

****PUBLIC NOTICE****



**PLANNING & ZONING COMMISSION REGULAR SESSION
AND WORKSHOP SESSION**

Monday, September 26, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

AGENDA

- A. NOTICE IS HEREBY GIVEN** of a Regular Session and Workshop Session of the Planning & Zoning Commission.
- B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**
- D. PLEDGE OF ALLEGIANCE**
- E. 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 August 22, 2022.
- 2. Consider and act upon a Replat of E. Blount Subdivision Lot 1 Block A and a Final Plat for Ashford Park Phase 3, consisting of 100 single-family lots and three (3) open space/tree preservation lots, being ±19.865 acres of land generally located north of Lake Sharon Drive, west of Parkridge Drive, and east of Evans Road. (Case No. FP22-0006)

- F. DIRECTOR'S REPORT**
- G. ADJOURN REGULAR SESSION**
- H. CALL WORKSHOP SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- I. WORKSHOP AGENDA**

- 3. Receive a presentation and hold an informal discussion regarding a proposed Planned Development for a Phase 2 multi-family development of the Oxford at the Boulevard, on approximately 4.8 acres located at the northwest corner of Corinth Parkway and Lake Sharon Drive.
- 4. Receive a presentation and hold an informal discussion regarding a proposed Planned Development (PD) Concept Plan for a mixed-use (multi-family and commercial) development on approximately 38 acres on the north side of Lake Sharon Drive, between Corinth Parkway, and I-35E. (Case No. ZAPD22-0004 – Corinth Groves)

- J. ADJOURNMENT**

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City's attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the

agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Thursday, September 22, 2022 at or before 5:00 PM.**

John S Webb

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

September 22, 2022
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
Monday, August 22, 2022 at 6:30 PM
City Hall | 3300 Corinth Parkway

On this, the 22nd day of August, 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:
Vice Chair Cody Gober
Rodney Thornton
Alan Nelson
Rebecca Rhule

Commissioners Absent:
Chair Wade May
KatieBeth Bruxvoort
Billy Roussel III

Staff Members Present:
John Webb, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Planning and Economic Development Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Vice Chair Cody Gober called the meeting to order at 6:33 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Nelson and Commissioner Rhule were designated as voting members.

D. PLEDGE OF ALLEGIANCE

E. 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 Special Session held on February 21, 2022.
2. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on April 11, 2022.
3. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on June 28, 2022.

4. Consider the approval of minutes for the Planning & Zoning Commission Regular Session and Special Session held on July 25, 2022.

Motion by Commissioner Thornton to approve the consent agenda. Seconded by Commissioner Rhule.

Motion passed unanimously: 4-for, 0-against.

F. BUSINESS AGENDA

5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Asvalo Real Estate, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single Family Residential and C-1 Commercial to a Planned Development with two base zoning districts to include MF-3 Multi-Family Residential and SF-4 Single Family Residential, on approximately ±58 acres located on the south side of Lake Sharon Drive, and generally west of Trinity Terrace and Dickinson Drive, north of Custer Road and Meadowview Drive, and east of Zachary Drive. Case No. ZAPD22-0002 – Lake Sharon Mixed Residential (LSMR).

Director John Webb provided a brief overview of the zoning application to the Commission, which remains unchanged from what was presented at the June 27 Planning & Zoning Commission meeting. He explained that from staff's perspective the proposal does not meet the intent of the Comprehensive Plan, and recommended denial.

Sean Alibrando, representing Asvalo Real Estate, provided a presentation on the proposed Planned Development to the Commission. Alibrando stated that the Comprehensive Plan definition for Mixed Residential development was followed, and while not every type of land use proposed in the Comprehensive Plan was included, such as neighborhood commercial, his proposal includes multi-family, single-family, and big-house style units. Alibrando further stated that in his interpretation of the Comprehensive plan, not every type of residential use needed to be included and believes that a wide range of residential unit types is being provided. Alibrando added that his project would be one of the most highly amenitized multi-family developments in the county and that given the low vacancy rate and relatively low percentage of multi-family units in this area, compared to surrounding cities and counties, there is a high demand for additional multi-family units in Corinth. Alibrando stated that the demand for rental units has also increased due to property values and associated costs of homeownership climbing dramatically the last few years, making it difficult for those looking to purchase their first home. Alibrando added that the proposed project will generate \$2,500,000 in property tax revenue and a projected \$15,000,000 of annual discretionary income. Alibrando further stated that he plans to manage and maintain the property for the next 10 to 20 years and will build the development to last for decades.

Jason Tackett, Vice President ESG and Corporate Planning at Sage Natural Resources, provided a presentation to the Commission on the gas well operations and safety surrounding the existing well. Tackett provided a visual representation of the gas well showing that the well has a vertical depth of 9,000 feet and has a further lateral length of 4,000 feet. He also explained that the well bore is surrounded by several layers of piping and cement per safety regulations. Tackett pointed out that in Denton County alone there are 764 abandoned gas wells and proceeded to walk through the steps that would be taken to plug the well under the supervision of the Railroad Commission of Texas. Tackett stated that to his knowledge, there is no definite regulation or setback for building near or on top of an abandoned well.

Commissioner Thornton asked what pressure these pipes were under.

Tackett stated that it is a low pressure well and line with a pressure around 100 PSI.

Commissioner Nelson asked what could go wrong.

Tackett stated that there could be instances where digging or other activity may disturb the site and that there should not be anything occurring at an abandoned well and that the risk is low. There is much higher risk on gas distribution lines than at a well site that is producing in the middle of the neighborhood. The other risk is to groundwater and that is why well bores are capped to protect groundwater.

Commissioner Thornton asked when the well was purchased and what their long-term intent with the well is.

Tackett stated that it was purchased approximately 4 years ago as part of a package including other wells and that the long-term goal is to produce the most profit. He stated that right now, given that the gas being produced has a high carbon dioxide content and would require more processing equipment, it made more sense from a financial perspective to abandon the well.

Vice Chair Gober opened the public hearing at 7:05 PM.

Michael King, 2610 Zachary Drive, spoke against the proposed Planned Development and expressed concerns regarding safety of gas wells. He stated that residents in Corinth are opposed to apartments in the area and that the Traffic Study provided by the applicant was inaccurate. In his opinion, the proposal does not meet the Comprehensive Plan as it stands today and feels that the site should only be developed as single-family. He added that it was his desire for the landowner, residents, and the City to come together to create something that would benefit all parties and asked the Commission to recommend denial of the application.

Brian Head, 2700 Warwick Drive, expressed concerns about the Comprehensive Plan being outdated, the negative impact the proposal would have on surrounding property values, the accuracy of the traffic analysis used by the applicant, and the overall accuracy of the information presented by the applicant. He also stated that single-family homes on the property would bring in more property tax revenue and more students than the current proposal.

Nancy Lozon, 2805 Custer Drive, expressed multiple concerns with the proposed development, including noise, infrastructure, internet disruption, and density. She also expressed concerns with property values around the development decreasing and requested that if the land must be developed that it be only single-family.

Greg Russell, 2805 Whetstone Drive, stated that he was drawn to the area by the country-home feel, and he has concerns with how many people will leave Corinth because of the apartments and the city no longer having a small-town feel. He believes this development will ultimately hurt the community and decrease the surrounding property values.

Dwayne Zinn, 2201 Bowie Lane, stated that he has concerns for safety as the apartments decline and the criminal factor increases (Class A or Section 8). He doesn't believe Lake Sharon Drive was meant to be a major thoroughfare and was not made to support this type of development, just single-family. He feels if apartments are built in the middle of single-family, this will decrease the value of surrounding properties and lower tax values. He explained that he was on the Planning & Zoning Commission and is not against apartments but is against them in this location.

Austin Ortega, 2801 Custer Drive, explained that he desires the neighbors that single-family developments bring. He feels that apartments are transient communities and is against the proposed development. He stated that the zoning as described in the Comprehensive Plan no longer fits given how the surrounding properties have developed and how the community has changed.

Brett Criswell, 2604 Zachary Drive, stated that he is against this proposed plan and respectfully opposes the development. He stated that the plan does meet their needs and the applicant needs to go back to the drawing board.

Martin Stein, 3974 Summit Ridge Drive, stated that apartments draw crime and that they cannot convince him that the proposed ring of single-family homes will not be rentals. He stated he is firmly opposed to this project and that this is a bad location for this proposal.

Jeremy Young, 2608 Zachary Drive, expressed concerns with the location of the proposed development due to it not feeding onto a major thoroughfare and he explained that apartments reduce the property values of single-family homes around them. He shared a quote from an article that millennials make up the fastest growing segment of home buyers. He stated that Corinth does not provide six-figure income jobs and that the majority of people that would be coming into these apartments would be lower income.

Heather Konopka, 4101 William D. Tate, Grapevine, stated that she has worked with numerous developments in the City of Corinth for the last six to seven years. She stated that if the plan is not what the city wants, the plan must change sooner rather than later. She added that the desires of the landowners to move on with their lives should be considered and that she was in support of the project. She concluded by saying that this land will eventually be developed and that the next developer who comes along may not provide the same quality product as is being proposed currently.

Sally Baum, 2300 Lake Sharon Drive, stated that she is a retiree and spoke in support of the senior living project. She asked that the Commission consider seniors when making this decision.

John Baum, 2300 Lake Sharon Drive, stated that his family has owned the property since 1953, that he built a house on the property in 1979, and has lived there since. He said that when he came here there were 600 people in Corinth. Baum added that he previously served on the City Council and helped form the Lake Cities Fire Department. Baum added that his family made a decision to sell the property and had around 10 developers contact him within a week, making it a difficult decision to select a developer. He stated that most of the developers wanted to build cheap homes, close together, and poorly constructed, and that the Applicant convinced him that he does things the right way. He stated that the applicant will construct a quality product and manage the property well long-term. He served on the Envision Corinth Advisory Board and feels that this proposal fits in well with what was determined at that time.

Don Cadenhead, 2600 Lake Sharon Drive, stated that he is in support of the project. He stated that he heard residents say that Lake Sharon Drive is not designed for this type of development. He provided background on the widening on Lake Sharon Drive and feels that the street is large enough to support more development. He stated that he would like to shop and eat in Corinth and that the new residents would have extra income to spend in Corinth.

Karen Cadenhead, 2600 Lake Sharon Drive, stated that she has been a Lake Dallas ISD teacher for 19 years and was in support of the proposal. She said that the increased property taxes from this project would help the school district and asked the Commission to put the Falcons first.

Beverly de Kerguelen, 3017 Brett Road, stated that she is retired from the Air Force and has an autistic son. She added that she lived in San Antonio and was surrounded by apartments and crime, which is why she moved here. She stated that she does not want apartments near her. She also asked why residents should care about the amenities provided at the project if neighboring residents cannot use them.

Andrea Yeager, 2008 Barton Springs Drive, stated that she has concerns about increased water and sewer infrastructure, solid waste, and energy grid demand. She stated that there was a major outage in June in several areas and asked if the city would raise the cost of water, sewer, and trash services. She also expressed concerns about the need to increase public safety staff and equipment, and if the mail would be delivered due to the increased number of mailboxes. She is also concerned about school capacity, increased property taxes, construction activity nuisances, and whether the proposed single-family houses would be individually owned.

Alanna Fickes, 2712 Cherokee Trail, stated that she is against the project and would like the comprehensive plan to reflect single-family only in that area.

Melanie Bristow, 2013 Yellowstone Lane, stated that she had concerns about the traffic study accuracy, whether the gas well would be capped or not capped, the pipeline and its health effects, crime, school capacity, city services, and the market. She stated that the residents do not want apartments or want to be compared to other cities or counties. She expressed doubts that the developer will keep the property and asked that the Commission put the residents first.

David Johnson, 2805 Hollis Drive, stated that the development does not make sense, and that it is time for this development to move on. He added that he always looked forward to having similar single-family homes built past the end of Hollis Drive. He feels that Corinth is about families and that this can only be accomplished through single-family housing and is vehemently opposed to the proposed development.

Dena Kupiec, 2617 Trinity Terrace, expressed concerns about having apartments overlooking into her backyard. She stated that all trees would be taken down and expressed concerns about emergency services and school capacity. She expressed doubts about the success of the senior living aspect of the project in relation to the proposed apartments and that only single-family homes should be developed on the property.

Tyler Head, 2700 Warwick Drive, did not wish to speak but noted his opposition to the proposal in a public input form.

Kevin Kupiec, 2617 Trinity Terrace, did not wish to speak but noted his opposition to the proposal in a public input form.

Austin Robinson, 2702 Warwick Drive, stated that he moved to Corinth for the small-town atmosphere and not to be around hundreds of other people in apartments.

Debra Yager, 2016 Baker Drive, did not wish to speak but had her statement read by the Vice Chair. She had concerns about the increase in electric and water usage given that there had already been local water restrictions and power outages. She also had concerns with how the schools would accommodate more students without overcrowding.

Emily Head, 2700 Warwick Drive, did not wish to speak but was opposed to the proposal.

Steve Tryling, 2618 Zachary Drive, did not wish to speak but had his statement read by the Vice Chair. He understands that the land behind Zachary Drive will eventually be developed and requests that no apartments be constructed on this property.

Don Glockel, 2101 Lake Sharon, stated that he has lived in Corinth for over 30 years, that he respects both sides of the argument, and pointed out that houses looking into backyards are a fact of life. He stated that sometimes you get what you ask for, and that even if all single-family homes are built, they could all be rentals. He doesn't want others to encroach on the property owner's rights and hopes that whatever development is eventually built is of quality.

Orlin Chotev, 2015 Yellowstone Lane, stated that he immigrated from eastern Europe and that he was forced to sell their home and live in multi-family while in his home country. He stated that he bought a home in Corinth and that the discussion is on an outdated concept of urbanism and that apartments produce crime. He expressed concern about when urbanization would stop in the city if this proposed development was approved and added that bringing in more people does not mean that they will consume from local businesses.

Christine Larson, 2702 Zachary Drive, stated that there are many more people aside from those present who are against the development. She expressed doubts that the project will generate the promised revenue and that single-family homes are the way to go.

Sean Alibrando responded to the citizen comments. He stated that the traffic study was performed the previous year by a third-party organization that would lose its license if it was performed inaccurately. He stated that his calculations on the costs of homeownership were current as of last Friday. Alibrando clarified how he arrived at the cost of mortgage per month and that it was difficult for many new homeowners to afford. This version of the proposal saves three and a half acres of trees more than the version presented at the workshop. He also mentioned that he would cap the well or leave it open depending on whatever the City Council wishes, as his design accommodates both options.

Vice Chair Gober closed the public hearing at 8:16 PM.

Vice Chair Gober asked how much he planned to rent the big homes for.

Alibrando stated that this number has changed drastically since they had begun work on this proposal and that the number is dependent on the market rate. He explained that the big house units would have the highest rent of the standard units of about \$2,000 to \$2,300 per month. The senior living would have access to the amenities of the overall development as well as additional exclusive amenities and would have a slightly higher monthly cost of around \$2,400. The Senior Living would be for those who are 62 or older and that they would be standard apartments that were not medically assisted living.

Alibrando clarified again that the traffic study was not from 2003 as alleged during the public hearing.

Vice Chair Gober asked when he expected construction to begin.

Alibrando stated that if the proposal were approved, he expected construction to begin in the Fall of 2023.

Commissioner Rhule asked if he has developed an active senior living center before.

Alibrando responded that he has not and is working with a group who are experts on this matter as consultants.

Commissioner Rhule asked for examples of amenities for the senior living.

Alibrando provided the example of a commercial kitchen that would serve as a source of communal interaction and that there would be other amenities that would increase the quality of life. Some of these amenities include their own pool, crafts, and experts who would come in such as salon artists and masseurs.

Commissioner Rhule asked if there was a possibility to reduce the apartments from four-stories to two-stories.

Alibrando stated that the only four-story structure was the senior living. He explained that stairs are not marketable for such an active living project and that the more units an elevator serves, the more economical it becomes. He added that if the well is capped, he can shift the senior living further away from the surrounding single-family residential.

Commissioner Rhule asked if she heard him correctly that he did not receive accurate information regarding mixed residential use for the property.

Alibrando stated that he had never been told that mixed-residential was not available on this site and that mixed-residential as it is defined is what is on the comprehensive plan. Alibrando added that he was told

from day one to follow what was in the comprehensive plan. Alibrando stated that Mr. Webb had told him several times that he would like to see more single-family, so the number of single-family lots on his proposal was doubled for the July Planning & Zoning Commission workshop. After creating the workshop proposal, Mr. Webb told Alibrando that he did not believe the proposal would be supported by Staff but that the plan was moving in the right direction. Alibrando stated that by the time he received Mr. Webb's comments at the July meeting, he did not really have enough time to work through Staff's concerns. At this point, he has created six different site plans trying to address the concerns of the neighbors and Staff and is open to making more changes but that he doesn't really know what will be approved. He feels that every time he has made a change it has not been supported and that it has been a year of changing things.

Vice Chair Gober asked if there are any emergency features in the senior living units.

Alibrando stated that there are handicap accessibility requirements but that the residents are generally fit enough to handle their needs. He explained that all of the units would be smart-homes and that there would be an ability to get help through a voice activated device.

Rhule asked Staff for clarification regarding the single-family vs what the comprehensive plan states.

John Webb stated that he came on board in October when the applicant was already well on his way with this project. He complimented the Applicant for working with Staff throughout the process and bringing forward a well-thought-out plan. He stated that from day one he had shared with Alibrando the requirements of the Mixed Residential Place Type on the Comprehensive Plan which states a range of single-family lots should be provided. Staff feels that the range of single-family lots is not provided, and that the area has changed from what was originally envisioned in the comprehensive plan. Webb also explained that the Applicant chose to move forward with a plan that has not been received well by the neighbors and that this puts Staff in a difficult position as far as land-use compatibility. He clarified that his recommendation is not based on the neighborhood input but is based on what is in the future land use plan. Webb added that Staff added stipulations in the staff report, should the Commission decide to recommend approval, and reiterated that Staff recommended denial.

Commissioner Thornton asked for more information regarding the transition to single-family residential from what is shown in the Comprehensive Plan.

Webb explained that Meritage made a business decision making their development all single-family.

Vice Chair Gober asked about the impacts of growth and concerns with the strain on utilities.

Webb stated that he can't speak on the public franchise utilities as they are outside of the purview of the City. He explained that the school district is aware of this plan, and there were no concerns expressed from the school district's point of view. Webb stated that it will depend on how the apartments are managed but that he would not equate apartments to crime.

Motion by Commissioner Thornton to recommend denial of the application. Seconded by Commissioner Rhule.

Motion passed unanimously: 4-for, 0-against.

6. Conduct a public hearing to consider testimony and make a recommendation on proposed amendments to the City's Unified Development Code (UDC) regarding Subsection 2.07.03 – Use Chart; Subsection 2.09.02 – Tree Preservation; Subsection 3.03.03 – Final Plat; Subsection 4.01.15 – General Sign Requirements; and Subsection 5.02 – Words and Terms Defined (ZTA22-0001 – UDC Misc. Text Amendments)

Webb presented the items to the Commission. The first item was to amend the use chart and words and terms defined to permit and regulate commercial drone delivery services in the city. The second item was to amend the general sign requirements regarding the maximum area of window signage, to allow flexibility on the size of sign lettering, and remove an exemption from landscaping requirements for monument signs in corner lots. The third item was to amend the final plat provisions to add language related to easement abandonment, permit staff approval of minor plat amendments after Planning & Zoning Commission approval, and to amend or remove certain plat signature blocks in the Unified Development Code.

Commissioner Nelson asked if blinds or sunscreens are included in the window sign ordinance.

Webb responded that they are not included in the proposed ordinance.

Commissioner Thornton asked if there are any regulations regarding the control and the number of drones in the air.

Wade Harden, 2751 24th Avenue, representing Flytrex, stated that the airspace is regulated by the FAA and that municipalities have the ability to regulate zoning where the use is allowed. Once the drone is in the air it is under the jurisdiction of the FAA and is considered an aircraft.

Commissioner Thornton asked if there would be competition from other businesses.

Harden responded that there is competition with Wing who operates out of a Walgreens in Little Elm and that DroneUp was looking to begin operations in the DFW area. He explained Flytrex primarily focuses on food deliveries and that in the next few years they will see many changes in the industry.

Vice Chair Gober asked what prevents the drones from falling out of the sky.

Harden responded that they have several redundancies as commercial aircraft do and explained that the drones have multiple motors, GPS units, and a parachute if there is a catastrophic failure.

Vice Chair Gober asked for more information regarding their operations and any possible user error.

Harden explained that the cargo bay as of now can carry 6.6 pounds and currently the pilots who are FAA trained and certified oversee the drone operations and loading. It is likely that in the future this will change and employees of the businesses sending out deliveries will be trained to load their cargo onto the drones.

Vice Chair Gober asked what would happen if a box fell into a vehicle while driving and if insurance would cover these expenses.

Harden stated that they have never had this occur in the past but if it were to happen, their insurance would cover any damages.

Vice Chair Gober asked if there is someone controlling the drone or if it were GPS only.

Harden explained that Flytrex drones are flown autonomously and that the pilots input the locations of the deliveries and oversee the other necessary operations.

Commissioner Nelson asked what the weight limit is.

Harden responded 6.6 pounds.

Commissioner Rhule asked if weather is a factor and if the drones can deliver to a patio.

Harden stated that if there is a weather event or high winds, the drones will be grounded, and a driver would complete the delivery. He said that wind becomes an issue at around 35 to 40 MPH, but that as technology advances, they will be able to fly in increasingly worse weather conditions. He added that drone delivery services have differing ways to finalize deliveries, but that Flytrex uses a zipline to drop off packages in customers yards.

Vice Chair Gober asked if there is any waste associated with the delivery service.

Harden responded that there are special paper bags used by their company but that there is no other waste.

Vice Chair Gober asked for an estimated time for operations to begin.

Harden responded that they have been looking at a potential site and that if this moves forward, they will work on the site plan and present it to staff as soon as possible.

Michelle Mixell, Planning Manager, presented the proposed tree ordinance amendments to the Commission. The amendments included clarifying the method for measuring a multi-stemmed/trunked tree, areas where preservation credits would and would not be offered, credits that would apply to tree mitigation, and the requirement for a financial guarantee to be provided for the replanting of mitigation trees if mass grading occurs on the site.

Vice Chair Gober opened the Public Hearing at 9:02 PM.

There were no speakers.

Vice Chair Gober closed the Public Hearing at 9:03 PM.

Motion by Commissioner Nelson to approve the proposed amendments. Seconded by Commissioner Thornton.

Motion passed unanimously: 4-for, 0-against.

G. DIRECTOR'S REPORT

Director Webb presented his report to the Commission and introduced the new Planning and Economic Development Coordinator, Matthew Lilly.

He stated that Michelle Mixell is working on five Planned Development applications and that they will likely start being presented to the Commission in October and November.

H. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 9:04 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2022.

Wade May, Planning and Zoning Commission Chairman



CITY OF CORINTH
Staff Report

Meeting Date:	9/26/2022	Title:	FP22-0006 – E. Blount Subdivision Replat and Ashford Park Phase 3 Final Plat
Ends:	<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 checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

Item/Caption

Consider and act upon a Replat of E. Blount Subdivision Lot 1 Block A and a Final Plat for Ashford Park Phase 3, consisting of 100 single-family lots and three (3) open space/tree preservation lots, being ±19.865 acres of land generally located north of Lake Sharon Drive, west of Parkridge Drive, and east of Evans Road. (Case No. FP22-0006)

Item Summary/Background/Prior Action

The purpose of the Replat and Final Plat is to subdivide an existing subdivision and unplatted properties into a new subdivision with 100 single-family lots and three (3) open space/tree preservation lots. The property is zoned Planned Development 57: Ashford Park (PD-57). An aerial location map is attached for reference.

The Replat and Final Plat document is in conformance with PD-57 and City development standards.

Staff Recommendation/Motion

Staff recommends approval of the Replat and Final Plat subject to the following conditions:

1. All covenants required by ordinances have been reviewed and approved by the City.
2. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
3. Staff approval of all additions and/or alterations to the easements and dedications included in this plat.

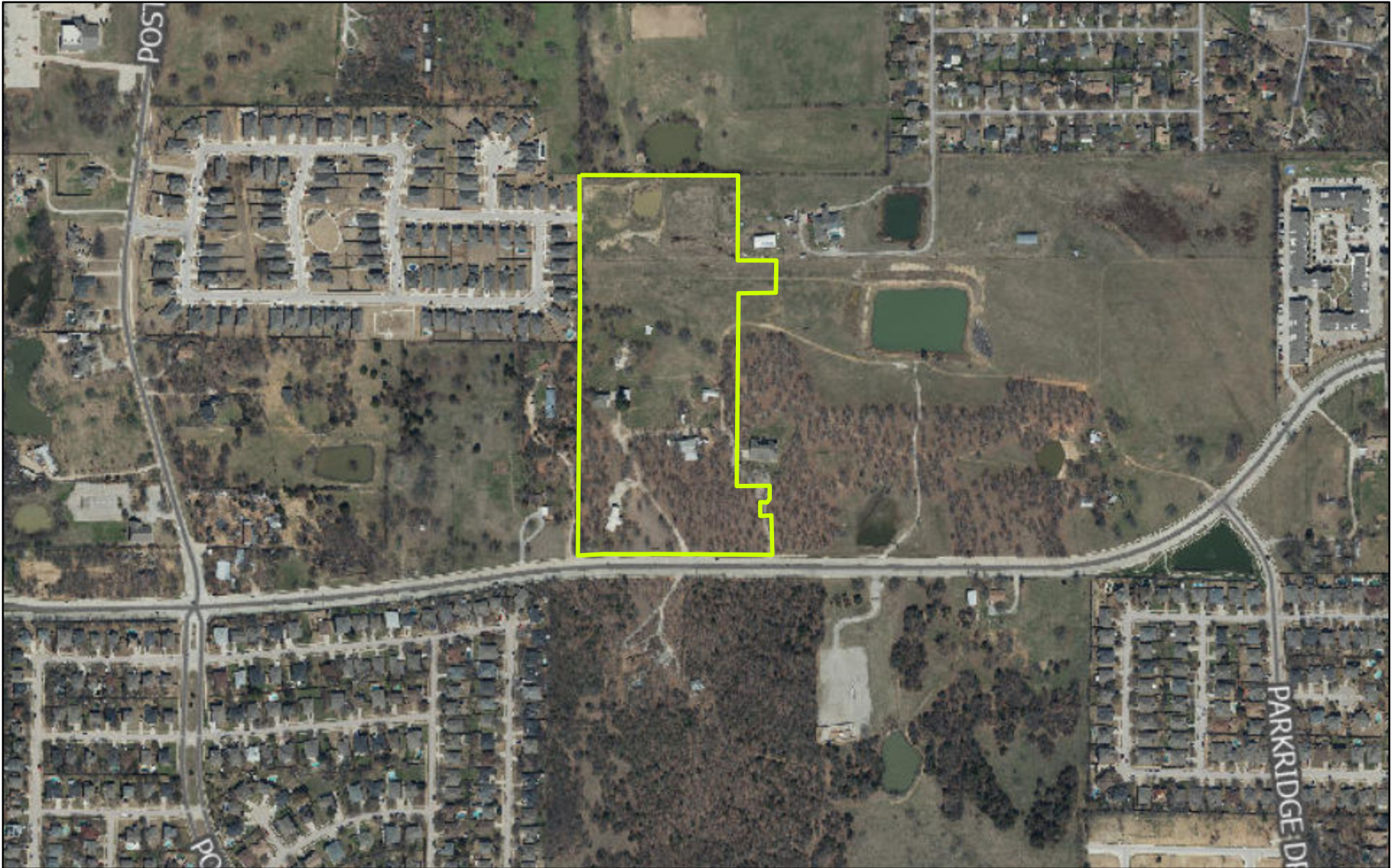
Staff recommends the following motion: **Motion to approve the Replat and Final Plat as presented subject to the conditions requested by Staff.**

Attachments

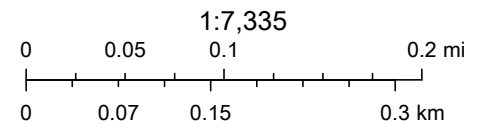
1. Aerial Location Map
2. Replat and Final Plat

FP22-0006 AERIAL MAP

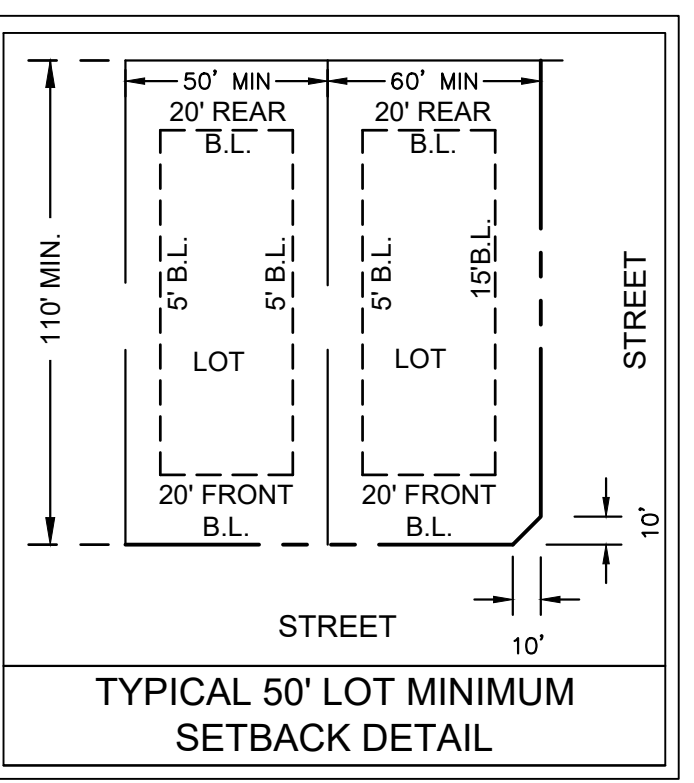
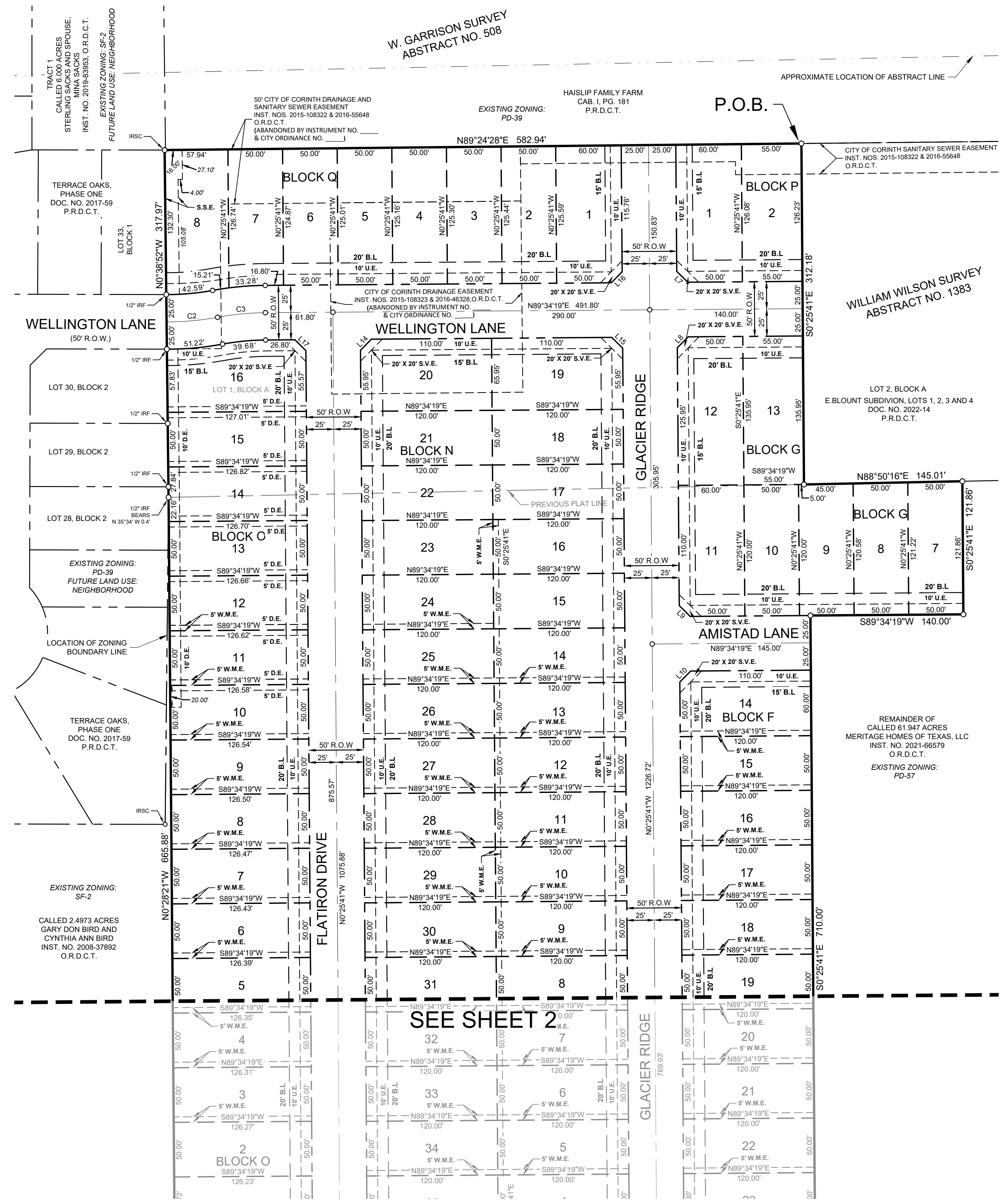
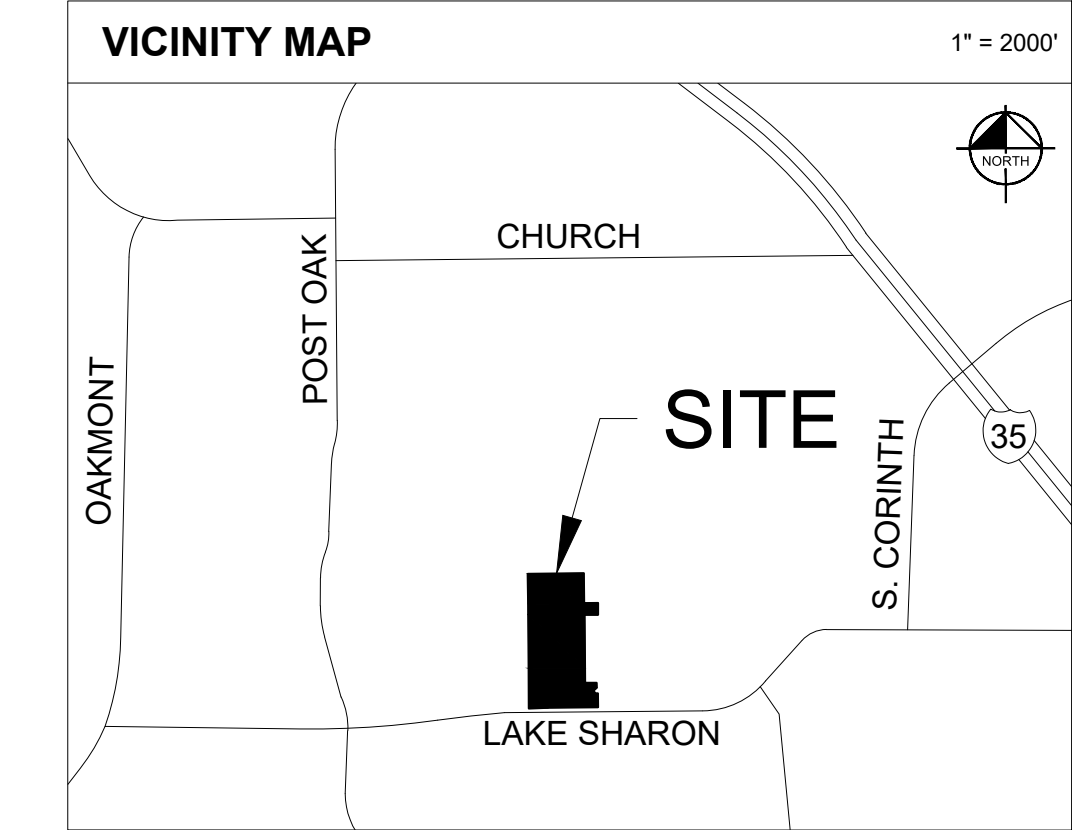
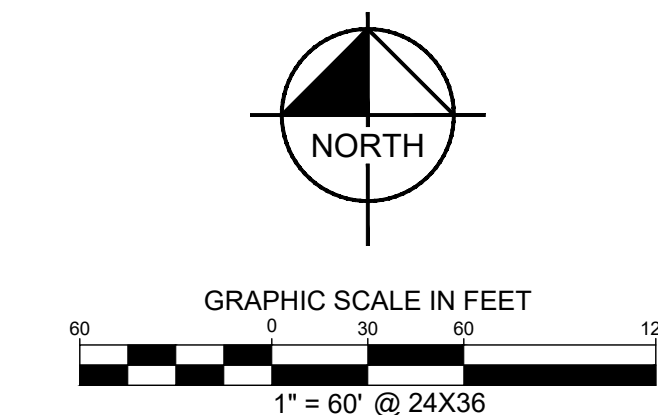
Section E, Item 2.



9/21/2022, 1:55:24 PM



Esri, Inc., City of Naperville, Illinois



LEGEND:

P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
 IRF = IRON ROD FOUND
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 W.M.E. = WALL MAINTENANCE EASEMENT
 P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
 O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
 ▲ 0' BUILDING LINE

- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99849329.
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 481210389H, for Denton County, Texas and incorporated areas, dated June 19, 2020, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - See Sheet 2 for lot table.
 - All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Retaining wall on shared property line to be maintained by property owner on high side of retaining wall.
 - All open-space lots and tree preservation lots (Block E, Lot 24X, Block F, Lot 26X, and Block N, Lot 1X) shall be owned and maintained by the HOA.
 - Park and Trail dedication to comply with Section 3.05.10 of Unified Development Code as approved in PD-57.
 - See sheet 2 for line and curve table.
- Phase 3
 Lots: 100 (PD-57)
 Gross Acreage: 19.865
 Net Acreage (-) R.O.W.: 4.098
 Density: 5.03 D/UAC

**REPLAT
 E. BLOUNT SUBDIVISION
 LOT 1, BLOCK A
 AND
 FINAL PLAT
 ASHFORD PARK PHASE 3**

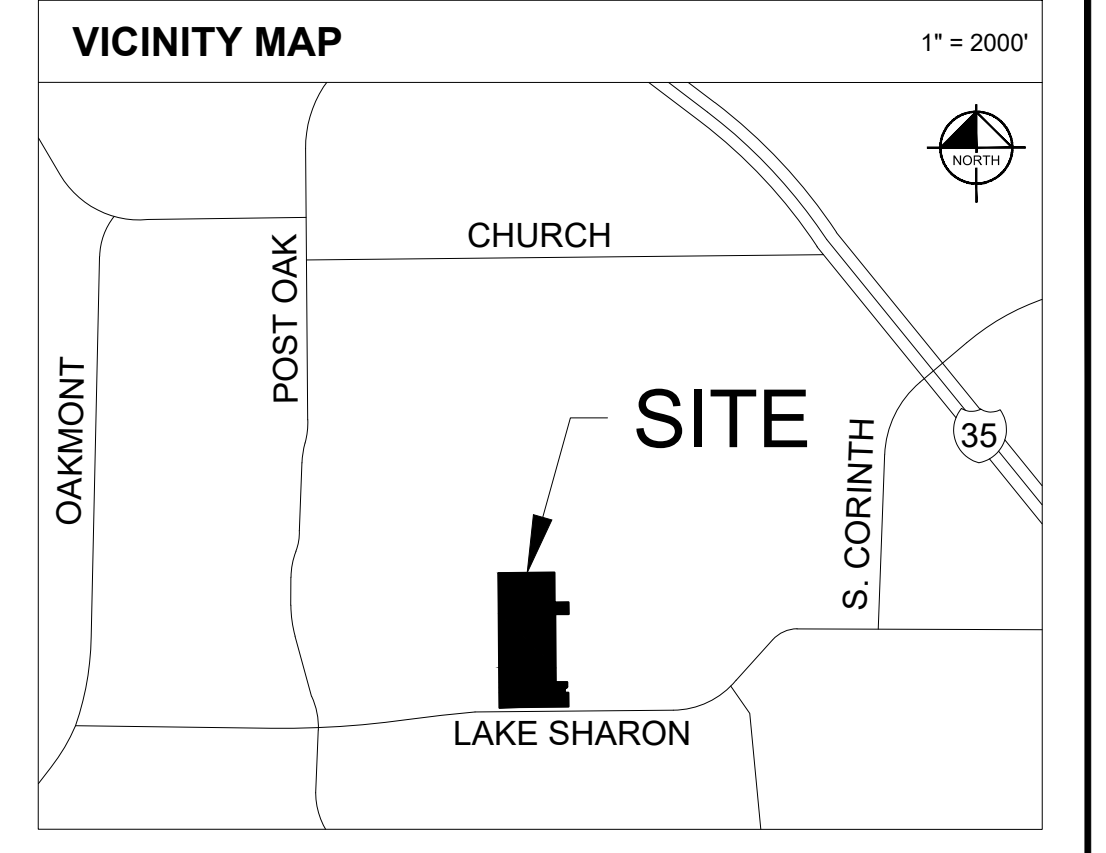
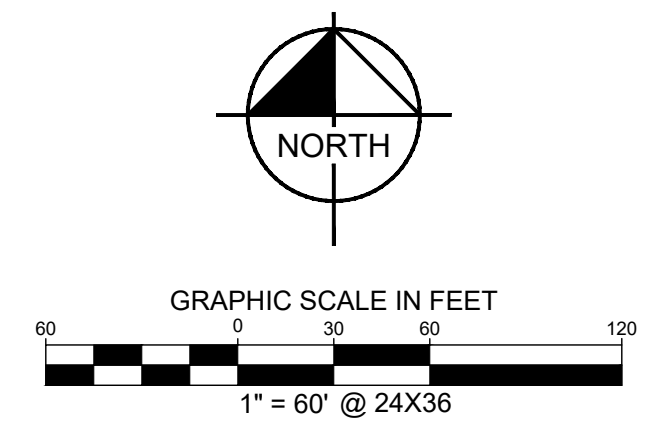
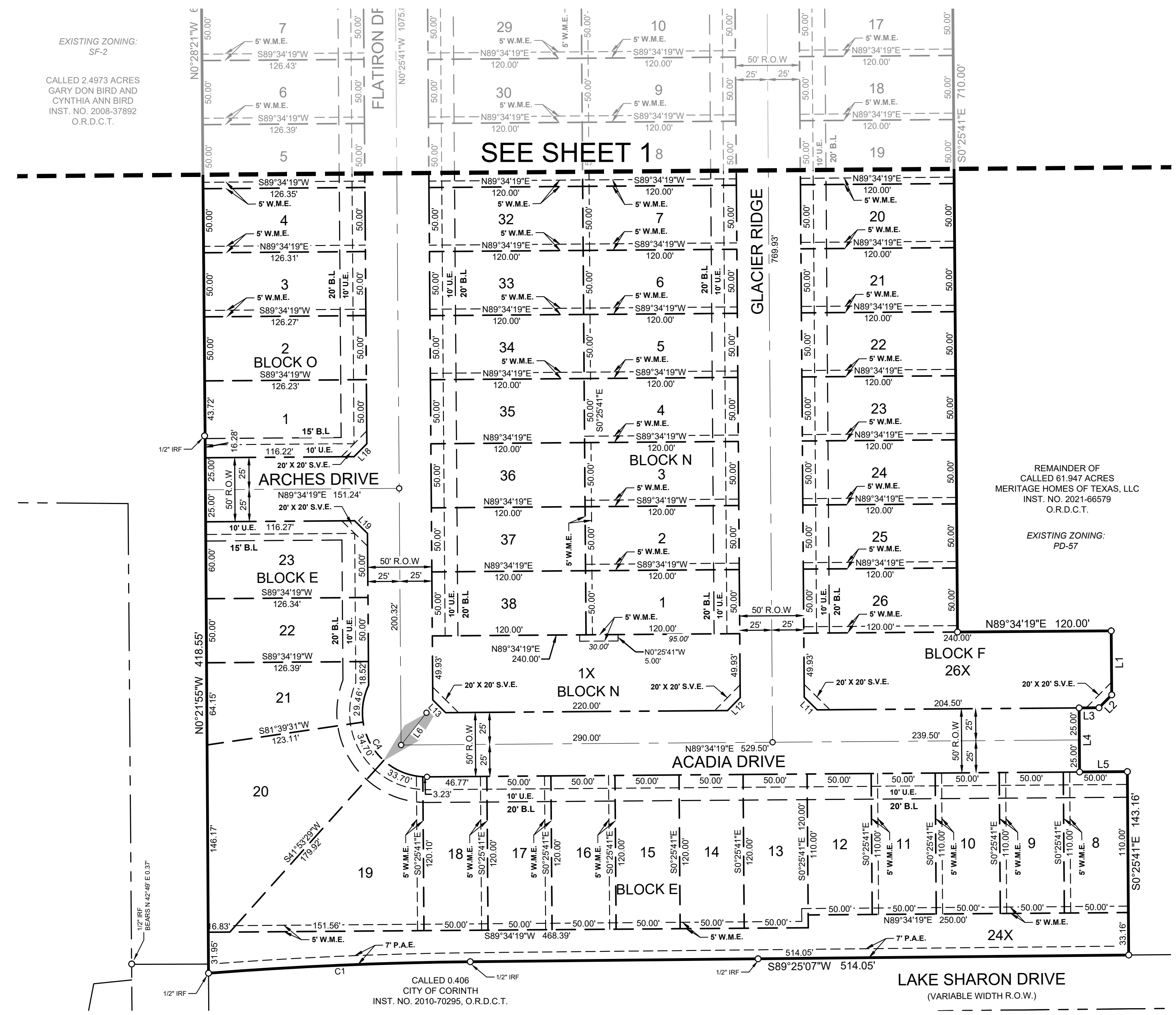
100 RESIDENTIAL LOTS
 BLOCK E LOTS 8-23; BLOCK F, LOTS 14-26;
 BLOCK G, LOTS 7-13; BLOCK N, LOTS 1-38;
 BLOCK O, LOTS 1-16; BLOCK P, LOTS 1-2; BLOCK Q, LOTS 1-8;
 AND 3 OPEN SPACE LOTS
 BLOCK E, LOT 24X; BLOCK F, LOT 26X; BLOCK N, LOT 1X;
 ZONING CLASSIFICATION PD-57
 BEING TOTAL OF 19.865 ACRES SITUATED IN THE
 WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
 CITY OF CORINTH, DENTON COUNTY, TEXAS

Kimley»Horn
 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 60'	CDS	KHA	SEPT, 2022	061179290	1 OF 3

ENGINEER / SURVEYOR:
 Kimley-Horn and Associates
 State of Texas Registration No. F-928
 13455 Noel Road
 Two Galleria Office Tower, Suite 700
 Dallas, TX 75240
 P (972) 770-1300
 Contact: Bryan Moody, P.E.

OWNER / APPLICANT:
 Meritage Homes of Texas, LLC
 8840 Cypress Waters Blvd.
 Dallas, TX 75240
 P 972-560-6302
 Contact: Steven Cook



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Phase 3
 Lots: 100 (PD-57)
 Gross Acreage: 19.865
 Net Acreage (-) R.O.W. : 4.098
 Density: 5.03 D.U./AC

**REPLAT
 E. BLOUNT SUBDIVISION
 LOT 1, BLOCK A**

AND

**FINAL PLAT
 ASHFORD PARK PHASE 3**

100 RESIDENTIAL LOTS
 BLOCK E LOTS 8-23; BLOCK F, LOTS 14-26;
 BLOCK G, LOTS 7-13; BLOCK N, LOTS 1-38;
 BLOCK O, LOTS 1-16; BLOCK P, LOTS 1-2; BLOCK Q, LOTS 1-8;

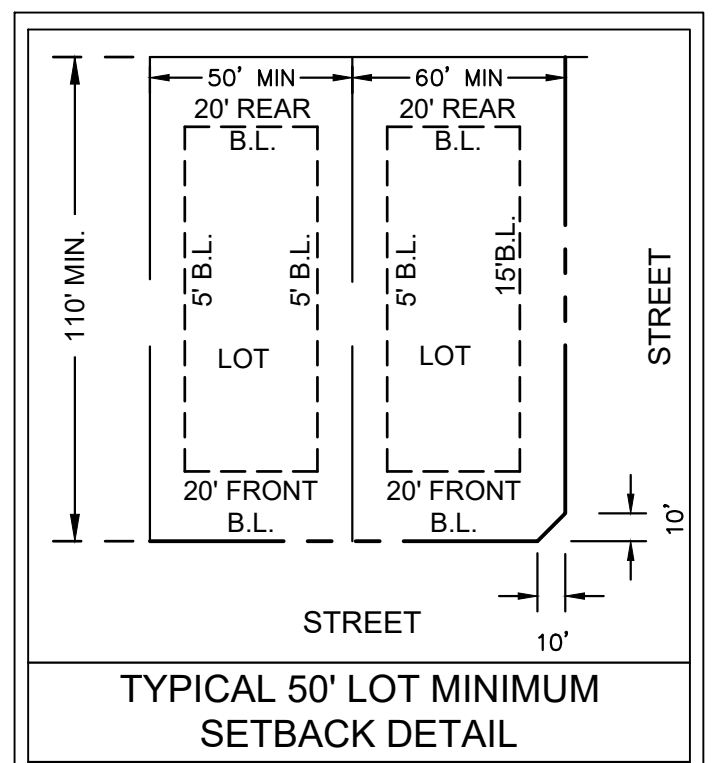
AND 3 OPEN SPACE LOTS
 BLOCK E, LOT 24X; BLOCK F, LOT 26X; BLOCK N, LOT 1X;
 ZONING CLASSIFICATION PD-57

BEING TOTAL OF 19.865 ACRES SITUATED IN THE
 WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
 CITY OF CORINTH, DENTON COUNTY, TEXAS

LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK E LOT 8	0.126	5,500	BLOCK F LOT 26X	0.328	14,284
BLOCK E LOT 9	0.126	5,500	BLOCK G LOT 7	0.140	6,077
BLOCK E LOT 10	0.126	5,500	BLOCK G LOT 8	0.139	6,045
BLOCK E LOT 11	0.126	5,500	BLOCK G LOT 9	0.138	6,013
BLOCK E LOT 12	0.126	5,500	BLOCK G LOT 10	0.138	6,000
BLOCK E LOT 13	0.138	6,000	BLOCK G LOT 11	0.164	7,150
BLOCK E LOT 14	0.138	6,000	BLOCK G LOT 12	0.186	8,107
BLOCK E LOT 15	0.138	6,000	BLOCK G LOT 13	0.172	7,477
BLOCK E LOT 16	0.138	6,000	BLOCK N LOT 1	0.138	6,000
BLOCK E LOT 17	0.138	6,000	BLOCK N LOT 2	0.138	6,000
BLOCK E LOT 18	0.138	6,000	BLOCK N LOT 3	0.138	6,000
BLOCK E LOT 19	0.272	11,847	BLOCK N LOT 4	0.138	6,000
BLOCK E LOT 20	0.301	13,092	BLOCK N LOT 5	0.138	6,000
BLOCK E LOT 21	0.158	6,894	BLOCK N LOT 6	0.138	6,000
BLOCK E LOT 22	0.145	6,318	BLOCK N LOT 7	0.138	6,000
BLOCK E LOT 23	0.173	7,528	BLOCK N LOT 8	0.138	6,000
BLOCK F LOT 24X	0.466	20,294	BLOCK N LOT 9	0.138	6,000
BLOCK F LOT 14	0.164	7,150	BLOCK N LOT 10	0.138	6,000
BLOCK F LOT 15	0.138	6,000	BLOCK N LOT 11	0.138	6,000
BLOCK F LOT 16	0.138	6,000	BLOCK N LOT 12	0.138	6,000
BLOCK F LOT 17	0.138	6,000	BLOCK N LOT 13	0.138	6,000
BLOCK F LOT 18	0.138	6,000	BLOCK N LOT 14	0.138	6,000
BLOCK F LOT 19	0.138	6,000	BLOCK N LOT 15	0.138	6,000
BLOCK F LOT 20	0.138	6,000	BLOCK N LOT 16	0.138	6,000
BLOCK F LOT 21	0.138	6,000	BLOCK N LOT 17	0.138	6,000
BLOCK F LOT 22	0.138	6,000	BLOCK N LOT 18	0.138	6,000
BLOCK F LOT 23	0.138	6,000	BLOCK N LOT 19	0.181	7,864
BLOCK F LOT 24	0.138	6,000	BLOCK N LOT 20	0.181	7,864
BLOCK F LOT 25	0.138	6,000	BLOCK N LOT 21	0.138	6,000
BLOCK F LOT 26	0.138	6,000			

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°25'41"E	49.93'	L11	N45°25'41"W	14.14'
L2	S44°34'19"W	14.14'	L12	S44°34'19"W	14.14'
L3	S89°34'19"W	15.50'	L13	N45°25'41"W	14.14'
L4	S00°25'41"E	50.00'	L14	S44°34'19"W	14.14'
L5	N89°34'19"E	37.27'	L15	S45°25'41"E	14.14'
L6	S38°13'54"W	32.02'	L16	N44°34'19"E	14.14'
L7	S45°25'41"E	14.14'	L17	S45°25'41"E	14.14'
L8	S44°34'19"W	14.14'	L18	N44°34'19"E	14.14'
L9	N45°25'41"W	14.14'	L19	S45°25'41"E	14.14'
L10	S44°34'19"W	14.14'			

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°51'10"	3042.00'	204.55'	S87°29'32"W	204.51'
C2	10°40'15"	250.00'	46.56'	N84°48'13"E	46.49'
C3	10°06'14"	250.00'	44.09'	S84°31'12"W	44.03'
C4	115°42'00"	50.04'	101.05'	S32°30'26"E	84.73'



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 - ▲ 0' BUILDING LINE

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 Firm # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 60'	CDS	KHA	SEPT. 2022	061179290	2 OF 3

ENGINEER / SURVEYOR:
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OWNER / APPLICANT:
 Heritage Homes of Texas, LLC
 8840 Cypress Waters Blvd.
 Dallas, TX 75240
 P 972-560-6302
 Contact: Steven Cook

SHEETERS: CDDY 9/19/2022 9:34 AM LAST SAVED 9/19/2022 9:22 AM
 DWG NAME: K:\P\B_SURVEY\08179290-TAYLOR TRACT - CORINTH PARK PHASE 3 PAVING PLATTING BY

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

We, MERITAGE HOMES OF TEXAS, LLC, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the William Wilson Survey, Abstract No.1383, City of Corinth, Denton County, Texas and being a portion of a called 61.947 acre tract of land as described in a Special Warranty Deed to Meritage Homes of Texas, LLC, as recorded in Instrument No. 2021-66579 of the Official Records of Denton County, Texas, and all of Lot 1, Block A as described in E. Blount Subdivision, Lots 1, 2, 3, and 4, according to the Final Plat thereof recorded in Document No. 2022-14 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1, Block A, common to the northwest corner of Lot 2, Block A, according to said Final Plat, same being on the southerly line of Haislip Family Farm, according to the plat thereof recorded in Cabinet I, Page 181 of the Plat Records of Denton County, Texas;

THENCE South 00°25'41" East, along the easterly line of said Lot 1, Block A and the westerly line of said Lot 2, Block A, a distance of 312.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for southeast corner of said Lot 1, Block A, common to the southwest corner of said Lot 2, Block A, same being on the northerly line of said 61.947 acre tract;

THENCE North 88°50'16" East, along the southerly line of said Lot 2, Block A and the northerly line of said 61.947 acre tract, a distance of 145.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said Lot 2, Block A, the northerly line of said 61.947 acre tract, and crossing said 61.947 acre tract, the following:

South 00°25'41" East, a distance of 121.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'19" West, a distance of 140.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°25'41" East, a distance of 710.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'19" East, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°25'41" East, a distance of 49.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°34'19" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'19" West, a distance of 15.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°25'41" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'19" East, a distance of 37.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°25'41" East, a distance of 143.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly line of said 61.947 acre tract, same being on the northerly right of way line of Lake Sharon Drive, a variable width right of way;

THENCE South 89°25'07" West, along the southerly line of said 61.947 acre tract and the northerly right of way line of said Lake Sharon Drive, a distance of 514.05 feet to a 1/2 inch iron rod found at the beginning of a tangent curve to the left with a radius of 3,042.00 feet, a central angle of 03°51'10", and a chord bearing and distance of South 87°29'32" West, 204.51 feet;

THENCE continuing along the southerly line of said 61.947 acre tract and the northerly right of way line of said Lake Sharon Drive and in a in a southwesterly direction, with said tangent curve to the left, an arc distance of 204.55 feet to a 1/2 inch iron rod found for southwest corner of said 61.947 acre tract;

THENCE North 00°21'55" West, departing the northerly right of way line of said Lake Sharon Drive, along the westerly line of said 61.947 acre tract and the easterly line of a called 2.4973 acre tract of land described in a deed to Gary Don Bird and Cynthia Ann Bird, as recorded in Instrument No. 2008-37892 of the Official Records of Denton County, Texas, a distance of 418.55 feet to a 1/2 inch iron rod found for a point of intersection on the westerly line of said 61.947 acre tract and the easterly line of said 2.4973 acre tract;

THENCE North 00°28'21" West, continuing along the westerly line of said 61.947 acre tract and the easterly line of said 2.4973 acre tract, and along the easterly line of Terrace Oaks, Phase One, according to the plat thereof recorded in Document No. 2017-59 of the Plat Records of Denton County, Texas, a distance of 665.88 feet to the northeast corner of said 61.947 acre tract, common to the southwest corner of said Lot 1, Block A, same being a point of intersection on the westerly line of said Terrace Oaks, Phase One from which a 1/2 inch iron rod found for witness bears North 35°34' West, a distance of 0.4 feet;

THENCE North 00°38'52" West, continuing along the easterly line of said Terrace Oaks, Phase One, and the westerly line of said Lot 1, Block A, a distance of 317.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, Block A, common to the southeast corner of a called 6.000 acre tract of land described as Tract 1 in a deed to Sterling Sacks and spouse, as recorded in Instrument No. 2019-83953 of the Official Records of Denton County, Texas and the southwest corner of said Haislip Family Farm;

THENCE North 89°24'28" East, along the northerly line of said Lot 1, Block A and the southerly line of said Haislip Family Farm, a distance of 582.94 feet to the POINT OF BEGINNING and containing 19.865 acres (865,309 square feet) of land, more or less.

And designated herein as the ASHFORD PARK PHASE 3 Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: _____

Name: _____

Title: _____

Date: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

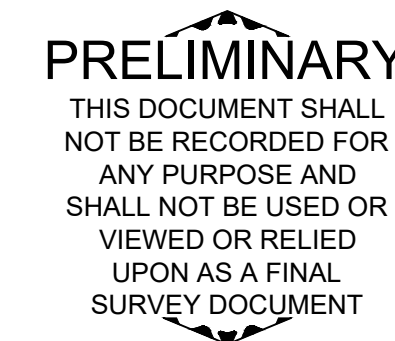
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, the undersigned, a Registered Professional Land Surveyor in 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.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved the _____ day of _____, 20__ by the Planning and Zoning Commission of the City of Corinth, Texas.

Director of Planning & Development

City Secretary

REPLAT
E. BLOUNT SUBDIVISION
LOT 1, BLOCK A

AND

FINAL PLAT
ASHFORD PARK PHASE 3

100 RESIDENTIAL LOTS

BLOCK E LOTS 8-23; BLOCK F, LOTS 14-26;
BLOCK G, LOTS 7-13; BLOCK N, LOTS 1-38;
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WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
CITY OF CORINTH, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
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Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	CDS	KHA	SEPT. 2022	061179290	3 OF 3

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State of Texas Registration No. F-628
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Two Galleria Office Tower, Suite 700
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Contact: Bryan Moody, P.E.

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Contact: Steven Cook



CITY OF CORINTH
Staff Report

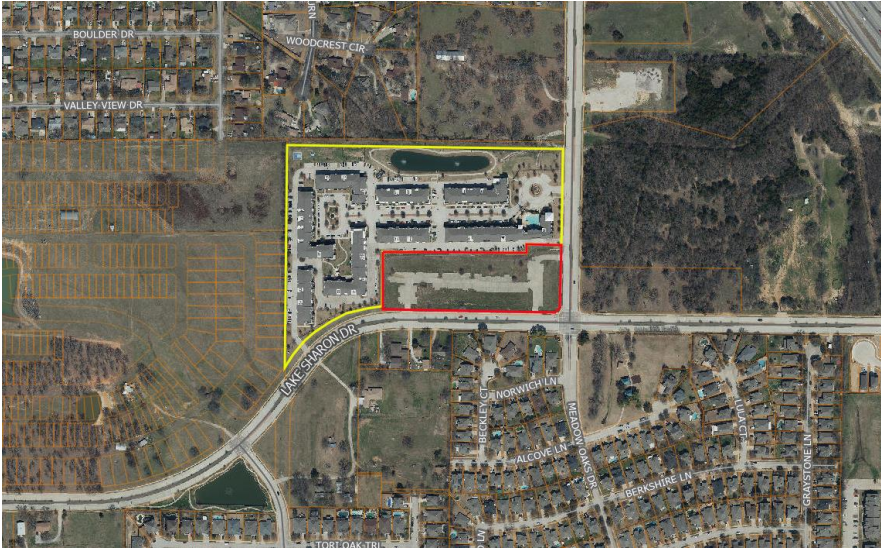
Meeting Date:	9/26/2022	Title:	Workshop - Oxford at the Boulevard Proposed Expansion
Ends:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input type="checkbox"/> Ministerial Function		

Item/Caption

Receive a presentation and hold an informal discussion regarding a proposed Planned Development for a Phase 2 multi-family development of the Oxford at the Boulevard, on approximately 4.8 acres located at the northwest corner of Corinth Parkway and Lake Sharon Drive.

Item Summary/Background

The site of the proposed expansion (outlined in red) was zoned in 2006 as PD-30 - Corinthian Park, which permits 54 Single-Family Attached (SF-A) Townhouse lots. Prior to the 2006 rezoning, the site was zoned for multi-family, with a fire lane and utility infrastructure being installed, but the site remained undeveloped. The proposed development would be an “expansion” of the existing Oxford at the Boulevard multi-family complex, zoned PD-31 (outlined in yellow). As depicted on the Concept Plan, the Phase 2 development is proposing two (2), 2-story apartment buildings and three (3) 3-story apartment buildings for a total of 172 units. The existing Phase 1 development consists of 193 units. Upon completion, the two (2) phases would consist of a total of 365 units. The Planned Development application would repeal PD-30 and be submitted as an amendment to PD-31 created for the Oxford at the Boulevard multi-family complex.



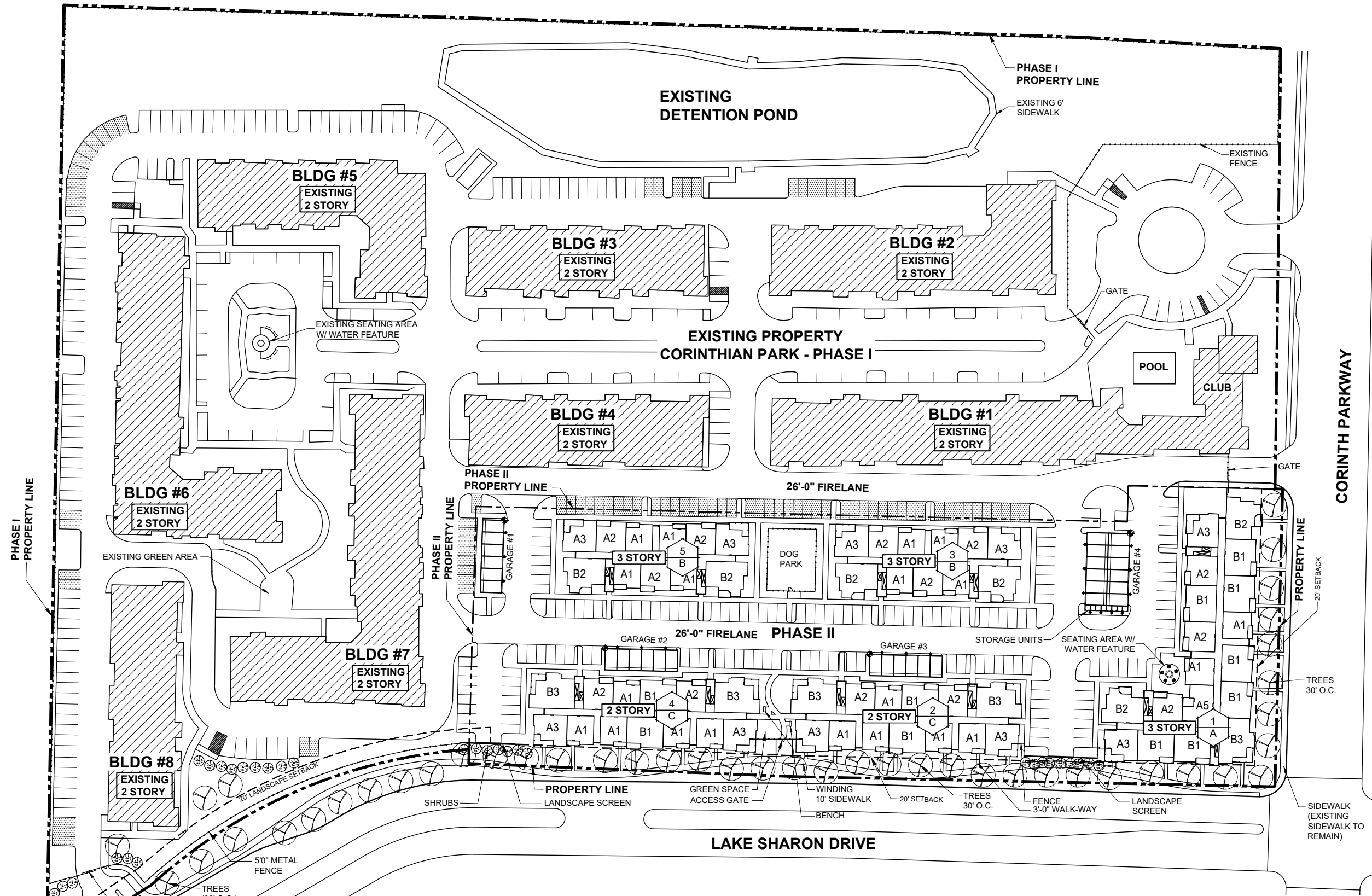
Existing Site (Phase I) Proposed Expansion (Phase II)

Important Issues for Consideration During the Workshop

1. An application for rezoning has not been formally submitted to the City.
2. The Concept Plan could change upon technical reviews by City staff prior to a future Planning and Zoning Commission Public Hearing.
3. The Workshop is not a public hearing. The purpose of the meeting is to allow the prospective applicant the opportunity to provide an overview of the elements of the land use plan and receive informal feedback.
4. Members of the Planning and Zoning Commission are encouraged to offer comments, ask questions, and express any concerns but should not indicate how they would vote on the request.

Attachments

1. PD Concept Plan
2. Conceptual Architectural Renderings
3. Conceptual Architectural Elevations

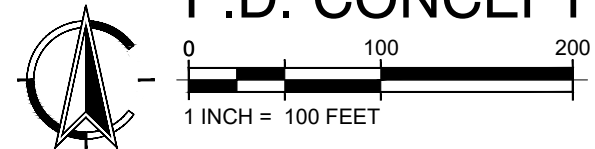


8% RECREATION SPACE

SITE DATA		
PHASE I	PHASE II	TOTAL
UNITS 193	UNITS 172	UNITS 365
ACRES 15.23	ACRES 4.80	ACRES 20.03
DENSITY 12.67	DENSITY 35.83	DENSITY 18.22

PARKING TABULATION - RATIO 1.76		
PHASE I - RATIO 2.11	PHASE II - RATIO 1.40	
TUCK-UNDER GARAGES 195	OPEN SPACES 204	
OPEN SPACES 182	GARAGES 30	
ADDED OPEN SPACES 32		
TOTAL 409	TOTAL 236	
TOTAL 645		

BEDROOM UNIT TAB		
PHASE I	PHASE II	
1 BEDROOM 127	1 BEDROOM 114	
2 BEDROOM 56	2 BEDROOM 58	
3 BEDROOM 10		
TOTAL 193	TOTAL 172	



P.D. CONCEPT PLAN

CORINTHIAN PARK, PHASE II
CORINTH, TEXAS

DATE: 06.08.22



PHASE I

PHASE II









CORINTHIAN PARK, PHASE II
CORINTH, TEXAS

MATERIALS
BRICK - 27%
STONE - 70%
STUCCO - 3%



01 BUILDING 'A' - LEFT ELEVATION
SCALE: 1/16" = 1'-0"

DATE: 06.08.22

A4.4a

BLDG. A
ELEVATION

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CORINTHIAN PARK, PHASE II CORINTH, TEXAS

MATERIALS
 BRICK - 71%
 STONE - 17%
 STUCCO - 12%



01 BUILDING 'B' - FRONT ELEVATION
 SCALE: 1/16" = 1'-0"

DATE: 06.08.22

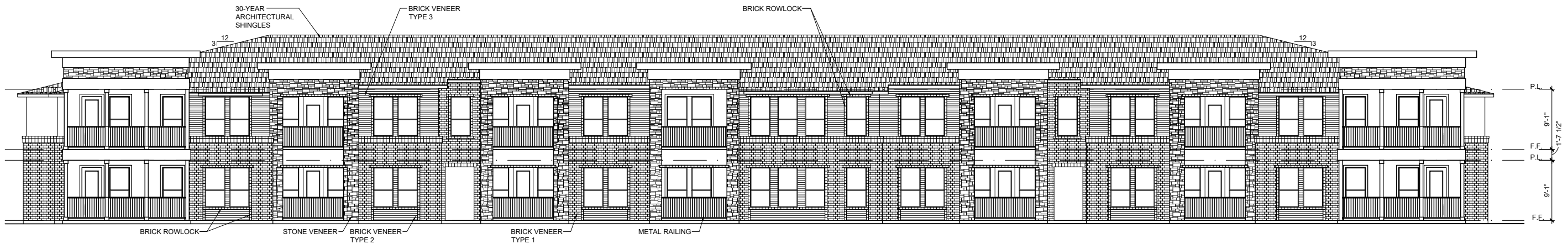
A4.5

BLDG. B
ELEVATION

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CORINTHIAN PARK, PHASE II
CORINTH, TEXAS

MATERIALS
BRICK - 83%
STONE - 17%



DATE: 06.08.22

A4.6

BLDG. C
ELEVATION

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01 BUILDING 'C' - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



CITY OF CORINTH
Staff Report

Meeting Date:	9/26/2022	Title:	Corinth Groves PD (ZAPD22-0004)
Ends:	<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		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input type="checkbox"/> Ministerial Function		

Item/Caption

Receive a presentation and hold an informal discussion regarding a proposed Planned Development (PD) Concept Plan for a mixed-use (multi-family and commercial) development on approximately 38 acres on the north side of Lake Sharon Drive, between Corinth Parkway, and I-35E. (Case No. ZAPD22-0004 – Corinth Groves)

Item Summary/Background

The developer is requesting the creation of a new PD with two (2) base zoning districts - MF-3 Multi-Family Residential and MX-C Mixed-Use Commercial. The proposed site is heavily treed with Lynchburg Creek running along its northern boundary and two (2) floodplain/drainage channels separating the property into three developable areas. The westernmost and central developable areas are proposed to be rezoned as PD - MF-3 Multi-Family Residential and would contain five (5) 4-story apartment buildings consisting of 415 apartment units and six (6) 2-story townhouse-style, multi-family buildings consisting of 48 units. The area adjacent to I-35E is proposed to be rezoned as PD - MX-C Mixed-Use Commercial and would consist of four (4) commercial retail buildings with a total of 39,900 square feet. An aerial location map is below.



 **Proposed Site**

Important Issues for Consideration During the Workshop

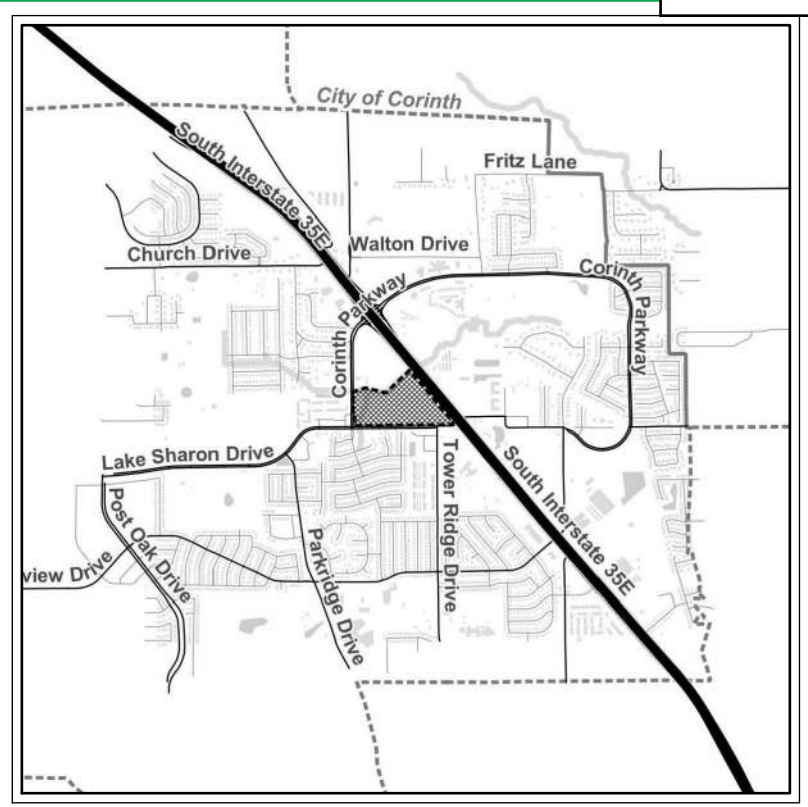
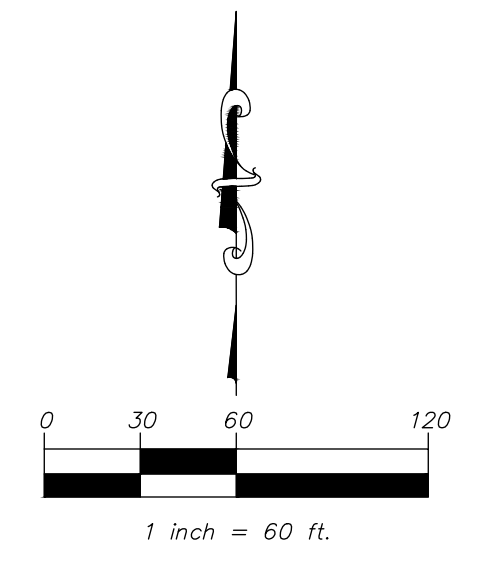
1. The Concept Plan could change upon additional technical reviews by City staff prior to a future Planning and Zoning Commission Public Hearing.
2. The Workshop is not a public hearing. The purpose of the meeting is to allow the applicant the opportunity to provide an overview of the elements of the land use plan and receive informal feedback.
3. Members of the Planning and Zoning Commission are encouraged to offer comments, ask questions, and express any concerns but should not indicate how they would vote on the request.

Attachments

The following attachments represent the applicant's 2nd formal submittal received 9/21.

1. PD Conceptual Landscape Plan
2. Architectural Renderings
3. Representative Residential Architectural Elevations

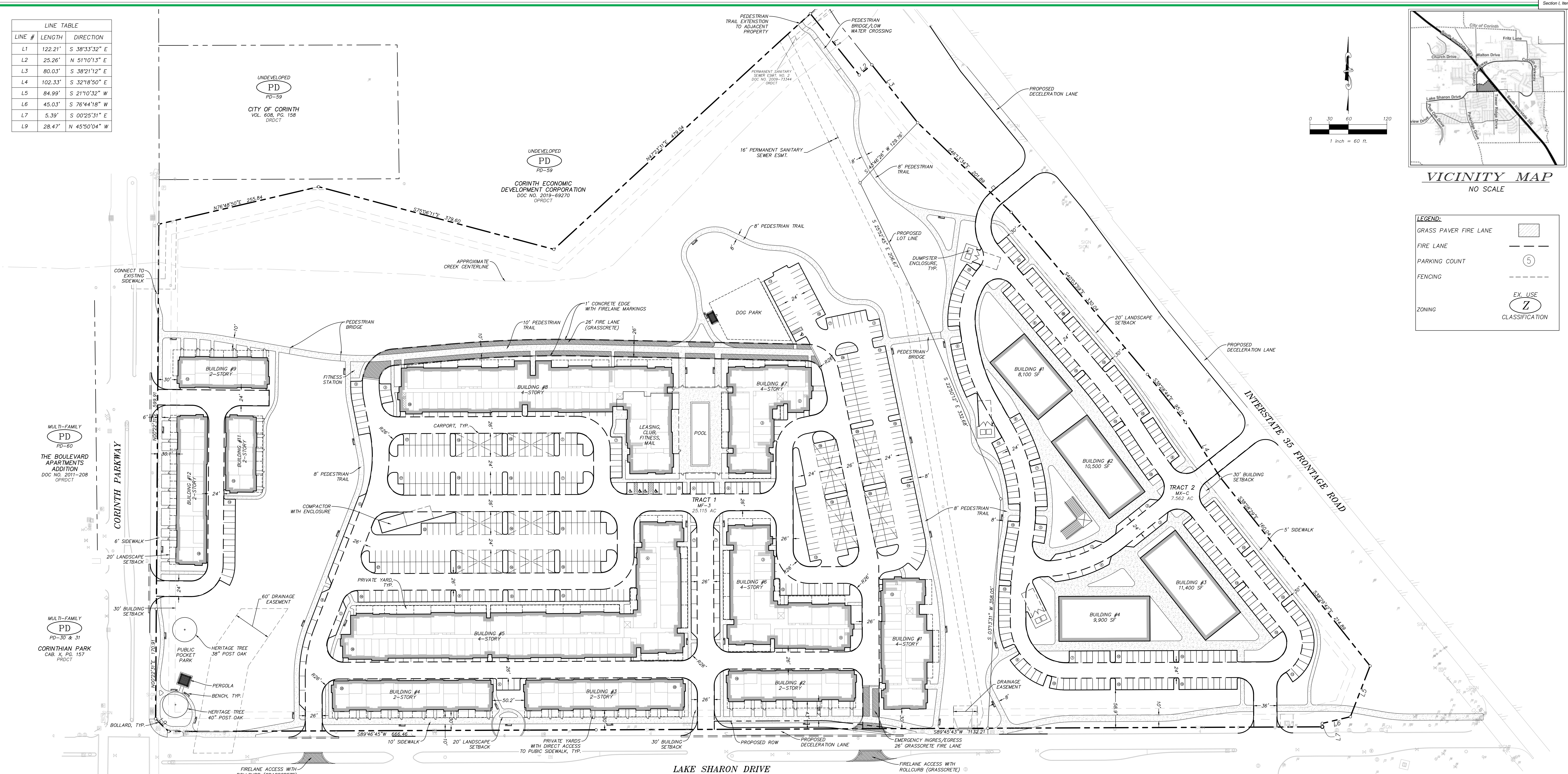
LINE #	LENGTH	DIRECTION
L1	122.21'	S 38°33'32" E
L2	25.26'	N 51°10'13" E
L3	80.03'	S 38°21'12" E
L4	102.33'	S 32°18'50" E
L5	84.99'	S 21°10'32" W
L6	45.03'	S 76°44'18" W
L7	5.39'	S 00°25'31" E
L9	28.47'	N 45°50'04" W



VICINITY MAP
NO SCALE

LEGEND:

GRASS PAVER FIRE LANE	
FIRE LANE	
PARKING COUNT	
FENCING	
ZONING	
EX. USE CLASSIFICATION	



SITE DATA TABLE MULTI-FAMILY REQUIREMENTS	
SITE DATA	
CURRENT ZONING	MX-C
BASE ZONING	MF-3
SITE AREA	25,115 AC (1,094,009 SF)
UNITS	463
BUILDING COVERAGE (ALL BUILDINGS)	50% MAX.
DENSITY	18 DU/AC
BUILDING DATA	
NUMBER OF STORES	4 STORES; 56' MAX.
MINIMUM FLOOR AREA	528 SF
BUILDING SETBACKS	
FRONT YARD	30' MIN.
REAR YARD	30' MIN.
SIDE YARD (INTERIOR)	30' MIN.
SIDE YARD (CORNER)	30' MIN.
ADJACENT TO ONE OR TWO FAMILY RESIDENTIAL	NA
UNIT TYPE	NUMBER
MULTI-FAMILY 1 BEDROOM	265
MULTI-FAMILY 2 BEDROOM	150
TOTAL MULTI-FAMILY UNITS	415
TOWNHOME 2 BEDROOM	32
TOWNHOME 3 BEDROOM	16
TOTAL TOWNHOME UNITS	48
TOTAL UNITS	463
REQUIRED PARKING	
1 PS PER 1 BEDROOM (265)	265
2 PS PER 2 BEDROOM (182)	364
3 PS PER 3 BEDROOM (16)	48
TOTAL REQUIRED PARKING	677
PROVIDED PARKING	
SURFACE PARKING (INCLUDING CARPORTS & GARAGES)	1.6 SPACES PER UNIT
TOTAL PARKING PROVIDED	753 SPACES (1.6 UNIT)

SITE DATA TABLE COMMERCIAL REQUIREMENTS	
SITE DATA	
CURRENT ZONING	MX-C
BASE ZONING	MX-C
SITE AREA	7,562 AC (329,401 SF)
LOTS	1
BUILDING COVERAGE	50% MAX.
BUILDING DATA	
NUMBER OF STORES	2.5 STORES; 40' MAX.
BUILDING SETBACKS	
FRONT YARD	30' MIN.
REAR YARD	30' MIN.
SIDE YARD (INTERIOR)	0' MIN.
SIDE YARD (CORNER)	30' MIN.
PROVIDED PARKING	
MIXED USES	VARIES PER USE
TOTAL PARKING PROVIDED	372 SPACES

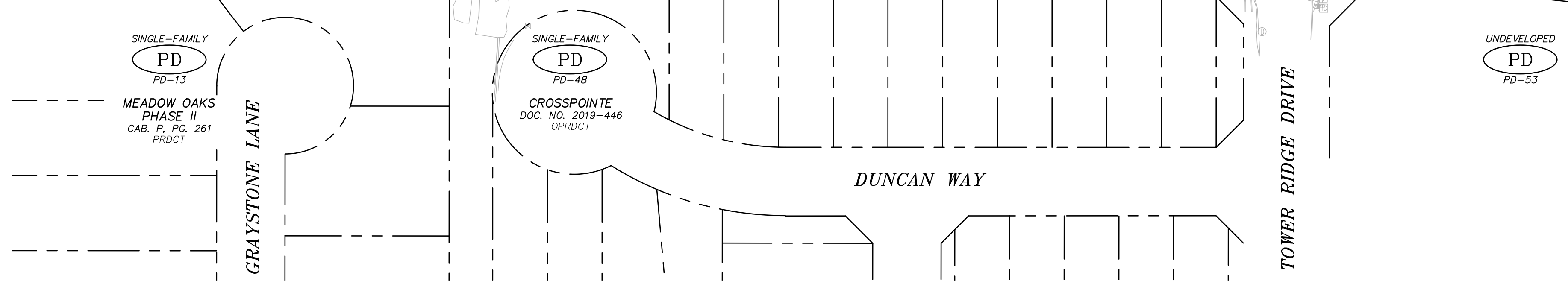
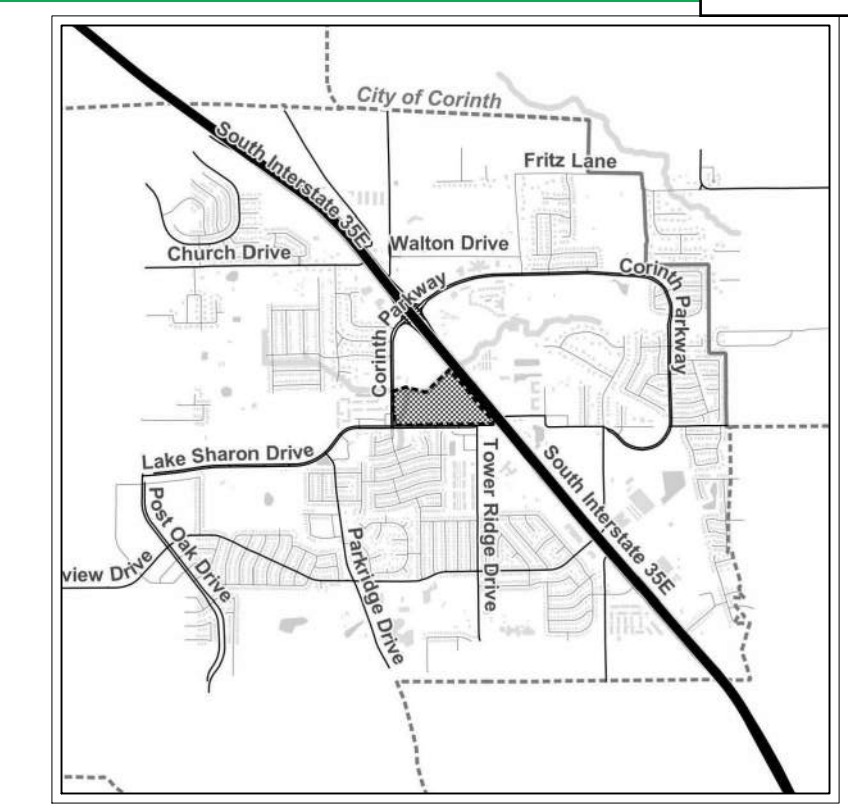


EXHIBIT C
PD CONCEPT PLAN
CORINTH GROVES
 CITY OF CORINTH
 DENTON COUNTY, TEXAS
 AUGUST 2022
 ZONING CASE # ZAPD22-0004

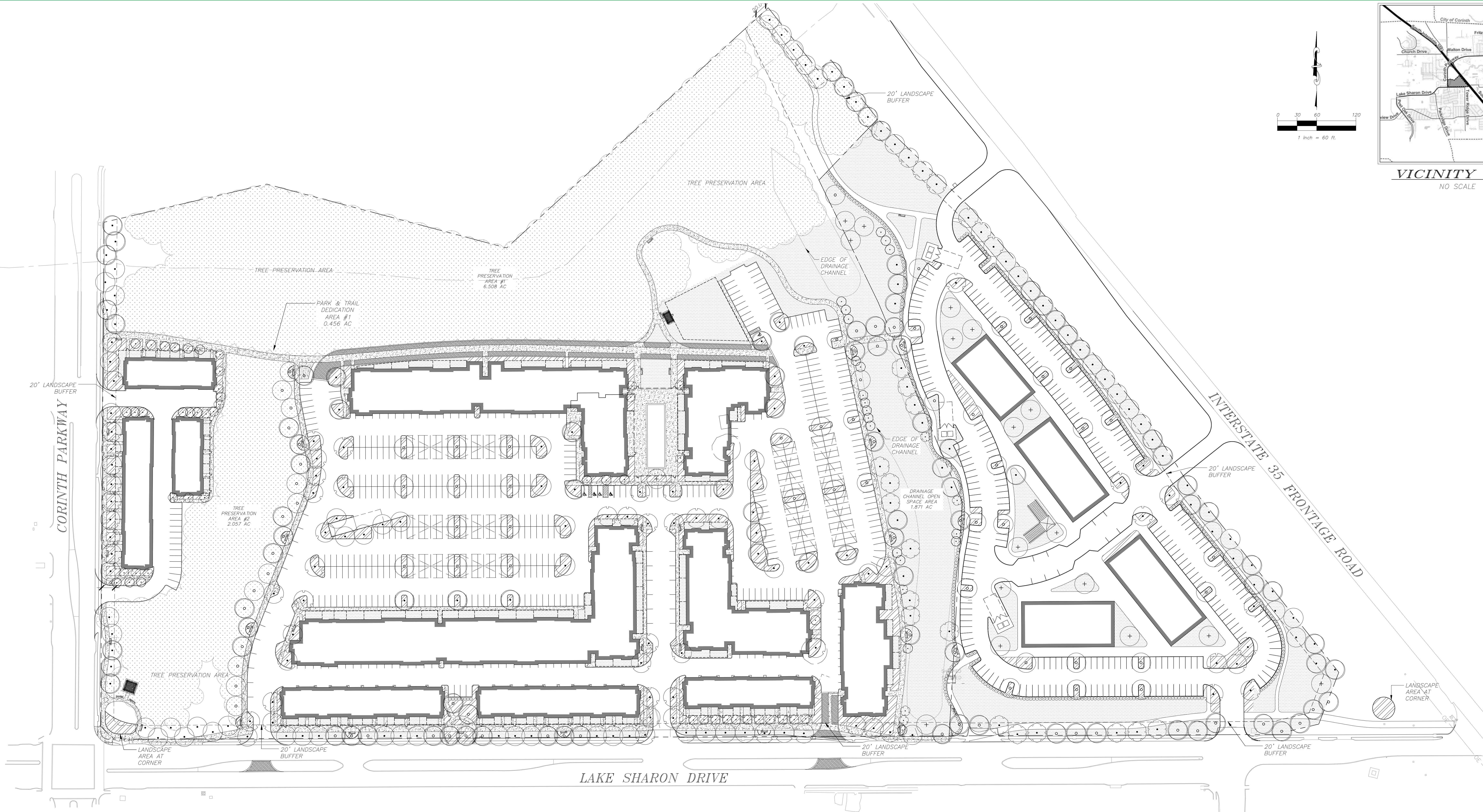
OWNER:
 MINERVA PARTNERS LTD
 4143 MAPLE AVE STE 325,
 DALLAS, TX, 75219-3291

DEVELOPER:
 GREYSTAR DEVELOPMENT
 CENTRAL, LLC
 600 E. LAS COLINAS BLVD., SUITE 2100
 IRVING, TEXAS 75039
 CONTACT: JR THULIN
 PHONE: (214) 451-5698

mima
 civil engineering surveying landscape architecture planning
 519 east border
 orrington, texas 76010
 817-469-1871
 fax: 817-274-8757
 www.mimatx.com



VICINITY MAP
NO SCALE



TREE SCHEDULE				
LARGE TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL.
•	BO	16	BURR OAK QUERCUS MACROCARPA NURSERY GROWN	3" CAL.
•	CE	66	CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN - COLLECTED TREES WILL BE REJECTED	3" CAL.
•	CP	66	CHINESE PISTACHE PISTACIA CHINENSIS NURSERY GROWN	3" CAL.
•	LE	47	LACEBARK ELM ULMUS PARVIFOLIA NURSERY GROWN	3" CAL.
•	LAO	52	LACEBARK ELM ULMUS PARVIFOLIA NURSERY GROWN	3" CAL.
•	LO	18	LIVE OAK QUERCUS VIRGINIANA NURSERY GROWN - COLLECTED TREES WILL BE REJECTED	3" CAL.
•	RO	57	SHUMARD RED OAK QUERCUS SHUMARDII NURSERY GROWN	3" CAL.
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL.
•	ORB	38	OKLAHOMA REDBUD CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	3" CAL.
•	PH	33	POSSUMHAW HOLLY ILEX DECIDUA NURSERY GROWN, COLLECTED TREES WILL BE REJECTED.	3" CAL.

PLANT SCHEDULE				
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER
•	EHS	447	EVERGREEN SHRUBS FOR HEADLIGHT SCREENING, TO FORM A 4' TALL SCREEN WITHIN 2 YEARS OF PLANTING.	5 GAL.
SHRUB AREAS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
▨	SGP	8,014	SHRUB AND GROUND COVER PLANTING SHRUB AND GROUND COVER PLANTING	VARIES
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER
▨	CBE	238,89 5 SF	CELEBRATION BERMUDAGRASS CYNODON DACTYLON 'CELEBRATION'	SOLID SOD OR HYDROMULCH

LANDSCAPE DATA		
COMMERCIAL LANDSCAPE SETBACK AT R.O.W. ADJACENCIES	REQUIRED	PROVIDED
PERCENTAGE OF SITE AREA TO BE LANDSCAPED	MIN. 10%	14.58*
STEMMONS FREEWAY - FREEWAY - FRONTAGE LENGTH - 1410 L.F.		
NUMBER OF 3" CALIPER TREES REQUIRED @ (1) PER 30 L.F. OF FRONTAGE	47	47
DEPTH REQUIRED	20'	20'
VEHICLE HEADLIGHT SCREENING ABUTTING THE LANDSCAPE EDGE	YES	YES
LAKE SHARON DRIVE - MINOR ARTERIAL - FRONTAGE LENGTH - 614 L.F.		
NUMBER OF 3" CALIPER TREES REQUIRED @ (1) PER 30 L.F. OF FRONTAGE	20	20
DEPTH REQUIRED	20' DEPTH	20' DEPTH
900 S.F. LANDSCAPE PROVIDED AT INTERSECTION CORNER	YES	YES
COMMERCIAL INTERNAL PARKING LOT LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
PARKING SPACES	372	372
HEADLIGHT SCREENING < 50' FROM RESIDENTIAL PROPERTY	YES	YES
ONE 3" SHADE TREE PROVIDED FOR EVERY 10 PARKING SPACES	37	37
10 S.F. OF INTERIOR PARKING LOT LANDSCAPING FOR EACH PARKING SPACE	3,720 S.F.	8,192 S.F.*
ALL PARKING ISLANDS TO BE PROTECTED BY 6" RAISED CURB	YES	YES
NO PAVING SHALL BE PERMITTED WITHIN 5' OF CENTER OF TREE	YES	NO
OPEN SPACE AND AMENITY TREES	NO	23*

MULTIFAMILY LANDSCAPE SETBACK AT R.O.W. ADJACENCIES	REQUIRED	PROVIDED
LAKE SHARON DRIVE - MINOR ARTERIAL - FRONTAGE LENGTH - 1,291 L.F.		
DEPTH REQUIRED	20'	20'
NUMBER OF 3" CALIPER TREES REQUIRED @ (1) PER 30 L.F. OF FRONTAGE	43	43
VEHICLE HEADLIGHT SCREENING ABUTTING THE LANDSCAPE EDGE	NO	NO
CORINTH PARKWAY - MONOR ARTERIAL - FRONTAGE LENGTH - 785 L.F.		
DEPTH REQUIRED	20'	20'
NUMBER OF 3" CALIPER TREES REQUIRED @ (1) PER 30 L.F. OF FRONTAGE	26	26
LANDSCAPE PROVIDED AT INTERSECTION CORNER	900 S.F.	900 S.F.
MULTIFAMILY PARKING LOT REQUIREMENTS	REQUIRED	PROVIDED
PARKING SPACES	562	562
ONE 3" SHADE TREE PROVIDED FOR EVERY 10 PARKING SPACES	56	56
20 S.F. OF INTERIOR PARKING LOT LANDSCAPING FOR EACH PARKING SPACE	11,240 S.F.	18,712 S.F.*
ALL PARKING ISLANDS TO BE PROTECTED BY 6" RAISED CURB	YES	YES
NO PAVING SHALL BE PERMITTED WITHIN 5' OF CENTER OF TREE	YES	YES
MULTIFAMILY INTERNAL AND OPEN SPACE REQUIREMENTS	REQUIRED	PROVIDED
20' FRONT AND BACK AND 15' SIDE FOUNDATION PLANTINGS	YES	36,957 S.F.
INTERIOR TREES BASED ON 2,047AC OPEN SPACE @ 1-3" SHADE TREE PER 1,000 S.F.	91	139*
* INDICATES REQUIRED MINIMUM STANDARD EXCEEDED		

OWNER:
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PHONE: (214) 451-5698

EXHIBIT K
CONCEPT
LANDSCAPE PLAN
CORINTH GROVES
CITY OF CORINTH
DENTON COUNTY, TEXAS
AUGUST 2022

ZONING CASE # ZAPD22-0004

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20133

ARCHITECTURE **DEMAREST**

2320 Valdina Street, Studio B, Dallas, Texas 75207 • T: 214.748.6656

ARTIST CONCEPT - ENTRY ON LAKE SHARON DRIVE

MARLOWE AT CORINTH GROVES

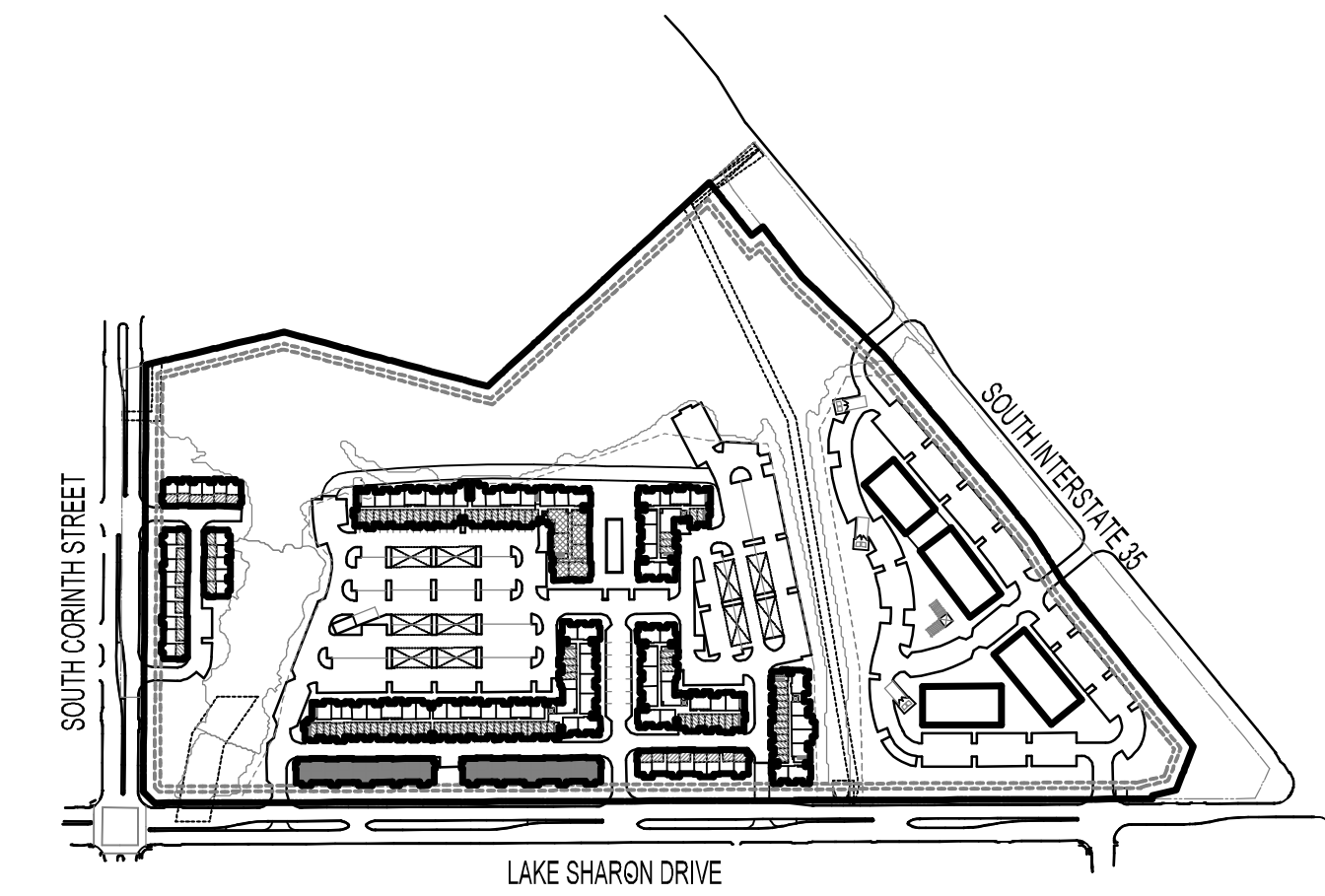
CORINTH, TEXAS

2022.07.06

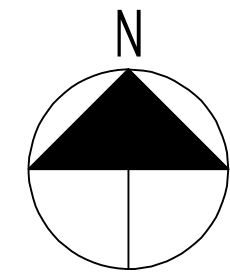


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KEY PLAN
 N.T.S.



4 | BUILDING 3 AND 4 - EAST ELEVATION
 SC: 1/16" = 1'-0"

REF. ELEVATION 1 FOR SIM.
 NOTES AND DIMS.



3 | BUILDING 3 AND 4 - NORTH ELEVATION
 SC: 1/16" = 1'-0"

REF. ELEVATION 1 FOR SIM.
 NOTES AND DIMS.



2 | BUILDING 3 AND 4 - WEST ELEVATION
 SC: 1/16" = 1'-0"

REF. ELEVATION 1 FOR SIM.
 NOTES AND DIMS.



1 | BUILDING 3 AND 4 - SOUTH ELEVATION
 SC: 1/16" = 1'-0"

Client/Project
 PROJECT NUMBER: 21033
MARLOWE AT CORINTH GROVES
GREYSTAR
CORINTH, TEXAS

Revision	Issued	Permit-Seal

09.19.2022
PRELIMINARY
NOT FOR CONSTRUCTION
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ELEVATION LEGEND

	BRICK - RUNNING BOND		FIBER CEMENT SIDING - HORIZONTAL
	BRICK - HERRINGBONE		FIBER CEMENT SIDING - SHINGLE
	BRICK - SOLDIER COURSE		COMP. SHINGLE
	BRICK - ROWLOCK COURSE		STANDING SEAM

NOTES:
 1. ALL WINDOWS TO BE BRONZE
 2. ALL GUARDRAILS PAINTED METAL
 3. HORIZONTAL SIDING AT ALL PATIO/BALCONIES

BUILDING 5 MATERIAL PERCENTAGE	SOUTH	EAST	NORTH	WEST	TOTAL BUILDING
TOTAL FACADE AREA EXCLUDES PATIOS, BALCONIES AND OPENINGS	2,521 SF	786 SF	2,702 SF	766 SF	6,755 SF
BRICK	2,505 SF	708 SF	2,338 SF	708 SF	6,260 SF
FIBER CEMENT SIDING	16 SF	58 SF	363 SF	58 SF	495 SF
% OF BRICK	99.3%	92.4%	86.3%	92.4%	92.7%

Title
 BUILDING 3 AND 4 ELEVATIONS
 Scale 1/16" = 1'-0"
 Revision
 Drawing No.