



PLANNING AND ZONING COMMISSION

CITY OF CORINTH, TEXAS

3300 CORINTH PARKWAY, CORINTH, TEXAS

REGULAR SESSION MEETING

MONDAY, FEBRUARY 22, 2016 – 7:00 P.M.



*** * * * PUBLIC NOTICE * * * ***

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION REGULAR SESSION
MONDAY, FEBRUARY 22, 2016 7:00 P.M.
CITY HALL – 3300 CORINTH PARKWAY**

CALL TO ORDER, INVOCATION

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chairman, Commissioner, 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 Minutes from the December 14, 2015 Planning and Zoning Commission Special Session Holiday Schedule.

BUSINESS AGENDA

2. Consider and act on a request from the applicant, Thomas Fletcher with Kimley-Horn Associates, authorized representative for the property owner, for a Major Waiver to City of Corinth Ordinance No. 13-05-08-20, Unified Development Code (UDC) to allow construction of public improvements prior to approval of the associated preliminary and final plat within a 16' easement provided on property legally described as the remainder 27.648 acres being Tracts 2 and 2c out of the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, County Abstract No. 153 in the City of Corinth, Denton County, Texas. Consider and act on Lots 3 & 4, Block A of the Parkridge Pass Addition Final Plat being 2.18 acres out of the E. Marsh Survey, Abstract Number 833 in the City of Corinth, Denton County, Texas.
3. Consider and act on the Final Plat of Valencia Lots 1-30, Block A; Lots 1-11, Block B; Lots 1-10, Block C; Lots 1-10, Block D; Lots 1-10, Block E; Lots 1-17, Block F being 27.752 acres out of the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, County Abstract 153 in the City of Corinth, Denton County, Texas.

PUBLIC HEARING / BUSINESS AGENDA ITEM

4. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JIM DEWEY, JR. AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, SURESH SHRIDHARANI FOR A ZONING CHANGE FROM SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED) TO PLANNED DEVELOPMENT SF-4 ON 14.8722 ACRES

OF LAND SITUATED IN THE BROOK BEALL SURVEY, ABSTRACT NO. 58, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

4a. Consider and act on a zoning change from SF-4, Single Family Residential (detached) to Planned Development SF-4 on 14.8722 acres of land situated in the Brook Beall Survey, Abstract No. 58, in the City of Corinth, Denton County, Texas. (This property is located on the west side of Parkridge Road, south of Lake Sharon Drive.)

EXECUTIVE SESSION

As authorized by Section 551.071a(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

As a majority of 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.

ADJOURN REGULAR SESSION

Posted this 15th day of February, 2016 before 5:00 p.m. on the bulletin board at Corinth City Hall.

Barbara Cabbage

Barbara Cabbage
Planning and Zoning Commission
Planning and Development Manager
City of Corinth, Texas.

Corinth City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 940.498-3200 or FAX 940.498-7505 for more information.

BRaille IS NOT AVAILABLE

CONSENT AGENDA ITEM #1

Planning and Zoning Commission Regular Session Meeting *February 22, 2016*

CONSENT AGENDA ITEM

1. Consider and act on Minutes from the December 14, 2015 Planning and Zoning Commission Special Session Holiday Schedule.

AGENDA ITEM SUMMARY/BACKGROUND

Consideration of the minutes from the December 14, 2015 Special Session Holiday Schedule.

FINANCIAL SUMMARY

Source of funding:

RECOMMENDATION

ATTACHMENTS / SUPPORTING DOCUMENTS

Copy of the minutes.

Submitted By: Nathan Abato, Planning and Development Department

Finance Review: NA
Legal Review: NA

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this December 14th, 2015, The Planning and Zoning Commission of the City of Corinth, Texas, met in a Special Holiday Session at Corinth City Hall, located at 3300 Corinth Parkway, Corinth, TX. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members, to wit:

Members Present:

Brian Rush
Bruce Hanson
Marc Powell
Dwayne Zinn
Breien Velde
Bill Morgan

Members Absent:

Haven Hendrik

CALL TO ORDER

The Special Session Holiday Schedule of the Planning & Zoning Commission of the City of Corinth, Texas, was called to order by Brian Rush at 7:03 p.m.

INVOCATION

Mr. Morgan delivered the invocation.

CONSENT AGENDA

1. Consider and act on Minutes from the November 16, 2015 Planning and Zoning Commission Special Session Holiday Schedule.

MOTION made by Mr. Hanson to pull the item from the consent agenda and to postpone.

Mr. Hanson said page one of the minutes does not list who seconded a motion.

SECONDED by Mr. Zinn.

5-0. All in favor.

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan
Noes: none
Absent: Haven Hendrik

MOTION TO POSTPONE CARRIES

2. Consider and act on Lots 3 & 4, Block A of the Parkridge Pass Addition Preliminary Plat being 2.18 acres out of the E. Marsh Survey, Abstract Number 833 in the City of Corinth, Denton County, Texas.

Lee Allison with Allison Engineering Group presented himself for questions.

Mr. Zinn asked about the preliminary plat—the northwest corner with a dimension of 23 feet. Mr. Allison said it's part of the fire lane.

Mr. Hanson asked Ms. Levy about the 12/7/15 letter from Freese and Nichols. She said the letter is more relevant to the final plat and site plan because all final construction plans are tied to the approval of the final plat. She also said they are recommending approval of the final plat subject to completion of the items prior to filing of the final plat.

Mr. Zinn asked about the existing power pole and whether it will be removed. Mr. Allison said it will be removed.

MOTION made by Mr. Hanson to approve the preliminary plat as presented

SECONDED by Bill Morgan.

MOTION AMENDED by Marc Powell to approve per approval of the TXDOT driveways on the preliminary plat

No objections to this addition to the motion.

5-0. All in favor.

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan
 Noes: none
 Absent: Haven Hendrik

MOTION TO APPROVE CARRIES

3. Consider and act on Lots 3 & 4, Block A of the Parkridge Pass Addition Final Plat being 2.18 acres out of the E. Marsh Survey, Abstract Number 833 in the City of Corinth, Denton County, Texas.

Lee Allison said a year ago he thought the city had an access management agreement with TXDOT. He said he is meeting the spacing requirements with the City and exceeding the requirements in Denton, he feels confident TXDOT will approve of the plan. Mr. Allison also said if TXDOT deems the spacing to be unacceptable, they have made preliminary arrangements with the neighbor to the west to locate the driveway in a narrow 40 foot space according to TXDOT's requirements.

Mr. Allison said that, related to the utility plans, the City engineer required them to pothole the lines, but the City's equipment broke down and are waiting for the potholing to be done.

Mr. Hanson asked about the FNI letter—if there's any reason we would not plat at this point and what impact it would have on the plat. Ms. Levy said construction plans are required to be submitted and approved prior to a final plat being filed. And that staff is fine with this being done prior to TXDOT approving the driveway because they will have to meet the requirements in order for the final plat to be approved.

Mr. Hanson asked the timeframe from the time it's approved to it having to be filed. Ms. Levy said 18 months.

Mr. Zinn asked if an easement needs to be adjusted later on, is that a staff level procedure? Ms. Levy said yes—we wouldn't want to put any easements on a plat that we're not aware of. She also said it would be 2 years before the plat has to be filed.

Mr. Hanson asked about the driveways—if they had to use the backup plan, would they have to have two points of access to the property? Ms. Levy said if they have to move the driveway over, they would still have two points and the fire department is okay with that. They would need a mutual access agreement with the neighbor. Ms. Cabbage said they already have that agreement.

Mr. Allison said they are four lots at this location and that when they are all developed all lots will have three access points.

Ms. Cabbage said there is no way each individual lot can meet the spacing requirements up and down FM 2181—so the UDC requires mutual access between lots.

Mr. Zinn asked about the dead end in the fire lane with the landscape buffer in the back, and the easement that could cause a curb encroachment. Mr. Allison some time ago there was a project involving all four lots that had the lane lined up.

MOTION made by Mr. Zinn to approve the final plat subject to the completion of the attached documents and TXDOT's approval of the driveways.

SECONDED by Mr. Powell.

Mr. Hanson asked Mr. Zinn about his motion—the “attached documents”, meaning the comments? Mr. Zinn said yes, the FNI comments.

5-0. All in favor.

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan
 Noes: none
 Absent: Haven Hendrik

4. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT KIRKPATRICK ARCHITECTURE STUDIO FOR A VARIANCE TO ORDINANCE #13-05-02-08 SUBSECTION 4.02.11 C. NONRESIDENTIAL CONSTRUCTION ABUTS RESIDENTIAL ZONING CLASSIFICATION SPECIFICALLY PETITIONING NOT TO CONSTRUCT A MASONRY SCREENING FENCE AS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS TRACT 28B BEING 0.98 ACRES SITUATED IN THE E. MARSH SURVEY, COUNTY ABSTRACT 833 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

Caitlin McGehee with Kirkpatrick Architectural Studios, gave a brief presentation of the fence variance request. She mentioned that they would like to do a brick with a limestone cap versus the proportionate requirements. She then passed out the samples of the materials that are being proposed to the board.

Mr. Dwaine Rowe, 3114 Parkridge Dr., said the original proposal of a wrought iron fence worries him due to trespassing. The six foot masonry fence being proposed pleases him.

PUBLIC HEARING closed at 7:28 p.m.

4a. Consider and act on a request for a variance to Ordinance #13-05-02-08 Subsection 4.02.11 C. Nonresidential Construction Abuts Residential Zoning Classification specifically petitioning not to construct a masonry screening fence as required on property legally described as Tract 28b being 0.98 acres situated in the E. Marsh Survey, County Abstract 833 in the City of Corinth, Denton County, Texas. The property is located on the north side of F.M. 2181, west of Parkridge Road.

Ms. Levy is comfortable with the request—the alternate compliance request—that it will blend in with the main building. If the adjacent homeowner is satisfied, then staff is good with it.

Mr. Hanson asked if this is a final action—Ms. Levy said yes.

Mr. Hanson asked about the multiple postponements and that the original request was not to put up a masonry wall. He wants to approve the correct wording. Ms. Levy said the wording is request.

Mr. Zinn asked about the original wrought iron request. Ms. Levy said they were going to present that to mirror what was approved two lots down.

Mr. Hanson asked if the proposed wall will have any access points in it. Ms. Levy said no.

MOTION made by Mr. Morgan to approve the variance request as proposed.

SECONDED by Mr. Hanson.

5-0. All in favor.

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan
 Noes: none
 Absent: Haven Hendrik

MOTION TO APPROVE CARRIES

5. Consider and act on the Site Plan for DATCU on property legally described as Parkridge Pass Addition, Lot 3, Block A being 2.18 acres out of the E. Marsh Survey, Abstract Number 833 in the City of Corinth, Denton County, Texas. (This property is located on the north side of F.M. 2181, west of Parkridge Drive.)

Ms. McGehee gave a brief presentation of the proposed branch.

Ms. Levy pointed out the alternate compliance items they are requesting.

Mr. Morgan asked about the proposed 12 foot landscape buffer—limited to lot three at this time? Ms. Levy said yes, and that there's a note on the site plan stating at this time only lot three is being looked at.

Mr. Morgan asked if we anticipate lot four operating under the same auspices. Ms. Levy said she wouldn't be surprised if that lot's development comes in for a variance as well.

Mr. Hanson asked if DATCU owns lots three and four. Ms. Levy said just lot three. Mr. Hanson asked about one of the driveways showing up on lot four. Ms. Levy said the owner of lot four is a party of the plats and the site plan and it's shown because they have to show the connection.

Mr. Zinn asked about the property to the west, and if the ROW take took some property off of it, or grading issues. Ms. Cabbage said she doesn't know if Dr. McDowell's lot had the same issue, and that it's a smaller area. She also said that every property owner involved with this plat, the property owner has to authorize for DATCU to lay out the plat as needed—they know about this and have authorized this.

Mr. Morgan asked if the city has received pushback about missing eight inches of easement. Mr. Rowe said he is not aware of that. Ms. Kirkpatrick said the eight inches in on their property, not his—talking about the fire lane.

Motion by Bruce Hanson to approve, subject to filing of the final plat, addressing the comments of Freese & Nichols, and TXDOT approval of the driveways.

SECONDED by Marc Powell.

5-0. All in favor.

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan
 Noes: none
 Absent: Haven Hendrik

MOTION TO RECOMMEND APPROVAL CARRIES

6. TO HEAR PUBLIC OPINION REGARDING THE FINAL PLAT FOR LOT 2R, BLOCK E BEING A REPLAT OF LOT 2, BLOCK E PROVENCE, AS RECORDED UNDER DOCUMENT NO. 2009-197 P.R.D.C.T., TOGETHER WITH A PORTION OF BLOCK A, HAISLIP FAMILY FARM, AS RECORDED IN CABINET I, PAGE 181, P.R.D.C.T. IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property is located at 2402 Tuscany Drive.)

Ms. Cabbage gave a brief overview of the request. The property owner bought some property behind them and are wanting to turn it all into one lot. They want to fence it in so that requires them to have a main use.

Mr. Hanson asked why a fence is considered an accessory use. Ms. Cabbage said our ordinance states that, except for agricultural.

Mr. Zinn asked why this needs a public hearing. Ms. Cabbage said because this is a replat.

PUBLIC HEARING closed at 7:51 p.m.

- 6a. Consider and act on the Final Plat for Lot 2R, Block E being a replat of Lot 2, Block E Provence, as recorded under Document No. 2009-197 P.R.D.C.T., together with a portion of Block A, Haislip Family Farm, as recorded in Cabinet I, Page 181, P.R.D.C.T. being in the City of Corinth, Denton County, Texas.

MOTION made by Mr. Zinn to approve as presented.

SECONDED by Mr. Rush.

5-0. All in favor.

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan
Noes: none
Absent: Haven Hendrik

MOTION TO APPROVE CARRIES

Mr. Hanson asked if there has been any clarification found on the consent agenda item issue.

Ms. Cubbage said that Mr. Abato listened to the tape and determined Mr. Powell seconded the item in question.

MOTION made by Mr. Hanson to approve

SECONDED by Mr. Powell.

5-0. All in favor.

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan
Noes: none
Absent: Haven Hendrik

MOTION TO APPROVE CARRIES

ADJOURN

Meeting adjourned at 8:00 p.m.

MINUTES APPROVED THIS _____ DAY OF _____, 2016.

Brian Rush, Planning and Zoning Commission Chairman

Nathan Abato, Planning and Zoning Commission Secretary

BUSINESS ITEM #2

Planning and Zoning Commission Regular Session

February 22, 2016

BUSINESS AGENDA ITEM

2. Consider and act on a request from the applicant, Thomas Fletcher with Kimley-Horn Associates, authorized representative for the property owner, for a Major Waiver to City of Corinth Ordinance No. 13-05-08-20, Unified Development Code (UDC) to allow construction of public improvements prior to approval of the associated preliminary and final plat within a 16' easement provided on property legally described as the remainder 27.648 acres being Tracts 2 and 2c out of the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, County Abstract No. 153 in the City of Corinth, Denton County, Texas.

APPROVAL PROCESS

The Planning and Zoning Commission shall consider this item and make a recommendation to City Council.

STAFF RECOMMENDATION

Staff recommends approval Major Waiver as it is necessary to bring sanitary sewer to serve the subdivision. Approval should be subject to the filing of the easement documents.

AGENDA ITEM DESCRIPTION

Whilst First Texas Homes is the property owner of the residential portion of this site they have no plans to develop or purchase the commercial zoned parcel.

In order to get sanitary sewer service to the proposed residential lots, construction through an easement granted by the property owner of the commercial zoned parcel is necessary.

The Unified Development Code requires approval of the final plat and civil construction plan approval prior to construction of the infrastructure. Mr. Fletcher representing the residential property owner, First Texas Homes, seeks approval to allow for the extension of the public improvements for sanitary sewer construction to the proposed residential development prior to the platting of property. The acquired 16' wide easement stretches approximately 261' and is not owned by First Texas Homes. The construction would be done in conjunction with the improvements of the Valencia Residential Subdivision.

Freese and Nichols, the City's consulting engineering firm has reviewed and approved these plans.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

ATTACHMENTS / SUPPORTING DOCUMENTS

Easement documents

Submitted By: Barbara Cabbage, Planning and Development Manager, Department: Planning and Development

Finance Review: NA

Legal Review: NA

Director Review and Approval:



February 15, 2016

City of Corinth
Attn: Barb Cabbage
3300 Corinth Parkway
Corinth, Texas 76208

**Re: *Subdivision Waiver for Valencia
City of Corinth, Denton County, Texas***

Dear Barb,

This letter is to request a Subdivision Waiver for the off-site sanitary sewer that will be constructed to serve the Valencia development. The waiver is being requested because a portion of the sanitary sewer will be constructed in an easement across the un-platted remainder of the Hibberd tract. This future lot is not being platted at this time because it will be developed as a commercial use and is not part of this residential development.

Please do not hesitate to call me at 972-731-2186 with questions, or for further discussion and coordination.

Sincerely,

A handwritten signature in blue ink that reads "Thomas L. Fletcher".

Thomas L. Fletcher, P.E.
Associate

Cc: Tony Shaw, First Texas Homes

DESCRIPTION

BEING a tract or parcel of land situated in the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract No. 153, City of Corinth, Denton County, Texas, and being a portion of a called 27.648 acre tract of land described in the deed to Larry Hibberd and Wife, Darlene Hibberd, recorded in Volume 1080, Page 738, Deed Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at an aluminum TxDOT monument found on the easterly line of said 27.648 acre tract, and on the westerly line of Lot 1, Block 1 of Plemac Addition, according to the plat thereof recorded in Cabinet T, Page 284, Plat Records of Denton County, Texas, and at the northeast corner of a called 0.3091 acre tract of land described in the deed to State of Texas, recorded in Instrument No. 2010-45049, Real Property Records of Denton County, Texas, common to the northwest corner of a called 0.1023 acre tract of land described in the deed to State of Texas, recorded in Instrument No. 2010-95600, said Real Property Records, and on the northerly right-of-way line of FM 2181 (Teasley Lane);

THENCE North 00°12'15" West, departing the northerly right-of-way line of said FM 2181, along the easterly line of said 27.648 acre tract, and along the westerly line of said Plemac Addition, a distance of 197.48 feet to the **POINT OF BEGINNING**;

THENCE departing the westerly line of said Plemac Addition, and crossing said 27.648 acre tract, the following five (5) courses:

1. North 69°55'32" West, a distance of 17.06 feet to a point for corner;
2. North 00°12'15" West, a distance of 71.83 feet to a point for corner;
3. North 59°34'44" West, a distance of 186.99 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 03°20'08", a radius of 275.00 feet, and a chord bearing and distance of North 32°05'20" East, 16.01 feet;
4. In a northeasterly direction, with said curve to the left, an arc distance of 16.01 feet to a point for corner at the end of said curve;
5. South 59°34'44" East, a distance of 195.65 feet to a point for corner on the easterly line of said 27.648 acre tract, and on the westerly line of Post Oak Crossing, an addition to the City of Corinth according to the plat thereof recorded in Cabinet S, Page 28, said Plat Records;

THENCE South 00°12'15" East, along the easterly line of said 27.648 acre tract, and along the westerly lines of said Post Oak Crossing and aforesaid Plemac Addition, a distance of 86.86 feet to the **POINT OF BEGINNING** and containing 0.099 of an acre (4,329 square feet) of land, more or less.

Bearing basis is grid north of the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.

EXHIBIT A

16' SANITARY SEWER EASEMENT
BUFFALO BAYOU, BRAZOS AND COLORADO
RAILROAD COMPANY SURVEY
ABSTRACT NO. 153
CITY OF CORINTH, DENTON COUNTY, TEXAS



MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

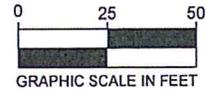
Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MMS	KHA	11/11/2015	69306705	1 OF 2

$\Delta=3^{\circ}20'08''$
 $R=275.00'$
 $L=16.01'$
 $CB=N32^{\circ}05'20''E$
 $C=16.01'$

**16' WIDE SANITARY
 SEWER EASEMENT**
0.099 ACRES
4,329 SQ. FT.



**BUFFALO BAYOU, BRAZOS AND
 COLORADO RAILROAD COMPANY SURVEY**
ABSTRACT NO. 153

**REMAINING PORTION
 CALLED 27.648 ACRES**
LARRY HIBBERD AND WIFE
DARLENE HIBBERD
VOLUME 1080, PAGE 738
D.R.D.C.T.

10' U.E.
 CAB. S, PG. 28
 P.R.D.C.T.

24

23
BLOCK A

P.O.B.

$N69^{\circ}55'32''W$
 17.06'

$N0^{\circ}12'15''W$
 197.48'

16' U.E.
 CAB. T, PG. 284
 P.R.D.C.T.

CALLED 0.3091 ACRE
 STATE OF TEXAS
 INST. NO. 2010-45049

P.O.C.

LOT 1, BLOCK 1
 PLEMAC ADDITION
 CAB. T, PG. 284
 P.R.D.C.T.

FM 2181
 (TEASLEY LANE)

CALLED 0.1023 ACRE
 STATE OF TEXAS, INST. NO. 2010-95600

LEGEND

P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS

All bearings shown are based on grid north of the
 Texas Coordinate System of 1983, North Central
 Zone (4202), North American Datum of 1983.



MICHAEL MARX
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5181
 5750 GENESIS COURT, SUITE 200
 FRISCO, TEXAS 75034
 PH. 972-335-3580
 michael.marx@kimley-horn.com

EXHIBIT B
16' SANITARY SEWER EASEMENT
 BUFFALO BAYOU, BRAZOS AND COLORADO
 RAILROAD COMPANY SURVEY
 ABSTRACT NO. 153
 CITY OF CORINTH, DENTON COUNTY, TEXAS

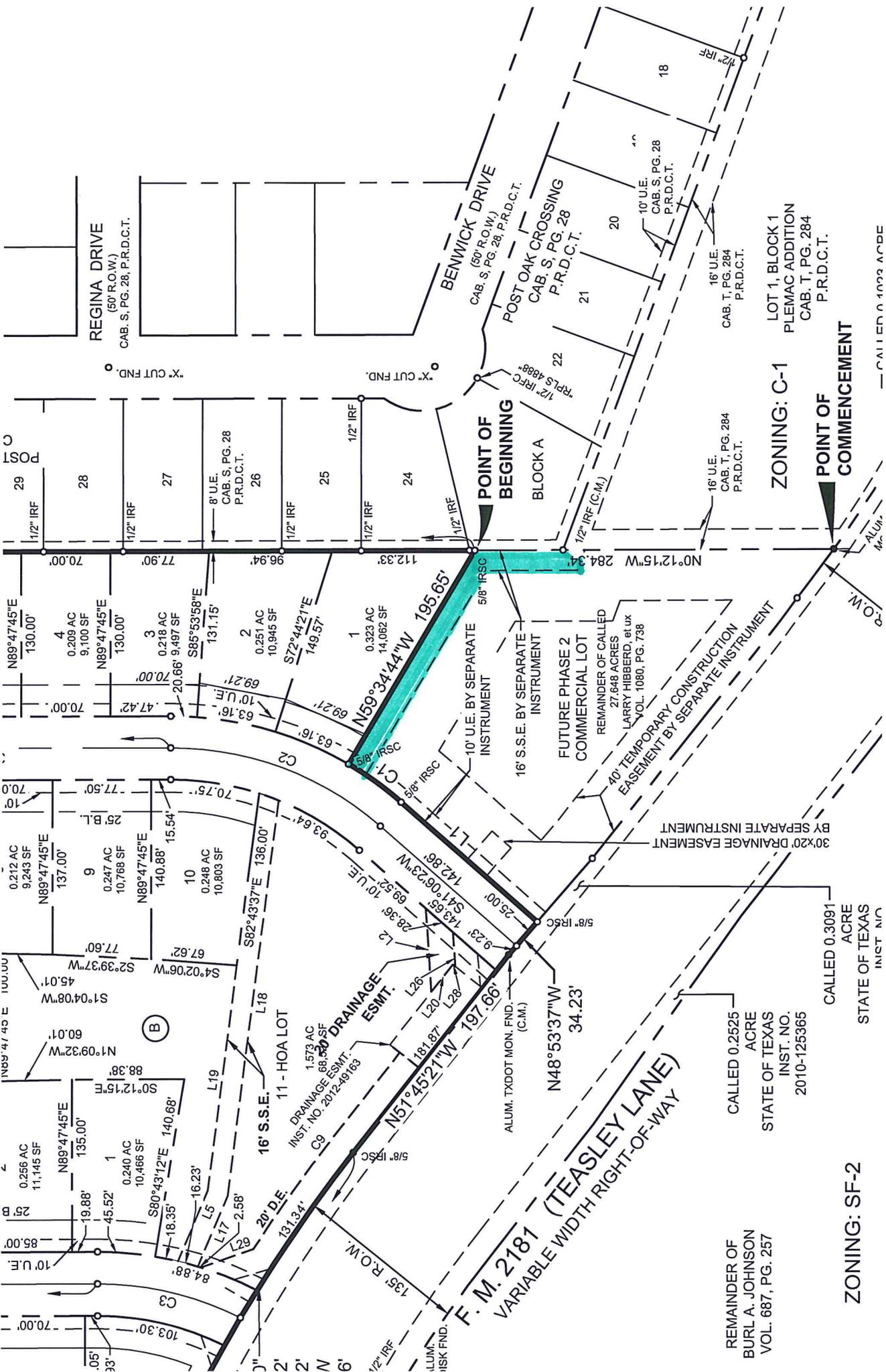
Kimley»Horn

5750 Genesis Court, Suite 200
 Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MMS	KHA	11/11/2015	69306705	2 OF 2



REGINA DRIVE
(50' R.O.W.)
CAB. S, PG. 28, P.R.D.C.T.

BENWICK DRIVE
(50' R.O.W.)
CAB. S, PG. 28, P.R.D.C.T.

POST OAK CROSSING
CAB. S, PG. 28
P.R.D.C.T.

POINT OF BEGINNING

ZONING: C-1
LOT 1, BLOCK 1
PLEMAC ADDITION
CAB. T, PG. 284
P.R.D.C.T.

POINT OF COMMENCEMENT

ZONING: SF-2

REMAINDER OF
BURL A. JOHNSON
VOL. 687, PG. 257

CALLED 0.2525
ACRE
STATE OF TEXAS
INST. NO.
2010-125365

CALLED 0.3091
ACRE
STATE OF TEXAS
INST. NO.

F. M. 2181 (TEASLEY LANE)
VARIABLE WIDTH RIGHT-OF-WAY

POST

POST

POST

POST

POST

POST

*X CUT FND.

8' U.E.
CAB. S, PG. 28
P.R.D.C.T.

16' U.E.
CAB. T, PG. 284
P.R.D.C.T.

16' U.E.
CAB. T, PG. 284
P.R.D.C.T.

10' U.E. BY SEPARATE INSTRUMENT

16' S.S.E. BY SEPARATE INSTRUMENT

30'x20' DRAINAGE EASEMENT BY SEPARATE INSTRUMENT

40' TEMPORARY CONSTRUCTION EASEMENT BY SEPARATE INSTRUMENT

5/8" IRFC

5/8" IRFC

5/8" IRFC

5/8" IRFC

5/8" IRFC

1/2" IRF



CITY OF CORINTH

3300 Corinth Parkway • Corinth, Texas 76208 • (940) 498-3260 • (940) 498-3266 fax • www.cityofcorinth.com

Universal Application Form

All applications must be submitted with (1) a complete Universal Application Form, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Planning and Development Department staff is available to assist you in person at City Hall or by phone, please call 940-498-3260 for an appointment. Applications may be submitted at any time; however, applications shall be processed based on the City's official submission dates (please see the [Calendar of Official Submission Dates](#) for applicable dates).

PROJECT NAME: Valencia

TYPE OF APPLICATION (Box 1 of 6)		
Instructions: Please check the appropriate box(es) below.		
Zoning Related Applications	Subdivision Related Applications	Miscellaneous Applications
<input type="checkbox"/> Reinstatement Nonconforming Rights	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Sign Building Permit
<input type="checkbox"/> Map Amendment (Rezoning)	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Sign Building Permit (Conditional)
<input type="checkbox"/> Specific Use Permit	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Administrative Decision Appeal	<input type="checkbox"/> Replat	<input type="checkbox"/> Fence Variance
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Zoning Special Exception	<input type="checkbox"/> Conveyance Plat	
<input type="checkbox"/> Zoning Vested Rights	<input type="checkbox"/> Plat Vacation	
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Plan	
<input type="checkbox"/> Alternative Compliance	<input type="checkbox"/> Park/Trail Dedication	
	<input checked="" type="checkbox"/> Subdivision Waiver	
	<input type="checkbox"/> Proportionality Appeal	
	<input type="checkbox"/> Subdivision Vested Rights	

APPLICANT INFORMATION (Box 2 of 6)	
Applicant Name: <u>Thomas Fletcher</u>	Company/Firm Name: <u>Kimley-Horn</u>
Address: <u>5750 Genesis Ct., #200</u>	
City/State/Zip: <u>Frisco, TX 75034</u>	
Contact Number Primary: <u>972.335.3580</u>	Contact Number (Secondary):
Contact Email: <u>thomas.fletcher@kimley-horn.com</u>	
Applicant Signature: <u>Thomas Fletcher</u>	Date: <u>9/11/2015</u>

PROPERTY OWNER INFORMATION (Box 3 of 6)	
Applicant Name: <u>Larry & Darlene Hibbard</u>	Company/Firm Name:
Address: <u>2151 FM 2101</u>	
City/State/Zip: <u>Corinth, TX 76210</u>	
Contact Number Primary: <u>214-549-6334</u>	Contact Number (Secondary):
Contact Email: <u>hibbobbite@centurytel.net</u>	
Applicant Signature: <u>Darlene Hibbard</u>	Date: <u>9/14/2015</u>

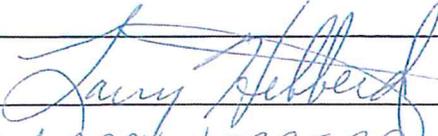
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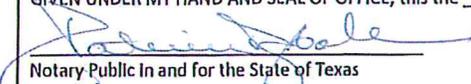
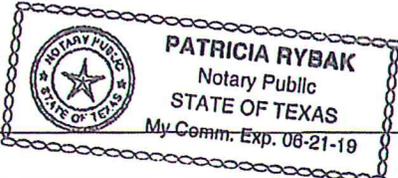


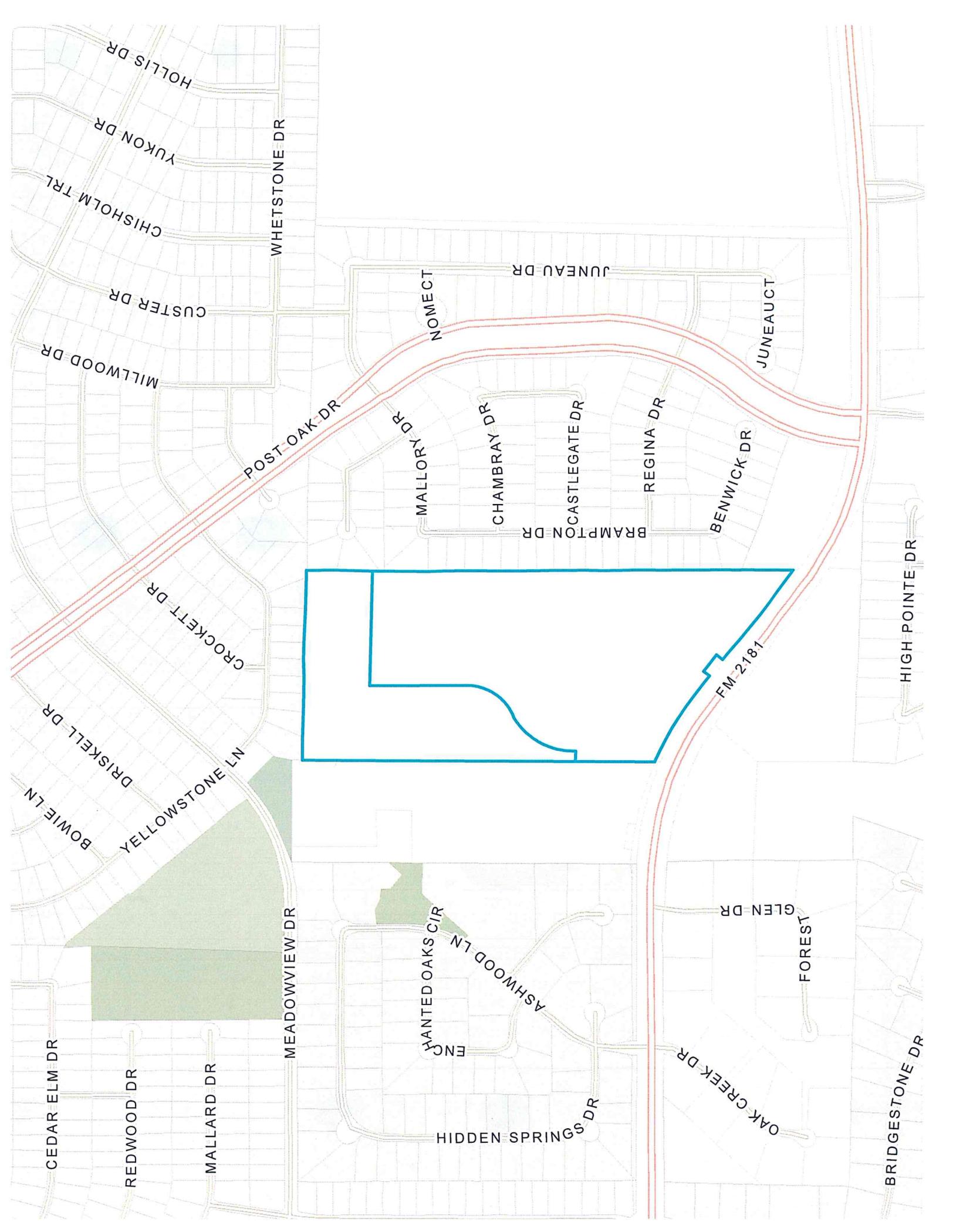
CITY OF CORINTH

3300 Corinth Parkway • Corinth, Texas 76208 • (940) 498-3260 • (940) 498-3266 fax • www.cityofcorinth.com

PROPERTY INFORMATION (Box 4 of 6)
Project Name: <u>Valencia</u>
Address: <u>2151 FM 2101</u>
City/State/Zip: <u>Corinth, TX 76210</u>
Parcel Tax ID#: <u>62047 + 75405</u>
Subdivision Name: <u>Valencia</u>

PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)
By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Corinth officials to enter the property on official business as part of the application process.
Signature: 
Printed Name: <u>LARRY HEBBERD</u> Date: <u>9/14/2015</u>
By signing this form, the owner of the property authorizes the City of Corinth to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

NOTARY (Box 6 of 6)
STATE OF TEXAS §
COUNTY OF §
BEFORE ME, the undersigned authority in and for <u>Denton</u> County, Texas, on this day personally appeared <u>Larry E. Hebbard</u> , 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 <u>owner</u> , and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the <u>14th</u> day of <u>September</u> , 2015
 Notary Public in and for the State of Texas
Type or Print Notary's Name: <u>Patricia Rybak</u>
My Commission Expires: <u>6/21/19</u>




HOLLIS DR

YUKON DR

CHISHOLM TRL

CUSTER DR

MILLWOOD DR

WHETSTONE DR

POST OAK DR

NOMECT

JUNEAU DR

JUNEAUCT

MALLOREY DR

CHAMBRAY DR

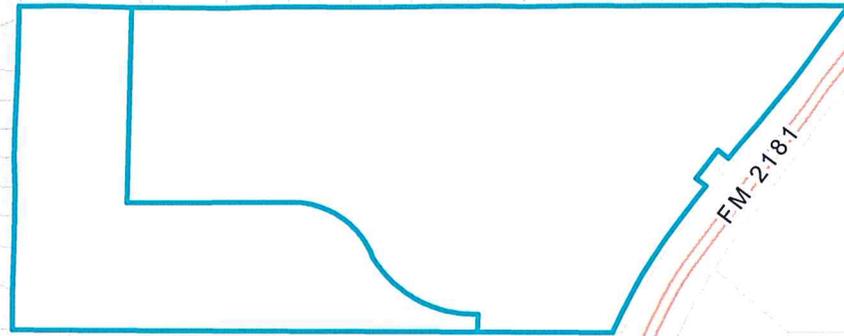
CASTLEGATEDR

REGINA DR

BENWICK DR

BRAMPTON DR

CROCKETT DR



FM 2181

HIGH POINTE DR

DRISKELL DR

LOWSTONE LN

BOWIE LN

CEDAR ELM DR

REDWOOD DR

MALLARD DR

MEADOWVIEW DR

ENCHANTED OAKS CIR

ASHWOOD LN

HIDDEN SPRINGS DR

GLEN DR

FOREST

OAK CREEK DR

BRIDGESTONE DR

PUBLIC HEARING/BUSINESS AGENDA

ITEM #4 and 4a.

Planning and Zoning Commission Regular Session

February 22, 2016

PUBLIC HEARING / BUSINESS AGENDA ITEM

4. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JIM DEWEY, JR. AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, SURESH SHRIDHARANI FOR A ZONING CHANGE FROM SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED) TO PLANNED DEVELOPMENT SF-4 ON 14.8722 ACRES OF LAND SITUATED IN THE BROOK BEALL SURVEY, ABSTRACT NO. 58, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

- 4a. Consider and act on a zoning change from SF-4, Single Family Residential (detached) to Planned Development SF-4 on 14.8722 acres of land situated in the Brook Beall Survey, Abstract No. 58, in the City of Corinth, Denton County, Texas. (This property is located on the west side of Parkridge Road, south of Lake Sharon Drive.)

APPROVAL PROCESS

A public hearing will be held for the rezoning request. The rezoning request is in conformance with the Comprehensive Plan. Therefore, no amendment to the Comprehensive Plan is required in order for the Planning and Zoning Commission to consider this request.

The rezoning request to Planned Development SF-4 for a fifty-one (51) lot single family residential (detached) subdivision requires the dedication of a park, trail, money in lieu or a combination thereof per Section 3.05.10 of the **Unified Development Code**. The proposed request includes a 1.09-acre public park to be dedicated to the City and a hardscape trail that was approved at the December 17, 2015 City Council meeting.

The recommendation of the Planning and Zoning Commission for this rezoning request will be forwarded to the City Council for final action at the March 3, 2016 City Council regular session meeting.

AGENDA ITEM DESCRIPTION

The applicant is proposing a rezoning from SF-4 Single Family Residential (detached) on 14.8722 acres, previously known as Forestwood I Addition, to a Planned Development SF-4 Single Family Residential (detached) with modified development standards in order to develop fifty-one (51) single family, custom homes with a larger living area and varying floor plans. The living area of the custom homes will range from 2,000 sq. ft. to 4,000 sq. ft.

The applicant is proposing the following in lieu of the residential dimensional regulations per Section 2.08.04 of the UDC as shown in the chart below.

SF-4	REQUIRED	PROVIDED
Minimum Front Yard Setback	25 feet	20 feet
Minimum Side Yard Setback:		
Interior Lot	7.5 feet	5 feet
Corner Lot	15 feet / 25 feet from side entry garage	15 feet
Minimum Rear Yard Setback	30% of the depth, up to 30 feet	20 feet
Minimum Lot Width:		
Interior Lot	70 feet at building line / 60 at front property line	60 feet at building line
Corner Lot	70 feet at building line / 60 at front property line	
Maximum Building Area / Coverage	30%	55 percent

The applicant is meeting or exceeding all other requirements of the UDC, except the following:

1. UDC 2.09.03 **Vehicle Parking Regulations** shall apply except:
 - a. Side entry garages may face a side property line for interior lots only.
2. UDC 2.09.04 **Building Façade Material Standards** shall apply except:
 - a. The exterior facades of a main residential building or structure may be constructed of one hundred (100) percent Class 1: Residential Masonry Construction with no more than 85% of one product.
3. UDC 4.02 **Fence and Screening Regulations** shall apply, including the following:
 - a. The masonry screening wall shall have entry features/signs at both street intersections and must be owned and maintained by a property owner’s association, such as an HOA, with provisions for maintenance and documents which evidence such provisions which are recorded in the County Deed Records.

The applicant is proposing dedication of a 1.09-acre lot as a public park within the development, as well as a minimum five (5') wide hardscape trail going through the park, and extending to the east adjacent to Parkridge Drive that will provide future connectivity to the City's proposed hardscape trail per the Trails Master Plan (Non-Motorized System Master Plan). The applicant's proposed trail also extends to the west to provide future connectivity to the City's proposed hardscape trail system.

The applicant is also proposing six (6) park benches on concrete pads and a total of two (2) swing sets, one for tots and one for older children as part of the park improvements. The proposed development will also include a 1.53-acre open space area (common lot) on the south side that will not be dedicated to the City and will be maintained by a Homeowner's Association.

NOTIFICATION TO PUBLIC

Prior to the Planning and Zoning Commission meeting, public hearing notifications were sent to the 64 property owners located within 200' of the subject property. A notice of public hearing was posted on the subject property along Parkridge Road.

SURROUNDING PROPERTIES ZONING

- Subject Property SF-4, Single Family Residential (detached)
- North SF-4, Single Family Residential (detached)
- South SF-4, Single Family Residential (detached)
- East SF-4, Single Family Residential (detached)
- West SF-4, Gas Drilling / Single Family Residential (detached)

SURROUNDING PROPERTIES EXISTING LAND USE

- Subject Property Undeveloped
- North Single Family, Residential
- South Single Family, Residential
- East Single Family, Residential
- West Gas Drilling / Single Family, Residential

SURROUNDING PROPERTIES FUTURE LAND USE

- Subject Property Low Density, Residential
- North Low Density, Residential
- South Low Density, Residential
- East Low Density, Residential
- West Medium Density, Residential / Low Density, Residential

PROPOSED LAND USE

The applicant is proposing fifty-one (51) single family, residential lots, one (1) 1.53-acre common area / open space lot and one (1) 1.09-acre public park.

CONFORMANCE TO THE COMPREHENSIVE PLAN

The Unified Development Code requires consistency between a Zoning Map Amendment (Rezoning) and the Comprehensive Plan. The proposed zoning is in conformance with the Comprehensive Plan. Therefore, a Comprehensive Plan Amendment is not necessary.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request. The modified dimensional regulations will allow flexibility in creating larger homes with varying floor plans. The proposed park land dedication and trail will help to provide recreational opportunities for both this development as well as the single-family, residential developments in this area. The applicant's proposed hardscape trail will also provide the desired future connectivity for the City's trail system and other public parks within the City. Also, the swing set and park bench improvements will require minimal maintenance for the City, while providing recreational opportunities for families and residents.

ATTACHMENTS/SUPPORTING DOCUMENTS

Location Map and Aerial Exhibit
Letter of Intent
PD Design Statement
Concept Plan/Screening Wall Detail
PD Land Use Regulations

Submitted By: Lori Levy, AICP
Department: Planning and Development

Finance Review: Yes ___ NA X

Legal Review: Yes ___ NA X

Director Review and Approval:

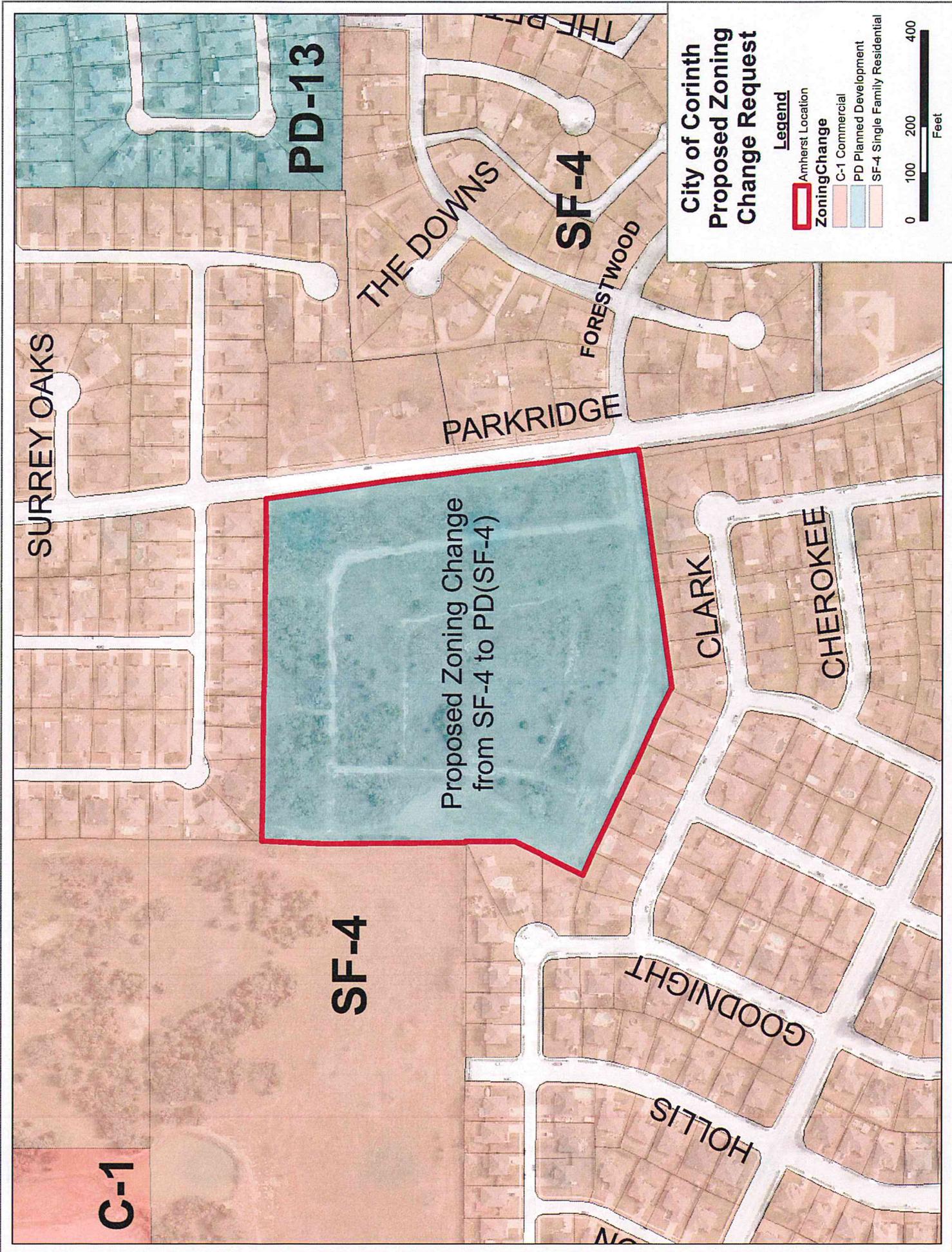


EXHIBIT "A"
LEGAL DESCRIPTION
14.8722 ACRE RESIDENTIAL TRACT

BEING a tract of land situated in the BROOK BEALL SURVEY, Abstract No. 58, in the City of Corinth, Denton County, Texas, and being Lots 1 thru 16, in Block 6; Lots 1 thru 22, in Block 7; Lots 1 thru 6, in Block 8, the dedicated street right of way for Russet Lane, Downtree Way, The Glade, and Parkridge Road, and the alley dedication of FORESTWOOD 1, an addition to the City of Corinth, Denton County, Texas according to the plat thereof recorded in Volume 11, Page 18, of the Map Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found for corner at the northwest corner of said Lot 16 in Block 6 of FORESTWOOD 1 ADDITION, same being the southwest corner of TAYLOR'S RIDGE ADDITION, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet Q, Page 203, of the Map Records of Denton County, Texas, and same also being in the east line of a tract of land as described in deed to Baum Family Partnership recorded in Volume 1459, Page 874, of the Deed Records of Denton County, Texas.

THENCE South 88 degrees 49 minutes 22 seconds East, along the south line of said TAYLOR'S RIDGE ADDITION, a distance of 723.24 feet to a 5/8 inch capped iron rod found for corner at the Southeast corner of Lot 26 in Block 1 of said TAYLOR'S RIDGE ADDITION in the existing west line of Parkridge Drive, and continuing for a total distance of 736.34 feet to an "X" cut set in concrete, same being the northeast corner of a 13 foot right of way dedication as per plat of said FORESTWOOD 1 ADDITION;

THENCE South 07 degrees 14 minutes 17 seconds East, along the east line of said 13 foot right of way dedication, a distance of 794.58 feet to a 5/8 inch yellow capped iron rod stamped "JDJR" set for corner, same being the southeast corner of said dedication;

THENCE South 82 degrees 43 minutes 36 seconds West, passing at 31.00 feet, the northeast corner of Lot 21 in Block 34, of FAIRVIEW WEST PHASE IV, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet L, Page 55, of the Map Records of Denton County, Texas, and continuing along the north line of said Block 34, for a total distance of 523.23 feet to 5/8 inch yellow capped iron rod stamped "JDJR" set for corner;

THENCE North 64 degrees 04 minutes 23 seconds West, along the said north line of Block 34, a distance of 435.66 feet to a 5/8 inch yellow capped iron rod stamped "JDJR" set for corner;

THENCE North 26 degrees 01 minutes 24 seconds East, along the east line of said Block 34, a distance of 155.46 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 32 minutes 32 seconds East, along the said east line of Block 34, a distance of 108.06 feet to a 5/8 inch capped iron rod found for corner at the east corner of Lot 5 in said Block 34, same also being the southeast corner of said Baum Family Partnership tract;

THENCE North 00 degrees 42 minutes 17 seconds East, along the said east line of Baum Family Partnership tract, a distance of 431.41 feet to the Point of Beginning, and containing a computed area of 14.8722 Acres or 647,833.99 square feet of land, more or less.

RECEIVED
FEB 04 2016

BY:

EXHIBIT "B"
AMHERST
PD DESIGN STATEMENT
PD CONCEPT DESIGN MAP

AMHERST is a planned development residential subdivision on 14.8722 acres previously known as Forestwood 1 Addition. The development includes usable open spaces, amenity opportunities, and pedestrian connectivity as illustrated in Exhibit C, the PD Design Concept Map. There are 51 residential lots, a 1.53 open space lot and a 1.09 acre lot to be dedicated to the City of Corinth as a public park. Below is a summary of the number of lots and density:

Gross Area	Number of residential lots	Density
14.8722 acres	51 lots	3.43 dwelling units per acre

The amount of open space including the HOA open space lot and the public park is 17.67 percent. Both open spaces will be usable areas designed to enhance the quality of life for the residents.

The intent of the Planned Development is not to increase density over the base zoning district, but to establish development regulations that create a more modern and successful development.

The living area of the homes will range from a minimum of 2,000 sq. ft. to 4,000 sq. ft. The homes will include custom designs for this development with many varying floor plans. All of the homes will be built using the finest quality materials, including energy efficient materials. The homes will include up-to-date technologies for life safety, HVAC, and electrical systems.

The proposed development will be constructed in one single phase.

EXHIBIT "C"
LAND USE REGULATIONS

SECTION 1: REGULATIONS

A. Purpose

The regulations set forth in this Exhibit provide development standards for Single Family Residential designations within this Amherst Planned Development District. The Planned Development (PD) District is identified by metes and bounds on Exhibit "A" and is depicted on Exhibit B. Every use not authorized herein is expressly prohibited in this Planned Development (PD) District.

B. Base Districts

The "SF-4" Single Family Residential District, regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08 shall apply except as modified herein.

SECTION 2: USES

A. Single Family Residential

In the Planned Development (PD) District for Single Family Residential Uses, no building, or land shall be used and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided in the Single Family-4 (SF-4) District regulations of the Unified Development Code.

B. Open Space

Lot 18X, Block 6 (approx. 1.53 acres) shall be dedicated for the use of the homeowners within this development. This Open Space will be owned and maintained by the Homeowner's Association (HOA).

C. Park Land Dedication

1. Lot 18X, Block 8 (approx. 1.09 acres) shall be dedicated to the City of Corinth for a public park. This park land dedication was approved by the City Council on December 17, 2015. The park shall be owned and maintained by the City of Corinth.
2. The developer shall install 6 park benches on concrete pads and two swing sets, one for toddlers and one for older children.
3. A pedestrian trail shall be installed through the development from Parkridge Drive to the west boundary of the development at the location of the street extension. This trail shall go through the park.

SECTION 3: AREA REGULATIONS FOR SITE PLAN “AREA A” – Planned Development Single Family Residential (PD SF-4) District

A. Purpose

This district is intended to provide for development of single family dwelling units on lots of not less than 7,500 square feet.

B. Permitted Uses and Use Regulations

The Permitted Uses in the SF-4, Single Family Residential District, as listed in Subsection 2.07 of the Unified Development Code.

C. Dimensional Regulations

The Dimensional Regulations described in Section 2.04.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for Single Family-4 (SF-4) District shall apply to the development of the property, except as follows:

Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback Interior Lot Corner Lot	5 feet 15 feet
Minimum Rear Yard Setback	20 feet
Minimum Lot Width	60 feet at building line
Minimum Floor Area	2,000 sq. ft.
Maximum Building Coverage	55 percent

D. Development Standards

The Development Standards for this PD are the development standards for SF-4 Single Family Residential, Section 2.04.04 of the City’s Unified Development Code except as otherwise stated herein:

1. UDC 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC 2.09.01 **Landscape Regulations** shall apply.
3. UDC 2.09.02 **Tree Preservation Regulations** shall apply.
4. UDC 2.09.03 **Vehicle Parking Regulations** shall apply except:
 - a. Side entry garages may face a side property line for interior lots only.
5. UDC 2.09.04 **Building Façade Material Standards** shall apply except:
 - a. The exterior facades of a main residential building or structure may be constructed of one hundred (100) percent Class 1: Residential Masonry Construction with no more than 85% of one product.
6. UDC 2.09.05 **Residential Adjacency Standards** shall apply.

7. UDC 2.09.07 **Lighting and Glare Regulations** shall apply.
8. UDC 4.02 **Fence and Screening Regulations** shall apply, including the following:
 - a. The masonry screening wall shall have entry features/signs at both street intersections and must be owned and maintained by a property owner's association, such as an HOA, with provisions for maintenance and documents which evidence such provision which are recorded in the County Deed Records.
9. Garages
 - a. Each home shall have at least a two car enclosed garage, 20'x20' minimum.
 - b. Access to the garage shall be by means of a driveway connecting with an adjacent public street, alley, public access easement, approved private street, or approved private access easement.
10. Driveways
 - a. Residential lots shall have concrete driveways.
 - b. Driveways shall be designed and maintained to prevent all-weather surface materials from being deposited on public streets and rights-of-way by storm water runoff.