

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, January 22, 2024 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

AGENDA

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

B. WORKSHOP AGENDA

1. Conduct an informal discussion on the city's current platting process and proposed upcoming Unified Development Code amendments pertaining to the process.

C. ADJOURNMENT

D. CALL REGULAR SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT

E. PLEDGE OF ALLEGIANCE

F. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

G. CONSENT AGENDA

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

2. Consider the approval of minutes for the Planning & Zoning Commission Workshop and Regular Session held on December 11, 2023.
3. Consider and act on a request by the Applicant, Eagle Surveying, for a Replat of the Classic Mazda Addition Subdivision, being ±5.36 acres located at 5000 South I-35E. (Case No. RP23-0004)
4. Consider and act on a request by the Applicant, Bill Utter Ford, for a Replat of the Bill Utter Ford Addition Subdivision, being ±17.226 acres located at 4901 South I-35E. (Case No. RP23-0005)
5. Consider and act on a request by the Applicant, Skorburg Company, for a Preliminary Plat for the Oak Ridge Park Subdivision, being ±56.129 acres located at 2300 Lake Sharon Drive. (Case No. PP23-0004)

H. BUSINESS AGENDA

6. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend Section 2.10.09.C.2.b. - PD, Planned Development Application and Review of the City's Unified Development Code. Case No. ZTA24-0001 – UDC Amendment

I. DIRECTOR'S REPORT

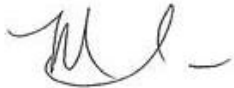
J. ADJOURNMENT

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

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, January 19, 2024 at 12:00 PM.**



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

January 19, 2024
Date of Notice

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

BRAILLE IS NOT AVAILABLE



CITY OF CORINTH

Staff Report

Meeting Date:	1/22/2024	Title:	Platting Process Workshop
Strategic Goals:	<div><div><input type="checkbox"/> Resident Engagement</div><div><input checked="" type="checkbox"/> Proactive Government</div><div><input checked="" type="checkbox"/> Organizational Development</div><div><input type="checkbox"/> Health & Safety</div><div><input type="checkbox"/> Regional Cooperation</div><div><input checked="" type="checkbox"/> Attracting Quality Development</div></div>		

Item/Caption

Conduct an informal discussion on the city’s current platting process and proposed upcoming Unified Development Code amendments pertaining to the process.

Item Summary/Background/Prior Action

Miguel Inclan, Planner, will provide the Commission a brief overview of the platting process, explain recent changes to the Texas Local Government Code related to plat approval procedures, and explore proposed amendments to the Unified Development Code in response to those changes.



MINUTES
PLANNING & ZONING COMMISSION
WORKSHOP AND REGULAR SESSION

Monday, December 11, 2023, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 11th day of December 2023, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

Chair Alan Nelson

Vice-Chair Mark Klingele

KatieBeth Bruxvoort

Adam Guck

Commissioner Absent:

Rebecca Rhule

Crystin Jones

Chris Smith

Staff Members Present:

Melissa Dailey, Director of Development Services

Michelle Mixell, Planning Manager

Miguel Inclan, Planner

Matthew Lilly, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALEGIANCE

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on November 13, 2023.

2. Consider and act upon a request by the applicant, Windrose Land Services, for a Conveyance Plat for the Hibberd Addition Subdivision, being ± 1.392 acres of land located at the northeast corner of FM 2181 and Verona Drive. Case No. CONV23-0002

Commissioner Bruxvoort made a motion to approve the consent agenda, seconded by Commissioner Guck.

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

E. BUSINESS AGENDA

3. Conduct a Public Hearing to consider testimony and act 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 68 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. ZAPD23-0006 – Hillside Corinth)

Melissa Dailey, Director of Development Services, provided a presentation on behalf of Staff and recommended approval as presented.

Chair Nelson asked if the landscape buffer for trees will be used as a utility easement in the future.

Director Dailey stated that this buffer was outside of the future right-of-way of Creekside Drive and would not be impacted by utilities.

Chair Nelson asked what the purpose was of restricting 4 lots to one story.

Dailey stated that this was due to the homes behind the 4 lots being single story homes and there was a concern of people looking into these backyards.

Vice-Chair Klingele asked if the fence along the eastern side would be 6 feet in height.

Dailey confirmed that this fence was a minimum of 6 feet but could be 8 feet if the builder elects to do so.

Chair Nelson asked if the fences would be installed by the developer or as each lot is built.

Dailey stated the fences would most likely be installed as each lot is built.

Commissioner Guck asked if a traffic study had been required as part of the application.

Dailey stated that the threshold was not met to require a traffic study.

Chair Nelson opened Public Hearing at 6:49 PM.

Richard Weir, 2008 Ledgestone, stated that he had a concern of the access on Ainsley being extended into this neighborhood and asked that the access instead be off of Creekside Drive when this road is constructed in the future.

Chair Nelson closed the Public Hearing at 6:52 PM.

Director Dailey explained that the proposed subdivision is required to have two access points and therefore a connection to Post Oak Drive was required. She stated that the subdivision is planned to connect to Creekside Dr in the future when the expansion is constructed.

Commissioner Guck asked if this neighborhood was within Denton ISD.

Dailey confirmed that the proposed subdivision was within Denton ISD.

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

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

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the Land Use & Development Strategy Map by changing the Place Type designations of multiple parcels of land totaling approximately \pm 150 acres generally located south of Shady Shores Road, along the east and west sides of North Corinth Street, east of I-35 E and north of Corinth Parkway within the City of Corinth. Case No. CPA23-0002 – Land Use Assumptions Mixed Use-TOD

Melissa Dailey, Director of Development Services, provided a presentation on the proposed changes to the Land Use and Development Strategy Map in the 2040 Comprehensive Plan. The area proposed to be updated included the industrial areas and commercial properties currently located northwest of the TOD. The proposal includes changing the designations for these areas to the TOD.

Chair Nelson asked which jurisdiction oversaw the land north of Shady Shores Rd.

Dailey stated that this was Shady Shores.

Chair Nelson asked if this change in designation would be to encourage higher density development and retail.

Dailey stated that it was their goal to create a real downtown in this area and that verticality and higher density would help facilitate this and create a gathering place.

Chair Nelson asked if there were any other cities in the area being reviewed as an example.

Dailey stated that there were several examples of both smaller and larger downtowns in the metroplex and that the density and use would be driven by demand in the area.

Chair Nelson opened and closed the Public Hearing at 7:06 PM.

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

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

F. ADJOURN REGULAR SESSION

Regular Session adjourned at 7:07 PM.

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

Chair Nelson called the workshop session to order at 7:08 PM.

H. WORKSHOP AGENDA

5. Conduct a workshop and hold an informal discussion on proposed amendments to Mixed-Use (MX) Zoning Categories.

Melissa Dailey, Director of Development Services, provided a presentation on the proposed amendments to the mixed-use zoning designations defined in the 2040 Comprehensive Plan. She stated that one of the goals

was to create a new MX zoning type to replace the existing MX-C and MX-R zoning districts which would allow for higher density development with a larger mix of residential and retail types. Another goal would be to create regulations which require less modification and would make it possible for these types of developments to occur without having to go through the planned development process.

Commissioner Bruxvoort stated that there did not appear to be many single family homes touching the edge of the MX districts.

Chair Nelson asked if the existing MX-C and MX-R districts were replaced with one MX district, would the MX district be restricted to one area of the city.

Dailey stated that there would not be a restriction to one of area of the city and that rezoning would be determined on a case-by-case basis. She stated that there are not many areas remaining in Corinth that could accommodate this type of use.

Chair Nelson stated that he liked the idea of developing N. Corinth St as a downtown area. He stated that he would like to see this type of zoning be restricted to certain areas.

Dailey stated that any rezoning requests would come before the P&Z and City Council and reiterated that rezoning would be made on a case-by-case basis.

Commissioner Guck asked if there would be any specified language in the UDC to require that retail be developed prior to or at the same time as the residential components.

Dailey stated that requirements can be included but that incentives may be needed to allow for retail to be viable. She stated that the vision for the downtown needs to be on a larger scale to allow for retail to be viable.

Commissioner Guck stated that he liked the idea of envisioning the downtown as a radius and that this would be helpful to answer questions in the future.

Dailey stated that the retail and residential were both needed for these projects to be viable.

Chair Nelson asked if changing the zoning in these areas would cause any legal issues.

Dailey stated that the proposed changes would be to the comp plan and would not affect existing zoning. She stated that issues may arise if there is a city-initiated zoning change.

Commissioner Bruxvoort asked how this would affect existing MX-C and MX-R districts.

Dailey stated that the UDC would point to the regulations in the MX zoning regulations and that any new mixed-use developments would follow the new regulations.

Miguel Inclan, Planner, stated that most new developments in the city have gone through the PD process, specifically because the base zoning district regulations does not allow for some newer development types.

Vice-Chair Klingele stated that he was excited by this proposed change.

Chair Nelson asked if there would be a form-based code or restrictions on types of materials.

Dailey stated that there would be some architectural regulations but nothing overly restricting.

Commissioner Guck stated that he appreciated that these restrictions would be in place.

Dailey stated that it might be beneficial to have exercises where individuals express what consistency they would like to see in terms of building setbacks and walkway elements.

Commissioner Guck stated that he felt it may be helpful for Corinth to have a consistent design scheme to promote more cohesion.

F. DIRECTORS REPORT

Director Dailey informed the Commission that the Oak Ridge Park PD and the PD-55 Amendment were passed by the City Council at their meeting on December 6th.

J. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:57 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2023.

Alan Nelson, Planning and Zoning Commission Chairman



CITY OF CORINTH

Staff Report

Meeting Date:	1/22/2024	Title:	Replat: Classic Mazda Addition (RP23-0004)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

Consider and act on a request by the Applicant, Eagle Surveying, for a Replat of the Classic Mazda Addition Subdivision, being ±5.36 acres located at 5000 South I-35E. (Case No. RP23-0004)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Replat is to relocate existing easements and dedicate new easements for the construction of a service reception building for a complex of vehicle dealerships that straddles the city limits of Corinth and Denton, requiring approval of this Replat by both cities. The property is zoned PD-6 – Oakmont.

The proposed Replat was reviewed by Planning and the city's consulting Engineering firm, BHC. The review team identified deficiencies in the attached Replat document, which resulted in noncompliance with Unified Development Code (UDC) Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

Because the Planning and Zoning Commission is required to act on the Replat application at this meeting to comply with Texas Local Government Code Chapter 212, the Staff's recommendation is to disapprove the plat due to the number and extent of deficiencies.

Per Section 212.093 of the Texas Local Government Code, after receiving a written statement of disapproval, an Applicant is afforded an unlimited amount of time to revise the Replat application. Once an Applicant formally resubmits a revised application—on a designated "Agenda Submittal Day" as outlined in the city's Development Calendar—the Planning & Zoning Commission has 15 days to act on the Replat application.

Financial Impact

None

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

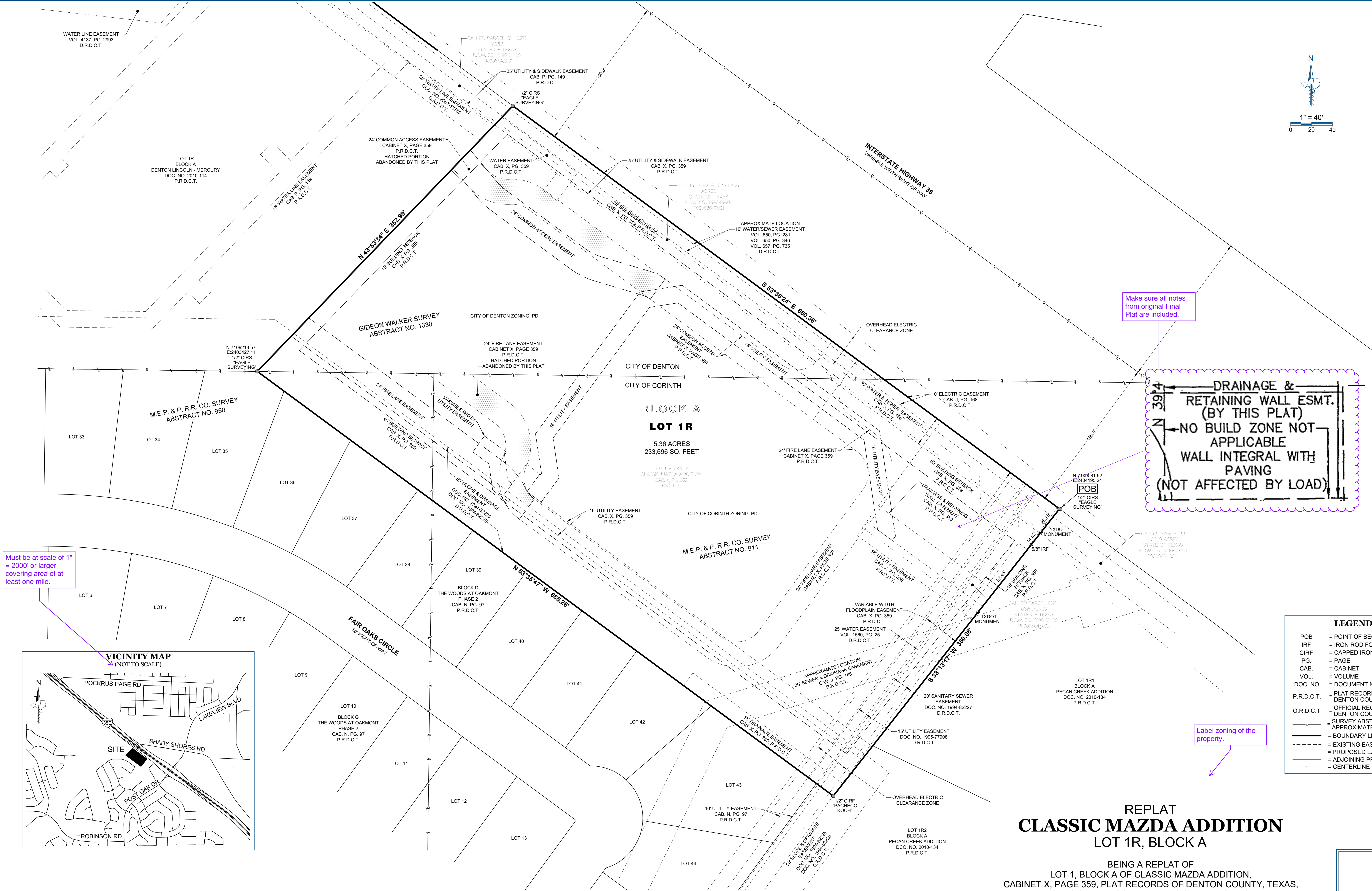
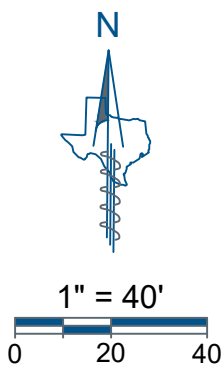
Staff recommends disapproval of the Replat.

Motion

"I move to disapprove Case No. RP23-0004 – Classic Mazda Addition due to noncompliance with UDC Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval"

Attachments

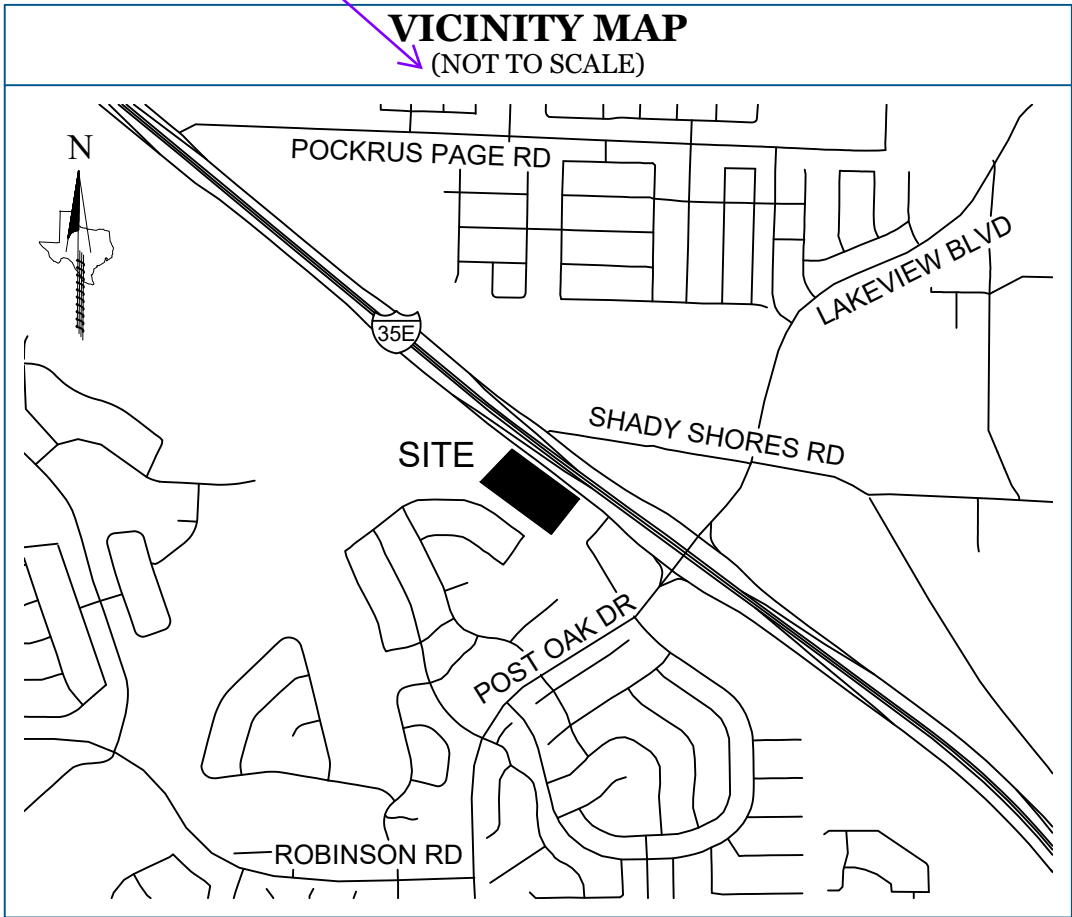
1. Proposed Replat with Planning Comments
2. Proposed Replat with Engineering Comments



Make sure all notes from original Final Plat are included.

DRAINAGE & RETAINING WALL ESMT. (BY THIS PLAT)
NO BUILD ZONE NOT APPLICABLE
WALL INTEGRAL WITH PAVING
(NOT AFFECTED BY LOAD)

Must be at scale of 1" = 2000' or larger covering area of at least one mile.



LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
PG.	= PAGE
CAB.	= CABINET
VOL.	= VOLUME
DOC. NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
---	= SURVEY ABSTRACT LINE
---	= APPROXIMATE LOCATION
---	= BOUNDARY LINE
---	= EXISTING EASEMENT LINE
---	= PROPOSED EASEMENT LINE
---	= ADJOINING PROPERTY LINE
---	= CENTERLINE OF ROAD

Label zoning of the property.

REPLAT CLASSIC MAZDA ADDITION LOT 1R, BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A OF CLASSIC MAZDA ADDITION,
CABINET X, PAGE 359, PLAT RECORDS OF DENTON COUNTY, TEXAS,
5.36 ACRES (233,696 SQUARE FEET) OF LAND OUT OF THE
GIDEON WALKER SURVEY, ABSTRACT NO. 1330
CITY OF DENTON, DENTON COUNTY, TEXAS
THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 911
AND THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 950
CITY OF CORINTH, DENTON COUNTY, TEXAS

PLAT PREPARED 11/10/2023

JOB NUMBER
1807.026-02
DATE
11/10/2023
REVISION
-
DRAWN BY
TAR



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Group 1 Realty, Inc.
800 Gessner Road, Suite 500
Houston, TX 77024

Add note from original Final Plat

5. Property owner shall maintain the detention pond and drainage/retaining wall easement.

CERTIFICATE OF APPROVAL

APPROVED the _____ day of _____, 20 ____.

Director of Development Services

City Secretary

Use this signature block

CERTIFICATE OF REPLAT APPROVAL

APPROVED:

Chairman, Planning and Zoning Commission
City of Corinth, Texas

Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Replat of the **CLASSIC MAZDA ADDITION, LOT 1R, BLOCK A** to the City of Corinth was submitted to the Planning and Zoning Commission on the _____ day of _____, 2023, and the Commission, by formal action, then and there accepted the Replat and hereby authorizes the developer to proceed wit the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this the _____ day of _____, 2023.

City Secretary
City of Corinth, Texas

CERTIFICATE OF COMPLETION & AUTHORIZATION TO FILE

APPROVED:

Chairman, Planning and Zoning Commission
City of Corinth, Texas

Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Replat of the **CLASSIC MAZDA ADDITION, LOT 1R, BLOCK A** to the City of Corinth was submitted to the Planning and Zoning Commission on the _____ day of _____, 2023, and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, 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 as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance wit the construction plans, have been tested and have been accepted by the City, that the Replat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this the _____ day of _____, 2023.

City Secretary
City of Corinth, Texas

GENERAL NOTES

- The purpose of this plat is to dedicate easements for site development.
- This property is located in Zone "X" according to the F.E.M.A. Flood Insurance Rate Map dated June 19, 2020, as shown on Map Number 48121C0387H.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011). - Texas North Central Zone (4202)
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
- Important Notice:
The City of Denton has adopted the National Electric Safety Code the ("CODE"). The code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of transmission lines. In some instances, the code requires greater clearances. Building permits will not be issues for structures within these clearance areas. Contact the building official with specific questions.
- Minimum Tree Preservation requirements of Denton Development Code Section 7.7.4. must be met prior to the release of any permits.
- Private improvements cannot encroach onto existing public or private easements.
- There are no drilling and production sites within 1,000 feet of the property.
- Water and sewer service will be provided through _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Denton, Denton County, Texas.

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

Matthew Raabe, R.P.L.S. #6402

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **GROUP 1 REALTY, INC.**, is the owner of 5.36 acres out of the Gideon Walker Survey, Abstract Number 1330, the M.E.P. & P. R.R. CO. Survey, Abstract Number 911, and the M.E.P. & P. R.R. CO. Survey, Abstract Number 950, situated in the City of Denton and the City of Corinth, Denton County, Texas, being all of Lot 1R, Block A of Classic Mazda Addition, a subdivision of record in Cabinet X, Page 359 of the Plat Records of Denton County, Texas, said Lot 1 being a called Tract 2 - 5.363 acre tract of land conveyed to Group 1 Realty, Inc. by Special Warranty Deed of Record in Document Number 2021-183446 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southwest right-of-way line of Interstate Highway 35 (right-of-way varies) being the North corner of Lot 1R1, Block A of Pecan Creek Addition, a subdivision of record in Document Number 2010-134 of said Plat Records, also being the East corner of said Lot 1;

THENCE, S38°13'17"W, along the Northeast lines of said Lot 1R1 and Lot 1R2, Block A of said Pecan Creek Addition, being the common Southeast line of said Lot 1, a distance of 350.08 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found at the South corner of said Lot 1;

THENCE, N63°35'47"W, along the Southwest line of said Lot 1, being in part the Northwest line of said Lot 1R2, also being in part the Northeast line of Block D of The Woods at Oakmont, Phase 2, a subdivision of record in Cabinet N, Page 97 of said Plat Records, a distance of 685.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of Lot 1R, Block A of Denton Lincoln-Mercury, a subdivision of record in Document Number 2010-114 of said Plat Records, also being the West corner of said Lot 1;

THENCE, N43°53'34"E, along the East line of said Lot 1R, being the common Northwest line of said Lot 1, a distance of 352.99 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southwest right-of-way line of Interstate Highway 35, being the Northeast corner of said Lot 1R, also being the North corner of said Lot 1;

THENCE, S53°35'24"E, along the Southwest right-of-way line of Interstate Highway 35 being the common Northeast line of said Lot 1, a distance of 650.36 feet to the **POINT OF BEGINNING** and containing an area of 5.365 Acres, or (233,696 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **GROUP 1 REALTY, INC.**, does hereby adopt this plat, designating herein described property as **CLASSIC MAZDA ADDITION, LOT 1R, BLOCK A**, an addition to the City of Denton and the City of Corinth, Denton County, Texas, and does hereby dedicate to public use forever all streets, rights-of-way, alleys, parks, watercourses, drains, easement dedications, other land rights and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **GROUP 1 REALTY, INC.**

BY: _____
Signature Date

BY: _____
Printed Name and Title of Signator

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

REPLAT
CLASSIC MAZDA ADDITION
LOT 1R, BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A OF CLASSIC MAZDA ADDITION,
CABINET X, PAGE 359, PLAT RECORDS OF DENTON COUNTY, TEXAS,
5.36 ACRES (233,696 SQUARE FEET) OF LAND OUT OF THE
GIDEON WALKER SURVEY, ABSTRACT NO. 1330
CITY OF DENTON, DENTON COUNTY, TEXAS
THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 911
AND THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 950
CITY OF CORINTH, DENTON COUNTY, TEXAS

PLAT PREPARED 11/10/2023

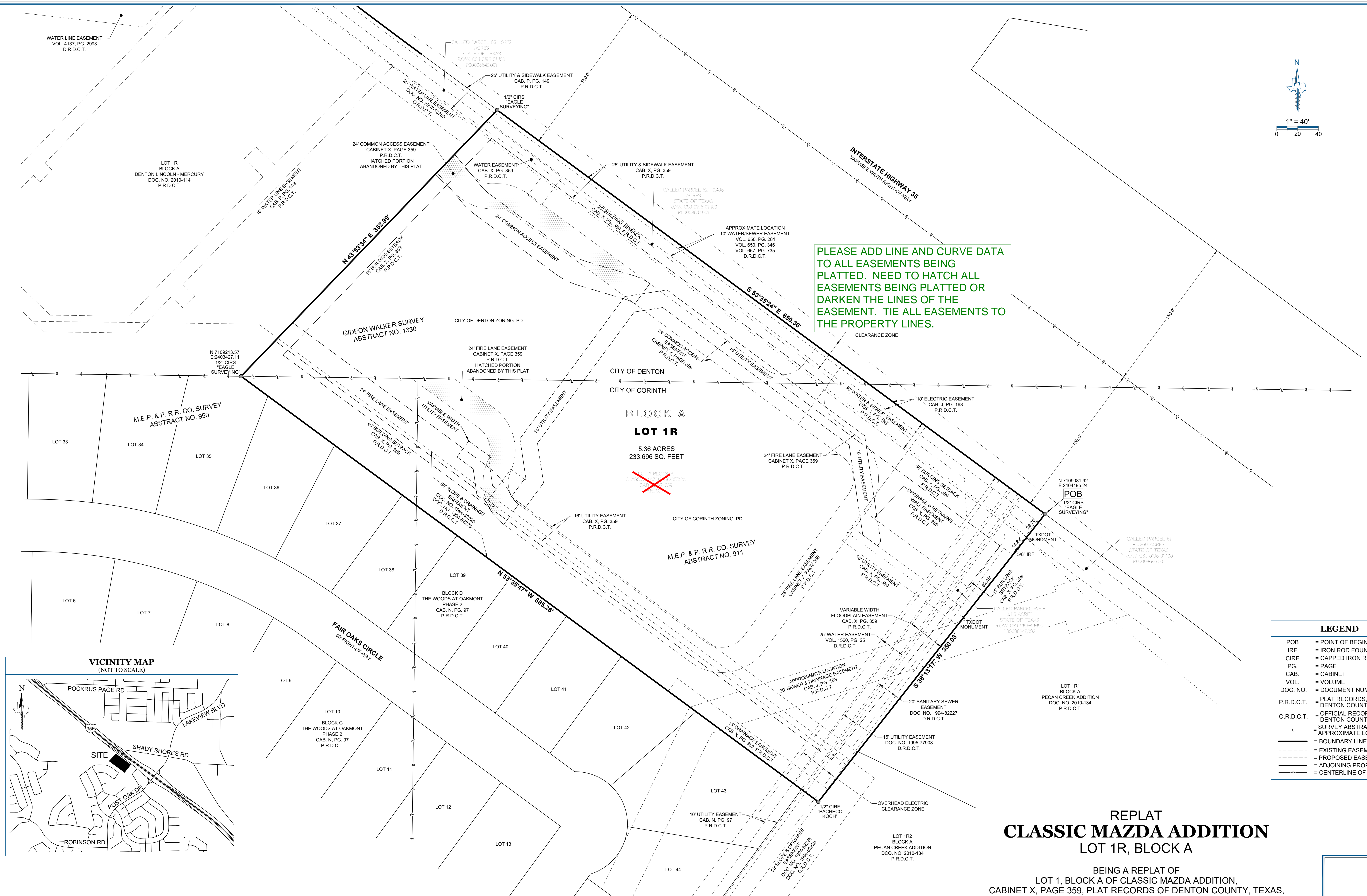
JOB NUMBER
1807.026-02
DATE
11/10/2023
REVISION
-
DRAWN BY
TAR



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Group 1 Realty, Inc.
800 Gessner Road, Suite 500
Houston, TX 77024



REPLAT CLASSIC MAZDA ADDITION LOT 1R, BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A OF CLASSIC MAZDA ADDITION,
CABINET X, PAGE 359, PLAT RECORDS OF DENTON COUNTY, TEXAS,
5.36 ACRES (233,696 SQUARE FEET) OF LAND OUT OF THE
GIDEON WALKER SURVEY, ABSTRACT NO. 1330
CITY OF DENTON, DENTON COUNTY, TEXAS
THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 911
AND THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 950
CITY OF CORINTH, DENTON COUNTY, TEXAS

PLAT PREPARED 11/10/2023

JOB NUMBER
1807.026-02
DATE
11/10/2023
REVISION
-
DRAWN BY
TAR



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
Denton, TX 76201
(940) 222-3009

OWNER
Group 1 Realty, Inc.
800 Gessner Road, Suite 500
Houston, TX 77024

GENERAL NOTES

1.

The purpose of this plat is to dedicate easements for site development.

2.

This property is located in Zone "X" according to the F.E.M.A. Flood Insurance Rate Map dated June 19, 2020, as shown on Map Number 48121C0387H.

3.

The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011). - Texas North Central Zone (4202)

4.

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.

All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.

The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).

7.

Important Notice:

The City of Denton has adopted the National Electric Safety Code the ("CODE"). The code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of transmission lines. In some instances, the code requires greater clearances. Building permits will not be issues for structures within these clearance areas. Contact the building official with specific questions.

8.

Minimum Tree Preservation requirements of Denton Development Code Section 7.7.4. must be met prior to the release of any permits.

9.

Private improvements cannot encroach onto existing public or private easements.

10.

There are no drilling and production sites within 1,000 feet of the property.

11.

Water and sewer service will be provided through _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

§

COUNTY OF DENTON

§

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Denton, Denton County, Texas.

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

Matthew Raabe, R.P.L.S. #6402

Date

STATE OF TEXAS

§

COUNTY OF DENTON

§

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS

§

COUNTY OF DENTON

§

WHEREAS, **GROUP 1 REALTY, INC.**, is the owner of 5.36 acres out of the Gideon Walker Survey, Abstract Number 1330, the M.E.P. & P. R.R. CO. Survey, Abstract Number 911, and the M.E.P. & P. R.R. CO. Survey, Abstract Number 950, situated in the City of Denton and the City of Corinth, Denton County, Texas, being all of Lot 1R, Block A of Classic Mazda Addition, a subdivision of record in Cabinet X, Page 359 of the Plat Records of Denton County, Texas, said Lot 1 being a called Tract 2 - 5.363 acre tract of land conveyed to Group 1 Realty, Inc. by Special Warranty Deed of Record in Document Number 2021-183446 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southwest right-of-way line of Interstate Highway 35 (right-of-way varies) being the North corner of Lot 1R1, Block A of Pecan Creek Addition, a subdivision of record in Document Number 2010-134 of said Plat Records, also being the East corner of said Lot 1;

THENCE, S38°13'17"W, along the Northeast lines of said Lot 1R1 and Lot 1R2, Block A of said Pecan Creek Addition, being the common Southeast line of said Lot 1, a distance of 350.08 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found at the South corner of said Lot 1;

THENCE, N63°35'47"W, along the Southwest line of said Lot 1, being in part the Northwest line of said Lot 1R2, also being in part the Northeast line of Block D of The Woods at Oakmont, Phase 2, a subdivision of record in Cabinet N, Page 97 of said Plat Records, a distance of 685.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of Lot 1R, Block A of Denton Lincoln-Mercury, a subdivision of record in Document Number 2010-114 of said Plat Records, also being the West corner of said Lot 1;

THENCE, N43°53'34"E, along the East line of said Lot 1R, being the common Northwest line of said Lot 1, a distance of 352.99 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southwest right-of-way line of Interstate Highway 35, being the Northeast corner of said Lot 1R, also being the North corner of said Lot 1;

THENCE, S53°35'24"E, along the Southwest right-of-way line of Interstate Highway 35 being the common Northeast line of said Lot 1, a distance of 650.36 feet to the **POINT OF BEGINNING** and containing an area of 5.365 Acres, or (233,696 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **GROUP 1 REALTY, INC.**, does hereby adopt this plat, designating herein described property as **CLASSIC MAZDA ADDITION, LOT 1R, BLOCK A**, an addition to the City of Denton and the City of Corinth, Denton County, Texas, and does hereby dedicate to public use forever all streets, rights-of-way, alleys, parks, watercourses, drains, easement dedications, other land rights and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **GROUP 1 REALTY, INC.**

BY: _____

Signature

Date

BY: _____

Printed Name and Title of Signator

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF REPLAT APPROVAL

APPROVED:

Chairman, Planning and Zoning Commission

Date

City of Corinth, Texas

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Replat of the **CLASSIC MAZDA ADDITION, LOT 1R, BLOCK A** to the City of Corinth was submitted to the Planning and Zoning Commission on the _____ day of _____, 2023, and the Commission, by formal action, then and there accepted the Replat and hereby authorizes the developer to proceed wit the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this the _____ day of _____, 2023.

City Secretary

City of Corinth, Texas

CERTIFICATE OF COMPLETION & AUTHORIZATION TO FILE

APPROVED:

Chairman, Planning and Zoning Commission

Date

City of Corinth, Texas

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Replat of the **CLASSIC MAZDA ADDITION, LOT 1R, BLOCK A** to the City of Corinth was submitted to the Planning and Zoning Commission on the _____ day of _____, 2023, and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, 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 as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance wit the construction plans, have been tested and have been accepted by the City, that the Replat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this the _____ day of _____, 2023.

City Secretary

City of Corinth, Texas

CERTIFICATE OF APPROVAL

APPROVED by the City of Denton Development Review Committee

on this _____ day of _____, 2022.

Director of Development Services

ATTEST:

City Secretary

REPLAT
CLASSIC MAZDA ADDITION
LOT 1R, BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A OF CLASSIC MAZDA ADDITION,
CABINET X, PAGE 359, PLAT RECORDS OF DENTON COUNTY, TEXAS,
5.36 ACRES (233,696 SQUARE FEET) OF LAND OUT OF THE
GIDEON WALKER SURVEY, ABSTRACT NO. 1330
CITY OF DENTON, DENTON COUNTY, TEXAS
THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 911
AND THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 950
CITY OF CORINTH, DENTON COUNTY, TEXAS


PLAT PREPARED 11/10/2023

JOB NUMBER
1807.026-02

DATE
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REVISION
-

DRAWN BY
TAR



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR

Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER

Group 1 Realty, Inc.
800 Gessner Road, Suite 500
Houston, TX 77024

14



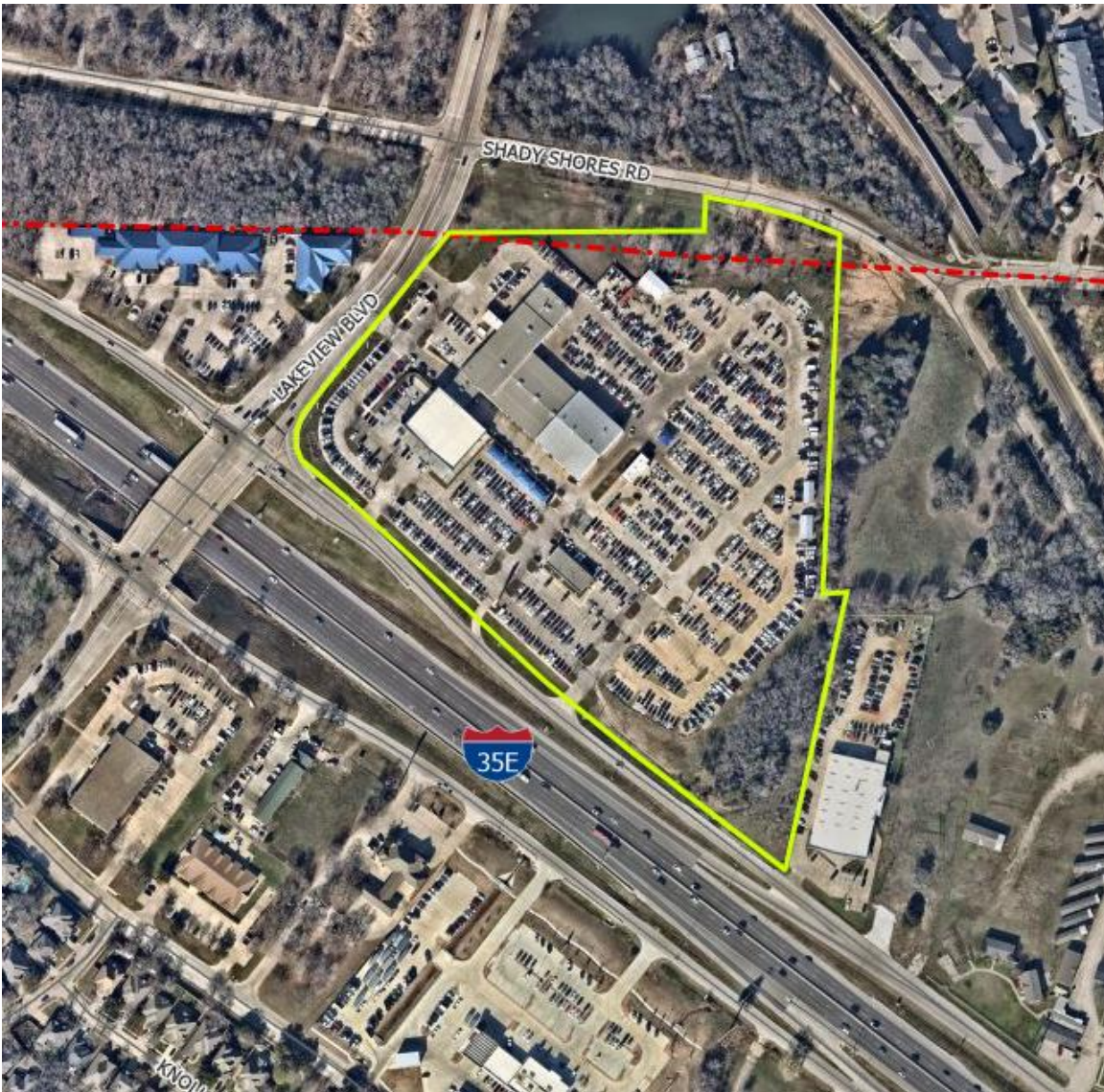
CITY OF CORINTH

Staff Report

Meeting Date:	1/22/2024	Title:	Replat: Bill Utter Ford Addition (RP23-0005)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		

Item/Caption

Consider and act on a request by the Applicant, Bill Utter Ford, for a Replat of the Bill Utter Ford Addition Subdivision, being ±17.226 acres located at 4901 South I-35E. (Case No. RP23-0005)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Replat is to dedicate new easements for the construction of a service building for a vehicle dealership that straddles the city limits of Corinth and Denton, requiring approval of this Replat by both cities. The property is zoned PD-43 - Bill Utter Ford.

The proposed Replat was reviewed by Planning and the city's consulting Engineering firm, BHC. The review team identified deficiencies in the attached Replat document, which resulted in noncompliance with Unified Development Code (UDC) Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

Because the Planning and Zoning Commission is required to act on the Replat application at this meeting to comply with Texas Local Government Code Chapter 212, the Staff's recommendation is to disapprove the plat due to the number and extent of deficiencies.

Per Section 212.093 of the Texas Local Government Code, after receiving a written statement of disapproval, an Applicant is afforded an unlimited amount of time to revise the Replat application. Once an Applicant formally resubmits a revised application— on a designated "Agenda Submittal Day" as outlined in the city's Development Calendar – the Planning & Zoning Commission has 15 days to act on the Replat application.

Financial Impact

None

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

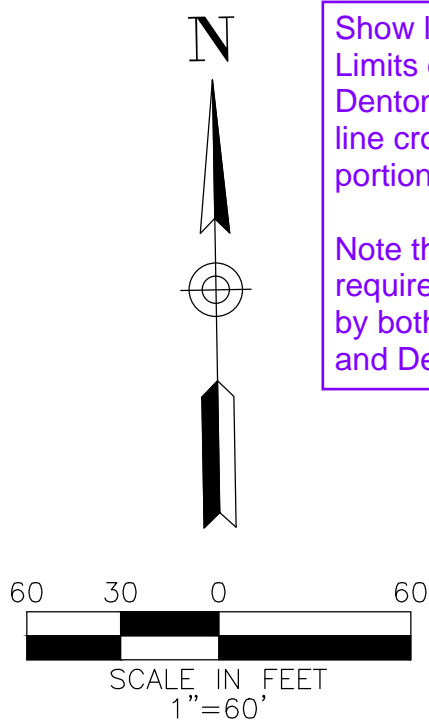
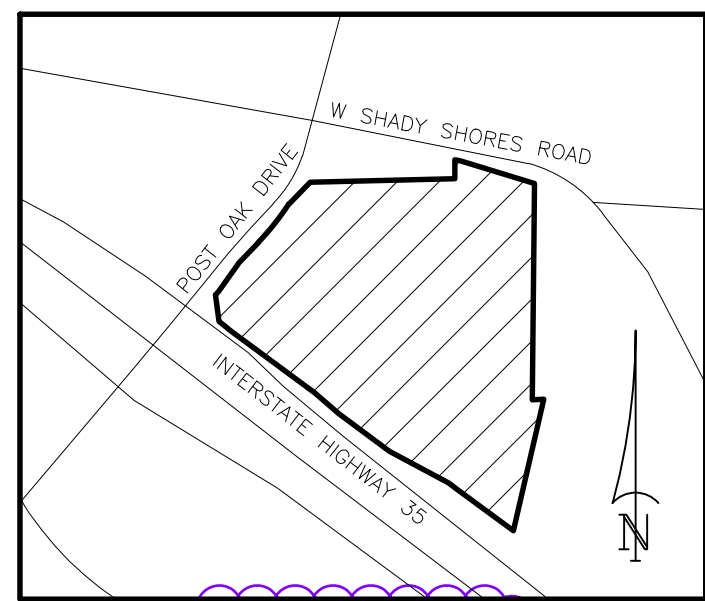
Staff recommends disapproval of the Replat.

Motion

"I move to disapprove Case No. RP23-0005 – Bill Utter Ford due to noncompliance with UDC Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval"

Attachments

1. Proposed Replat with Planning Comments
2. Proposed Replat with Engineering Comments



Show location of City Limits of Corinth and Denton. The city limits line crosses through a portion of this lot.

Note that this Replat is required to be approved by both cities (Corinth and Denton).

Vicinity map must be at scale of 1" = 2000' or larger covering area of at least one (1) mile.

Show all existing and proposed permanent structures using grayscale lines.

Show zoning of adjacent properties

Label the zoning for this property and add the required setbacks. Note that this PD splits the property into C-2 and C-3 base zoning districts with differing setbacks.

Update this title block to also include references to City of Corinth.

GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000150630.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to add and create fire lanes and access easements on a previously recorded lot.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____

Notary Public in and for the State of Texas

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0387H, dated June 19, 2020. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS THE _____ DAY OF _____, 20____

CHAIRPERSON, PLANNING & ZONING COMMISSION

CITY SECRETARY

Replace this signature block with the one below. Note that Denton may require additional signature blocks.

CERTIFICATE OF APPROVAL

APPROVED the _____ day of _____, 20____

Director of Development Services

City Secretary

IMPORTANT NOTICE:
THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS UTTER PROPERTIES, LLC are the owners of a 17.226 acre tract of land situated in the M.E.P. & P.R.R. Survey, Abstract Number 911, the G. Walker Survey, Abstract Number 1330 and the L.H. Bates Survey, Abstract Number 204, being all of Lot 2-R, Block A of Bill Utter Addition, an addition to the City of Denton as recorded in Instrument Number 2021-118, Plat Records, Denton County, Texas, same being all of a tract of land described to Utter Properties by deed recorded in Instrument Number 2013-3823, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northwest corner of the hereindescribed tract, same being a point on the east right-of-way line of Post Oak Drive (Called a 120 foot right-of-way);

THENCE North 88 degrees 41 minutes 41 seconds East, departing the east right-of-way line of said Post Oak Drive, with the north line of said Lot 2-R, continuing with the south line of a tract of land described to Ford Motor Credit Company by deed recorded in Volume 1996, Page 66237, Deed Records, Denton County, Texas, and continuing a total distance of 457.03 feet to a 1/2 inch rebar capped "ILL" found for an interior "ell" corner of said Ford Motor tract;

THENCE North 00 degrees 42 minutes 16 seconds West, with an east line of said Ford Motor tract, a distance of 60.34 feet to a 1/2 inch rebar capped "RPLS 4561" found for the northeast corner of said Ford Motor tract, same being a point lying on the south right-of-way line of Shady Shores Road (also known as Old US Highway 77 (Variable Width right-of-way));

THENCE South 80 degrees 48 minutes 54 seconds East, with a south right-of-way line of said Shady Shores Road, a distance of 18.24 feet to a 1/2 inch rebar capped "RPLS 4561" found for corner;

THENCE South 72 degrees 56 minutes 16 seconds East, with a south line of said Shady Shores Road, a distance of 244.34 feet to a 1/2 inch rebar capped "RPLS 4561" found for the northwest corner of a tract of land described to Valk Properties, LLC by deed recorded in Instrument Number 2023-39497, Official Public Records, Denton County, Texas;

THENCE South 00 degrees 34 minutes 11 seconds West, departing the south right-of-way line of said Shady Shores Road, with the west line of said Valk tract, a distance of 683.21 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 87 degrees 29 minutes 56 seconds East, with a south line of said Valk tract, a distance of 35.96 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northwest corner of Lot 1, Block A of Streetwerks Addition, an addition to the City of Denton, as recorded in Cabinet 0, Page 74, Plat Records, Denton County, Texas;

THENCE South 13 degrees 02 minutes 27 seconds West, departing the south line of said Valk tract, with the west line of said Lot 1, a distance of 425.30 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner, said corner being a point on the north right-of-way line of Interstate Highway 35E (Variable Width right-of-way);

THENCE the following courses and distances with the north right-of-way line of said Interstate Highway 35E to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner:

North 53 degrees 34 minutes 39 seconds West, a distance of 259.63 feet;
North 61 degrees 42 minutes 28 seconds West, a distance of 212.13 feet;
North 53 degrees 34 minutes 39 seconds West, a distance of 200.00 feet;
North 49 degrees 00 minutes 13 seconds West, a distance of 100.32 feet;
North 53 degrees 34 minutes 39 seconds West, a distance of 329.16 feet;
North 48 degrees 31 minutes 57 seconds West, a distance of 17.46 feet;

THENCE North 53 degrees 32 minutes 37 seconds West, with the north right-of-way line of said Interstate Highway 35E, a distance of 29.89 feet to an aluminum monument found at the intersection of the north right-of-way line of said Interstate Highway 35E and the east right-of-way line of said Post Oak Drive;

THENCE North 07 degrees 10 minutes 39 seconds West, with said intersection, a distance of 84.85 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE the following courses and distances with the southeast right-of-way line of said Post Oak Drive:

North 43 degrees 53 minutes 10 seconds East, a distance of 15.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;
North 35 degrees 08 minutes 57 seconds East, a distance of 111.23 feet to an aluminum disk found for corner;

THENCE North 43 degrees 51 minutes 31 seconds East, a distance of 87.82 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner and being the beginning of a curve to the left with a radius of 810.00 feet, a central angle of 10 degrees 55 minutes 14 seconds and a chord bearing and distance of North 38 degrees 26 minutes 22 seconds East, a distance of 154.15 feet;

THENCE with said curve to the left, with the southeast right-of-way line of said Post Oak Drive, an arc length of 154.39 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 43 degrees 53 minutes 14 seconds East, with the southeast right-of-way line of said Post Oak Drive, a distance of 97.03 feet to THE POINT OF BEGINNING and containing 750,385 square feet or 17.226 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Utter Properties, LTD, through its duly sworn representative, does hereby adopt this plat designating the herein described property as BILL UTTER FORD ADDITION, in the City of Denton, Denton County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way and public easement shown hereon.

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

Witness, my hand at _____, This ____ day of _____, 20____.

Signature - Utter Properties, LTD Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

OWNER/DEVELOPER
Utter Properties, LTD
4901 South I-35 East
Denton, Texas 76210

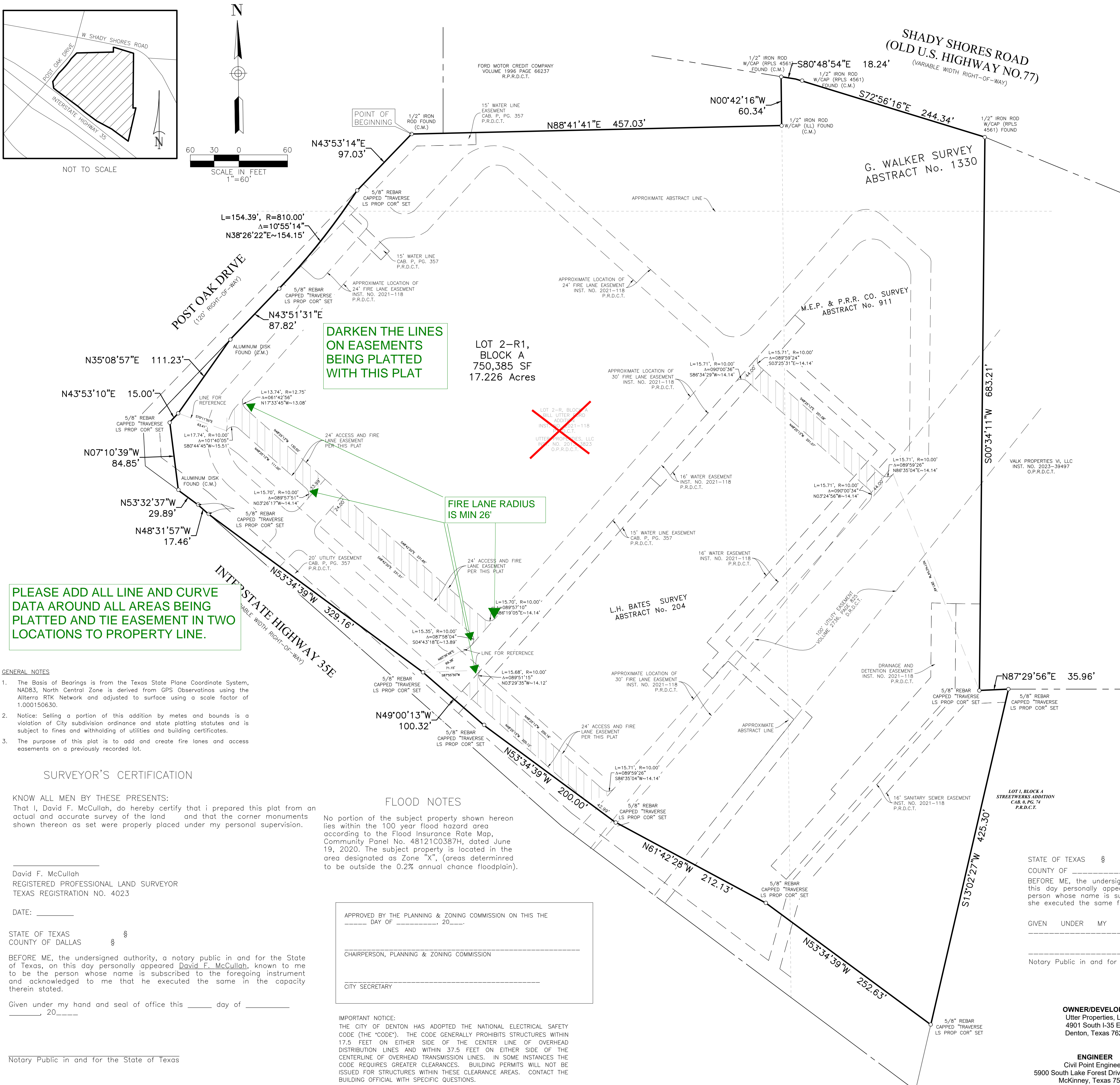
ENGINEER
Civil Point Engineers
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

TRAVERSE
LAND SURVEYING, LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T. 469.784.9321
W. TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: November 07, 2023 Project No.: TR-65-23

REPLAT
LOT 2-R1, BLOCK A
BILL UTTER FORD
ADDITION

BEING 17.226 ACRES
OUT OF THE M.E.P. & P.R.R. CO SURVEY,
ABSTRACT NUMBER 911, THE
G. WALKER SURVEY,
ABSTRACT NUMBER 1330 AND THE
L.H. BATES SURVEY,
ABSTRACT NUMBER 204
BEING A REPLAT OF LOT 2-R, BLOCK A OF
BILL UTTER FORD ADDITION, AN ADDITION TO
THE CITY OF DENTON AS RECORDED IN
INST. NO. 2021-118, P.R.D.C.T.
CITY OF DENTON, DENTON COUNTY, TEXAS
NOVEMBER 2023



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000150630.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to add and create fire lanes and access easements on a previously recorded lot.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____

Notary Public in and for the State of Texas

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0387H, dated June 19, 2020. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS THE _____ DAY OF _____, 20____

CHAIRPERSON, PLANNING & ZONING COMMISSION

CITY SECRETARY

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS UTTER PROPERTIES, LLC are the owners of a 17.226 acre tract of land situated in the M.E.P. & P.R.R. Survey, Abstract Number 911, the G. Walker Survey, Abstract Number 1330 and the L.H. Bates Survey, Abstract Number 204, being oil of Lot 2-R, Block A of Bill Utter Addition, an addition to the City of Denton as recorded in Instrument Number 2021-118, Plat Records, Denton County, Texas, same being all of a tract of land described to Utter Properties by deed recorded in Instrument Number 2013-3823, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northwest corner of the hereindescribed tract, same being a point on the east right-of-way line of Post Oak Drive (Called a 120 foot right-of-way);

THENCE North 88 degrees 41 minutes 41 seconds East, departing the east right-of-way line of said Post Oak Drive, with the north line of said Lot 2-R, continuing with the south line of a tract of land described to Ford Motor Credit Company by deed recorded in Volume 1996, Page 66237, Deed Records, Denton County, Texas, and continuing a total distance of 457.03 feet to a 1/2 inch rebar capped "ILL" found for an interior "ell" corner of said Ford Motor tract;

THENCE North 00 degrees 42 minutes 16 seconds West, with an east line of said Ford Motor tract, a distance of 60.34 feet to a 1/2 inch rebar capped "RPLS 4561" found for the northeast corner of said Ford Motor tract, same being a point lying on the south right-of-way line of Shady Shores Road (also known as Old US Highway 77 (Variable Width right-of-way));

THENCE South 80 degrees 48 minutes 54 seconds East, with a south right-of-way line of said Shady Shores Road, a distance of 18.24 feet to a 1/2 inch rebar capped "RPLS 4561" found for corner;

THENCE South 72 degrees 56 minutes 16 seconds East, with a south line of said Shady Shores Road, a distance of 244.34 feet to a 1/2 inch rebar capped "RPLS 4561" found for the northwest corner of a tract of land described to Valk Properties, LLC by deed recorded in Instrument Number 2023-39497, Official Public Records, Denton County, Texas;

THENCE South 00 degrees 34 minutes 11 seconds West, departing the south right-of-way line of said Shady Shores Road, with the west line of said Volk tract, a distance of 683.21 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 87 degrees 29 minutes 56 seconds East, with a south line of said Volk tract, a distance of 35.96 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northwest corner of Lot 1, Block A of Streetwerks Addition, an addition to the City of Denton, as recorded in Cabinet O, Page 74, Plat Records, Denton County, Texas;

THENCE South 13 degrees 02 minutes 27 seconds West, departing the south line of said Volk tract, with the west line of said Lot 1, a distance of 425.30 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner, said corner being a point on the north right-of-way line of Interstate Highway 35E (Variable Width right-of-way);

THENCE the following courses and distances with the north right-of-way line of said Interstate Highway 35E to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner:
North 53 degrees 34 minutes 39 seconds West, a distance of 252.63 feet;
North 61 degrees 42 minutes 28 seconds West, a distance of 212.13 feet;
North 53 degrees 34 minutes 39 seconds West, a distance of 200.00 feet;
North 49 degrees 00 minutes 13 seconds West, a distance of 100.32 feet;
North 53 degrees 34 minutes 39 seconds West, a distance of 329.16 feet;
North 48 degrees 31 minutes 57 seconds West, a distance of 17.46 feet;

THENCE North 53 degrees 32 minutes 37 seconds West, with the north right-of-way line of said Interstate Highway 35E, a distance of 29.89 feet to an aluminum monument found at the intersection of the north right-of-way line of said Interstate Highway 35E and the east right-of-way line of said Post Oak Drive;

THENCE North 07 degrees 10 minutes 39 seconds West, with said intersection, a distance of 84.85 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE the following courses and distances with the southeast right-of-way line of said Post Oak Drive:

North 43 degrees 53 minutes 10 seconds East, a distance of 15.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;
North 35 degrees 08 minutes 57 seconds East, a distance of 111.23 feet to an aluminum disk found for corner;

THENCE North 43 degrees 51 minutes 31 seconds East, a distance of 87.82 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner and being the beginning of a curve to the left with a radius of 810.00 feet, a central angle of 10 degrees 55 minutes 14 seconds and a chord bearing and distance of North 38 degrees 26 minutes 22 seconds East, a distance of 154.15 feet;

THENCE with said curve to the left, with the southeast right-of-way line of said Post Oak Drive, an arc length of 154.39 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 43 degrees 53 minutes 14 seconds East, with the southeast right-of-way line of said Post Oak Drive, a distance of 97.03 feet to THE POINT OF BEGINNING and containing 750,385 square feet or 17.226 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Utter Properties, LTD, through its duly sworn representative, does hereby adopt this plat designating the herein described property as BILL UTTER FORD ADDITION, in the City of Denton, Denton County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way and public easement shown hereon.

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

Witness, my hand at _____, This ____ day of _____, 20____.

Signature – Utter Properties, LTD Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

OWNER/DEVELOPER
Utter Properties, LTD
4901 South I-35 East
Denton, Texas 76210

ENGINEER
Civil Point Engineers
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

Surveying | Construction Staking | Platting
Date: November 07, 2023 Project No.: TR-65-23



14200 Midway Road, Suite 130, Dallas, TX 75244 | T. 469.784.9321
W. TraverseLandSurveying.com | Texas Firm No. 10194631

REVISE TITLE,
PUT LOT &
BLOCK UNDER
TITLE NAME

REPLAT
LOT 2-R1, BLOCK A
BILL UTTER FORD
ADDITION
BEING 17.226 ACRES
OUT OF THE M.E.P. & P.R.R. CO SURVEY,
ABSTRACT NUMBER 911, THE
G. WALKER SURVEY,
ABSTRACT NUMBER 1330 AND THE
L.H. BATES SURVEY,
ABSTRACT NUMBER 204
BEING A REPLAT OF LOT 2-R, BLOCK A OF
BILL UTTER FORD ADDITION, AN ADDITION TO
THE CITY OF DENTON AS RECORDED IN
INST. NO. 2021-118, P.R.D.C.T.
CITY OF DENTON, DENTON COUNTY, TEXAS
NOVEMBER 2023



CITY OF CORINTH
Staff Report

Meeting Date:	1/22/2024	Title:	Extension Request - Preliminary Plat: Oak Ridge Park (PP23-0004)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

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



Aerial Location Map

Item Summary/Background/Prior Action

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

The Applicant formally requested an extension per UDC Subsection 3.02.01 D(b) – Extension by Agreement, which reads: “(b) Extension by Agreement. The applicant may request in writing and the Planning Commission, may approve the request for an extension of the time for Plat or Subdivision Plan approval required by subsection (a) or (b) for a period not to exceed thirty (30) days. The written request must be made within fifteen (15) days of the date the application is filed and approved by the Commission prior to the time for a decision on the application required by subsection (a) or (b).”

If the Planning & Zoning Commission approves the extension request, the Applicant will continue to work to revise the application and exhibits prior to the February 5th, 2024, Planning & Zoning Commission Special Session.

If the Planning & Zoning Commission does not approve the extension request, Staff requests that the Commission vote to disapprove the Application, as noncompliance with Unified Development Code (UDC) Subsection 3.03.02.G, Preliminary Plat (Replat) Criteria for Approval, which requires that a plat conform to the city’s application checklists and UDC regulations.

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

Staff Recommends the Commission approve the applicant’s request for a 30-day extension request.

Motion

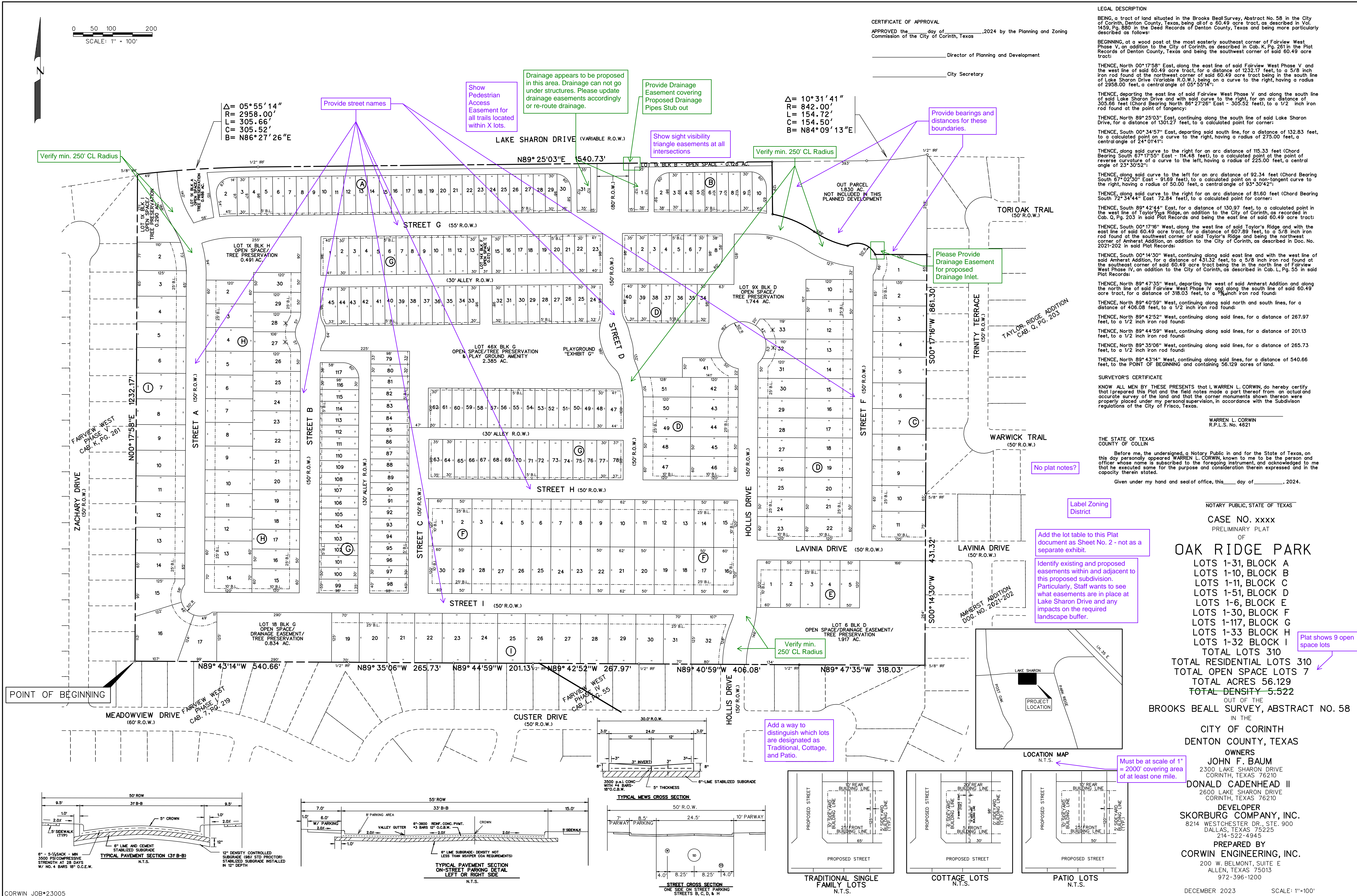
“I move to approve the request for a 30-day extension for Case No. PP23-0004 – Oak Ridge Park Preliminary Plat.”

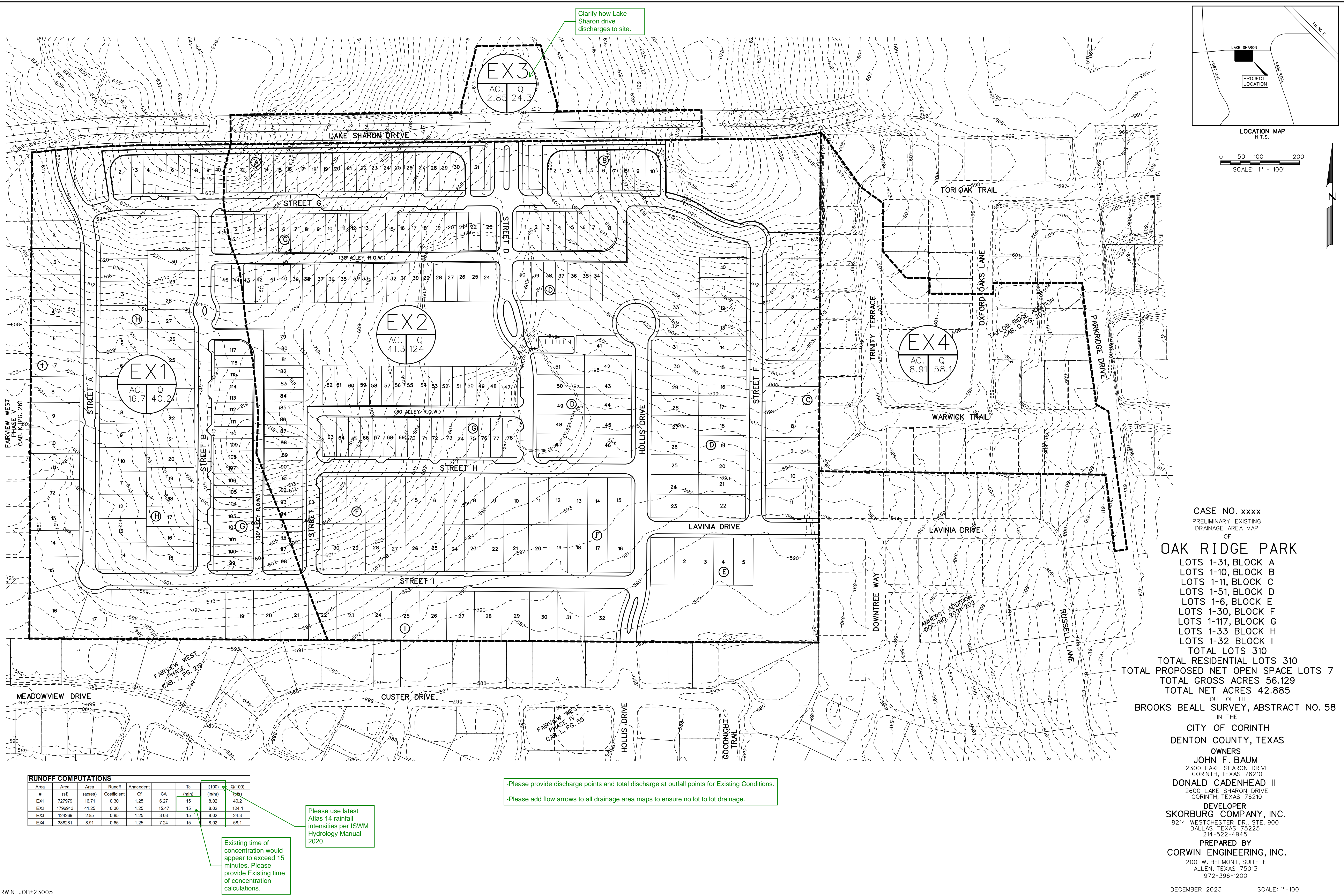
Alternative Action by the Planning and Zoning Commission

The Planning and Zoning Commission may disapprove the application.

Attachments

1. Extension Request Letter
2. Plat and Preliminary Engineering Review Comments





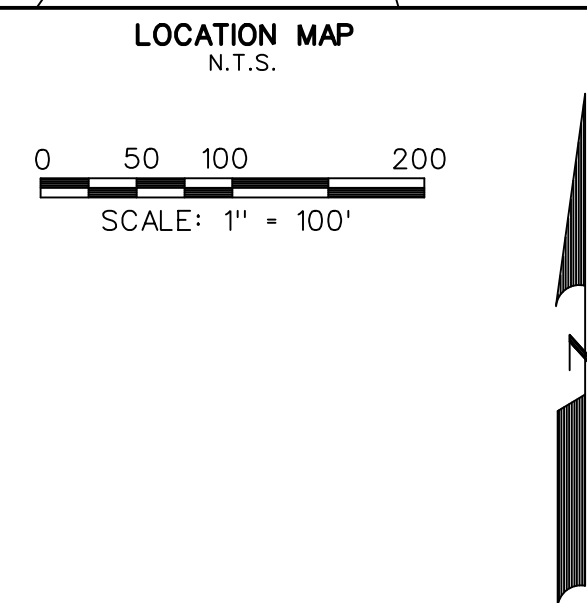
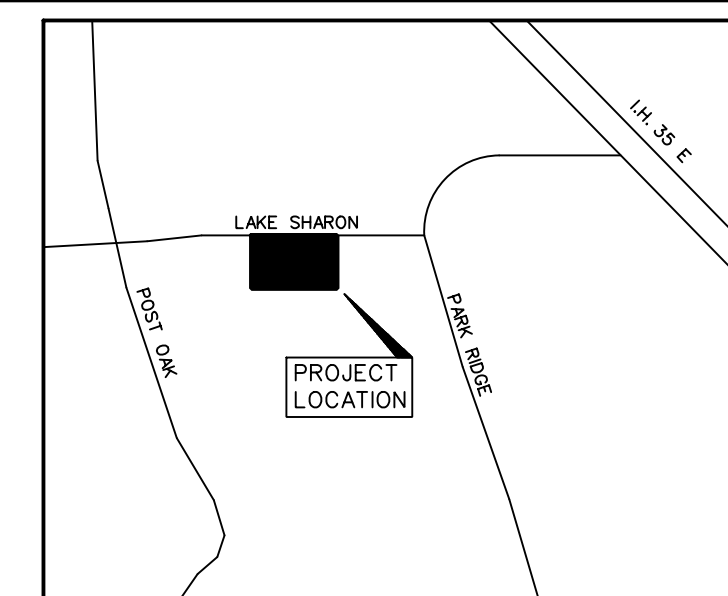
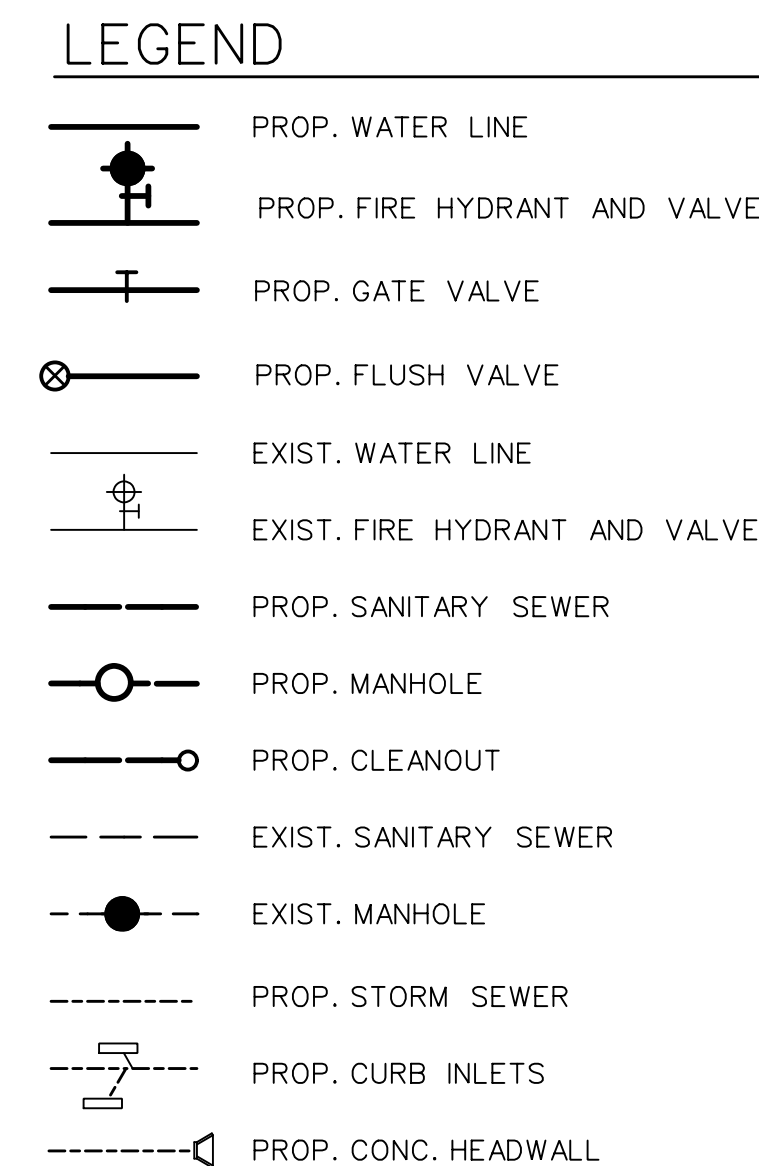
Clarify how Lake Sharon drive discharges to site.

-Please provide discharge points and total discharge at outfall points for Existing Conditions.
-Please add flow arrows to all drainage area maps to ensure no lot to lot drainage.

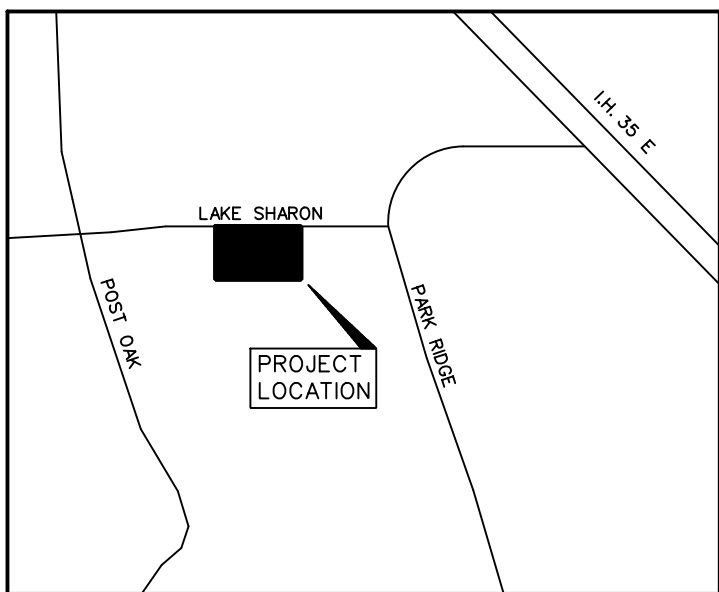
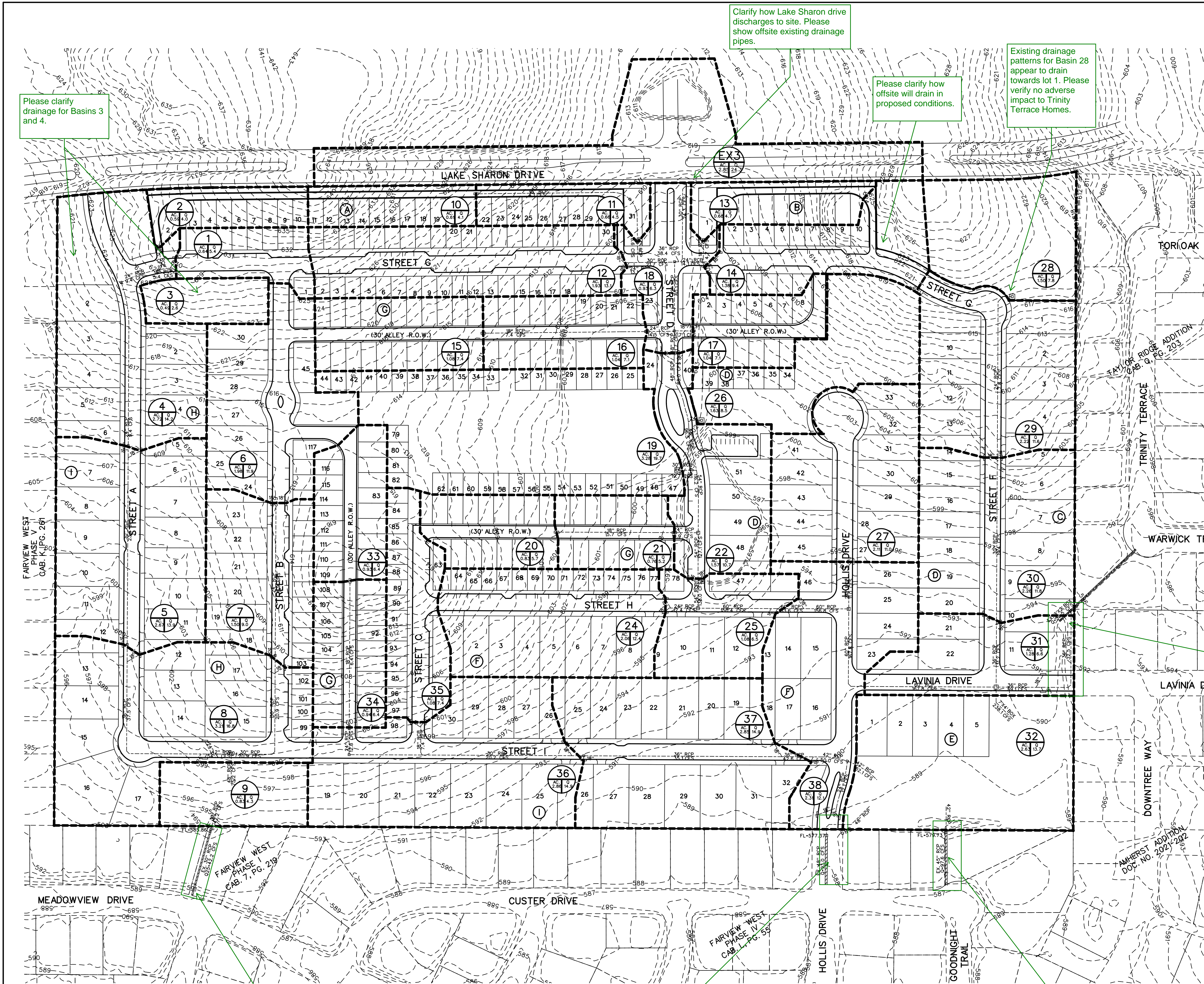
Please use latest Atlas 14 rainfall intensities per ISWM Hydrology Manual 2020.

Existing time of concentration would appear to exceed 15 minutes. Please provide Existing time of concentration calculations.

RUNOFF COMPUTATIONS									
Area #	Area (sf)	Area (acres)	Runoff Coefficient	Anacendent Cf	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)	
EX1	727979	16.71	0.30	1.25	6.27	15	8.02	40.2	
EX2	1796913	41.25	0.30	1.25	15.47	15	8.02	124.1	
EX3	124269	2.85	0.85	1.25	3.03	15	8.02	24.3	
EX4	388281	8.91	0.65	1.25	7.24	15	8.02	58.1	



CASE NO. xxxx
PRELIMINARY EXISTING
DRAINAGE AREA MAP
OF
OAK RIDGE PARK
LOTS 1-31, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-51, BLOCK D
LOTS 1-6, BLOCK E
LOTS 1-30, BLOCK F
LOTS 1-117, BLOCK G
LOTS 1-33 BLOCK H
LOTS 1-32 BLOCK I
TOTAL LOTS 310
TOTAL RESIDENTIAL LOTS 310
TOTAL PROPOSED NET OPEN SPACE LOTS 7
TOTAL GROSS ACRES 56.129
TOTAL NET ACRES 42.885
OUT OF THE
BROOKS BEALL SURVEY, ABSTRACT NO. 58
IN THE
CITY OF CORINTH
DENTON COUNTY, TEXAS
OWNERS
JOHN F. BAUM
2300 LAKE SHARON DRIVE
CORINTH, TEXAS 76210
DONALD CADENHEAD II
2600 LAKE SHARON DRIVE
CORINTH, TEXAS 76210
DEVELOPER
SKORBURG COMPANY, INC.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-422-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



LOCATION MAP
N.T.S.

0 50 100 200
SCALE: 1" = 100'



RUNOFF COMPUTATIONS									
#	Area (sf)	Area (acres)	Runoff Coefficient	Cf	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)	
1	27834	0.64	0.85	1.25	0.68	15	8.02	5.4	
2	25754	0.59	0.85	1.25	0.63	15	8.02	4.0	
3	21427	0.49	0.65	1.25	0.40	15	8.02	2.6	
4	118319	2.72	0.65	1.25	2.21	15	8.02	14.2	
5	116500	2.67	0.65	1.25	2.17	15	8.02	13.9	
6	86270	1.98	0.75	1.25	1.86	15	8.02	11.9	
7	65313	1.50	0.75	1.25	1.41	15	8.02	9.0	
8	139980	3.21	0.65	1.25	2.61	15	8.02	16.8	
9	36333	0.83	0.65	1.25	0.68	15	8.02	4.3	
10	26465	0.61	0.85	1.25	0.65	15	8.02	4.1	
11	28686	0.66	0.85	1.25	0.70	15	8.02	4.5	
12	83971	1.93	0.85	1.25	2.05	15	8.02	13.1	
13	29761	0.68	0.85	1.25	0.73	15	8.02	4.7	
14	59962	1.38	0.85	1.25	1.46	15	8.02	9.4	
15	47190	1.08	0.85	1.25	1.15	15	8.02	7.1	
16	45134	1.04	0.85	1.25	1.10	15	8.02	7.1	
17	35666	0.82	0.85	1.25	0.87	15	8.02	5.6	
18	40575	0.93	0.85	1.25	0.99	15	8.02	6.3	
19	142938	3.28	0.75	1.25	3.08	15	8.02	19.7	
20	36323	0.83	0.85	1.25	0.89	15	8.02	5.7	
21	32927	0.76	0.85	1.25	0.80	15	8.02	5.2	
22	51793	1.19	0.85	1.25	1.26	15	8.02	8.1	
23	17763	0.41	0.85	1.25	0.43	15	8.02	2.8	
24	89628	2.06	0.75	1.25	1.93	15	8.02	12.4	
25	46076	1.06	0.75	1.25	0.99	15	8.02	6.4	
26	70936	1.63	0.65	1.25	1.32	15	8.02	8.5	
27	91873	2.11	0.65	1.25	1.71	15	8.02	11.0	
28	65443	1.50	0.65	1.25	1.22	15	8.02	7.8	
29	96579	2.22	0.65	1.25	1.80	15	8.02	11.6	
30	98414	2.26	0.65	1.25	1.84	15	8.02	11.8	
31	55543	1.28	0.65	1.25	1.04	15	8.02	6.6	
32	114563	2.63	0.65	1.25	2.14	15	8.02	13.7	
33	40661	0.93	0.85	1.25	0.99	15	8.02	6.4	
34	41122	0.94	0.85	1.25	1.00	15	8.02	6.4	
35	47047	1.08	0.85	1.25	1.15	15	8.02	7.4	
36	124568	2.86	0.65	1.25	2.32	15	8.02	14.9	
37	124360	2.85	0.65	1.25	2.32	15	8.02	14.9	
38	100786	2.31	0.65	1.25	1.88	15	8.02	12.1	

Please demonstrate how offsite flow will be handled in proposed conditions. Please update Drainage Easements on PPLAT accordingly.

CASE NO. xxxx
PRELIMINARY EXISTING DRAINAGE AREA MAP OF
OAK RIDGE PARK
LOTS 1-31, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-51, BLOCK D
LOTS 1-6, BLOCK E
LOTS 1-30, BLOCK F
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TOTAL LOTS 310
TOTAL RESIDENTIAL LOTS 310
TOTAL PROPOSED NET OPEN SPACE LOTS 7
TOTAL GROSS ACRES 56.129
TOTAL NET ACRES 42.885
OUT OF THE
BROOKS BEALL SURVEY, ABSTRACT NO. 58
IN THE

LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO.

Verify capacity.

Verify capacity.

Verify capacity.

- Please provide discharge points and total discharge at outfall points for Proposed Conditions to determine there is an adequate outfall.
- Please add flow arrows to all drainage area maps to ensure no lot to lot drainage. Also, please consider show grading lot type for all lots.
- Please provide methodology and pond calculations for proposed ponds. Please verify and demonstrate that downstream pipes have enough capacity and are an adequate outfall.
- Please provide all pond inflow and outfall structures and details.



CITY OF CORINTH

Staff Report

Meeting Date:	1/22/2024	Title:	UDC Amendment (ZTA24-0001)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input checked="" type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend Section 2.10.09.C.2.b. - PD, Planned Development Application and Review of the City's Unified Development Code. Case No. ZTA24-0001 – UDC Amendment

Item Summary/Background/Prior Action

The proposed amendment is to allow for narrative components of the PD Design Statement to be included within Planned Development Ordinances as needed to provide supporting information that assists in providing context for PD requirements.

Specifically, staff recommends amending Section 2.10.09.C.2.b to remove the text:

“(Narrative components of the PD Design Statement are supporting information for staff and elected or appointed officials and will not be included in the adopted PD ordinance).”

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 of the proposed amendment as presented.

Motion

“I move to recommend approval of Case No. ZTA24-0001 as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request

Attachment

1. Proposed UDC Amendment

2.10.09. - PD, Planned Development Application and Review

A. General

1. PD, Planned Development Zoning District Establishment. An Application for a PD, Planned Development Zoning District shall be made to the Planning and Zoning Commission and City Council in the same manner that an Application for any Zoning Map Amendment (Rezoning) is made.
2. Submission of PD Related Plats and Site Plans Shall Occur After PD Establishment. The subsequent Applications for Plats and Site Plans within an established PD, Planned Development Zoning District shall be reviewed and approved separately and independently in accordance with established procedures.
3. Upon a written request from the applicant the Director at their discretion may allow for review of submitted development items (Site Plan, Plat, Landscape Plan etc.) concurrently with a completed PD application.

B. Planned Development (PD) Submission Requirements

1. The Developer and/or builder of a PD shall comply with the following procedures:
 - a. Pre-Application Conference, as outlined in Section 1.03.02. Pre-Application Conference.
 - b. Zoning Map Amendment (Rezoning) Application shall be included with the submission of Planned Development Proposal, and shall include the:
 - i. PD Design Statement;
 - ii. PD Concept Plan; and
 - iii. Proposed Building Elevations identifying materials, colors and general percentages of materials used if varying from City design guidelines as outlined in Section 2.09.04.

C. Planned Development (PD) Steps for Creation and Development

1. Step 1. Pre-Application Conference Review.
 - a. At least ten (10) business days prior to submission of an Application for Zoning Map Amendment (Rezoning) to a PD, Planned Development, the Applicant shall submit to the Director of Planning and Development a Sketch Plan drawn to approximate scale showing streets, lots, public areas, and other significant features. The Applicant shall execute an acknowledgment that the Pre-Application Conference was not intended to and does not initiate a vested right.
 - b. The Applicant shall discuss with the Director of Planning and Development the procedure for adopting a PD, Planned Development and the requirements for the general layout of streets and utilities, access to arterials, or general design, the availability of existing services, and similar matters.
 - c. The Director of Planning and Development shall also advise the Applicant, where appropriate, to discuss the proposed PD, Planned Development with those officials charged with responsibility to review the various aspects of the proposal coming within their jurisdiction.
 - d. The intent of this Step 1. Pre-Application Conference Review is to expedite and facilitate the approval of a Planned Development Proposal.
2. Step 2. PD Application for Rezoning and Planned Development Proposal.
 - a. Procedures and Requirements.
 - i. The PD Zoning Map Amendment (Rezoning) Application shall be filed in accordance with regular procedures required by the UDC and state law and shall be on Application Forms of the City.

- ii. The Planned Development Proposal, which is submitted with the Application for rezoning, shall consist of a PD Design Statement and a PD Concept Plan.
 - iii. The Applicant shall also provide other supporting maps as necessary to meet the submission requirements of this UDC.
 - iv. 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) days prior to the P&Z commission meeting.
- b. PD Design Statement. The PD Design Statement shall be a written report submitted as a part of the Planned Development Proposal and shall contain a minimum of the following elements, ~~(Narrative components of the PD Design Statement are supporting information for staff and elected or appointed officials and will not be included in the adopted PD ordinance):~~
 - i. Title of PD;
 - ii. List of the owners and/or Developers;
 - iii. Statement of the general location and relationship to adjoining land uses, both existing and proposed;
 - iv. Description of the PD concept, including an acreage or square foot breakdown of land use areas and densities proposed, a general description proposed, a general description of building use types, proposed restrictions, and typical site layouts;
 - v. The existing PD zoning districts in the development area and surrounding it;
 - vi. Selection of one conventional zoning district as a base zoning district to regulate all uses and development regulations not identified as being modified (Multiple base zoning districts may be selected to accommodate a mixture of land uses in different geographic areas, if multiple base districts are being utilized in a PD proposal, a separate metes and bounds exhibit shall be provided to identify the area to be covered by each base district.);
 - vii. A list of all applicable special development regulations or modified regulations to the base zoning district; plus a list of requested Subdivision Waivers to the Subdivision Regulations or other applicable development regulations;
 - viii. A statement identifying the existing and proposed streets, including Right-of-Way standards and street design concepts;
 - ix. The following physical characteristics: elevation, slope analysis, soil characteristics, tree cover, and drainage information;
 - x. A statement of utility lines and services to be installed, including lines to be dedicated to the City and those lines and services which will remain private;
 - xi. The proposed densities, and the use types and sizes of structures; and
 - xii. A description of the proposed sequence and time frames of development.
- c. PD Concept Plan.
 - i. The PD Concept Plan shall be a graphic representation of the development plan for the area of a PD, Planned Development.
 - ii. (a) Residential Concept Plan. A proposed Concept Plan for residential land uses shall provide the following items:
 - 1. Lot Layout, including street patterns and product locations;

2. Topography (5 feet contours, or smaller if needed to understand natural features) and boundary of PD area;
 3. Thoroughfares;
 4. Size, type, height and location of buildings and building sites (attached residential i.e. apartments and townhomes);
 5. Access;
 6. Density;
 7. Fire lanes, attached townhomes and multifamily only;
 8. Screening;
 9. Landscaped areas and concepts;
 10. Project phasing;
 11. Existing and Proposed (FEMA approval required) 100-Year Floodplain;
 12. Existing tree cover; and
 13. Any other pertinent development data as identified by the Director of Planning and Development.
- (b) Non-Residential Concept Plan. A proposed concept plan for non-residential land uses shall provide the following items:
1. Types of uses;
 2. Topography (5 feet contours or smaller if needed to understand natural features) and boundary of PD area;
 3. Physical features of the site;
 4. Existing streets, alleys, and easements;
 5. Location of current/future public facilities;
 6. Building height, locations and elevations;
 7. Parking areas and ratios;
 8. Proposed driveway locations;
 9. Project scheduling and phasing;
 10. Landscaped areas and concepts;
 11. Screening;
 12. Existing and Proposed (FEMA approval required) 100-Year Floodplain;
 13. Existing tree cover; and
 14. Any other pertinent development data as identified by the Director of Planning and Development.
- d. Approval of the Planned Development Proposal.
- i. Upon final approval of the Planned Development Proposal and the appropriate ordinance of rezoning by the City Council, these elements shall become a part of the Section 2.01.02. Official Zoning District Map.
 - ii. The ordinance of rezoning shall adopt the Planned Development Proposal by reference, shall be attached to the adopted ordinance, and shall become a part of the official records of the City.

- e. Use and Development of the Property.
 - i. The Planned Development Ordinance shall control the use and development of the property. Building permits and development requests for the property shall be issued only in accordance with the approved Ordinance, and in accordance with any amendments thereto approved by the City Council.
 - ii. The Planned Development Ordinance shall be made a part of the official records of the City and shall be maintained by the City Secretary.

D. Planned Development (PD) Modifications and Amendments

1. Minor PD Amendment and Adjustment. The Director of Planning and Development may approve or defer to City Council consideration a Minor PD Amendment and Adjustment to the Planned Development Ordinance provided all of the following conditions are satisfied:
 - a. The project boundaries are not altered.
 - b. Uses other than those specifically approved in the Planned Development Ordinance are not added. Uses may be deleted but not to the extent that the character of the project is substantially altered from the character described within the PD Ordinance.
 - c. The allocation of land to particular uses or the relationship of uses within the project are not substantially altered.
 - d. The density of housing is not increased by an amount greater than ten (10) percent of the approved density for all phases of the development or decreased by an amount greater than thirty (30) percent of the approved density for all phases of the development. Ex. "300 lots to 330 lots."
 - e. The land area allocated to non-residential uses is not increased or decreased by an amount greater than ten (10) percent of the approved land area allocated to non-residential uses for all phases of the development provided that increases in land area are directly adjacent to non-residential uses.
 - f. Floor Area, if prescribed, is not increased or decreased by an amount greater than ten (10) percent of the approved Floor Area.
 - g. Floor Area ratios, if prescribed, are not increased.
 - h. Open space ratios, if prescribed, are not decreased.
 - i. Building material percentages may be amended up to 10% upon the submission of a report prepared by an engineer stating that the use of a particular material will result in a structural deficiency, or if the Director of Planning and Development determines that strict application of prescribed percentages will detract from the overall design of the structure.
2. Partial Amendments.
 - a. In situations where only a portion of an existing PD Ordinance is proposed to be amended, the Director of Planning and Development shall review the amendment request to verify its compatibility with the area of the existing PD Ordinance to remain. In the event that the proposed amendment is not compatible with the remaining area, the Director may require that the existing PD ordinance be amended in its entirety.
3. Director of Planning Approval.
 - a. The Director of Planning and Development shall, in his/her discretion, determine if proposed amendments to an approved Planned Development Ordinance satisfy the above criteria and comply with all ordinances and regulations of the City.
 - b. If the Director of Planning and Development finds that the foregoing criteria are not satisfied, an amended Planned Development Proposal shall be submitted for full review and approval according to the procedures set forth in these regulations.

- E. Existing planned development ordinances The Planned Development District Ordinances previously adopted by the City Council prior to which do not include Concept Plans that meet the requirements of this section shall be required to follow procedures for amendment(s) as outlined in this section.

(Ord. No. [18-10-04-31](#), § 2.02, 10-4-18)