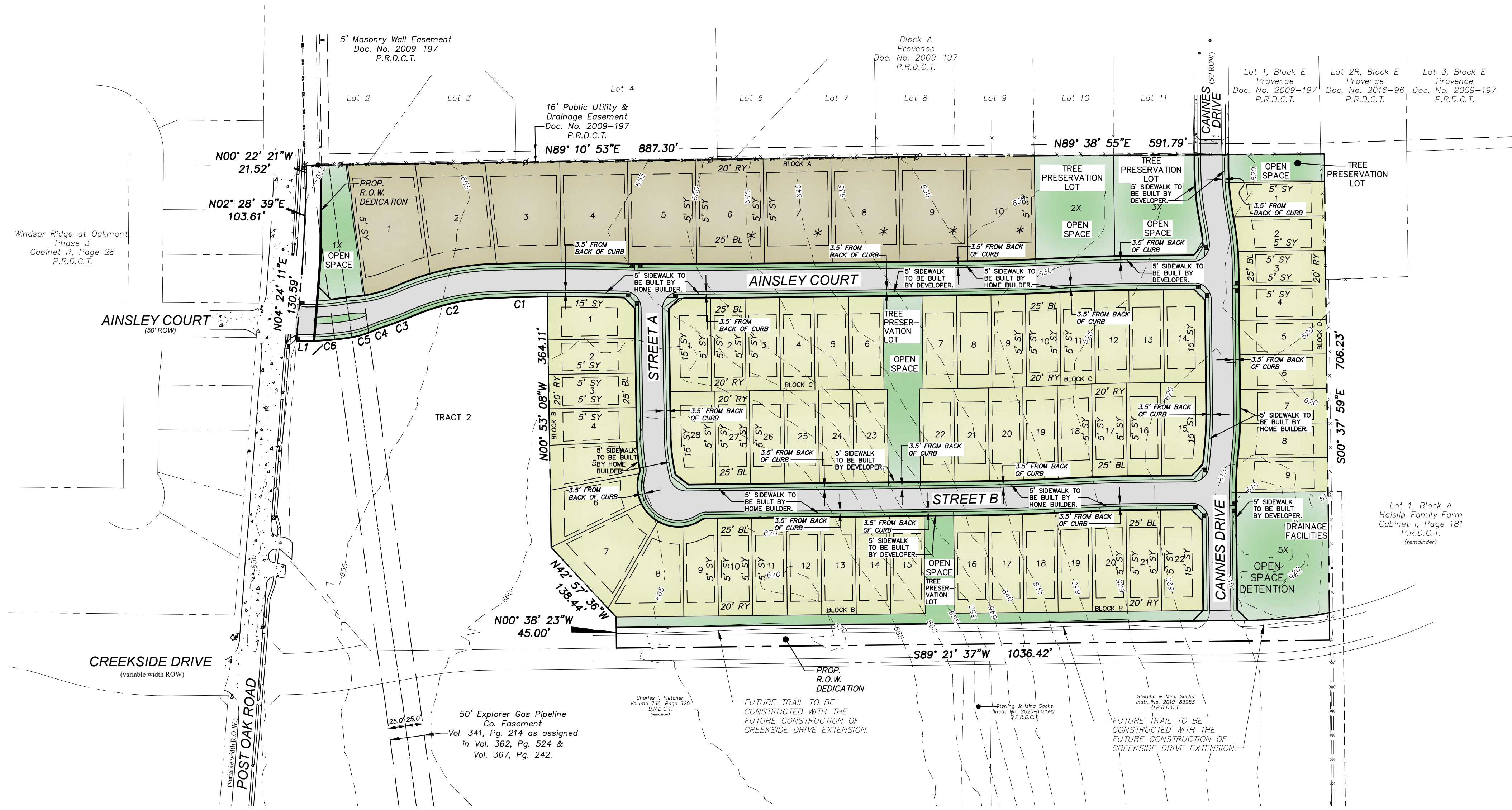
VICINITY MAP: NOT TO SCALE



No.	Date	Revisions	App.

Ridger Associates, Inc.
 Civil Engineers - Planners

Firm No. 1969
 550 S. Edmonds Lane, Suite 101
 Lewisville, Texas 75067
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011



SITE DATA SUMMARY	
EXISTING ZONING	SF-2
PROPOSED ZONING	PD (SF-4 BASE)
FUTURE LAND USE	NEIGHBORHOOD
GROSS AREA	19.971 ACRES
INTERNAL ROW	3.57 ACRES
POST OAK ROW DEDICATION	0.14 ACRES
COLLECTOR ROW	0.72 ACRES
IMPERVIOUS AREA	2.99 ACRES
% IMPERVIOUS	14.97%
DENSITY	3.46 LOTS/AC
OPEN SPACE AREA	2.46 ACRES
% OPEN SPACE	12.32%
LOT SUMMARY	
50' X 120'	59
95' X 120'	10
TOTAL RESIDENTIAL LOT COUNT	69
OPEN SPACE/TREE PRESERVATION LOTS	7

* DENOTES RESTRICTED TO ONE-STORY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°35'28"W	15.66'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	2448.48'	81.14'	1°54'07"	S88°28'59"W 81.14'
C2	325.00'	119.16'	21°00'28"	S77°01'49"W 118.50'
C3	375.00'	39.54'	6°02'30"	S69°32'50"W 39.52'
C4	190.50'	21.54'	6°28'41"	S69°19'45"W 21.53'
C5	124.50'	31.48'	14°29'22"	S73°20'05"W 31.40'
C6	379.50'	65.10'	9°49'45"	S85°29'39"W 65.02'

LEGEND

50' LOTS

95' LOTS

NOTE:
 1.) ALL OPEN SPACE LOTS AND TREE PRESERVATION LOTS TO BE OWNED AND MAINTAINED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION.

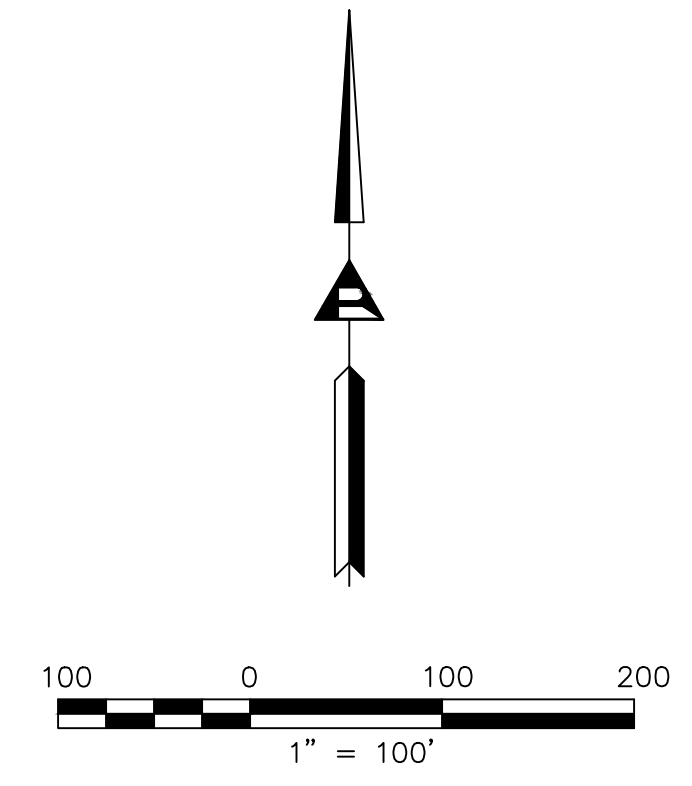
HILLSIDE OF CORINTH SUBDIVISION
 CORINTH, TEXAS

EXHIBIT C
 PD CONCEPT PLAN

Scale: 1" = 100'
 Designed by: LDR
 Drawn by: JRK
 Checked by: JRK
 Date: JUNE 20, 2023
 Project No. 035-034

SHEET
 1 OF 1

Case No. ZAPD22-0008



No.	Date	Revisions	App.

Ridinger Associates, Inc.
 Civil Engineers - Planners
 Firm No. 1969
 550 S. Edmonds Lane, Suite 101
 Lewisville, Texas 75067
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011

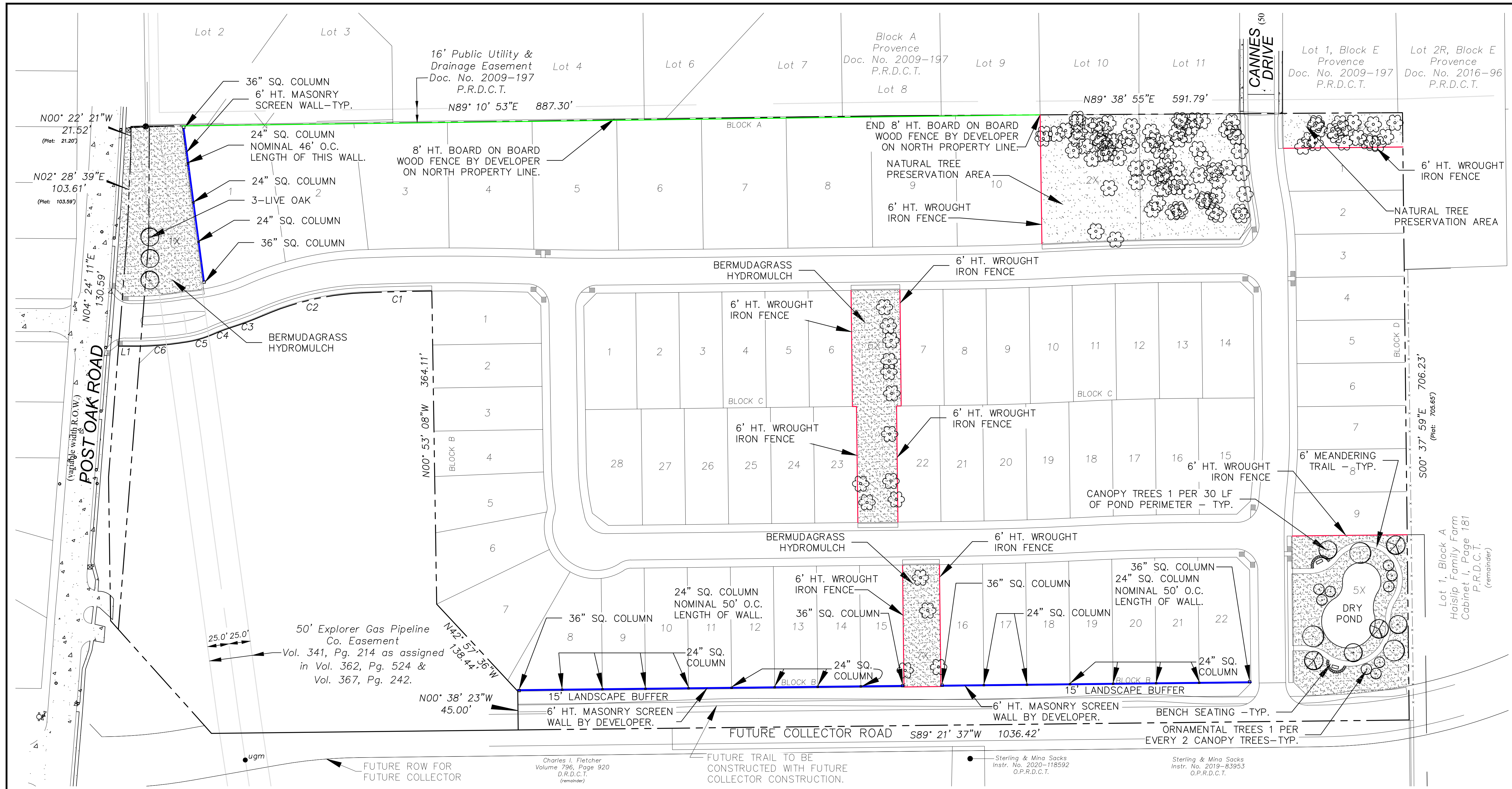
HILLSIDE OF CORINTH
 SUBDIVISION
 CORINTH, TEXAS

EXHIBIT D
 EXISTING SITE
 CONDITIONS

**EXHIBIT D-EXISTING SITE
 CONDITIONS**
 FOR
**HILLSIDE OF CORINTH
 RESIDENTIAL SUBDIVISION**
 Being 69 Residential Lots & 7 X-Lots
 19.971 acres Situated in the
 Wm. Garrison Survey, Abstract No. 508
 in the
 City of Corinth
 Denton County, Texas
 Case No. ZAPD22-0008

Scale: 1" = 100'
Designed by: LDR
Drawn by: JRK
Checked by: JRK
Date: JUNE 8, 2023
Project No. 035-034

SHEET
 1 OF 1



No.	Date	Revisions	App.
No.2	6/08/23	PER CITY COMMENTS	
No.1	5/19/23	PER CITY COMMENTS	

Ridinger Associates, Inc.
 Civil Engineers - Planners
 Firm No. 1969
 550 S. Edwards Lane, Suite 101
 Lewisville, Texas 75067
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011

HILLSIDE OF CORINTH SUBDIVISION
 CORINTH, TEXAS

EXHIBIT E CONCEPTUAL LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES

- All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
- All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
- Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
- All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
- All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
- Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.

- All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
- All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
- All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
- All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
- All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
- All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
- Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

- All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
 - Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
- PLANT LIST**
 3- LIVE OAK / Quercus virginiana / 3" cal. / 7' ht. /5' sp. /container grown
 BERMUDAGRASS / Cynodon dactylon / Hydromulch
- NOTE:** Plantings shown on lot 5X are schematic and are shown to reflect required rates of trail and dry pond plantings to be installed by developer upon construction of the project.
- TREE PRESERVATION**
 Project shall comply with Tree Preservation Ordinance under Unified Development Code Subsection 2.09.02.
- LANDSCAPE TABULATIONS**
 Landscape Edge:
 Arterial Street (Post Oak Road) 62'-95' Edge Provided / Trees 25' o.c. Provided
 Collector Street required plantings not shown pending final road alignment and grading.

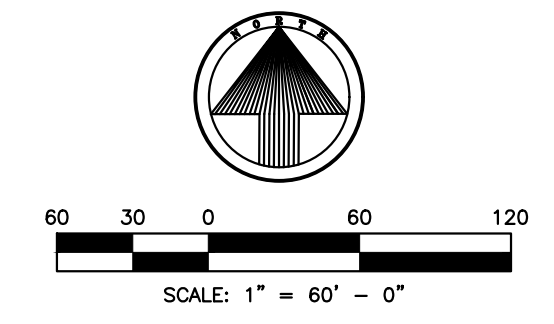
☁ DENOTES EXISTING TREE TO BE PRESERVED.

FENCE/WALL LEGEND

	6' HT. MASONRY SCREEN WALL
	6' HT. WROUGHT IRON FENCE
	8' HT. BOARD ON BOARD WOOD FENCE

ST. CLAIR DESIGN GROUP, INC.
 Landscape Architecture
 P. O. Box 1239
 Dallas, Texas 75225
 T. 214-454-9934

DATE REVISION: June 9, 2023
 DESIGN BY: JBS
 CHECKED BY: SCDC
 DATE: APRIL 7, 2023



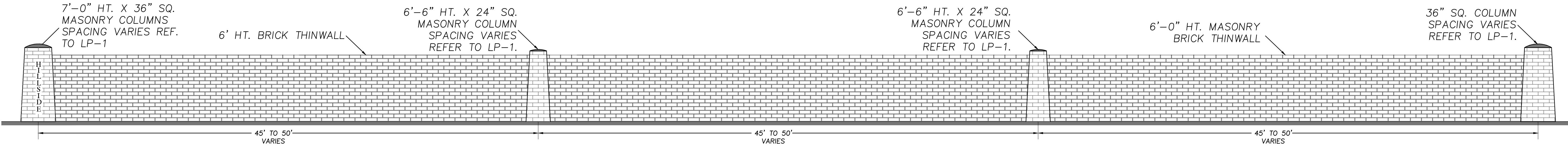
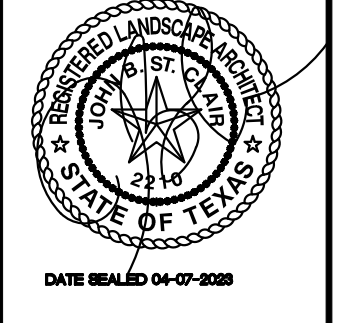
HILLSIDE OF CORINTH RESIDENTIAL SUBDIVISION
 Being 69 Residential Lots & 7 X-Lots
 19.971 acres Situated in the
 Wm. Garrison Survey, Abstract No. 508
 in the
 City of Corinth
 Denton County, Texas
 Case No. ZAPD22-0008

Scale: 1"=60'-0"
 Designed by: JBS
 Drawn by: JBS
 Checked by: SCDC
 Date: APRIL 7, 2023
 Project No. 035-034

SHEET
LP-1

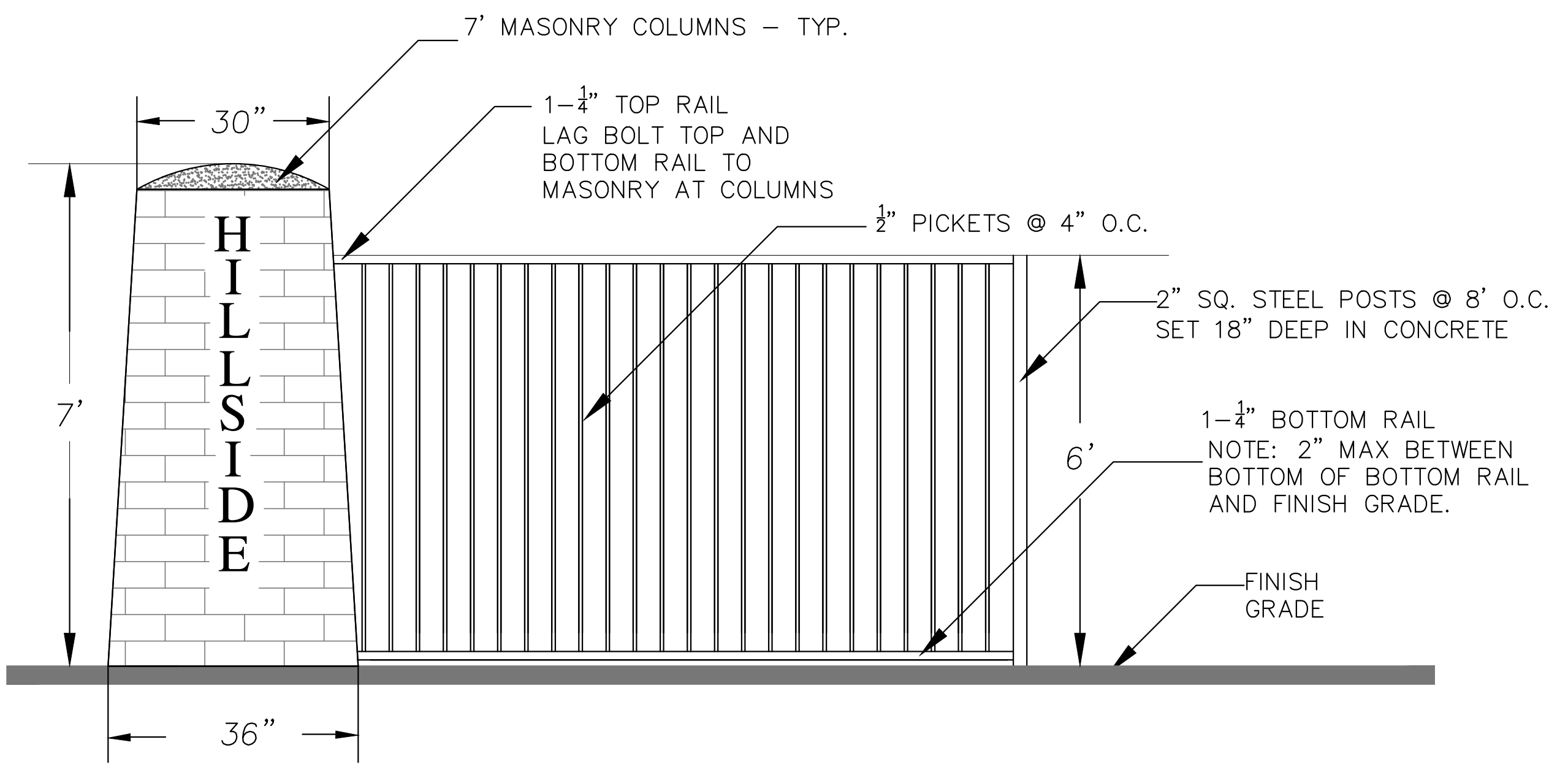
No.	Date	Revisions	App.
No.1	10/21/22	PER CITY COMMENTS	

Ridinger Associates, Inc.
 Civil Engineers - Planners
 Firm No. 1969
 550 S. Edmonds Lane, Suite 101
 Lewisville, Texas 75067
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011



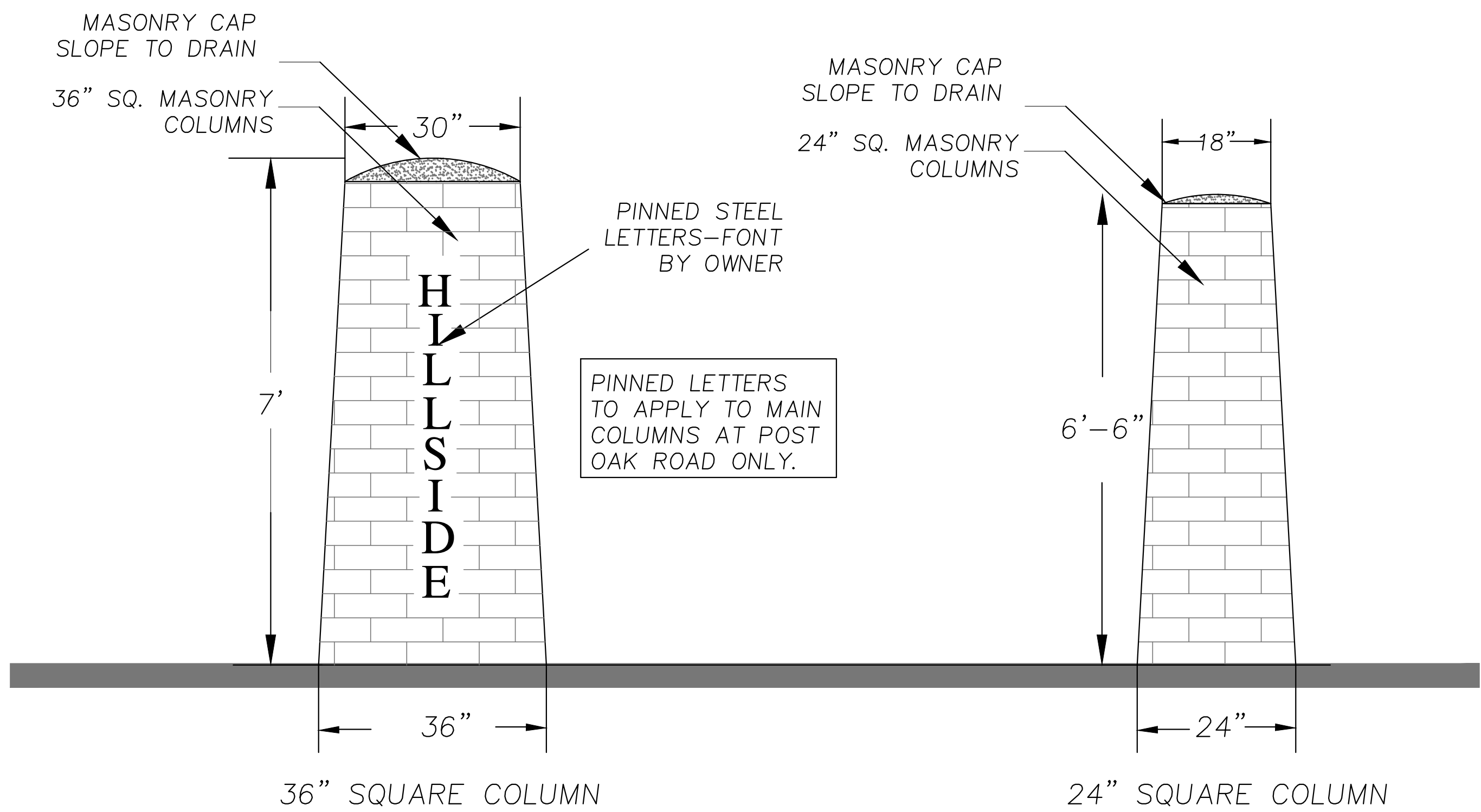
BRICK THINWALL AND COLUMN DETAIL

NOT TO SCALE



6' HT. FLAT TOP IRON FENCE AT COLUMN DETAIL

NOT TO SCALE



COLUMN DETAIL

NOT TO SCALE

ST. CLAIR DESIGN GROUP, INC.
 Landscape Architecture
 P. O. Box 1259
 Dallas, Texas 75225
 T: 214-454-9204
 DESIGNED BY: JBS
 DRAWN BY: JBS
 CHECKED BY: SCDD
 DATE: APRIL 7, 2023

HILLSIDE OF CORINTH
 RESIDENTIAL SUBDIVISION
 Being 69 Residential Lots & 7 X-Lots
 19.971 acres Situated in the
 Wm. Garrison Survey, Abstract No. 508
 in the
 City of Corinth
 Denton County, Texas

Case No. ZAPD22-0008

HILLSIDE OF CORINTH
 SUBDIVISION
 CORINTH, TEXAS

EXHIBIT E
 LANDSCAPE PLAN
 DETAILS

Scale: NOT TO SCALE
 Designed by: JBS
 Drawn by: JBS
 Checked by: SCDD
 Date: APRIL 7, 2023
 Project No. 035-034

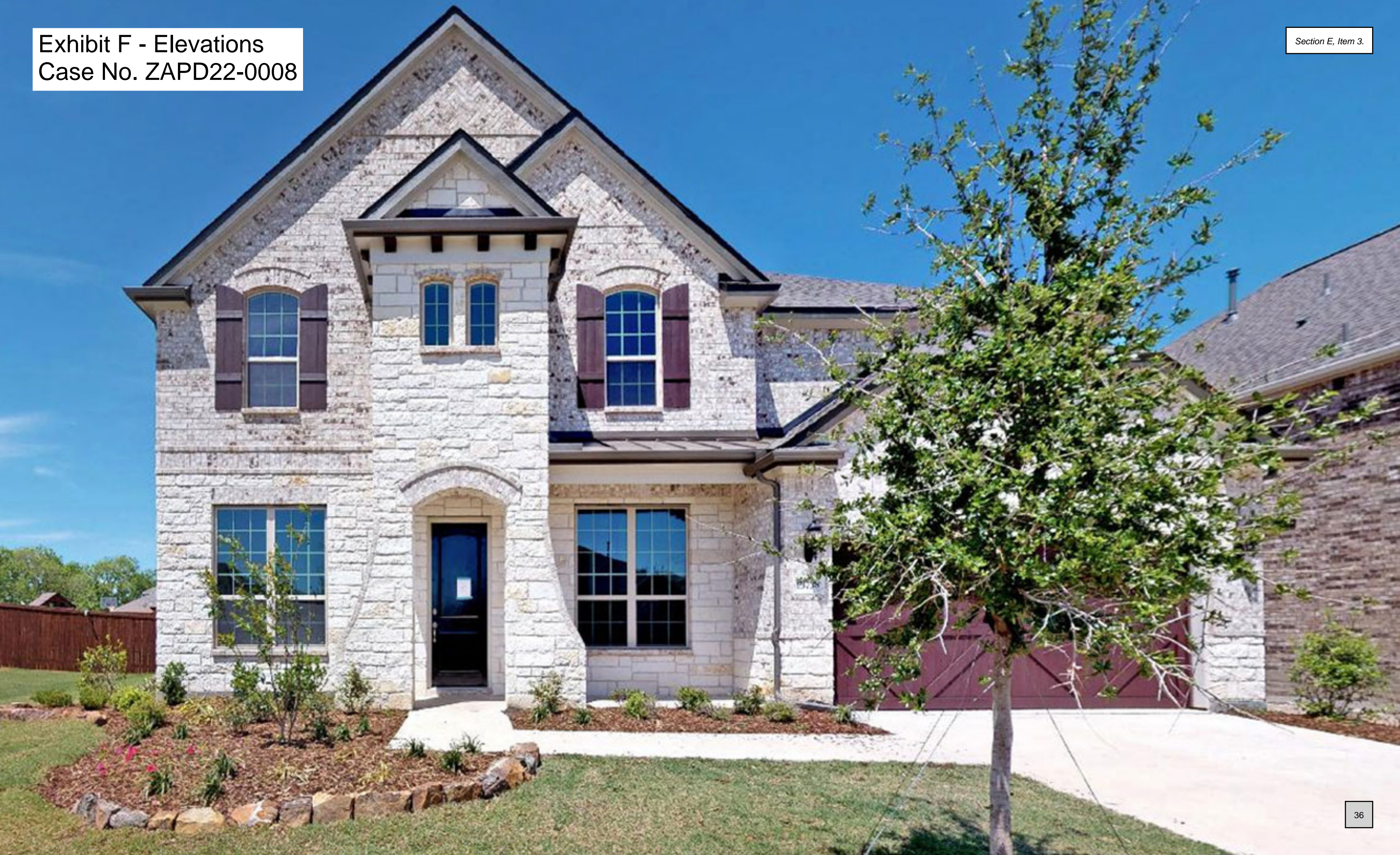
SHEET
LP-2

Exhibit F - Elevations
Case No. ZAPD22-0008

Section E, Item 3.











CITY OF CORINTH

Traffic Impact Analysis

Project Name: Click or tap here to enter text.

Threshold Worksheet

The City of Corinth's Unified Development Code provides that a Traffic Study may be required with preliminary plat applications. *If the proposed development exceeds one or more of the three threshold criteria listed below, a traffic study will be required to be submitted with the preliminary plat application.* Otherwise, for projects that do not exceed any of the three criteria, a Traffic Study Threshold Worksheet must be submitted and approved by the City's Engineer *prior to submittal* of the preliminary plat application. Please describe in detail your evaluation of each criteria listed below. Additional sheets may be attached if necessary.

Criteria #1: The development exceeds parking 100 spaces average per driveway.

There are no designated parking spaces for the development outside of private driveways, so there are less than 100 spaces per driveway.

of homes = 69

Criteria #2: Any driveway or roadway in the development is projected to serve 1000 or more vehicles per day.*

According to the 11th Edition of the ITE Trip Generation Manual,

Daily Trips = $e^{(0.92 \times \ln(\# \text{ of houses}) + 2.62)}$ = 717 trips, which is less than 1,000.

Criteria #3: Any driveway in the development is projected to serve 100 ingress vehicles or more in the design hour.*

Max Peak Hour trips = $e^{(0.94 \times \ln(\# \text{ of houses}) + 0.27)}$ = 70, which is less than 100.

* Unless approved otherwise, trip generation rates should be based on the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

I hereby certify that this project does not exceed any of the three threshold criteria shown above and therefore the development would not warrant a Traffic Study in accordance with Section 3.05.04.(D) Traffic Impact Analysis of the Unified Development Code of the City of Corinth.

John Halter
Design Engineer's Signature

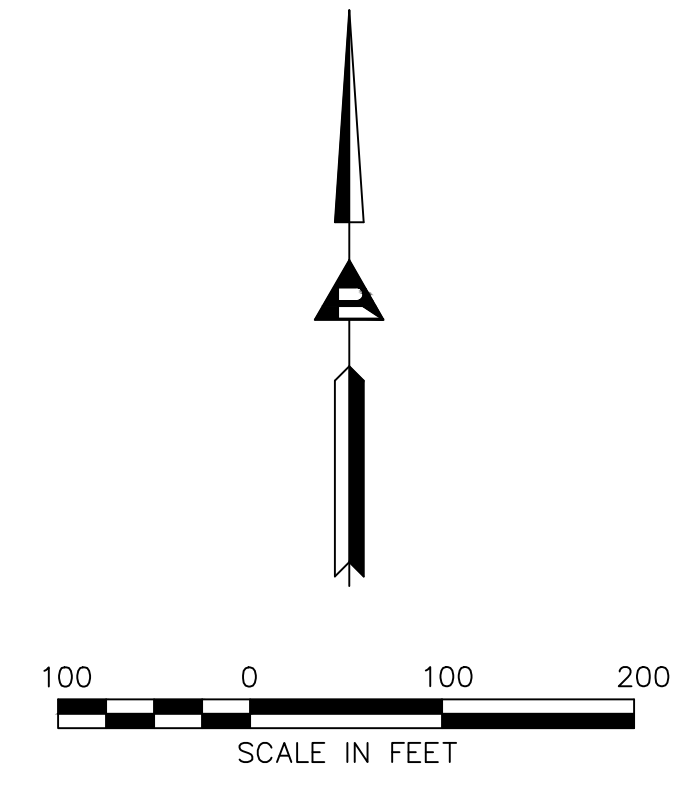
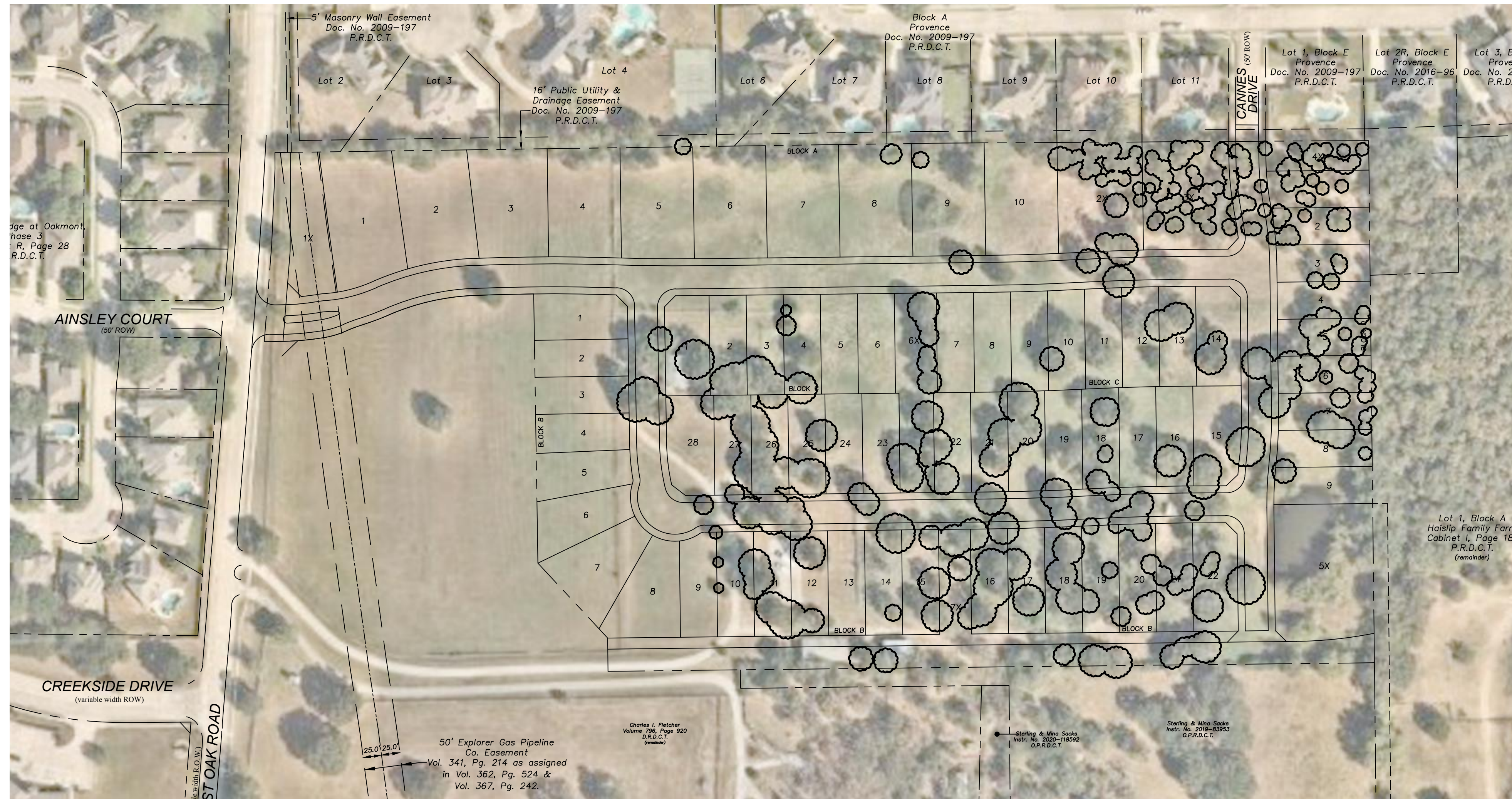
9/19/2023
Date

Jacob Halter 140914
Print Name & License Number

Kimley-Horn & Associates, Inc. F-928
Firm & Registration Number

For City Use Only: The requirement for a Traffic Study with this submittal is hereby waived:

Name: _____
Title: _____ Date: _____



TREE COVERAGE	
LOT AREA	869,852 S.F. 19.971 AC.
TREE AREA	190,500 S.F. 4.373 AC.
COVERAGE	21.90%

ONLY TREES DEEMED TO BE IN HEALTHY CONDITION BY REGISTERED LICENSED ARBORIST INCLUDED.

No.	Date	Revisions	App.

Ridinger Associates, Inc.
 Civil Engineers - Planners
 Firm No. 1869
 550 S. Edmonds Lane, Suite 101
 Lewisville, Texas 75067
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011

HILLSIDE OF CORINTH
 SUBDIVISION
 CORINTH, TEXAS

EXHIBIT H
 EXISTING TREE
 COVERAGE

EXHIBIT H
EXISTING TREE COVERAGE
 FOR
HILLSIDE OF CORINTH
 RESIDENTIAL SUBDIVISION
 Being 69 Residential Lots & 7 X-Lots
 19.971 acres Situated in the
 Wm. Garrison Survey, Abstract No. 508
 in the
 City of Corinth
 Denton County, Texas
 Case No. ZAPD22-0008

Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	JUNE 8, 2023
Project No.:	035-034

SHEET
 1 OF 1



ATTACHMENT 2:

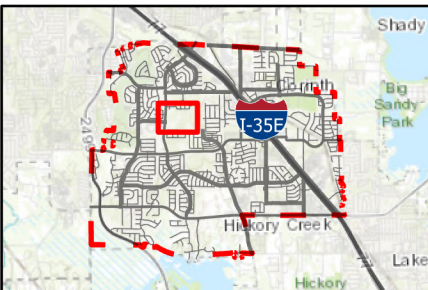
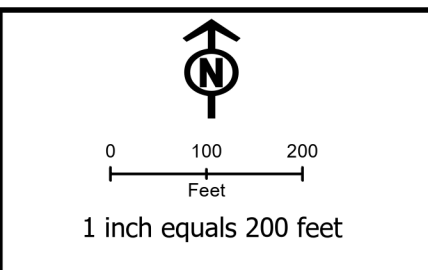
200 FT ZONING BUFFER MAP

Proposed Zoning Change

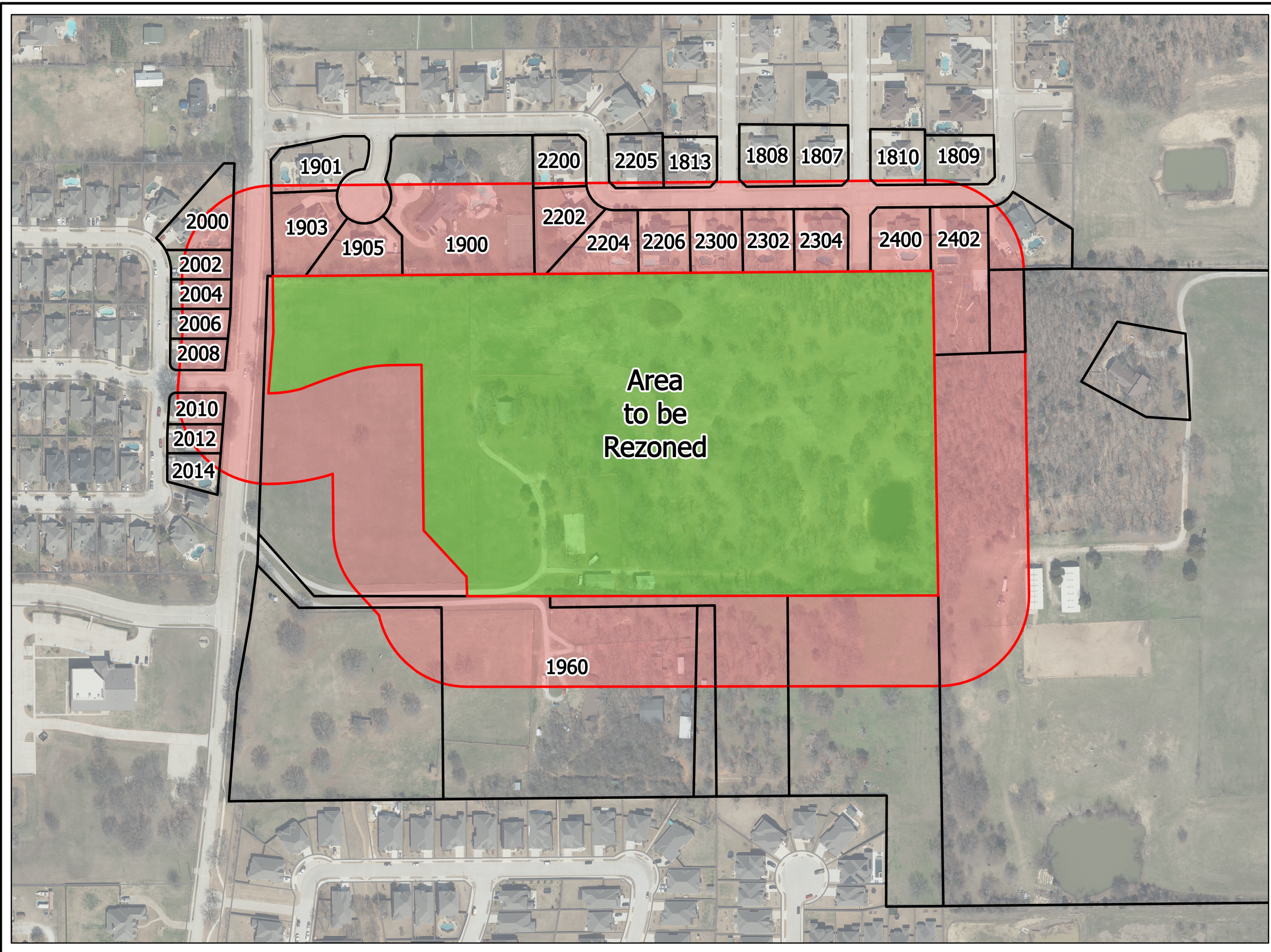
Hillside of Corinth
 PD (ZAPD22-0008)

- Property to be Rezoned
- Properties within 200 ft of area proposed to be rezoned from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family

6/7/2023



This map is the property of the City of Corinth, and is not to be reproduced by any means, mechanical or digital, without written consent of the City. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





ATTACHMENT 3:

**LETTERS/EMAILS FROM PROPERTY OWNERS –
INSIDE THE 200 FT BUFFER**

RECEIVED JUN 16 2023

BY: *mb*



Planning and Zoning Commission Meeting
Date: **MONDAY, June 26, 2023, at 6:30 P.M.**

City Council Regular Meeting
Date: **THURSDAY, July 20, 2023, at 6:30 P.M.** * (see below for additional information)

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 26, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 20, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 69 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside of Corinth)

*The July 20, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 26, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at planning@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: Opposition: of the proposal.

Name/Address/City: **(REQUIRED)**
Antioch Christian Fellowship of Corinth, TX Inc.
2020 POST OAK Drive
Corinth, TX 76210
(Please Print)

Signature: **(REQUIRED)**
By: *Christopher J. Rymer*
(Signature)
ITS: Lead Pastor

RECEIVED
JUN 21 2023

BY: *ms*

Opposition to the Hillside Development

June 18, 2023

To All Those Concerned,

I am writing in opposition to the proposed housing development located off of Post Oak Dr., Hillside of Corinth Project (Case No. ZAPD22-0008).

My reason for opposition of this proposal is due to the planned thoroughfare on the south side of the development. Consider that roughly 2,000 feet south of the "desired" thoroughfare sits an existing four-lane access (Lake Sharon Dr.). In addition, approximately 2,000 feet north of the "desired" thoroughfare already sits a two-lane thoroughfare (Church Dr.) and about 150 feet further north sits another third thoroughfare (Robinson Dr.). This proposed thoroughfare is unnecessary and a misuse of city development resources.

The plan for an additional thoroughfare is not justified, and the future planned use of eminent domain of multiple property owners, is an abuse of power for a road that is neither needed nor wanted by the RESIDENTS of Corinth.

To reiterate, there is no need for an additional road for this development since 3 major east-west thoroughfares already exist within a distance of less than a mile along Post Oak Dr.

Let us keep Corinth a community of homes and families and not an urban city in need of a honey-comb network of roads and high-density housing.

SIGNED: *Heather Bacon*

NAME: *Heather Bacon*

ADDRESS: *1960 Post Oak Dr
Corinth, TX
76210*

RECEIVED
JUN 21 2023
BY: MR

Opposition to the Hillside Development

June 18, 2023

To All Those Concerned,

I am writing in opposition to the proposed housing development located off of Post Oak Dr., Hillside of Corinth Project (Case No. ZAPD22-0008).

My reason for opposition of this proposal is due to the planned thoroughfare on the south side of the development. Consider that roughly 2,000 feet south of the "desired" thoroughfare sits an existing four-lane access (Lake Sharon Dr.). In addition, approximately 2,000 feet north of the "desired" thoroughfare already sits a two-lane thoroughfare (Church Dr.) and about 150 feet further north sits another third thoroughfare (Robinson Dr.). This proposed thoroughfare is unnecessary and a misuse of city development resources.

The plan for an additional thoroughfare is not justified, and the future planned use of eminent domain of multiple property owners, is an abuse of power for a road that is neither needed nor wanted by the RESIDENTS of Corinth.

To reiterate, there is no need for an additional road for this development since 3 major east-west thoroughfares already exist within a distance of less than a mile along Post Oak Dr.

Let us keep Corinth a community of homes and families and not an urban city in need of a honey-comb network of roads and high-density housing.

SIGNED: 

NAME: Sterling Sacks

ADDRESS: 1713 Birch Ln. Corinth TX 76210



Planning and Zoning Commission Meeting
Date: MONDAY, June 26, 2023, at 6:30 P.M.

RECEIVED
JUN 16 2023

Section E, Item 3.

City Council Regular Meeting
Date: THURSDAY, July 20, 2023, at 6:30 P.M. * (see below for additional information)

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 26, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 20, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 69 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside of Corinth)

*The July 20, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 26, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at planning@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 498-3262 for assistance.

writing in (Check as applicable) Support: Opposition: of the proposal.

It will create even more traffic jams and delays.

Address/City: (REQUIRED)

Signature: (REQUIRED)

Rhonda Grillo

(Please Print)

R Grillo

(Signature)



Planning and Zoning Commission Meeting
Date: **MONDAY, June 26, 2023, at 6:30 P.M.**

City Council Regular Meeting
Date: **THURSDAY, July 20, 2023, at 6:30 P.M.** * (see below for additional information)

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 26, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 20, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 69 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside of Corinth)

*The July 20, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 26, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at planning@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: Opposition: of the proposal.

The proposed design does not match the adjacent Provence properties.

Name/Address/City: **(REQUIRED)**

Signature: **(REQUIRED)**

Tim Schlottman / 1903 Durane Ct, Corinth
(Please Print)

[Signature]
(Signature)

RECEIVED
JUN 15 2023
BY: *mb*



Planning and Zoning Commission Meeting
Date: **MONDAY, June 26, 2023, at 6:30 P.M.**

City Council Regular Meeting
Date: **THURSDAY, July 20, 2023, at 6:30 P.M.** * (see below for additional information)

RECEIVED
JUN 20 2023
BY: *mb*

Section E, Item 3.

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 26, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 20, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 69 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside of Corinth)

***The July 20, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 26, 2023.** Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the **City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing)**. Signed comments may be scanned and sent by email to **Michelle Mixell, Planning Manager, at planning@cityofcorinth.com**. Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: Opposition: of the proposal.
See letter attached

Name/Address/City: **(REQUIRED)**

Signature: **(REQUIRED)**

*Heather Bacon, 1960 Post Oak Dr
Corinth, TX*
(Please Print)

Heather Bacon
(Signature)

RECEIVED
JUN 20 2023BY: *ms*

June 20, 2023

City of Corinth
Planning and Zoning Commission
Development Services Department
3300 Corinth Parkway
Corinth, Texas 76208

Dear Members of the Planning and Zoning Commission:

We are writing in opposition to the proposed housing development located on Post Oak Drive (Case No. ZAPD22-0008-Hillside of Corinth).

My sister, Paige Almond, and I own the two parcels of property located at 1960 Post Oak Drive and believe the value of our property will be significantly decreased by the proposed development plan.

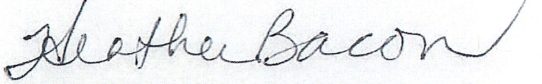
We are protesting the development for the following reasons:

1. **Disproportionate Future Collector Road Costs:** We were working with the applicant, Rembert Enterprises Inc. (represented in the current proposal by Ridinger Associates) (the Applicant) along with the property owner directly to the East of us, and the Antioch Baptist Church under separate contracts to sell our properties to Rembert Enterprises for its future development of the three properties. Rembert Enterprises subsequently broke the contract with us and the owner to the East of us but has apparently continued its contract with the Antioch Baptist Church. Under the original proposed plan which was previously submitted to the City of Corinth, all three parties would share in the cost of the future collector road that runs from West to East between the three properties as shown in the Master Plan for the City of Corinth. Under the Applicant's new proposed plan, the Applicant has moved the future collector road and has overburdened our property by not participating in the cost of the future road. We believe this would result in significant additional costs to us and decrease the value of our property.
2. **Lot Size:** The proposed development plan requests that the zoning be changed from SF-2 to SF-4. This lot size is too small relative to the already developed neighborhoods to the north and south of the proposed development and does not conform with the size of the lots in those neighborhoods. We believe this will significantly decrease the value of our property and surrounding properties.
3. **Privacy:** Our land has been a horse farm for over 50 years. While we know development cannot be stopped altogether, building a dense neighborhood directly adjacent to our property will significantly reduce its value as a horse farm to any future potential buyer. Building a privacy wall that is only 6 feet high will not provide adequate privacy for our farm. Proposing a privacy fence that is 8 feet high on the north side of the property but only 6 feet high to the south of the property (our side) is not equitable treatment to us. We believe lack of privacy will significantly decrease the value of our property.

We are strongly opposed to the development for the reasons outlined above and request that the Planning and Zoning Commission of the City of Corinth consider the information above in making their decision and deny approval of the proposed plan.

If you have questions, please do not hesitate to contact me at 512-695-0044 or our representative Joe Priske at jpriske@priskedevelopment.com.

Sincerely,

A handwritten signature in cursive script that reads "Heather Bacon". The signature is written in dark ink and is positioned below the word "Sincerely,".

Heather Bacon
Co-owner of 1960 Post Oak Drive

Cc: Joe Priske, Priske Development

RECEIVED
JUN 20 2023
BY: *mf*

Section E, Item 3.

Opposition to the Hillside Development

June 18, 2023

To All Those Concerned,

I am writing in opposition to the proposed housing development located off of Post Oak Dr., Hillside of Corinth Project (Case No. ZAPD22-0008).

My reason for opposition of this proposal is due to the planned thoroughfare on the south side of the development. Consider that roughly 2,000 feet south of the "desired" thoroughfare sits an existing four-lane access (Lake Sharon Dr.). In addition, approximately 2,000 feet north of the "desired" thoroughfare already sits a two-lane thoroughfare (Church Dr.) and about 150 feet further north sits another third thoroughfare (Robinson Dr.). This proposed thoroughfare is unnecessary and a misuse of city development resources.

The plan for an additional thoroughfare is not justified, and the future planned use of eminent domain of multiple property owners, is an abuse of power for a road that is neither needed nor wanted by the RESIDENTS of Corinth.

To reiterate, there is no need for an additional road for this development since 3 major east-west thoroughfares already exist within a distance of less than a mile along Post Oak Dr.

Let us keep Corinth a community of homes and families and not an urban city in need of a honey-comb network of roads and high-density housing.

SIGNED: *Mina Sacks*

NAME: *MIANA SACKS*

ADDRESS: *1713 BIRCH LN.
CORINTH, TX 76210*



Planning and Zoning Commission Meeting
Date: **MONDAY, June 26, 2023, at 6:30 P.M.**

RECEIVED
JUN 2
Section E, Item 3.

City Council Regular Meeting
Date: **THURSDAY, July 20, 2023, at 6:30 P.M.** * (see below for additional information)

BY: MR.....

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 26, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 20, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 69 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside of Corinth)

*The July 20, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 26, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at planning@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: Opposition: of the proposal.

The plot has housing to the West, North, South and they are building to the EAST OF IT. I've seen all kinds of animals use that green space. To build there would impact them and make them a nuisance to housing. You are going to do what you want to do no matter how this pretend concern about my thoughts are on this. I mean money has been spent and exchanged hands - but I still say no!

Name/Address/City: **(REQUIRED)**

Signature: **(REQUIRED)**

SAM GARLAND, 2012 LEDGESTONE DR, CORINTH TX
(Please Print)

76210

(Signature)



Planning and Zoning Commission Meeting
Date: **MONDAY, June 26, 2023, at 6:30 P.M.**

RECEIVED
JUN 21 2023
Section E, Item 3.

City Council Regular Meeting
Date: **THURSDAY, July 20, 2023, at 6:30 P.M.** * (see below for additional information)

BY: *MR*

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 26, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 20, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 69 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside of Corinth)

*The July 20, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 26, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at planning@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: Opposition: of the proposal.

Planning & Zoning Commission:

Thank you for the opportunity to express my opinion. The proposed design does not match up well with my neighborhood - Provence.

Sincerely,

Name/Address/City: **(REQUIRED)**

Signature: **(REQUIRED)**

DAVID BYRNE / 1104 TUSCANY DR / CORINTH
(Please Print)

[Signature]
(Signature)



Planning and Zoning Commission Meeting
Date: **MONDAY, June 26, 2023, at 6:30 P.M.**

RECEIVED
JUN 21 2023
Section E, Item 3.

City Council Regular Meeting
Date: **THURSDAY, July 20, 2023, at 6:30 P.M.** * (see below for additional information)

BY: *MR*

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 26, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 20, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 69 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside of Corinth)

*The July 20, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 26, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at planning@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: Opposition: of the proposal.

Planning & Zoning Commission - I appreciate the opportunity to voice my opinion. The proposed zoning design does not fit well with my neighborhood which is in the Provence subdivision.

Sincerely, Janice Faris

Name/Address/City: **(REQUIRED)**

Signature: **(REQUIRED)**

Janice Faris 2204 Tuscan Drive, Corinth
(Please Print)

Janice Faris
(Signature)



Planning and Zoning Commission Meeting
Date: **MONDAY, June 26, 2023, at 6:30 P.M.**

RECEIVED
JUN 21 2023
Section E, Item 3.

City Council Regular Meeting
Date: **THURSDAY, July 20, 2023, at 6:30 P.M.** * (see below for additional information)

BY: *Md*

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 26, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 20, 2023, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 69 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside of Corinth)

*The July 20, 2023, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 26, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at planning@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: Opposition: of the proposal.

PLANNING AND ZONING COMMISSION:

THANK YOU FOR THE OPPORTUNITY TO EXPRESS MY OPINION. THE PROPOSED DESIGN DOES NOT MATCH UP WELL WITH PROVENCE NEIGHBORHOOD WHICH IS THE NEIGHBORHOOD THAT I LIVE IN.

Name/Address/City: (REQUIRED) *SINCERELY,* Signature: (REQUIRED)

*NANCY BYRDE / 2204 TUSLANY DR.
CORINTH, TX 76210*

(Please Print)

NANCY BYRDE
(Signature)



ATTACHMENT 4:

**LETTERS/EMAILS FROM PROPERTY OWNERS –
OUTSIDE THE 200 FT BUFFER**

JUN 22 2023

BY: MR

Opposition to the Hillside Development

June 18, 2023

To All Those Concerned,

I am writing in opposition to the proposed housing development located off of Post Oak Dr., Hillside of Corinth Project (Case No. ZAPD22-0008).

My reason for opposition of this proposal is due to the planned thoroughfare on the south side of the development. Consider that roughly 2,000 feet south of the "desired" thoroughfare sits an existing four-lane access (Lake Sharon Dr.). In addition, approximately 2,000 feet north of the "desired" thoroughfare already sits a two-lane thoroughfare (Church Dr.) and about 150 feet further north sits another third thoroughfare (Robinson Dr.). This proposed thoroughfare is unnecessary and a misuse of city development resources.

The plan for an additional thoroughfare is not justified, and the future planned use of eminent domain of multiple property owners, is an abuse of power for a road that is neither needed nor wanted by the RESIDENTS of Corinth.

To reiterate, there is no need for an additional road for this development since 3 major east-west thoroughfares already exist within a distance of less than a mile along Post Oak Dr.

Let us keep Corinth a community of homes and families and not an urban city in need of a honey-comb network of roads and high-density housing.

SIGNED:

T. Reynolds Todd R

NAME:

Todd + Ashley Reynolds

ADDRESS:

1710 Birch Lane
Corinth, TX 76210



CITY OF CORINTH Staff Report

Meeting Date:	6/26/2023	Title:	UDC Subdivision Ord Amendments – Street Light
Strategic Goals:	<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 type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend various subsection of Section 3 “Subdivision Regulations” regarding the dedication and maintenance of street lights. Case No. ZTA23-0001 – UDC Subdivision Regulations Amendments – Street Lights

Item Summary/Background/Prior Action

In 2020, the City hired a consulting firm to conduct a field audit of the street lights in the city to determine if it would be beneficial for the city to obtain ownership and maintenance of the lights, which were installed and maintained by Oncor. The initial assessment indicated that that the city could realize a beneficial rate of return after four (4) years. In September, 2021 several sections of the UDC were amended regarding developers to construct and dedicate the streetlights to the city. Other sections were amended regarding inspections and related fees for new installations. Other “housekeeping” items were amended which should remain.

As new residential subdivisions were being planned and constructed, the developers indicated the concerns regarding additional costs imposed on them by Oncor which previously did not charge for the lights.

At this time, it was determined to not pursue the ownership and maintenance of streetlights.

Relevant sections of Section 3 “Subdivision Regulations” regarding street lights to be amended to reflect pre-2021 standards are,

- Section 3.04.06.B.1.a – remove terms regarding street lighting systems
- Section 3.05.07.I – delete this subsection regarding dedication of street lighting systems
- Section 3.05.13.A.1 – remove references to street lighting systems
- Section 3.05.13.C.2 – delete this subsection regarding dedication of street lighting systems
- Section 3.05.19.C.6 – delete this subsection regarding the dedication of street lighting systems

Public Notice

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

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

Staff Recommendation

Staff recommends approval as submitted

Motion

“I move to recommend approval of Case No. ZTA23-0001 to amend various sections of Section 3, ‘Subdivision Regulations’ of the Unified Development Code regarding the dedication and maintenance of street lights 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