

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

On this, the 17th day of December 2020, the City Council of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 7:00 P.M., located at 3300 Corinth Parkway, Corinth, Texas. 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:

Council Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro-Tem
Scott Garber, Council Member
Steve Holzwarth, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Bob Hart, City Manager
Patricia Adams, Rockefeller, & Fort
Jason Alexander, Economic Development Corporation Director
Helen-Eve Beadle, Planning & Development Director
Michelle Mixell, Planning & Development Manager
Shea Rodgers, Technology Services Manager
Miguel Inclan, Planner
Lana Wylie, City Secretary
Lance Stacy, City Marshal

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE:

Mayor Heidemann called the meeting to order at 7:04 P.M. The Invocation was delivered by Council Member Garber, followed by the Pledge of Allegiance and the Texas Pledge.

CONSENT AGENDA:

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

1. Consider and act on minutes from the October 22, 2020, workshop session.
2. Consider and act on minutes from the October 22, 2020, regular session.
3. Consider and act on minutes from the November 12, 2020, special session.
4. Consider and act on minutes from the November 17, 2020, special session.
5. Consider and act on minutes from the November 19, 2020, workshop session.
6. Consider and act on minutes from the November 19, 2020, regular session.
7. Consider and act on minutes from the December 3, 2020, workshop session.
8. Consider and act on minutes from the December 3, 2020, regular session.
9. Consider and act on an agreement between the City of Corinth and Zayo Group, LLC. to provide a leased dark fiber connection between City Hall and the Public Works facility.

Council Member Garber – Move to approve the Consent Agenda as presented. Mayor Pro Tem Burke seconded the motion.

AYES: Burke, Garber, Holzwarth, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

CITIZENS COMMENTS:

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

There were no citizen comments.

BUSINESS AGENDA:

10. Consider and act on an ordinance approving a rate increase for the collection of Solid Waste in the master fee schedule and providing an effective date.

City Manager Hart communicated that the current CWD contract for solid waste and recycling has a provision for an annual adjustment based on the CPI cost adjustment. The average increase is approximately \$.10 per month, and an approximate \$.08 per month for senior citizens. Staff recommends approval as it is consistent with the contract.

Mayor Pro Tem Burke - Move to approve Ordinance No. 20-12-17-38 amending the Master Fee Schedule by approving a rate increase for the collection of solid waste and recycling. Council Member Garber seconded the motion.

AYES: Burke, Garber, Holzwarth, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

11. Consider and act on an Interlocal Agreement between the City of Corinth and Denton County, concerning Denton County's participation in Tax Increment Reinvestment Zone No. 2. act on the placement of the 2nd Alternate for the Planning & Zoning Commission.

Economic Development Director, Jason Alexander, spoke with the City Council regarding the interlocal agreement that will have the County participate in our TIRZ No.2 for 35 years, as outlined in the Workshop Session. The Board of Directors will include three members from the City Council and three members from Denton County, one appointed and two nominated. The County's participation in totality will be \$24,000,000. The City Council had no questions.

Council Member Garber - Move to approve Resolution No. 20-12-17-28 expressing the City's consent to develop proposed legislation for the establishment of the Agora Municipal Management District No. 1 within the City, providing a substantial copy of the proposed legislation and reserving the City's right to withdraw its consent if substantive changes are made to the legislation, and providing an effective date. Council Member Henderson seconded the motion.

AYES: Burke, Garber, Holzwarth, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

PUBLIC HEARING:

14. Conduct a Public Hearing to consider testimony and take action on an amendment to the City's Comprehensive Master Plan "Envision Corinth 2040" adopted by Ordinance No. 20-07-16-22, relative to removing the designation Educational Place Type from the Future Land Use Map, and reassigning parcels as Institutional/Public/Civic and Mixed-Use TOD Place Types and related amendments. (CPA20-0001 Comprehensive Plan Amendment)

Helen-Eve Beadle, Planning & Development Director, recapped the Council regarding the Comprehensive Plan, which was adopted in July. The plan is the guiding principle for Community and Economic Development and provides the form and structure for the city. During the completion of the plan, the consultants worked on combining some of the land uses. Three properties were still identified as educational. However, there is no document text in the detailed description of the educational place; it had been combined into the institutional public civic type. This amendment will re-designate three parcels that are currently labeled as education. Included are two school properties and NCTC. The schools will be re-designated into the institutional public civic. NCTC will be re-designated as the mixed-use TOD. Notices were provided in November, and staff recommends approval. The City Attorney has reviewed, and the amendment was approved by the Planning and Zoning Commission on Monday, December 14, 2020. Mrs. Beadle shared a presentation with the City Council.

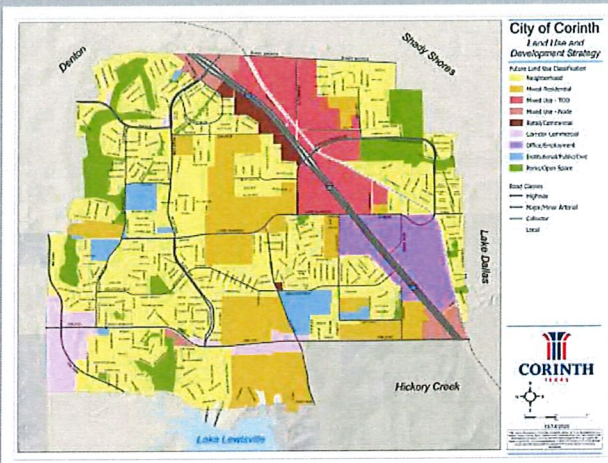


City Council Meeting

DECEMBER 14, 2020

5:45PM

Proposed Land Use and Development Strategy Map



Background – Place Type Definition Amendment

- This amendment will also update the Mixed-Use TOD Place Type by adding Educational and Civic Uses
- This will allow uses such as the college and other civic projects being planned as part of the Agora District in accordance with the vision established by the City of Corinth

Amendment Summary

- Reassign 2 Tracts from Educational to Institutional/Public/Civic
- Reassign 1 Tract from Educational to Mixed-Use TOD
- Add Educational and Civic Uses to the Mixed-Use TOD Place Type

Public Notice

- Public Notice was published in the Denton Record-Chronicle on November 25, 2020
- Public Notice was posted on the City's website on November 25, 2020

Staff Recommendation

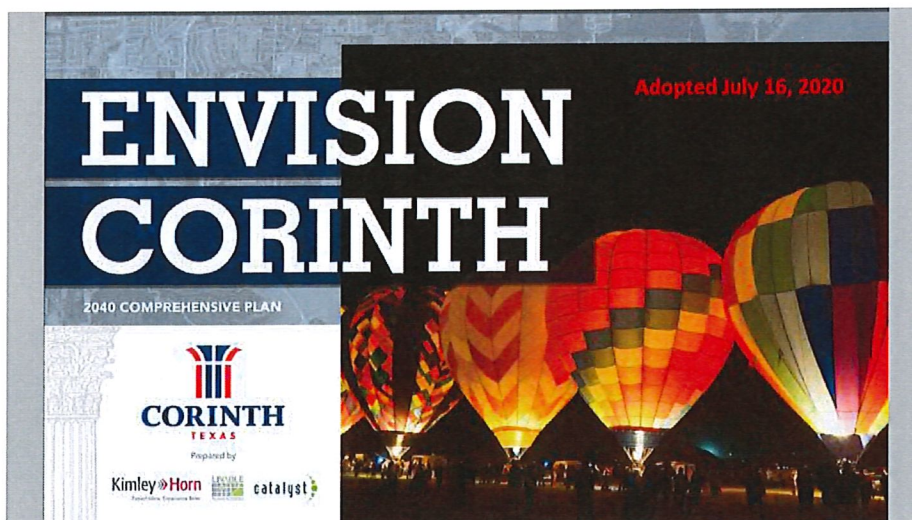
- Staff recommends approval of the Comprehensive Plan Amendments as presented

Planning & Zoning Commission Recommendation

- The Planning & Zoning Commission recommended the item (4-0) for City Council approval at their Special Called Meeting on Monday, December 14, 2020

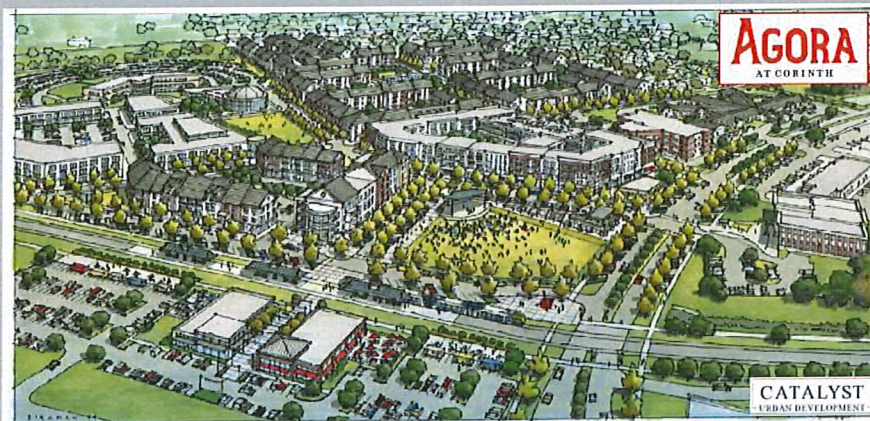
ZAPD20-0001 WALTON RIDGE REDESIGN PLANNED DEVELOPMENT

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the applicant, Skorborg Company, to amend the comprehensive zoning ordinance and zoning map of the City of Corinth, each being a part of the Unified Development Code of the City, by amending two zoning classifications from PD-51 (with a base zoning district of SF-4, Single-Family Residential (Detached)) and Industrial to Planned Development Zoning District with a base zoning designation of SF-4, Single-Family (Detached) and MF-3, Multi-Family Residential totaling approximately ±49.798 acres and comprised of two tracts; Tract 1 totaling approximately ±36.219 acres and proposed for single-family residential use, and Tract 2 totaling approximately ±13.579 acres and proposed for multifamily residential use on the property is located on the north side of Walton Drive and west of Shady Rest lane.



Mixed Use & Transit Oriented Development

- The City began working on a plan for a City Center that would provide for:
 - A Community Gathering Place
 - Restaurants
 - Shopping
 - Urban Living
 - Office
 - Transit Stop
 - Pedestrian Links & Trails
 - And More!
- The Plan identifies a mix of dense uses in the inner core and transitions to traditional suburban development



Community Vision

How does the proposed zoning request compare to Corinth's Comprehensive Plan?

- Meets the intended land uses & recommended use transitions
- Provides pedestrian links & trail ideals
- Site design is much improved
- Catalyst for Mixed Use TOD



Mixed Use & Transit Oriented Development



Design priorities

- » To meet the design goals for the TOD vision
- » Streetscape improvements with bulb-outs, wide sidewalks, and trees
- » Provide smaller scale greens and plazas that can activate adjoining uses
- » Implement TOD station to catalyze private development

Land use types and density

- » 4 – 6 stories (scale, height, fenestration) to allow for higher intensity mix of uses in response to market demand
- » Allow mixed-use by right (residential and commercial uses)
- » Parking to be accommodated in parking structures
- » Density based on a street grid that is dense and walkable
- » Connections to adjoining uses such as the community college, City Hall and the regional trail network.
- » Overall neighborhood density should not have a density max but be driven by the market, height and design standards

Land use types and density

- » Range of single family from large lot, to patio homes, to townhomes and multi-family transitions to neighborhood commercial
- » Recreation related uses with access to parks and open space
- » Overall residential density of 6 to 10 units per acre

Design priorities

- » Connected streets (grid-like blocks under 600-ft average block face; max. block face to be 1,000 ft.)
- » Streets should maintain view corridors that focus on open space (which allows for both visual and physical access)
- » Network of connected parks and trails
- » Architectural design recommendations to ensure quality neighborhoods
- » Transparent fencing alongside parks and open space
- » Access to creeks, open space, and parks
- » Single loaded roads in strategic locations to maximize public access and frontage to creeks and open space

Mixed Residential



TRANSIT-ORIENTED DEVELOPMENT

The planned Transit-Oriented Development (TOD) will utilize compact, walkable development pattern serving a mix of land uses combining residential and non-residential activities and directly connected to a new DCTA transit station. TODs are built to prioritize pedestrian and other non-motorized modes of transportation.

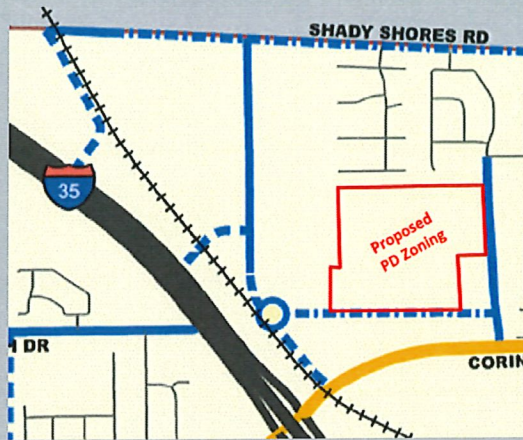


AGORA
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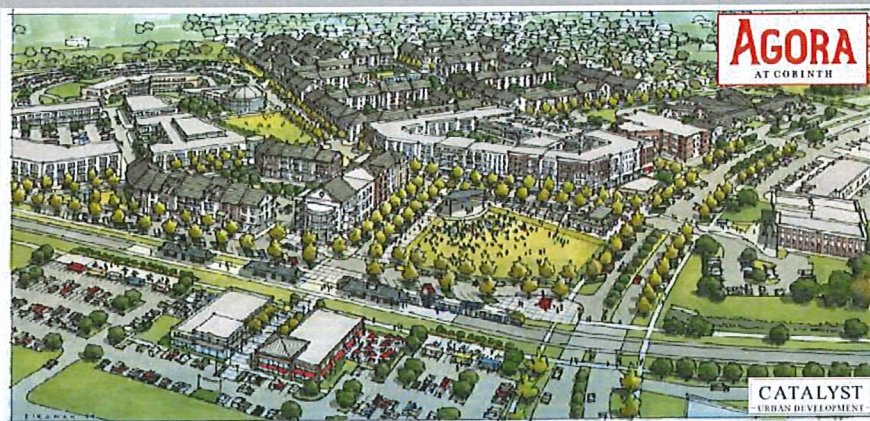
Transportation Improvements

| LEGEND | |
|--------|---------------------------|
| | Highway |
| | Major Arterial |
| | Major Arterial - Widening |
| | Minor Arterial |
| | Minor Arterial - Widening |
| | New Minor Arterial |
| | Collector |
| | Collector - Widening |
| | New Collector |
| | Local |
| | Railroad |
| | Future Roundabout |



Pedestrian & Trail Connections

| LEGEND | |
|--------|----------------------------|
| | Corinth City Limits |
| | Future On-Street Collector |
| | Future Sidepath |
| | Future Trail |
| | Existing Trail |
| | Mountain Bicycling Area |
| | Public & Private Parks |
| | Railroad |
| | Highway |
| | Major/Minor Arterial |
| | Collector |
| | Local |



Community Vision

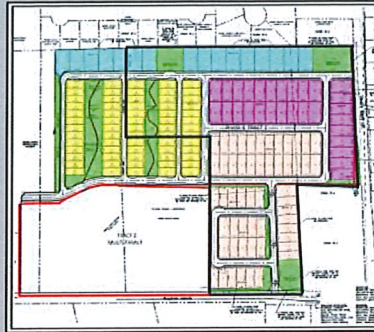
**ZAPD20-0001 WALTON RIDGE REDESIGN
PLANNED DEVELOPMENT**

Overview:

Tract 1 is a redesign of a prior approved PD (Approved 12-06-18 for 98 lots on 26.39 acres), and now incorporates an additional ±9.8 acres in order to:

- Addresses some previous grading challenges
- Preserves an existing grove of trees not saved in the prior PD approval
- Eliminates the incompatible existing Industrial Zoning District adjacent to residentially zoned land
- Proposes an alternative pedestrian oriented streetscape design promoting the concepts of the Envision Corinth Comprehensive Plan for the Mixed Use-Transit Oriented Development
- Provides a transition from the larger lot "Traditional Single-Family" homes on the eastern portion of Tract 1 to the area west and south of the western portion of Tract 1

2020 Proposed Revised PD Zoning Plan
Tract 1 – Total Acreage ±36.29 Acres (164 DUs)

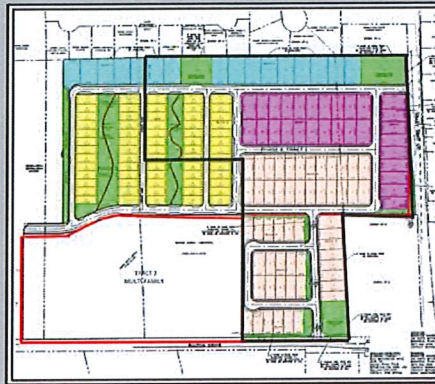


**ZAPD20-0001 WALTON RIDGE REDESIGN
PLANNED DEVELOPMENT**

Proposal:

- To expand the limits of the current PD-51 to encompass the entire limits of **Tract 1** for single-family residential
- Maintain the same lot range 50', 60', and 80' as currently permitted in PD-51
- Additional 40' lot width option
 - Unique streetscape with street trees, on-street parking, and/or
 - Dwellings front onto common open space Mews lots.
 - Existing Tree Preservation

2020 Proposed Revised PD Zoning Plan
Tract 1 – Total Acreage ±36.29 Acres (164 DUs)



**ZAPD20-0001 WALTON RIDGE REDESIGN
PLANNED DEVELOPMENT**

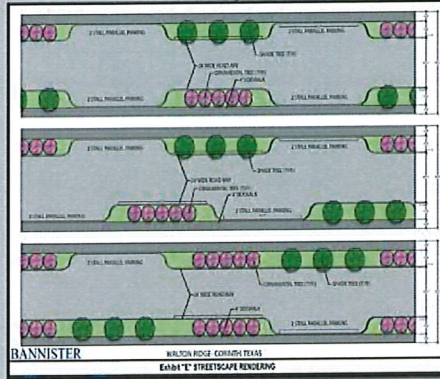
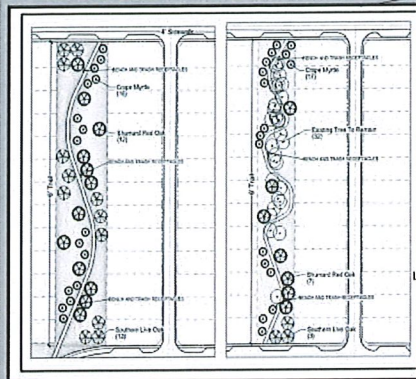
| | General and Lot Specific Dimensional Requirements | | | | |
|--|---|---|--|----------|----------|
| | SF-4 (Base Zoning) | Paris Homes (Mews Lots) | Traditional Single-Family Lots* | | |
| Lot Sizes | | 40's | 50's | 60's | 80's |
| Minimum Lot Width | 70' at building line | 40' | 50' | 60' | 80'* |
| Minimum Lot Depth | 100' | 100' | 100' | 100' | 115' |
| Minimum Lot Area | 7,500 SF | 4,000 SF | 5,500 SF | 6,600 SF | 9,500 SF |
| Minimum Area/Dwelling Unit (SF)/Minimum Floor Area | 1,500 SF | 1,500 SF | 1,500 SF | 1,800 SF | 2,000 SF |
| Minimum Front Yard Setback | 25' | 5' minimum with Mews Frontage 10' Minimum with Street Frontage | 20' for J-swing garages 25' for front entry garages | | |
| Minimum Side Yard Setback | 7.5' | 5' | 5' | | |
| Minimum Rear Yard Setback | 20' | 20' minimum (for driveways) | 10' except: 15' when backing up to an adjacent thoroughfare. 20' when backing up to an existing single-family neighborhood | | |
| Maximum Height | 35' / 2.5 Stories | 36' / 2.5 Stories | 36' / 2.5 Stories | | |
| Maximum Building Coverage | 30% | 70% | 70% | | |
| Garage Orientation | | 20' from rear property line | All front facing garages must be even with the front building façade or recessed from the front building façade. | | |

ZAPD20-0001 WALTON RIDGE REDESIGN
 PLANNED DEVELOPMENT



Proposal:

- Mews Lots & Urban Streetscape

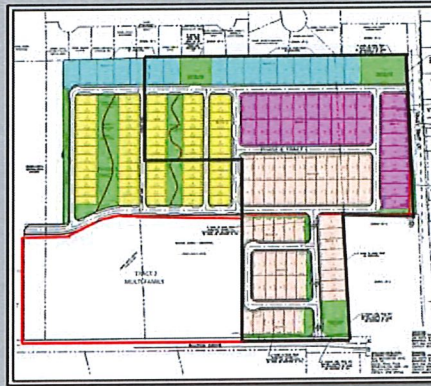


ZAPD20-0001 WALTON RIDGE REDESIGN
 PLANNED DEVELOPMENT

Key Modifications:

- Permit trees to be located in the urban streetscape ROW and count towards landscaping requirements on 40' lots only/permit required replacement trees to count towards "new tree" requirements
- Permit required shade trees to be planted in the mews lots rather than on lot (40' lots only)
- Exclude protected trees from replacement calculations of ROW, building pads, easements or driveways provided protect existing grove of trees in mews lots

2020 Proposed Revised PD Zoning Plan
 Tract 1 – Total Acreage 136.29 Acres (164 DUs)

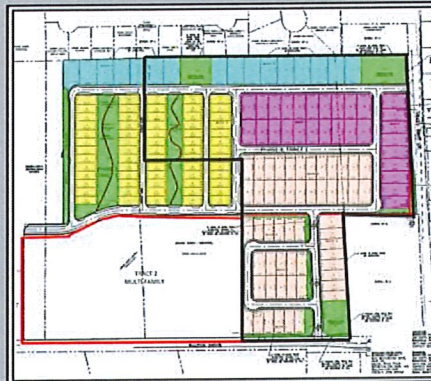


ZAPD20-0001 WALTON RIDGE REDESIGN
 PLANNED DEVELOPMENT

Other:

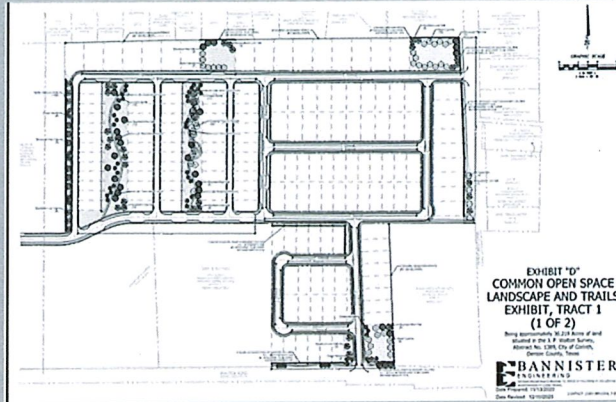
- Developer satisfies Park and Trail Dedication requirements:
 - Developer is providing approximately 3 acres of deeded common open space and associated amenities, picnic tables, benches, etc.
 - Constructing key trail segments as identified in Envision Corinth 2040 Comprehensive Plan (adopted 2020)

2020 Proposed Revised PD Zoning Plan
 Tract 1 – Total Acreage 136.29 Acres (164 DUs)



ZAPD20-0001 WALTON RIDGE REDESIGN
PLANNED DEVELOPMENT

Open Space and Trail Plan – Tract 1

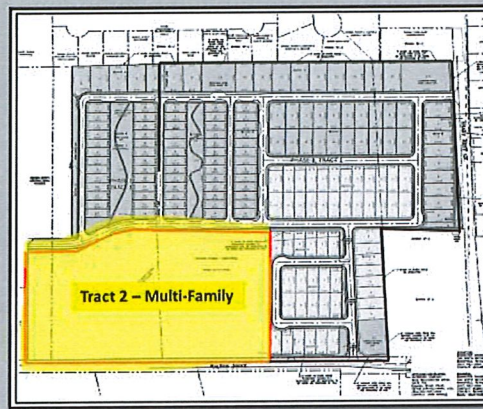


ZAPD20-0001 WALTON RIDGE REDESIGN
PLANNED DEVELOPMENT

Tract 2: Multi-Family

Overview:

- Base Zoning District MF-3 serves as a placeholder for future development
- Changes incompatible Industrial Zoning from being adjacent to residentially zoned land
- Multi-Family Zoning is consistent with newly adopted Comprehensive Plan (Mixed Use-TOD)

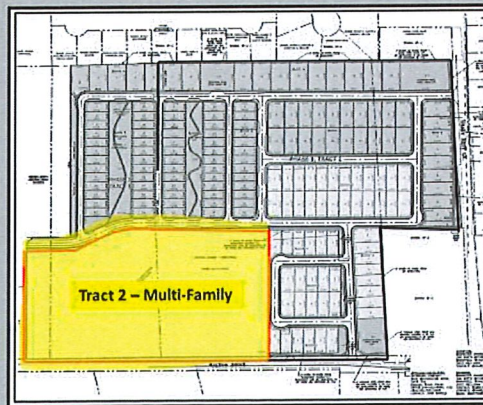


ZAPD20-0001 WALTON RIDGE REDESIGN
PLANNED DEVELOPMENT

Tract 2: Multi-Family

Key Points:

- Future development is subject to PD Amendment (Concept Plan/design standards and Public Hearings)
- Max Density: 45 DU/Acre
- Max Building Height: 4 stories
- Landscaping, formal plazas/open space standards to reflect new urbanist design
- Parking reduction to reflect on-street parking options
- No garden style apartments

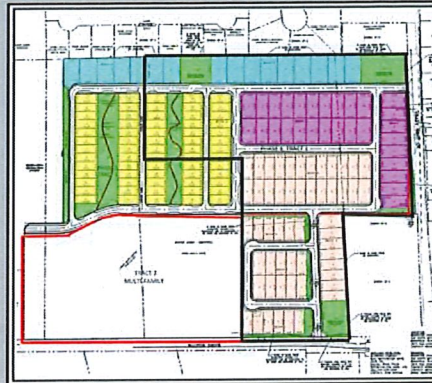


ZAPD20-0001 WALTON RIDGE REDESIGN
PLANNED DEVELOPMENT

Other:

- Neighborhood Meeting – Developer conducted property owner meeting, November 18, 2020. As result, the following adjustments have been made:
 - Increased lot widths from 50' to 80' along northern property line
 - Will add an 8' tall fence along the entire northern boundary

2020 Proposed Revised PD Zoning Plan
Tract 1 – Total Acreage ±36.29 Acres (164 DUs)



Summary:

- Meets the intent of the Comprehensive Plan provisions
- Eliminates incompatible Zoning District Conflicts (Industrial adjacent to SF)
- Provides for suitable residential transitions
- Improves the site design of existing PD (Tract 1)
 - Provides 2 acres of "deeded" HOA common open space (mews lots)
 - Preserves a grove of existing "trees" in HOA mews lot
- Incorporates trails and sidewalk linkages and a system of interconnecting streets
- Catalyst for MU-TOD development
 - 40' lots (alleys and formal streetscape design around mews lots) set-the stage for "Agora City Center"
- Establishes a mechanism in PD Ordinance to ensure any proposed development for Tract 2 (MF) will require a PD Amendment (Concept Plan, Design Standards, and Public Hearing Approval by City Council)

Public Notice:

- Written public notices were mailed to all property owners within 200 feet of the subject property on November 25, 2020
- Public Notice was published in the Denton Record-Chronicle on November 25, 2020
- At the time of the P&Z meeting Staff had received the following emails*:
 - Three emails were received requesting the lot sizes along the northern property boundary to be a minimum of 100 to 107 feet to be more in keeping with the lot sizes to the north
 - One email requesting an eight foot fence along the northern property boundary in addition to the 107 foot lot width
 - One email from a Shady Shores resident requesting the lots be restricted to ½ acre lot minimums and generally opposed to apartments

*These emails have been provided to you this evening.

Compliance with Comprehensive Plan:

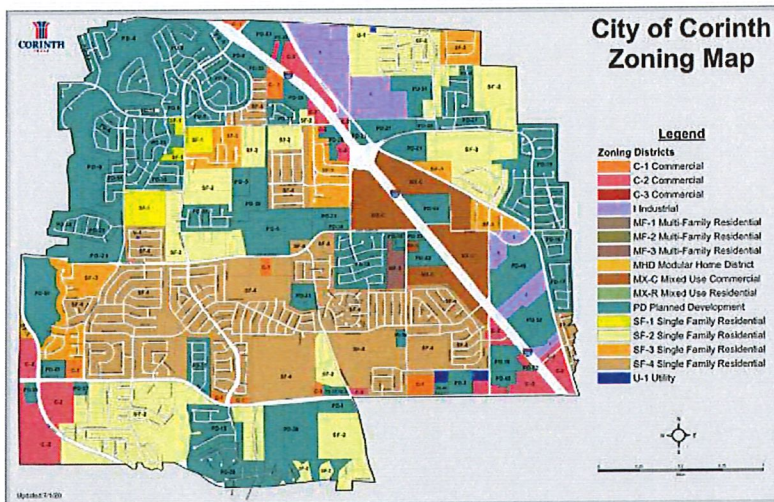
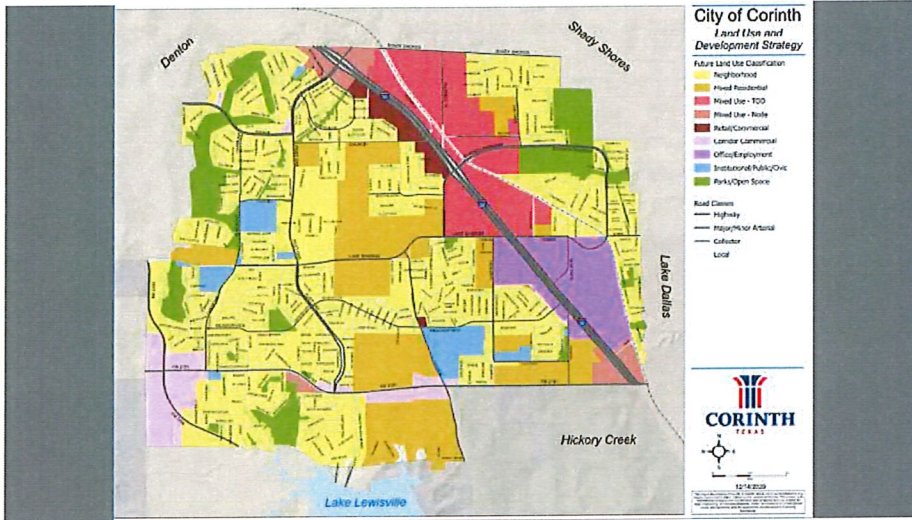
The rezoning request for the subject property, as presented, is in accordance with the "Land Use and Development Strategy" designations, Mixed-Residential and Mixed Use-TOD, set forth in the "Envision Corinth 2040" Comprehensive Plan.

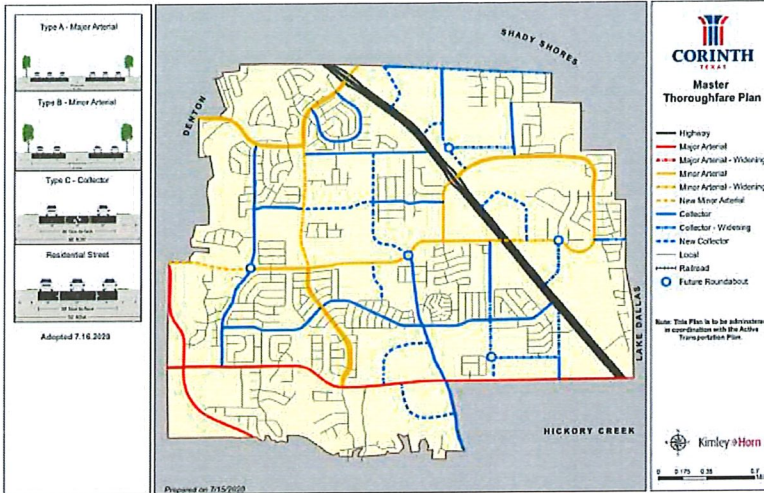
Staff Recommendation:

Staff recommends Approval of the requested zoning change as presented.

P&Z Recommendation:

At the Special Called Meeting on Monday, December 14, 2020 the Planning & Zoning Commission recommended the item for City Council approval (4-0)





PRIORITIZATION OF NEEDS

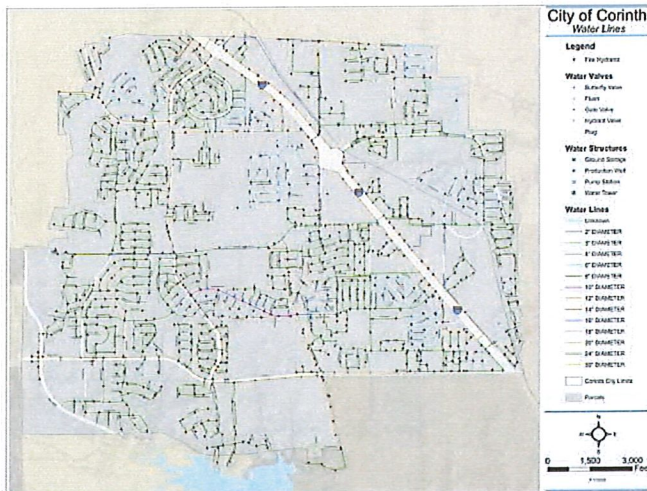
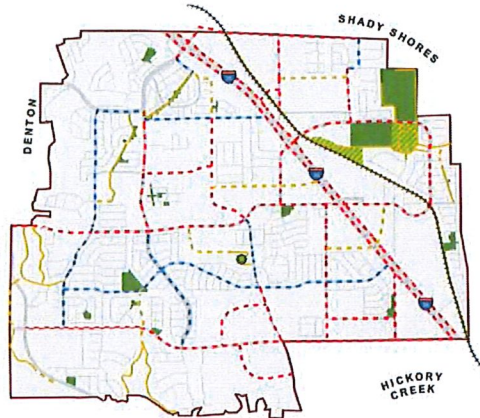
ACTIVE TRANSPORTATION PLAN

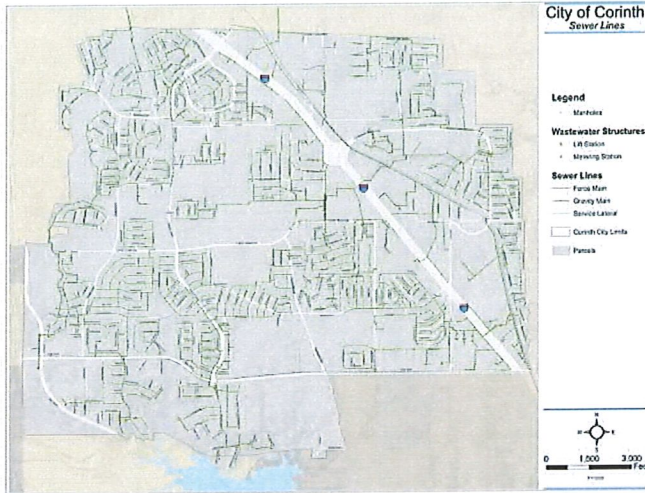
The Active Transportation Plan (ATP) identifies areas where infrastructure improvements can be created to generate a safe environment for non-motorized transportation modes throughout Corinth.

The ATP calls for future infrastructure to include on-street infrastructure such as bicycle lanes, and off-street infrastructure, which includes sidepaths and trails, where right-of-way or access easements are available or created.

Sidepaths are intended to be within the right-of-way of the existing roadway. Where additional right-of-way is not available or funds restrict:

- 1. First consider whether roadway can be downgraded and have a travel lane converted to multi-modal use,
- 2. If adjustments to the cross section are not feasible, consider an alternative route so that the connectors are achieved, or
- 3. In some cases, developers can include a sidepath at the edge of development for walking/trails, such as less open space dedication, increased densities, or cost sharing.





Mayor Heidemann opened the Public Hearing at 7:26 P.M.

Chris Dennis of 3308 Danbury Cove, Corinth, called to address his concerns regarding modifying the designation.

Mayor Heidemann closed the Public Hearing at 7:33 P.M.

Council Member Garber - Move to approve Ordinance No. 20-12-17-40, an ordinance amending the City's Comprehensive Master Plan, "Envision Corinth" to remove the Education Place Type and reassign parcels as Institutional/Public Civic and Mixed-Use TOD Place Types. Mayor Pro Tem Burke seconded the motion.

AYES: Burke, Garber, Holzwarth, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

15. Conduct a Public Hearing and consider testimony and act upon a rezoning request by the applicant, Skorburg Company, to amend the comprehensive zoning ordinance and zoning map of the City of Corinth, each being a part of the Unified Development Code of the City, by amending two zoning classifications from PD-51 (with a base zoning district of SF-4, Single-Family Residential (Detached)) and Industrial to Planned Development Zoning District with a base zoning designation of SF-4, Single-Family (Detached) and MF-3, Multi-Family Residential totaling approximately ±49.798 acres and comprised of two tracts; Tract 1 totaling approximately ±36.219 acres and proposed for single-family residential use, and Tract 2 totaling approximately ±13.579 acres and proposed for multifamily residential use. Subject property is located on the north side of Walton Drive and west of Shady Rest lane.

- Staff Presentation
- Applicant Presentation
- Public Hearing
- Response by Applicant
- Response by Staff

Take Action

Helen-Eve Beadle, Planning & Development Director, outlined the Walton Ridge details. The plan was approved in July 2020 for a mixed-use transit-oriented development area. Planning and Zoning, City Council, and the comprehensive planning committee took part. The desire for the area was to provide for a community gathering place, restaurants, shopping, urban living office, transit stop, pedestrian lanes, and more. She and Michelle Mixell, Planning Manager, shared a presentation with the City Council.

Council Member Pickens inquired about the alley only access and the availability of parking.

John Arnold, with Skorburg, clarified the alleys are streets. He stated they are 24' wide, and any vehicle, including a fire truck, would have ample access. There will also be parking for 65 residents and 44 guest parking spots available. This project is an approximately 50-acre property. The plan is to continue with the 80-foot lots and also 40-foot lots where the townhouses will be. He addressed the drainage concerns. Trees were not originally a consideration but now have been included in the plan. There will be 8' board on board fencing installed with masonry columns and a 6-foot board on board with masonry columns and tubular steel fence around the open space. The size range will be from 2,000 – 4,400 square feet.

SKORBURG COMPANY AND CORINTH ECONOMIC DEVELOPMENT FOUNDATION



DECEMBER 17TH, 2020

CITY COUNCIL MEETING



1

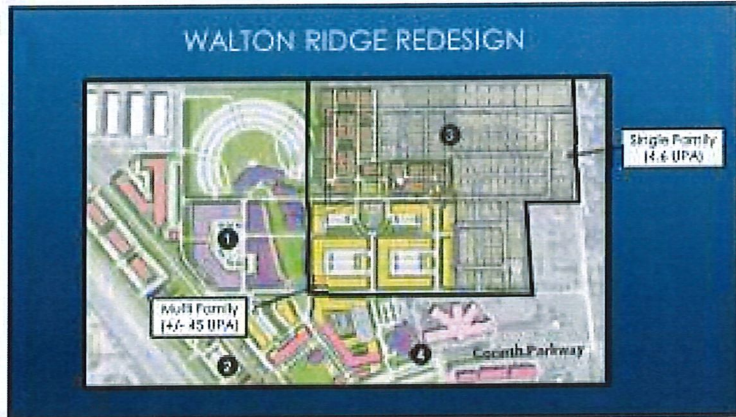
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2. 2018 Approved Zoning Plan
3. 2020 Proposed Zoning Plan
4. Neighborhood Meeting
5. Compatibility with 2040 Comprehensive Plan

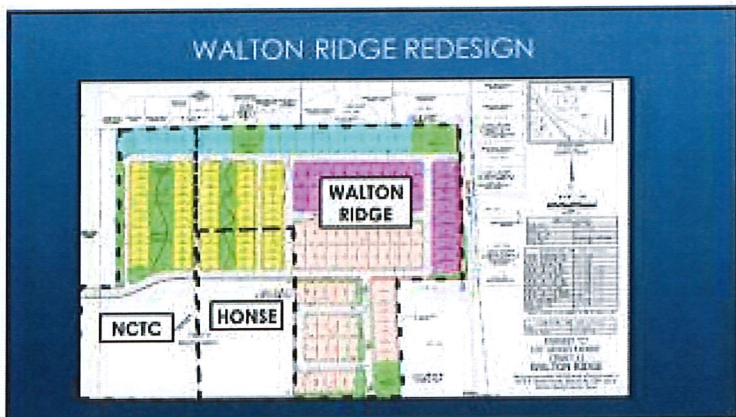
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1. INTRODUCTION

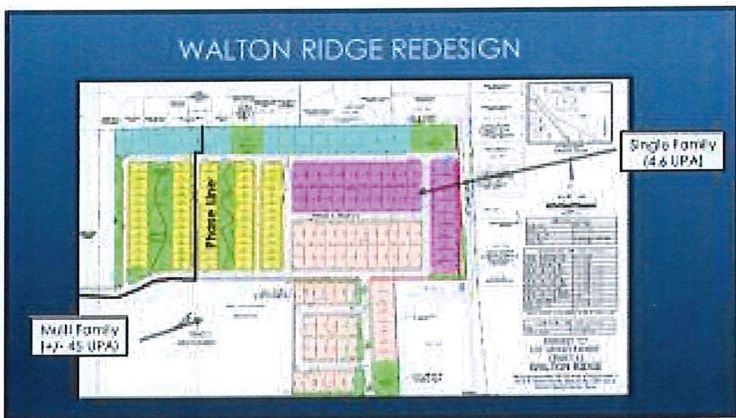
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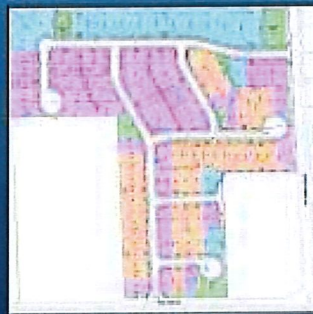
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2. 2018 APPROVED ZONING PLAN

10

2018 APPROVED ZONING PLAN

- 26.39 gross acres
- 98 single family detached units
- 2.08 Common Area "HOA" Lot Acreage



98 Lots (50', 40' and 80' wide lots)

11

SITE ISSUES WITH ORIGINAL PLAN

- Grading Challenges
- Connectivity with City Center
- Renders NCTC North Tract un-developable



12

SITE ISSUES WITH ORIGINAL PLAN

- No centralized open space
- Tree groves not considered



13

3. 2020 PROPOSED ZONING PLAN

14

WALTON RIDGE REDESIGN 2020 PROPOSED ZONING PLAN



15

WALTON RIDGE REDESIGN



Meets the Goals of the 2040 Comp Plan

- Street Interconnectivity and view corridors
- Mix of Dwelling Types
- Meaningful Open Space
- Tree Preservation
- Connect and activate the adjoining neighborhoods with the future City Center

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WALTON RIDGE REDESIGN BENEFITS

- Variety of Housing Types
- Tree Preservation
- Trails and Interconnecting Streets
 - Extends and Connects to Corinth's Master Trail Plan
 - Helps connect Traditional Single Family and City Center
- Additional Open Space

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WALTON RIDGE REDESIGN



VARIETY OF HOUSING

- Creating a transition between traditional single family in the TOD.
- Range in lot sizes
- Lot square footage range of 4,200 SF to 10,000+ SF
- 2040 Comp Plan Land Use Recommends Density of up to **10 U/LA**
- **AUDA** in 2020 Proposed Zoning Plan

18

ADDITIONAL OPEN SPACE

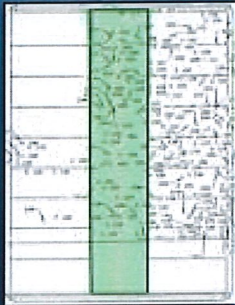


ADDITIONAL OPEN SPACE

- 2.08 Acres in 2018 Approved Single Family PD (8% of total acreage)
- 5.00 Acres in Redesign of Single Family (13.8% of total acreage)

19

WALTON RIDGE REDESIGN



Tree Preservation

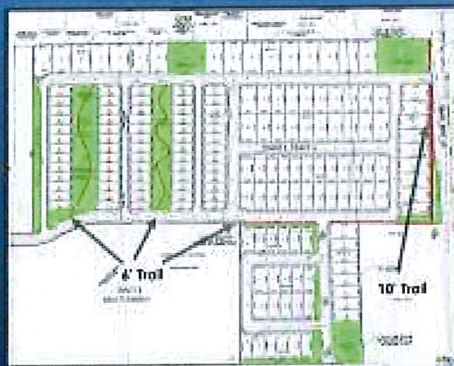
- Topography and grading challenges of the 2018 plan did not allow for the preservation of many, if not any, of the large caliper oak trees.
- 2020 Proposed Plan will provide the opportunity to save a number of large Oak trees in centralized, linear open spaces.
- Anticipated that approximately 300-350 caliper inches (13 of the trees are 10" - 21" caliper trees) can be saved in these parks.



20

TRAIL SYSTEM

Trail System provides walkability and connectivity throughout the subdivision and to the City Center.



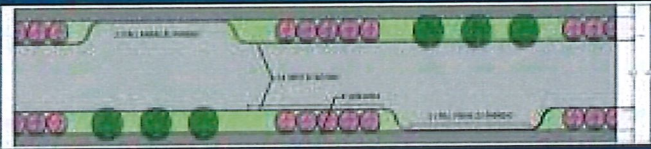
21

WALTON RIDGE REDESIGN



WALKABLE STREET SECTIONS

- There will be a variety of streetscapes providing the traditional and a unique walkable neighborhood complementing the TOD design.



22

WALTON RIDGE REDESIGN



23

PARKING


- 44 guest parking spaces for 65 residences
- Including parking of Residences there are 4.67 spaces per unit. (Assuming 4 spaces per home)
- Max distance from guest parking space to home is 365'



24

ACCESS

- Sidewalk fronting of homes
 - Sidewalk
 - Trail
- Allys have 24' wide pavement
- (Standard Chevy Silverado is 6.77' wide)
- Typical Alley is 12'
- 24' width approved for emergency/fire access



25

SCREENING PLAN

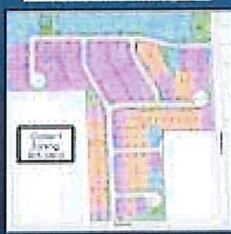
- E Based on Board Action
- E Based on Board Approval
- E Based on Board Approval
- E Based on Board Approval
- E Based on Board Approval
- E Based on Board Approval



26

WALTON RIDGE REDESIGN


2018 Environmental Services Plan



Address the Needs of the Area

- Street Interconnectivity and view corridors
- Mix of Dwelling Types
- Meaningful Open Space
- Tree Preservation
- Connect the adjoining neighborhoods with the future City Center

2020 Proposed Zoning Plan



27

PROJECTED STARTING PRICE POINTS

| Projected Square Feet (±) | 40's | 50's | 60's | 80's |
|---------------------------|-------------------|-------------------|---------------------|---------------------|
| 2,000 sqft | \$340's - \$360's | \$345's - \$360's | N/A | N/A |
| 2,200 sqft | \$390's - \$370's | \$355's - \$375's | \$360's - \$380's | N/A |
| 2,850 sqft | \$370's - \$380's | \$375's - \$385's | \$380's - low | \$380's - low |
| 3,200 sqft | N/A | low \$400's | Mid to High 400's | High 400's to 500's |
| 3,600 sqft and up | N/A | Mid to High 400's | High 400's to 500's | 500's |

The table above projects prices to range from \$140 - \$170 per SF. Projected price points could increase depending on the extent of options selected by homebuyers.

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HIGH QUALITY PRODUCT



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HIGH QUALITY PRODUCT



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HIGH QUALITY PRODUCT



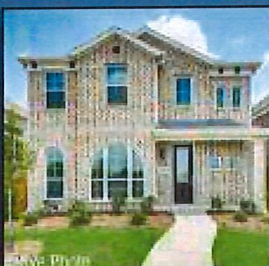
31

HIGH QUALITY PRODUCT - MEWS



32

HIGH QUALITY PRODUCT - MEWS



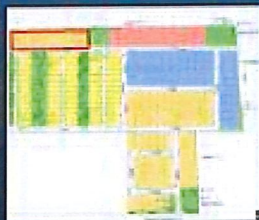
33

4. NEIGHBORHOOD MEETING AND FEED BACK

34

NEIGHBORHOOD MEETING – NOVEMBER 18th 2020

Presented Plan



Neighbors to the north requested all lot's along northern boundary be 80' wide.

Neighbors to the north requested all lot's along northern boundary be 80' wide.

We complied and corrected the plan.

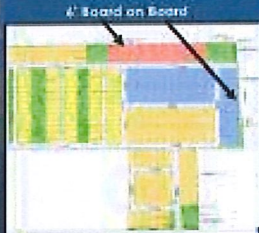
2020 Proposed Revised Plan



35

NEIGHBORHOOD MEETING

Presented Plan



Neighbors to the north requested B' Board on Board Fence

Neighbors to the north requested B' Board on Board Fence

Received Multiple phone call after the meeting to request Shady Rest Fencing

Complied with Both

2020 Proposed Revised Plan

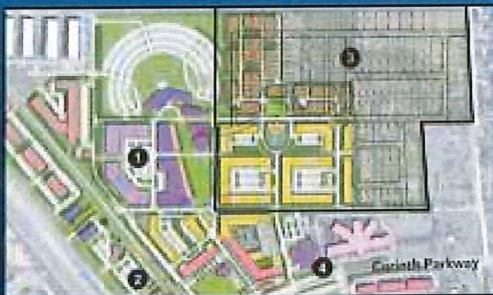


36

5. COMPATIBILITY WITH 2020 COMPREHENSIVE PLAN

37

WALTON RIDGE REDESIGN



38

2040 COMPREHENSIVE PLAN



The 2040
Comprehensive
Plan calls for
Mixed Residential
and Transit-
Oriented District
(TOD).
Mixed
Residential is
classified as
having up to 10
units per acre

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2040 COMPREHENSIVE PLAN



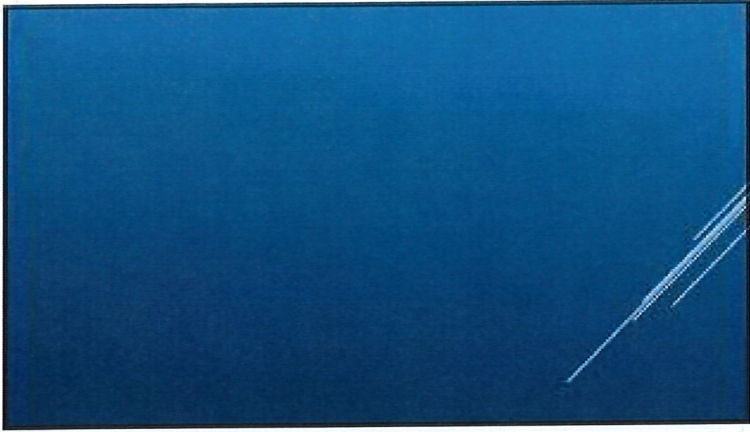
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WALTON RIDGE REDESIGN

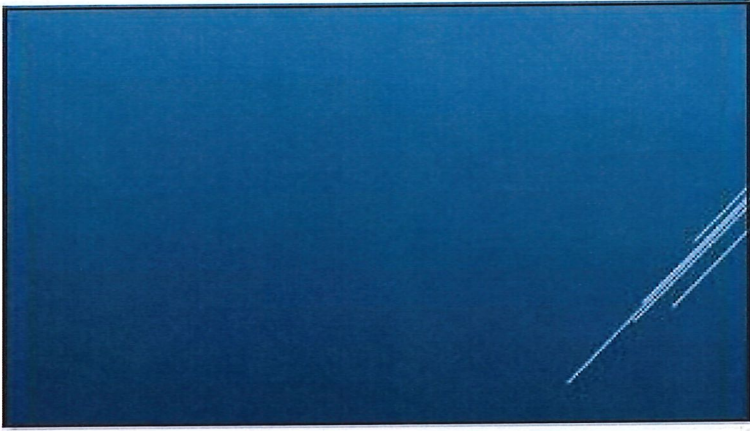


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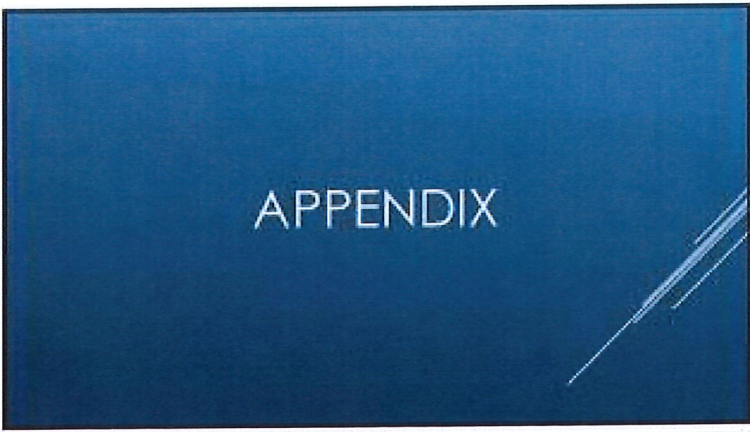
END



43

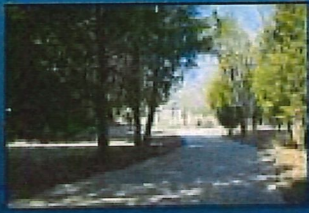


44



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COMMUNITY FEATURES



46

SKORBURG PROJECTS

47

CROSSPOINTE – CORINTH, TX

- **Size:**
 - 1.64 Acres, 37 lots
- **Location:**
 - SWC of Lake Sharon Dr. & Tower Ridge Dr.
- **Builders:**
 - MJ Homes
- **Projected Home Price:**
 - High \$200k – Mid \$300k
- **Lot Size:**
 - 40' x 105' typical



48

HIGHLAND TERRACES – LEWISVILLE, TX

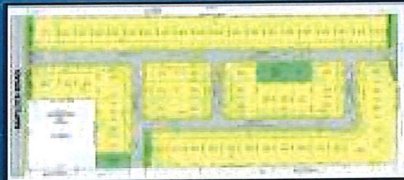
- **Size:**
 - ± 4.2 Acres, 32 lots
- **Location:**
 - NEQ of Denton Top Rd and SH 121
- **Builders:**
 - Windsor Homes
- **Projected Home Price:**
 - Low \$300s – High \$300k
- **Lot Size:**
 - 36.5' x 110' typical



49

CYPRESS CROSSING – MANSFIELD, TX

- **Size:**
 - ± 15.5 acres, 99 lots
- **Location:**
 - SEQ of Mallock Rd. & Debbie Ln.
- **Builders:**
 - Windsor Homes, Paul Taylor
- **Home Price:**
 - Mid \$300k – High \$300k
- **Lot Size:**
 - 45' Lot typical



50

HARDSHIPS OF PROPERTY

- Topography
 - Retaining walls
 - Drainage
- Tree mitigation
- Irregular shape

51

Mayor Heidemann opened the Public Hearing at 8:25 P.M.

Chris Dennis, 3308 Danbury Cove, Corinth - I have not heard anybody talk about how they are there for this development. I have been a Corinth resident for about a year and a half now, and we moved from the Frisco/McKinney area. The last thing I have to say I do realize that land will be developed in the model and something similar, but I would still ask that you get to the 68 foot lots, and where are the residents who are for this development? I have not heard one person stand up say, hey, I'm really excited about this. So, to me, it's the mayor and city council. Whatever it is more of a personal narrative. That is all I have to say, thank you.

Kelly Good, 3404 Attaway, Corinth, - asked about the drainage flow.

Mr. Arnold, with Skorburg, stated the water would not drain into the yards and that the water will drain into the ponds.

Mayor Pro Tem Burke responded that the City and City Council has been working on the TOD plan for 2 ½ - 3 years, or longer. Part of that process involved recreating the comprehensive plan, consisting of the community, surveys, involvements, meetings, and agenda items. The talk about this plan, and that it is not this Council's vision, nor his. This type of development would not be everywhere in Corinth. The idea is to do this type of development in the TOD, not all over the place. It is not a change in philosophy for the entire city. This is a district where we want to create some density to support transit-oriented development, and ultimately some retail and restaurants, which has been something that I've been hearing that people want since I've been on the Council; they don't want chain restaurants, and they don't want cookie cutters. The Planning and Development Director, Helen-Eve Beadle, her predecessor Fred Gibbs, and Jason Alexander will all tell you, and hopefully, they'll correct me if I'm wrong. You don't get that type of business if you don't have some density. If you want to have signature restaurants, signature shops, you have to bring in the types of things that I believe our citizens want. But somewhere where they want to take to the family and sit down; they might want to ride a bike, drive their car or take a train. This is what you have to do to set the table for that. We are tired of playing the lottery. We have been playing the lottery in this town for 20-25 years, and we have not drawn a winning ticket; we are done with that. We are planning for success. That is what we are doing, and the community should not be worried that this Council has a plan to put 40-foot lots all over Corinth; we do not. We have a plan to do it in this area, to try to deliver on the desires that have been communicated to us through the citizens that have participated in the surveys, the comprehensive planning, etc.

Helen-Eve Beadle, Planning & Development Director, provided the following emails from residents:

RE: #ZAPD20-0001 Rezoning

Skoburg Company

Please read the following at the P&Z Hearing on the above. I am not able to attend due to health reasons.

In regard to the zoning change requested by Skoburg, please be aware of the many other apartments planned for the Lake Cities and the added load on our infrastructure. Note the one at 401 West Shady Shores Road In Lake Dallas with 73 units that is already shovel in progress. And, of course, Corinth already has buried us with one at the intersection of Dobbs Road and I35E. Stemmons. And the City of Denton has encroached into our area with those units at 6303 West shady Shores Road and another planned nearby at the intersection of West Shady Shores Road and Lakeview on 20.4 acres.

Drive through Denton and notice the apartments "pocorning" up everywhere. And has Denton increased their roadways? Not only no, but ... Those who moved into the Lake Cities did so for a quite, semi-rural environment. Please don't try to be a mini-D.

Please vote to restrict the Skoburg Company to single family residents, ½ acre lot minimum. Our roads, our schools, the environment, the lake activity, etc. can not withstand the additional load from so many apartments.

Respectfully,

John Thorngren

Shady Shores, Texas

Commission members and Planning,

Before the public hearing about Walton Ridge on December 14, please visit and consider the Residential Adjacency Standards of Corinth's Unified Development Code:

https://library.municode.com/tx/corinth/codes/unified_development_code?nodeId=S2ZORE_SUBSECTION_2.09ZODERE_2.09.05READST

"to preserve and protect the integrity of single family residential neighborhoods and in an effort to protect the quiet enjoyment of single family residential properties and to maintain property values"

The east side of the planned development has Shady Rest Lane between it and the much larger lots across the street to partially buffer the dramatic and abrupt change of house and lot sizes. The north side backs up directly to two different subdivisions with lots in excess of 16,000 sq. ft. While the

1

10,000 sq. ft. lots planned on the north side are a little bigger than those planned backing up to Shady Rest Lane, it's still a very abrupt change to existing properties that will literally share a lot line.

Lots in the Somerset subdivision have frontage of 107 ft. The Walton Ridge lots planned adjacent to Somerset and The Oaks of Corinth have a frontage of 80 ft. **To protect the integrity, quiet enjoyment and property values, might a more appropriate frontage size for the new lots be 100ft?**

This change -to ease the transition of neighborhoods- would reduce the number of houses in Walton Ridge by only 3 or 4. Please keep in mind that (on roughly the same footprint) the proposed project adds at least 30 MORE homes than the plan that was approved in the zoning change in November 2018.

Dirk Bohse
3310 Danbury Cove
Corinth, TX 76208

Board Members and Planning Committee,

I am reaching out as a citizen of Corinth before the December 14th hearing concerning the development and approval of the Walton Ridge development and the lots sizes that back up to Somerset and Oaks of Corinth. Right now the developer is proposing to have 80 foot wide lots on the north side that will back up to 107 foot wide lots that are both in Somerset and in Oaks of Corinth. To be in line with all of the neighborhoods and properties sizes that surround the Somerset, Walton Ridge would be the development that would not be in line with those standards that have been in place in the past. I know that it would be too much to ask for every lot size be in line with that of Somerset, Oaks of Corinth, The Orchards and other neighborhoods on Shady Shores Rd but to ease the transition into a master planned community it would help if the lots along the North End of Walton Ridge would match that of the 100 foot wide lots that is being requested. This should also help the home owners that back up to Walton Ridge keep the house values.

From a personal experience, we moved to Corinth in the summer of 2019 from a master planned community in Little Elm. Looking to get away from compact lots that often felt like an apartment or townhome community we fell love with

1

the bigger lots and quite neighborhoods in area of Somerset and Oaks of Corinth. We had look at houses in other parts of Corinth and Denton but this area seemed to be less compacted with bigger lots. I feel that unless you live in this area you would not understand the difference that we have here compared to other parts of the city. Moving here from a community with very small yards where you could not have a conversation with family and friends in the privacy of your backyard without the neighbors hearing you we have enjoyed the more spacious backyards of our current house. With the proposed planning of Walton Ridge it will put us back to hearing more neighbors and their conversations, with the requested change it will help continue to give us the privacy that we come to expect living in our current Corinth house. In my particular situation when we bought our house in 2019 we did expect to have a neighbor behind us but with the approved plans of that time we would have had only one neighbor behind us as it would have been the far North West corner of the development.

If the city would change the 80' lots to the proposed 100' wide lots this would help in the transition of lot sizes as well keep inline with what was expected from the original plan that was approved in 2018. This request would change the lot number amount by only a few and even with that loss the city is adding several more lots than what was approved in 2018.

Thank you for your time and consideration in the matter,

Chris Dennis
3308 Danbury Cv
Corinth, TX 76208

The following email is from kdgoldthorpe. The resident did not include any other detail in the email.

Subject: P&Z regarding Skorburg Company development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In regards to the development that is proposed to go behind our houses in Somerset Subdivision, we are not satisfied with the lot sizes. We bought our house backing up to the college and we're told nothing would be built behind us that's why we paid a premium for our lot, which is 107 feet. This developer should also bring the lot sizes the same, otherwise we are going to lose the privacy we paid for. Also they need to put up 8 foot fences behind us and stain them to match what we already have inside and out to match our existing fence.

Please take all this into consideration for our existing community.

Mayor Heidemann closed the Public Hearing at 8:33 P.M.

Council Member Garber - Move to approve Ordinance No. 20-12-17-41, an ordinance amending the Comprehensive Zoning Ordinance and Zoning Map of the City by amending two zoning classifications on an approximate 49.798 acres of land parcel, identified as Walton Ridge redesign Planned Development District No. 51. Mayor Pro Tem Burke seconded the motion.

AYES: Burke, Garber, Holzwarth, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member may direct that an item be added as a business item to any future agenda.

Mayor Pro Tem Burke thanked Skorborg for their patience with the City and City Council and looks forward to the partnership. He thanked County Judge Andy Eads for helping with the TOD and Hugh Coleman, who made sure he completed the TIRZ project and Lake Sharon Extension, even when he did not win the election.

Council Member Garber appreciates the staff's efforts in getting the TOD approved. He, too, appreciates Mr. Coleman's efforts for the City of Corinth.

Council Member Holzwarth expressed his gratitude for Judge Eads, Hugh Coleman, and the staff.

Council Member Henderson agreed with the other member's comments and is excited to see what is to come for Corinth.

Council Member Pickens appreciates everyone's hard work. Though she did not know Hugh Coleman, she appreciates his follow-through for our residents.

City Manager Hart discussed Broadband; the meeting will take place on February 3rd. Also, the four Lake Cities Joint Council Meeting.

Mayor Heidemann expressed his appreciation to the staff and welcomed back the City Attorney. He also thanked the Council for their support and for working through all the challenges they have overcome.

There was no Closed Session during the Regular Session Meeting.

CLOSED SESSION

The City Council will convene in closed session to consider any matters regarding matters pursuant to Chapter 551 of the Texas Government Code.

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

- a. **Engage Richard Hayes as attorney**

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- a. Being approximately 7 acres of land, more or less, located in the J.P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas (SK).
- b. Right-of-way consisting of 1.56 acres located at 6881 South I-35E and along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas. (M/B)
- c. Right-of-way consisting of .198 acres located at 6801 S I-35E and 3404 Dobbs Road along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas. (F)

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

a. Project Agora

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS.

Closed Session 577.072

Council Member Garber - Move to authorize the City Manager to continue to negotiate for conveyances and acquisitions related to the 7 acres in the J.P. Walton Survey as discussed in Closed Session. Council Member Pickens seconded the motion.

AYES: Garber, Holzwarth, Henderson, Pickens
NOES: None
ABSENT: Burke

MOTION CARRIED

Closed Session 577.071

Mayor Pro Tem Burke - Move to approve the engagement letter with Hayes, Berry, White, and Vanzant, to retain attorney Richard Hayes to serve as special legal counsel to work with Tanko Lighting on potential condemnation proceedings. Council Member Garber seconded the motion.

AYES: Garber, Holzwarth, Henderson, Pickens
NOES: None
ABSENT: Burke

MOTION CARRIED

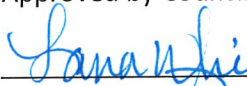
ADJOURN:

Mayor Heidemann adjourned the meeting at 8:42 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the 14th day of January 2020.



Lana Wylie, City Secretary
City of Corinth, Texas

