

\*\*\*\*PUBLIC NOTICE\*\*\*\*



**PLANNING & ZONING COMMISSION REGULAR SESSION**  
**Monday, August 28, 2023 at 6:30 PM**  
**City Hall | 3300 Corinth Parkway**

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**AGENDA**

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

**B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**

**C. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on a request by the applicant, Pacheco Koch, a Westwood Company, for approval of a Final Plat of the Parkway District Subdivision, being approximately ±15.224 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. FP23-0001 – Parkway District Lots 1, 1X, 2, 2X, 3X, 4X)
2. Consider and act on a request by the applicant, Kimley Horn, for approval of a Replat of the Village Square at Corinth Subdivision, being ±13.577 acres situated in the William Wilson Survey, Abstract No. 1383. The property is located on the north side of Walton Drive, west of Victory Way, and south of Orion Place. (Case No. RP23-0002 – Village Square at Corinth)
3. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on June 26, 2023.

**D. BUSINESS AGENDA**

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend Section 1, “Provisions and Procedures;” Section 2, “Zoning Regulations;” Section 3, “Subdivision Regulations;” Section 4, “Sign and Fence/Screening Regulations;” and Section 5, “Definitions;” of the City’s Unified Development Code. (Case No. ZTA23-0002 – UDC Amendments)

**E. DIRECTOR'S REPORT**

**F. ADJOURNMENT**

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

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

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

*John S Webb*

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

\_\_\_\_\_  
August 25, 2023

Date of Notice

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

**BRAILLE IS NOT AVAILABLE**



# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	8/28/2023	<b>Title:</b>	Final Plat: Parkway District Lots 1, 1X, 2, 2X, 3X, 4X (FP23-0001)
<b>Strategic Goals:</b>	<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, Pacheco Koch, a Westwood Company, for approval of a Final Plat of the Parkway District Subdivision, being approximately ±15.224 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. FP23-0001 – Parkway District Lots 1, 1X, 2, 2X, 3X, 4X)



**Aerial Location Map**

**Item Summary/Background/Prior Action**

The purpose of this Final Plat is to create two (2) buildable lots and four (4) Property Owners Association maintained “X” lots and plat the new subdivision as Parkway District Subdivision. The Final Plat is only for six (6) of the eight (8) lots originally shown on the approved Preliminary Plat for this subdivision to accommodate a multi-family development. The areas not platted will be shown as remainder parcels until a Final Plat is submitted for those remaining two (2) lots. The property is zoned Planned Development No. 59 – Parkway District (base zoning: MX-C Mixed-Use Commercial).

The proposed Final Plat is in general conformance with the City’s zoning and subdivision standards. The staff recommendations contain the required conditions.

Note that there are two existing sanitary sewer easements required to be partially abandoned by City Council action as part of this development prior to recording the Final Plat. The partial abandonment of these easements is covered under condition “d” below.

The Planning and Zoning Commission is required to act on the Final Plat application at this meeting to comply with the Texas Local Government Code.

**Financial Impact**

None

**Applicable Policy/Ordinance**

- Unified Development Code
- Texas Local Government Code

**Staff Recommendation**

Staff Recommends approval of the Final Plat as presented subject to the Applicant addressing all comments and the standard conditions required by UDC Subsection 3.03.03 H.4:

- a. All covenants required by ordinances have been reviewed and approved by the City.
- b. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the Final Plat.
- c. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers shown on the plat.
- d. Abandonment documents for all other easements not requiring City Council approval have been filed of record and properly described and noted on the plat.
- e. Staff is authorized to approve any additions and/or alterations to the easements, dedications, and plat notes included in the Final Plat.

**Motion**

“I move to approve Case No. FP23-0001 – Parkway District Lots 1, 1X, 2, 2X, 3X, 4X as presented subject to the Applicant addressing all comments and standard conditions required by the UDC.”

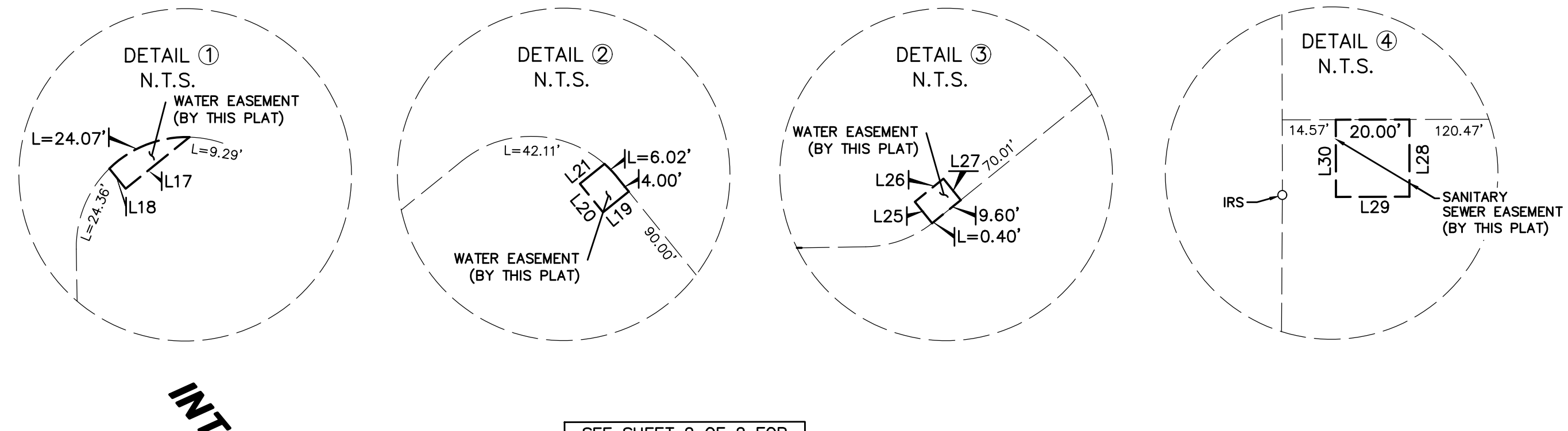
**Alternative Action by the Planning and Zoning Commission**

The Planning and Zoning Commission may add additional conditions to the motion or deny the application.

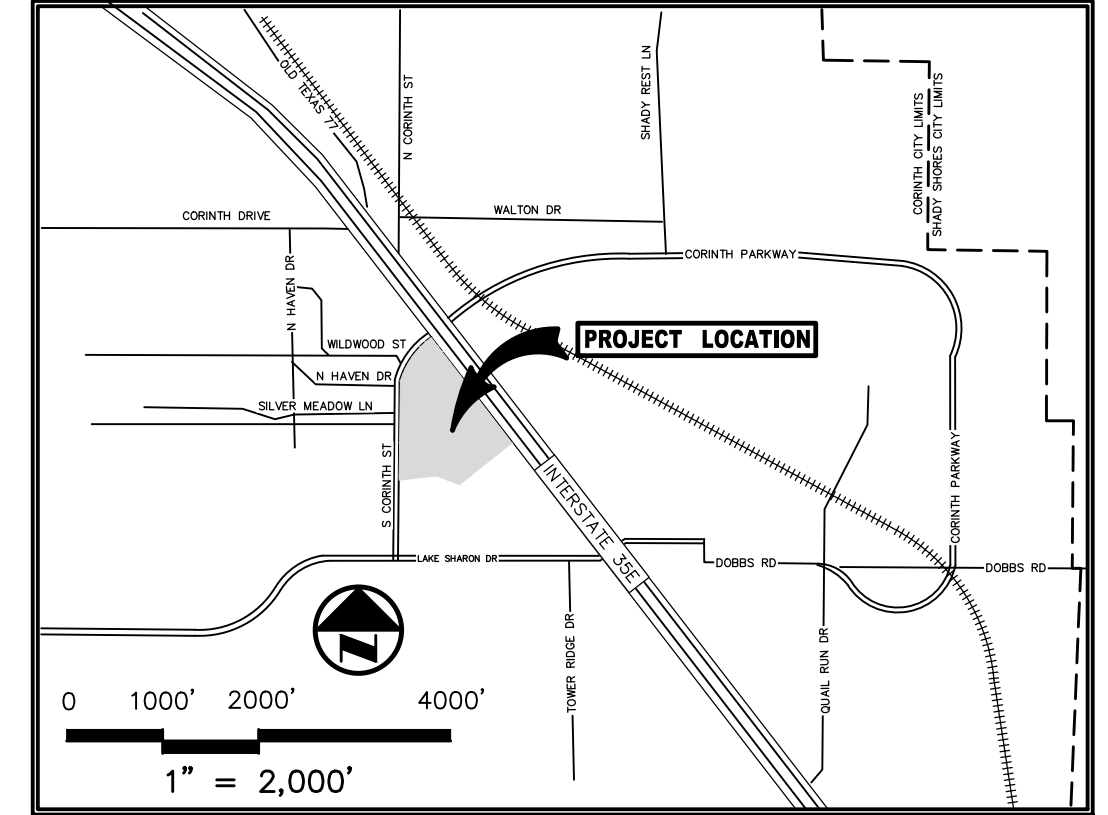
**Attachments**

1. Proposed Final Plat

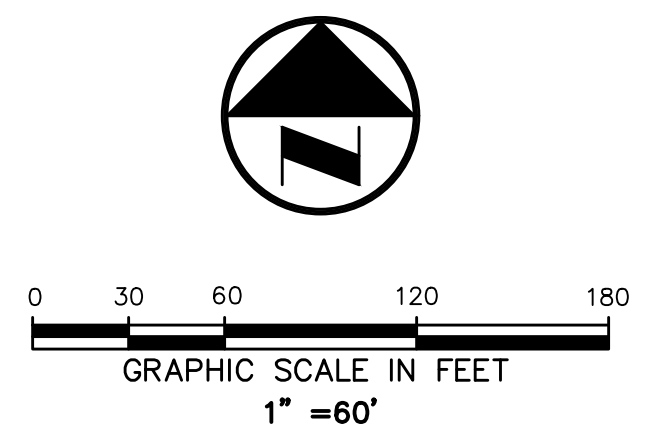
### WATER AND SANITARY SEWER EASEMENT (DETAILS)



SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES



VICINITY MAP



#### 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 1.000150630. Coordinates shown hereon 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 (2) buildable lots and (4) Property Owners Association maintained "X" 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.
- Lots 1X and 2X shall be restricted to the exclusive use for Fire Lane, Mutual Access, Pedestrian Access, Drainage, and Public Utility Easement purposes. Further, Lots 1X and 2X shall also be restricted for private parking and designated as Private Parking easements for the exclusive benefit of Lot 1 to meet the minimum parking requirements for Lot 1 as per PD-59, including Section 5.D., as amended.
- Lot 3X is designated for Pedestrian Access, Drainage and Public Utility Easement purposes. Additionally, Lot 3X is designated as an Open Space and Tree Preservation Lot, therefore, no development other than that allowed by PD-59 or an approved Site Plan is permitted.
- Lot 4X is designated for Tree Preservation, Open Space, and Drainage purposes with no buildings and/or parking allowed.
- Lot 2 shall contain a Private Parking Easement for the exclusive benefit of Lot 1 to meet the minimum parking requirements for Lot 1. Further, Lot 2 shall contain a Mutual Access Easement to provide access to the Private Parking Easement.

## FINAL PLAT PARKWAY DISTRICT

ZONING DESIGNATION "PD-59" PLANNED DEVELOPMENT (15.224 ACRES)  
 LOCATED IN THE CITY OF CORINTH AND BEING OUT OF THE H. GARRISON SURVEY, ABSTRACT NO. 507 DENTON COUNTY, TEXAS  
 CASE No. FP23-0001

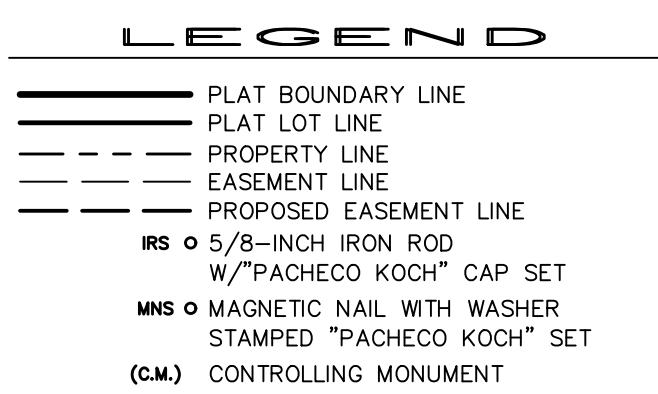
SHEET 1 OF 2

#### SURVEYOR/ENGINEER

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

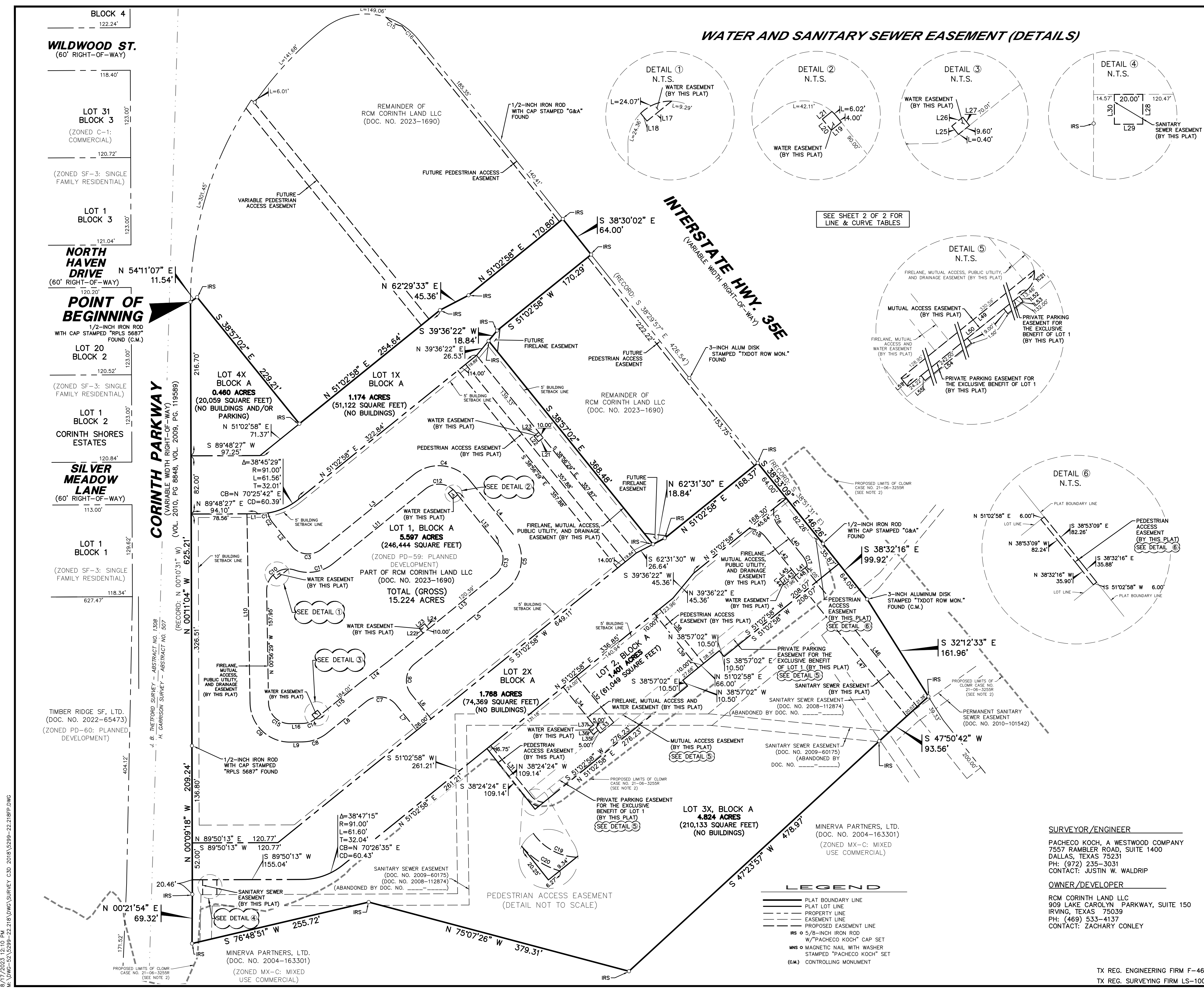
#### OWNER/DEVELOPER

RCM CORINTH LAND LLC  
 905 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

DRAWN BY DMG/SBP	CHECKED BY JWW	SCALE 1"=60'	PREPARED DATE 02/28/2023	REVISED DATE 07/20/2023	JOB NUMBER 5299-22.218
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DWGDATE: 10.10.2023  
 M:\VMP-52\5209-22.218\DWG\SURVEY\_C3D\_2018\5209-22.218\FP.DWG  
 J. B. THEFORD SURVEY - ABSTRACT NO. 1308  
 H. GARRISON SURVEY - ABSTRACT NO. 507

FINAL PLAT-PARKWAY DISTRICT

OWNER'S CERTIFICATION

WHEREAS, RCM Corinth Land LLC is the owner of 15.224 acre tract of land situated in the H. Garrison Survey, Abstract No. 507, City of Corinth, Denton County, Texas; said tract being part of that tract of land 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 15.224 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, departing said east line of Corinth Street, over and through said RCM Corinth Land LLC tract, the following five (5) calls:

North 54 degrees, 11 minutes, 07 seconds East, a distance of 11.54 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

South 38 degrees, 57 minutes, 02 seconds East, a distance of 229.21 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

North 51 degrees, 02 minutes, 58 seconds East, a distance of 254.64 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

North 62 degrees, 29 minutes, 33 seconds East, a distance of 45.36 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

North 51 degrees, 02 minutes, 58 seconds East, a distance of 170.80 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the west right-of-way line of Interstate Highway 35E (variable width right-of-way); said point being the east line of said RCM Corinth Land LLC tract;

THENCE, South 38 degrees, 30 minutes, 02 seconds East, along the said west of Interstate Highway 35E and east line of said RCM Corinth Land LLC tract, a distance of 64.00 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, departing said west line of Interstate Highway 35E, over and through said RCM Corinth Land LLC tract, the following five (5) calls:

South 51 degrees, 02 minutes, 58 seconds West, a distance of 170.29 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

South 39 degrees, 36 minutes, 22 seconds West, a distance of 18.84 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

South 38 degrees, 57 minutes, 02 seconds East, a distance of 368.48 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

North 62 degrees, 31 minutes, 30 seconds East, a distance of 18.84 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

North 51 degrees, 02 minutes, 58 seconds East, a distance of 168.37 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the west line of said Interstate Highway 35E and the east line of said RCM Corinth Land LLC tract;

THENCE, South 38 degrees, 53 minutes, 09 seconds East, along the said west of Interstate Highway 35E and east line of said RCM Corinth Land LLC tract, a distance of 146.26 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: 663,177 square feet or 15.224 acres of land, more or less.

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 8/15/23.
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

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 subscribe to the foregoing instrument, and acknowledged to me that he executed the same for the purposed 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

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

Table with 6 columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Contains 28 rows of survey data.

CURVE TABLE with 6 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 21 rows of curve data.

FINAL PLAT
PARKWAY DISTRICT
ZONING DESIGNATION "PD-59" PLANNED DEVELOPMENT
(15.224 ACRES)
LOCATED IN THE CITY OF CORINTH
AND BEING OUT OF THE
H. GARRISON SURVEY, ABSTRACT NO. 507
DENTON COUNTY, TEXAS
CASE No. FP23-0001

SHEET 2 OF 2



Table with 4 columns: DRAWN BY, CHECKED BY, SCALE, PREPARED DATE, REVISED DATE, JOB NUMBER. Contains drawing and preparation details.

FINAL PLAT-PARKWAY DISTRICT



# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	8/28/2023	<b>Title:</b>	Replat: Village Square at Corinth (RP23-0002)
<b>Strategic Goals:</b>	<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, Kimley Horn, for approval of a Replat of the Village Square at Corinth Subdivision, being ±13.577 acres situated in the William Wilson Survey, Abstract No. 1383. The property is located on the north side of Walton Drive, west of Victory Way, and south of Orion Place. (Case No. RP23-0002 – Village Square at Corinth)



**Aerial Location Map**

**Item Summary/Background/Prior Action**

The purpose of this Replat is to modify the common lot line of two existing subdivisions (Lot 3, Block A of North Central Texas College Addition No. 2 and Lot 1R, Block A of Metroplex Cabinets Addition) and plat the new subdivision as Village Square at Corinth. The property is zoned Planned Development No. 65 – Village Square at Corinth (base zoning: MF-3 Multi-Family Residential).

The proposed Replat is in general conformance with the City’s zoning and subdivision standards. The staff recommendations contain the required conditions.

The Planning and Zoning Commission is required to act on the Replat application at this meeting to comply with the Texas Local Government Code.

**Financial Impact**

None

**Applicable Policy/Ordinance**

- Unified Development Code
- Texas Local Government Code

**Staff Recommendation**

Staff Recommends approval of the Replat as presented subject to the Applicant addressing all comments and the standard conditions required by UDC Subsection 3.03.03 H.4:

- a. All covenants required by ordinances have been reviewed and approved by the City.
- b. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the Replat.
- c. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers shown on the plat.
- d. Abandonment documents for all other easements not requiring City Council approval have been filed of record and properly described and noted on the plat.
- e. Staff is authorized to approve any additions and/or alterations to the easements, dedications, and plat notes included in the Replat.

**Motion**

“I move to approve Case No. RP23-0002 – Village Square at Corinth as presented subject to the Applicant addressing all comments and standard conditions required by the UDC.”

**Alternative Action by the Planning and Zoning Commission**

The Planning and Zoning Commission may add additional conditions to the motion or deny the application.

**Attachments**

1. Proposed Replat





OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

We, THE CITY OF CORINTH ECONOMIC DEVELOPMENT FOUNDATION AND MANSFIELD MULTIFAMILY LAND, 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 J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas, and being all of Lot 1R, Block A, of Metroplex Cabinets Addition, an Addition to the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Document No. 2021-456, Plat Records of Denton County, Texas, and being all of Lot 3, Block A, of North Central Texas College Addition No. 2, Lot 1-R-1, Lot 2 And Lot 3, Block A, an Addition to the City of Corinth, Denton Texas, according to the Plat thereof recorded Document No. 2021-455, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "BRITAIN CRAWFORD" found for the southwest corner of said Lot 3, Block A, being on the easterly line of a called 2.893 acre tract of land described in a deed to Bennora Real estate, LLC, as recorded in Instrument No. 2016-50494 of the Official Public Records of Denton County, Texas, same also being on the northerly right-of-way line of Walton Drive, a variable width right-of-way;

THENCE North 00°01'08" East, departing the northerly right-of-way line of said Walton Drive, along the westerly line of said Lot 3, Block A, the easterly line of said 2.893 acre tract, and along the easterly line of Lot 1-R-1, Block A of said North Central Texas College Addition No. 2, a distance of 506.23 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 4838" found for the northwest corner of said Lot 3, Block A, common to the northermost southwest corner of Walton Ridge, according to the Final Plat thereof recorded in Document No. 2022-340 of the Plat Records of Denton County, Texas;

THENCE departing the easterly line of said Lot 1-R-1, Block A, along the northerly line of said Lot 3, Block A, the northerly and easterly lines of said Lot 1R, Block A and the southerly and westerly lines of said Walton Ridge, the following courses and distances:

South 89°42'20" East, a distance of 158.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 275.00 feet, a central angle of 24°41'06", and a chord bearing and distance of North 77°57'07" East, 117.57 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 118.48 feet to a mag nail found for corner;

North 65°36'34" East, a distance of 106.42 feet to a mag nail found at the beginning of a tangent curve to the right with a radius of 225.00 feet, a central angle of 24°41'06", and a chord bearing and distance of North 77°57'07" East, 96.19 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 96.94 feet to a mag nail found for corner;

South 89°42'20" East, a distance of 583.43 feet to a mag nail found for corner;

South 00°15'57" West, a distance of 587.97 feet to a 5/8 inch iron rod with plastic cap stamped "4838" found for the southeast corner of said Lot 1R, Block A, common to the southermost southwest corner of said Walton Ridge, same being on the northerly right-of-way line of said Walton Drive;

THENCE South 89°50'19" West, along the northerly right-of-way line of said Walton Drive, the southerly line of said Lot 1R, Block A, and along the southerly line of said Lot 3, Block A, a distance of 945.83 feet to a 1/2 inch iron rod with plastic cap stamped "G&A" found for corner;

THENCE South 89°47'55" West, continuing along the northerly right-of-way line of said Walton Drive and the southerly line of said Lot 3, Block A, a distance of 99.81 feet to the POINT OF BEGINNING and containing 13.577 acres (591,398 square feet) of land, more or less.

And designated herein as the VILLAGE SQUARE AT CORINTH 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.

THE CITY OF CORINTH ECONOMIC DEVELOPMENT FOUNDATION, a non-profit corporation

By: \_\_\_\_\_
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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public, State of Texas

MANSFIELD MULTIFAMILY LAND, LLC, a Texas limited liability company

By: \_\_\_\_\_
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 \_\_\_\_\_, 2023.

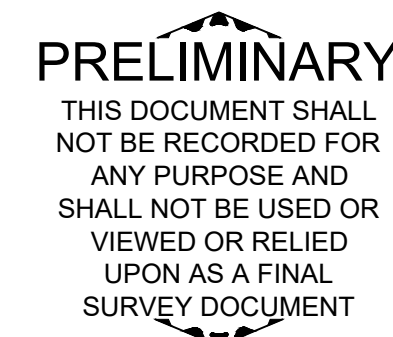
\_\_\_\_\_  
Notary Public, State of Texas

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



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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
City Secretary

PURPOSE OF REPLAT
PURPOSE OF THIS REPLAT IS TO MODIFY THE COMMON LOT LINE OF LOT 3, BLOCK A OF NORTH CENTRAL TEXAS COLLEGE ADDITION NO. 2 AND LOT 1R, BLOCK A OF METROPLEX CABINETS ADDITION AND DEDICATE THE NEW SUBDIVISION AS VILLAGE SQUARE AT CORINTH.

REPLAT
VILLAGE SQUARE AT CORINTH
LOT 1 AND LOT 2, BLOCK A

BEING A REPLAT OF LOT 3, BLOCK A OF NORTH CENTRAL TEXAS COLLEGE ADDITION NO. 2, AS RECORDED IN DOCUMENT NO. 2021-455 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND LOT 1R, BLOCK A OF METROPLEX CABINETS ADDITION, AS RECORDED IN DOCUMENT NO. 2021-456 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND TOTAL OF 13.577 ACRES SITUATED IN THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1383 CITY OF CORINTH, DENTON COUNTY, TEXAS CASE NO. RP23-0002

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale N/A Drawn by SG Checked by KHA Date AUG 2023 Project No. 064508525 Sheet 2 OF 2
OWNER (LOT 1): Mansfield Multifamily Land, LLC 4201 Spring Valley Road Dallas, TX 75244 P 972-980-9810 Contact: Printice Gary
OWNER (LOT 2): The City of Corinth Economic Development Foundation 3300 Corinth Parkway Corinth, TX 76208

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
200 East Davis Street, Suite 100
McKinney, TX 75069
P 469-301-2594
Contact: Rachel Korus, P.E.

DWG NAME: K:\P\PLAT\_SURVEY\064508525-CORINTH\MULTIFAMILY\064508525-REPLAT.DWG PLOTTED BY: GUNAWAN, SYLVIANA DT1/2023 9:19 AM LAST SAVED: 8/1/2023 8:13 AM



MINUTES  
PLANNING & ZONING COMMISSION  
REGULAR SESSION

Monday, June 26, 2023, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 26<sup>th</sup> day of June 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:

- Rebecca Rhule
Adam Guck
Bradford Harrold
Crystin Jones

Commissioners Absent:

- Chair Alan Nelson
Vice Chair Mark Klingele
KatieBeth Bruxvoort

Staff Members Present:

- John Webb, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Development Services Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Acting Chair Rebecca Rhule called the meeting to order at 6:30 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioners Harrold and Jones were designated as voting member.

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

- 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)

Motion to approve consent agenda by Commissioner Guck, seconded by Commissioner Harrold.

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

**E. CLOSED SESSION**

The Planning & Zoning Commission will recess into executive or closed session to consider the following matters pursuant to Chapter 551 of the Texas Government Code. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

1. Item F.4: Case No. ZAPD22-0008 – Hillside Corinth Planned Development

The Planning & Zoning Commission moved into closed session at 6:32 PM.

**E. RECONVENE INTO REGULAR SESSION**

The Planning & Zoning Commission reconvened at 6:48 PM.

**F. BUSINESS AGENDA**

4. 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)

Acting Chair Rhule addressed the concerns noted in several of the letters received by the City regarding the collector street along the southern boundary of the proposed development and clarified that the agenda item listed would only be addressing the rezoning request. She explained that the collector road would be examined at the time of platting and would not be included in the decision of the Commission on the rezoning request.

Miguel Inclan, Planner, presented the item and recommended that the request be approved with the added stipulations that the PD Design Statement be amended to include a provision requiring that the trees on the required 15-foot landscape buffer adjacent to the future collector roadway be installed by the Applicant at the time of subdivision construction, the Conceptual Landscape and Screening Plans be amended to include said trees, and the PD Design Statement be amended to include a stipulation that the drainage facility X lot be amenitized at a minimum with enhanced landscaping and a sitting area along the western boundary of said X lot adjacent to the sidewalk to meet the intent of the Neighborhood Place Type in the Comprehensive Plan in the event that the design of the facility does not permit the installation of landscape/hardscape as depicted in Exhibit E – Conceptual Landscape and Screening Plans.

Acting Chair Rhule asked how the proposed rezoning would benefit the City.

Inclan explained that the proposed increase in density would allow 3.46 lots per acre rather than the 3.11 lots per acre permitted under the existing SF-2 zoning district. He stated that increasing the density allowed for the incorporation of additional open space and tree preservations areas around the development that may not have been accomplished under the conventional zoning.

Reginald Rembert, Rembert Enterprises, provided a presentation to the Commission. He gave a brief background on his company and previous developments in the area and stated that their goal was to create a unique community that would be compatible with the adjacent neighborhoods. Additionally, he provided an

overview of several elements of the development including site challenges, fencing and screening, and estimated home values. He stated that they held a neighborhood meeting in September of 2022 and attempted to address the concerns of the surrounding property owners by incorporating larger lots and additional tree preservation areas adjacent to the Provence Subdivision.

Commissioner Guck asked how the increase in building area from the SF-4 base zoning district would function given the overall reduction in lot size.

Rembert stated that larger houses on smaller lots was the desired product in the current housing market but reiterated that the lots directly adjacent to the Provence subdivision would be larger.

Commissioner Harrold asked how many residents attended the neighborhood meeting.

Rembert stated that approximately 30-40 people attended the neighborhood meeting, but that this had also included residents from the Terrace Oaks subdivision given that the proposal had been larger at that time.

Acting Chair Rhule asked what the major concerns raised at the neighborhood meeting were and what concessions were agreed to as a result.

Rembert stated that the main concern was privacy and that they had attempted to alleviate this concern by constructing an 8-foot board-on-board privacy fence adjacent to the Provence Subdivision, including additional tree preservation areas and larger lots along this boundary, and deed restricting five of these lots to be single-story houses.

Acting Chair Rhule asked what the target demographic was for the proposed development.

Rembert stated there was not necessarily a target demographic but that the price point was within the desired range of the current housing market.

Commissioner Harrold asked if the Applicant had spoken with any of the property owners with larger lots on the west side of Post Oak Drive further south of the proposal.

Rembert stated that he had not specifically reached out to these residents given the distance from the proposed development but that he had spoken with one of these residents whose concerns had primarily revolved around traffic. He explained that the proposal had passed all traffic studies which were reviewed by Staff and stated that the site will have two points of access with a third point of access in the future upon the expansion of Creekside Drive.

Commissioner Guck asked how the Applicant would accommodate Staff's recommended stipulations in their proposal.

Rembert stated that they would do their best to accommodate all of Staff's requests but would not be able to finalize the design around the drainage pond until the detention area was fully engineered.

Acting Chair Rhule opened the Public Hearing 7:14 PM.

Richard Weir, 2008 Ledgestone Drive, was in favor of the proposal.

David Byrne, 2204 Tuscany Drive, stated that he was opposed to the proposal due to the increased density and stated that he had spoken with all of the property owners in Provence who would be directly adjacent to the proposed development, all of whom were in opposition of the proposal.

Nancy Byrne, 2204 Tuscany Drive, was in opposition of the proposal.

Janice Faris, 2204 Tuscany Drive, stated that she was in opposition of the proposal.

Sterling Sacks, 1713 Birch Lane, stated that he was the owner of the property to the southeast of the proposed development and was against the proposal due to the proposed collector road. Sacks stated that he felt the proposed collector road was unnecessary and recommended that any future plan for the collector road be eliminated and the 2040 Comprehensive Plan be repealed.

Amy Henson, 2400 Tuscany Drive, was in opposition of the proposal.

Stepan Perfilev, 2402 Tuscany Drive, stated that he was generally not against development but was opposed to this particular developer.

Jared Dale, 2807 Goodnight Trail, stated that he was against the proposal due to the proposed collector road and felt that it was unnecessary.

Joe Priske, 723 Crystal Mountain Road, stated that he was representing the owners of the Fletcher property to the south of the proposed development. He expressed concerns with the accuracy of the traffic analysis that was performed and wanted to confirm that the developer would pay their share of the proposed collector road to ensure that his clients would not be overburdened by the construction of this road in the future.

Steve Prachniak, 1711 Birch Lane, stated that he was in opposition to the proposed development specifically due to the increased density of the proposal and increases in traffic.

Acting Chair Rhule closed the Public Hearing 7:32 PM.

Acting Chair Rhule asked if drainage from this site onto surrounding properties was a concern.

Inclan explained that the UDC and adopted Engineering Standards stipulate that existing drainage conditions be maintained or improved.

Acting Chair Rhule asked if Staff could speak to the results of the traffic analysis.

Inclan explained that a Traffic Threshold Worksheet was reviewed by Staff, and due to the proposal not exceeding any of the three criteria as defined in the worksheet that would have necessitated a full Traffic Impact Analysis, it was determined that a full TIA was not warranted.

Commissioner Jones asked how many houses would have been permitted under the existing SF-2 zoning.

Inclan explained that he did not have an exact number but that the proposed density for the development was 3.46 dwelling units per acre where the existing permitted density of the SF-2 District was 3.11 dwelling units per acre.

Acting Chair Rhule asked if the Applicant had the ability to change the density or number of lots during the platting process.

Webb stated that the plat would have to be in conformance with the PD Ordinance.

Inclan reiterated this.

Commissioner Harrold made a motion to recommend denial of the request from SF-2 to SF-4 due to it being incompatible with the City's Comprehensive Plan with reduced dwelling units per acre, seconded by Commissioner Guck.

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

5. 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)

John Webb, Director of Development Services, presented the item and recommended that the requested amendments be approved as presented.

Acting Chair Rhule opened the Public Hearing at 7:42 PM. There were no speakers.

Acting Chair Rhule closed the Public Hearing 7:43 PM.

Commissioner Guck made a motion to recommend approval as presented, seconded by Commissioner Harrold.

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

**G. DIRECTORS REPORT**

Director Webb informed the Commission that the Album PD was approved by the City Council at their previous meeting and that in the coming months Staff would be presenting amendments to several portions of the UDC to address changes from the State Legislature and the market.

Acting Chair Rhule asked if there would be any ordinances related to short term rentals.

Director Webb stated that there were no planned updates to address short term rentals at that time.

Commissioner Jones asked when the streetlights along Lake Sharon would be turned back on given that the construction of the roundabout had been completed.

Director Webb stated that he would reach out to Public Works to resolve this issue.

**H. ADJOURNMENT**

There being no further business before the Commission, the meeting was adjourned at 7:47 PM.

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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Alan Nelson, Planning and Zoning Commission Chairman

DRAFT





# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	8/28/2023	<b>Title:</b>	UDC Amendments
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input checked="" type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

**Item/Caption**

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend Section 1, “Provisions and Procedures;” Section 2, “Zoning Regulations;” Section 3, “Subdivision Regulations;” Section 4, “Sign and Fence/Screening Regulations;” and Section 5, “Definitions;” of the City’s Unified Development Code. Case No. ZTA23-0002 – UDC Amendments

**Item Summary/Background/Prior Action**

The proposed amendments are to 1) correct errors and omissions; 2) establish new development standards and processes and/or revise existing development standards and processes; 3) update existing land use terms and establish new land use terms in the Use Chart; 4) update existing definitions and create new definitions; and 5) update Sign Regulations

Staff has identified 24 amendments to the Unified Development Code which incorporates Zoning, Subdivision, and Sign regulations and Definitions. Fourteen (14) of the recommended amendments reflect “housekeeping” items, clarifications, or correcting minor errors in the Code. All of the recommended amendments are described in “Attachment A.”

Significant amendments include,

1. Permitting Religious facilities (churches and other places of worship) in nonresidential zoning districts, excluding the Industrial District. Currently, this use is only permitted in residential zoning districts. Staff believes this is too restrictive with no land use reason for the exclusion in commercial areas. Some religious facilities are constructed large congregations which may be more appropriate in commercial areas.
2. Allow banks to be located in the C-1 Commercial District and delete the requirement that banks must be located in freestanding buildings. The business model of banks have changed where they are requiring smaller spaces and can be accommodated in a multi-tenant center.
3. Change the required parking for restaurants from “one (1) space for every three (3) seats” to “one (1) space for every 100 sq. ft.” The proposed ratio is an industry standard and reflective of standards on most cities. Should a restaurant request a less amount of parking due to their unique model, a request can be made of the Director to approve an alternative parking requirement.
4. Establish new standards for inflatable (balloon) signs for new businesses. As currently written, the code does not limit how often a business can erect an inflatable sign or the duration of the sign. It is recognized that new businesses need additional exposure, but established businesses should abide by the standard sign regulations.
5. The city currently prohibits all off-premise signs. The exceptions are the weekend “homebuilder/bandit” signs and garage sale signs. The City cannot regulate the content of off-premise signs, and therefore we are at risk of being challenged to allow other off-premise signs. These weekend signs contribute to the visual clutter of the city.

**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 the proposed amendments. The required legal notification and agenda caption references possible amendments to Section 1, “Provisions and Procedures.” However, it was determined that no amendments to this section are warranted at this time.

**Motion**

“I move to recommend approval of Case No. ZTA23-0002 to amend Section 2, “Zoning Regulations;” Section 3, “Subdivision Regulations;” Section 4, “Sign and Fence/Screening Regulations;” and Section 5, “Definitions;” of the City’s Unified Development Code.

**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

**Attachment A**  
**Summary of Proposed UDC Text Amendments**

<b>Item #</b>	<b>Section #</b>	<b>Amendment Summary</b>	<b>Notes</b>
<b>Section 2. Zoning Regulations</b>			
1	2.07.03	Update Use Chart regarding “Donation or Recycling Collection Point” and referencing a new term being regulated in the Code of Ordinances, not the UDC. The term is “Unattended Outdoor Temporary Receptacle” and will be noted as permitted use with a Conditional Development Standard referencing the use is regulated by Chapter 118 of the Code of Ordinances.	In January, 2022, the City Council adopted an ordinance regulating the placement of "Unattended Outdoor Temporary Receptacle" or "UTOR" which are unstaffed drop-off boxes, containers, receptacles, or a similar facility that accept textiles, shoes, books and/or other salvageable personal property items to be used by the operator for distribution, resale, or recycling. The regulation is contained within Chapter 118 of the Business Regulations of the Code of Ordinances, not the UDC.
2	2.07.03	Error in Use Chart – “Carpentry Shop”	Carpentry Shop is listed as Conditional Use #10 which is related to auto-related uses. Use should be allowed by SUP in the C-3 Commercial District and permitted by right in the I Industrial District
3	2.06.02.A.2. MX-C	Clarify that the allowance of max. 10% of the area for residential uses is for the subject tract not 10% of all areas zoned MX-C	Clarify this provision
4	2.07.03	Amend Use Chart to permit a “Church or other Place of Worship; including Parsonage/Rectory” in certain nonresidential districts and amend the term to read, “Religious Facility”	The use is currently restricted to residential districts. The City should take a broader view on allowing the use in certain nonresidential districts and mixed-use districts. The term should be amended to read, “Religious Facility.” The definition will be amended in Section 5 – Definitions
5	2.07.03	Amend Use Chart to permit Banks in C-1 Commercial District and amend the definition as noted in #14 in the amendments to Definitions.	Financial institutions have evolved into smaller facilities. There is no land use reason for not allowing them in the C-1 Commercial District.

Item #	Section #	Amendment Summary	Notes
6	2.08.05	2.08.05 Add footnote to the nonresidential dimensional regulations adding provision to clarify that, when new development requires the dedication of right-of-way thus creating a triple frontage lot, that would have otherwise been considered a side or rear yard without the dedication, the Director may approve the setback along the new right of way frontage as a side yard or rear yard, as defined in the respective zoning district.	New allowance required to accommodate unique triple frontage lots.
7	2.09.03 E. 21 & 22	Change the required parking for restaurants from “one (1) space for every three (3) seats” to “one (1) space for every 100 sq. ft.”	The one space/100 sq. ft is an industry standard
8	2.09.03 H.	The “Alternative Parking Standards” section references an incorrect subsection for Best Practices. Change to subsection 2.09.03. E. 29	Typo correction
9	2.10.04.C.2.b	This section references the processes for rezoning requests and contains the following: “The Applicant is strongly encouraged to conduct a neighborhood meeting with the area homeowners within the vicinity of the request prior to appearing before the Planning and Zoning Commission. The Applicant shall provide written notice to the Director of Planning and Development of any scheduled neighborhood meetings at least seven (7) calendar days prior to the P&Z commission meeting.” Recommend changing the <u>seven (7)</u> calendar days to <u>twenty-eight (28)</u> calendar days.	The neighborhood meeting needs to occur in advance of advertising the P&Z Commission Public Hearing date should changes to the request are required as a result of the neighborhood feedback. By practice, applicants have been conducting these meetings more than 28 days prior to the P&Z meeting.

<b>Section 3. Subdivision Regulations</b>			
10	3.06.01.H.2	Decision Process for a Minor Subdivision Waiver. Change "... shall deny <u>of</u> grant.." to "...shall deny <u>or</u> grant..."	Typo correction
<b>Section 4. Sign and Fence/Screening Regulations</b>			
11	4.01.18 F.	Change the term "Balloon Signs" to "Inflatable Signs" and limit the duration of the display of the sign to a maximum of two (2) weeks within eight (8) weeks of a business obtaining a Certificate of Occupancy.	There is no current regulation regarding how often a business can erect an inflatable sign or how long the sign can be displayed . While the signs are helpful in announcing the opening of a new business, they contribute to visual clutter.
12	4.01.19	Remove the allowance of off-premise, weekend "builder/bandit" signs and off-premise "garage sale" signs	Other than these two (2) sign types, all off-premise signs are prohibited in the city. Cities can no longer regulate the content of the off-premise signs.
13	4.01.19	Add a new sign, "Residential Sign" to the section, "Temporary Signs Exempt for Permit" and establish standards of maximum of two (2) signs per lot, 4 feet in height, 6 sq. ft in area permitted on a lot with a single family, duplex, townhome lot. Also permitted on HOA-owned lots	Current standard does not exist.
<b>Section 5. Definitions</b>			
14	5.02 Bank or Financial Institution	Amend definition deleting reference to a "freestanding building" and clarifying the term does not include the credit access loans or "cash for car title" businesses.	The current definition requires the use to be in a freestanding building; prohibiting the use a multi-tenant building. The credit access loans or "cash for car title" businesses are specifically regulated in the UDC .
15	5.02 Church or other Place of Worship; including Parsonage/Rectory	Amend the term and definition to read, "Religious Facility shall mean a building or structure or series of buildings or structures, or any portion thereof, principally housing regular religious assembly and activities that are customarily associated with worship. Other associated accessory structures and activities may include living quarters for the principal religious leaders, social centers, fellowship halls, and classrooms for religious instruction."	Term change also reflected made in the Use Chart.

Item #	Section #	Amendment Summary	Notes
16	5.02 Director of Planning	Amend last sentence to read, "Also, this term shall be inclusive of any future variations of the term, as deemed appropriate by the City Manager, such as "Director of Planning and Development" or "Director of Development Services."	Reflects current title of the Director and name of the Department.
17	5.02 Garage, Public	Delete the terms, "definition #261"	Recent amendment deleted the numbering of the Terms
18	5.02 HUD-Code Manufactured Home	Delete the terms, "(Definition #197)"	Recent amendment deleted the numbering of the Terms
19	Industrial Housing	Delete the terms, "(Definition #197)"	Recent amendment deleted the numbering of the Terms
20	Manufactured Home	Delete the terms, "(Definition #197)"	Recent amendment deleted the numbering of the Terms
21	Modular (Industrialized) Home	Delete the terms, "(Definition #197)"	Recent amendment deleted the numbering of the Terms
22	5.02 Open Storage	Delete the terms, "definition #222"	Recent amendment deleted the numbering of the Terms
23	5.02 Outdoor Storage	Delete the terms, "definition #222"	Recent amendment deleted the numbering of the Terms
24	5.02 Portable Building	Delete the terms, "(definition #197)"	Recent amendment deleted the numbering of the Terms