



PLANNING AND ZONING COMMISSION

CITY OF CORINTH, TEXAS

3300 CORINTH PARKWAY, CORINTH, TEXAS

REGULAR SESSION

**MONDAY, MARCH 25, 2019 – 7:00 P.M.**



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

**NOTICE OF THE CITY OF CORINTH  
PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
MONDAY, MARCH 25, 2019 AT 7:00 P.M.  
CITY HALL – 3300 CORINTH PARKWAY**

**AGENDA**

**I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

- A. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting on February 25, 2019.

**IV. DIRECTOR'S REPORT:**

- A. Report on City Council meeting items from the preceding City Council meetings.

**V. AGENDA:**

- A. The Planning & Zoning Commission will consider and take action on a request from the applicant, Lawrence Holdorf, authorized representative for the property owner, Markwardt Investment Holdings LLC, for a Major Subdivision Waiver to the City of Corinth Access Management Standards out of the City's Unified Development Code (UDC) to allow a reduction in the minimum required distance between driveways along a major arterial street for the proposed driveway on property legally described as A0915A MEP & PRR, TR 10(PT), 2.031 ACRES, OLD DCAD TR #3A(2), A0833A E. MARSH, TR 27, .443 ACRES, OLD DCAD TR #8A(1D), and A0153A BBB & CRR, TR 2, .401 ACRES, OLD DCAD TR #10A (FM 2181 Commercial Development)
1. Staff Presentation
  2. Applicant Presentation
  3. Staff Recommendation
  4. Take Action
- B. The Planning & Zoning Commission will consider and take action a request from the applicant, Ben Rodriguez, authorized representative for the property owner, City of Corinth, for a Final Plat on property legally described as A0204A L. BATES, TR 13A, 5.0021 ACRES, and is more commonly known as 1200 N Corinth St. (City of Corinth Public Works Facility).
1. Staff Presentation
  2. Staff Recommendation
  3. Take Action

- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and take action on an amendment to the City's Unified Development Code, Section 2: Zoning, Subsection 2.08: Zoning Dimensional Regulations, 2.08.04 Zoning Dimensional Regulations Chart.
  - 1. Staff Presentation
  - 2. Public Hearing (Open and Close)
  - 3. Response by Staff
  - 4. Take Action
  
- D. The Planning & Zoning Commission will conduct a public hearing to consider testimony and take action on a proposed amendment to the City's Unified Development Code, Section 2: Zoning Regulations, Subsection 2.10: Zoning Procedures, 2.10.07 Certificate of Occupancy.
  - 1. Staff Presentation
  - 2. Public Hearing (Open and Close)
  - 3. Response by Staff
  - 4. Take Action
  
- E. The Planning & Zoning Commission will discuss and take action on future meeting times.
  - 1. Staff Presentation
  - 2. Discussion
  - 3. Take Action

**VI. ADJOURNMENT:**

**EXECUTIVE SESSION**

As authorized by Section 551.071(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.

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, March 22, 2019 at **12:00** p.m.

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Patrick Hubbard  
 Development Coordinator & Planning  
 and Zoning Commission Secretary  
 City of Corinth, Texas

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**3/22/2019**  
 Date of Notice

Corinth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940.498-3200, or fax 940.498-7505 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**BRAILLE IS NOT AVAILABLE**

On this the 25<sup>th</sup> day of February, 2019, the Planning and Zoning Commission of the City of Corinth, Texas, met in a Regular Session at Corinth City Hall, 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:

**I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**

**Meeting Called to Order by Brian Rush at 7:00PM**

**Roll Call was Held at 7:00PM**

**Members Present**

**Members Absent**

Brian Rush  
Bruce Hanson  
Wade May  
Lindsey Baker  
Robert Pace  
William Davis

**QUORUM PRESENT**

**Brian Rush** made note that William Davis, being second alternate, will not be able to vote in the meeting because four Commissioners and the first alternate are present.

**II. PLEDGE OF ALLEGIANCE:**

**Pledge of Allegiance was Recited 7:02PM**

**III. CONSENT AGENDA:**

- A. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting on February 25, 2019.

**Motion Made** by Bruce Hanson to approve the minutes as presented

**Seconded** by Wade May

**5-0 All in favor:**

Ayes: Brian Rush, Bruce Hanson, Wade May, Lindsey Baker, Robert Pace  
Nays: None  
Not Voting: William Davis  
Absent: None

**MOTION TO APPROVE PASSES**

**IV. DIRECTOR'S REPORT:**

- A. Report on City Council meeting items from the preceding City Council meetings.

**Helen-Eve Liebman, Planning and Development Director**, presented the Director's Report. She informed the Commission that the Millennium PD update was approved by City Council but amended to require that two building permits be issued prior to the issuance of a Certificate of Occupancy. She stated that City Council approved revisions to the landscaping standards and balloon sign standards unanimously. The City has adopted the 2018 International Building Code and the City is working with the other Lake Cities to get all of these cities on the same codes. She discussed Focus North Texas, stating that it was a positive experience and that Commissioners Baker and May attended. She notified the Commission that the Board and Commission meeting to be on April 25th. Moved from last fall. She discussed the Community Service Day opportunity scheduled for May 18th.

**V. AGENDA:**

- A. The Planning & Zoning Commission will conduct a public hearing regarding an amendment to the City's Unified Development Code, Section 4: Sign and Fence/Screening Regulations, Subsection 4.02: Fence and Screening Regulations.
  - 1. Staff Presentation

**Ben Rodriguez, Planning Manager**, presented the item. This item is carried over from last month. The previously proposed amendments were changed following Commission input and now require that the maintenance of a wall be considered an HOA responsibility if an HOA is present or that the maintenance of a wall be made the responsibility individual homeowners if an HOA is not present. This leaves developers with a choice regarding the creation of an HOA. The other elements of proposal have not changed. A visibility triangle for rear entry garages is included. Removal of chainlink from allowed material for industrial uses is included. Staff recommends approval as presented.

- 2. Public Hearing (Open and Close)

**Public Hearing Opened and Closed at 7:12PM. No public comments received.**

- 3. Response by Staff

N/A

- 4. Take Action

**Motion Made** by Robert Pace to recommend approval as presented

**Seconded** by Lindsey Baker

**Bruce Hanson** stated that he is happy with the revisions regarding HOA language but not in support with removing chain link from industrial areas.

**Motion Made** by Bruce Hanson to amend the motion to strike the removal of chain link fence from industrial zones

**Seconded** by Robert Pace

**Wade May** stated that he agrees with Commissioner Hanson that chainlink is more affordable for temporary industrial use but does not support allowing it permanently.

**Lindsey Baker** stated that she is in support of removing chain link as an allowable material for the sake of beautification and the quality of development.

**Bruce Hanson** asked for clarification on available alternatives to chain link.

**Ben Rodriguez** stated that tubular steel is an alternative to chain link.

**Bruce Hanson** stated that industrial properties tend to be large and difficult to get over or through.

**4-1 in favor:**

Ayes:	Brian Rush, Bruce Hanson, Wade May, Robert Pace
Nays:	Lindsey Baker
Not Voting:	None
Absent:	William Davis

**MOTION TO AMEND THE MOTION PASSES**

**5-0 All in favor:**

Ayes: Brian Rush, Bruce Hanson, Wade May, Lindsey Baker, Robert Pace  
Nays: None  
Not Voting: William Davis  
Absent: None

**MOTION TO RECOMMEND APPROVAL AS AMENDED PASSES**

B. The Planning & Zoning Commission will conduct a public hearing regarding an amendment to the City’s Unified Development Code, Section 2: Zoning, Subsection 2.08: Zoning Dimensional Regulations, 2.08.04 Zoning Dimensional Regulations Chart.

- 1. Staff Presentation

**Ben Rodriguez** stated that staff recommends continuing this item to the March 25, 2019 Planning and Zoning Commission Meeting

- 2. Public Hearing (Open and Close)

**Public Hearing Opened and Closed at 7:20PM. No public comments received.**

- 3. Response by Staff

N/A

- 4. Take Action

**Motion Made** by Bruce Hanson to continue the public hearing to March 25, 2019

**Seconded** by Wade May

**5-0 All in favor:**

Ayes: Brian Rush, Bruce Hanson, Wade May, Lindsey Baker, Robert Pace  
Nays: None  
Not Voting: William Davis  
Absent: None

**MOTION TO CONTINUE THE PUBLIC HEARING TO MARCH 25, 2019 PASSES**

C. The Planning & Zoning Commission will conduct a public hearing regarding an amendment to the City’s Unified Development Code, Section 2: Zoning, Subsection 2.07: Zoning Use Regulations, 2.07.07 Accessory Buildings and Uses.

- 1. Staff Presentation

**Ben Rodriguez** presented the item. The proposed amendment reduces sideyard setbacks for accessory buildings from seven and one half feet to five feet. This is a common request resulting in many denied permits due to the setbacks crowding the property. Some subdivisions have an offset because the house is only at five feet as a result of either a planned development or the year it was built. Buildings that are less than one hundred square feet are proposed to have 0ft setback and those greater than one hundred square feet will have a five foot setback. Staff recommends approval as presented.

**Brian Rush** asked the average height of the 100sqft buildings that would be exempt.

**Ben Rodriguez** stated that it would be about six feet and clarified that anything taller would likely require a building permit.

**Lindsey Baker** asked if there are any fire safety issues with the proposal.

**Ben Rodriguez** stated that there is no fire safety issue because these structures are not habitable and stated that other cities have adopted this approach previously.

- 2. Public Hearing (Open and Close)

**Public Hearing Opened and Closed at 7:26PM. No public comments received.**

- 3. Response by Staff

N/A

- 4. Take Action

**Motion Made** by Bruce Hanson to approve as presented

**Seconded** by Wade May

**5-0 All in favor:**

Ayes: Brian Rush, Bruce Hanson, Wade May, Lindsey Baker, Robert Pace  
Nays: None  
Not Voting: William Davis  
Absent: None

**MOTION TO RECOMMEND APPROVAL PASSES**

D. The Planning & Zoning Commission will conduct a public hearing regarding an amendment to the City’s Unified Development Code, Section 2: Zoning, Subsection 2.10: Zoning Procedures, 2.10.04 Zoning Text and Map Amendments and 2.10.05 Public Hearings and Notification Requirements for Zoning Related Applications.

- 1. Staff Presentation

**Helen-Eve Liebman** presented the item. City Council had inquired last fall about notice procedures. UTA grad students conducted a study for the city consisting of comparisons of many cities within the metroplex region and throughout country. The results were presented in December. Based on the study’s recommendation, staff propose moving all posting, mailing and publishing periods to 15 days. increasing the size of signs to 4ft by 4ft and requiring one sign per 1000 ft of street frontage. Staff propose requiring signs to come down within 10 days after the hearing. In addition, the posint area has been updated to include language encouraging the applicant to conduct a neighborhood meeting prior to the public hearing. Section have been renumbered to reflect changes. Staff will also work using social media, the city website and a mobile app to distribute public notices.

**Brian Rush** asked if 10 days seemed too long and who is taking the notices down and providing the signs

**Helen-Eve** responed that the applicant is taking the notices down and providing the signs whereas staff do currently.

**Bruce Hanson** asked what will keep future signs uniform.

**Helen-Eve Liebman** stated that the sign image will be provided in the ordinance.

- 2. Public Hearing (Open and Close)

**Public Hearing Opened and Closed at 7:36PM. No public comments received.**

3. Response by Staff

N/A

4. Take Action

**Motion Made** by Lindsey Baker to recommend approval as presented

**Seconded** by Robert Pace

**5-0 All in favor:**

Ayes: Brian Rush, Bruce Hanson, Wade May, Lindsey Baker, Robert Pace

Nays: None

Not Voting: William Davis

Absent: None

**MOTION TO RECOMMEND APPROVAL PASSES**

**VI. ADJOURNMENT:**

**Meeting Adjourned by Brian Rush at 7:40PM**

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

\_\_\_\_\_  
Brian Rush, Planning and Zoning Commission Chairman

\_\_\_\_\_  
Patrick Hubbard, Development Coordinator





**Memorandum**

To: **The Corinth Planning and Zoning Commission**  
From: Helen-Eve Liebman, AICP, Planning and Development Director  
Meeting Date: March 25, 2019  
Re: Director's Report

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THE FOLLOWING ITEMS WERE APPROVED AT THE MARCH 7, 2019 CITY COUNCIL MEETING:

**Early Model Home Policy:** A resolution adopting the City of Corinth's Early Model Home Policy

THE FOLLOWING ITEMS WERE APPROVED AT THE MARCH 21, 2019 CITY COUNCIL MEETING:

**Accessory Building Setbacks:** An amendment to the City's Unified Development Code, Section 2: Zoning, Subsection 2.07: Zoning Use Regulations, 2.07.07 Accessory Buildings and Uses

**Public Notice Requirements:** An amendment to the City's Unified Development Code, Section 2: Zoning, Subsection 2.10: Zoning Procedures, 2.10.04 Zoning Text and Map Amendments and 2.10.05 Public Hearings and Notification Requirements for Zoning Related Applications

THE FOLLOWING ITEMS ARE GENERAL ANNOUNCEMENTS:

**Annual Boards & Commissions Appreciation Dinner:** The Annual Boards & Commission Appreciation Dinner will be held Thursday, April 25, 2019 at Global Spheres.

**KCB Spring Big Event:** The Keep Corinth Beautiful Board along with volunteers from UNT work together every year to clean the trails and parks in preparation for use by the citizens during the warmer months. This year they will meet at City Hall on Saturday, April 6<sup>th</sup> at 8:30AM for this year's efforts.

**Arbor Day Celebration:** The Keep Corinth Beautiful Board will hold their 2019 Arbor Day Celebration on Saturday, April 13<sup>th</sup> at 9:00AM to 9:30AM at the Butterfly Garden in Corinth (behind the softball fields). The Board will plant a small red oak tree, Mayor Heidemann, will read a proclamation and begin the planting. Saplings will be available to the first 10 residents in to arrive.

**Community Service Day:** The Denton Morning Rotary Club and the Thousand Hills Church are in the planning stages of having a Community Service Day for May 18, 2019. They are soliciting projects and seeking volunteers to carry out projects on this day. Please reach out to city staff if you are interested in participating and we will provide you with more information.



## **Memorandum**

To: **The Corinth Planning and Zoning Commission**  
From: Ben Rodriguez, AICP, Planning and Development Manager  
Meeting Date: March 25, 2019  
Re: Subdivision Waiver for Driveway Spacing.

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### **Action Requested:**

The Planning & Zoning Commission will consider and act upon a major subdivision waiver for driveway spacing.

### **Background Information:**

The applicant is requesting a variance from the City's Unified Development Code "UDC" as it pertains to minimum spacing between driveways.

The property is located along FM 2181 approximately 1,000 feet west of Parkridge Drive.

The City's UDC states that there shall be a minimum of 250 feet of spacing between driveways on state maintained roadways. Ex. FM 2181, IH35, and FM 2499.

The applicant is requesting a variance to allow a driveway to be placed within 212 feet of the nearest driveway. The applicant has agreed to provide a cross access point that will connect to the adjoining doctors' offices when the property is developed. This will provide a contiguous point of access from Parkridge Drive to the soon to be developed property and reduce the amount of traffic entering into FM2181 from this area as the cross access points will facilitate much of this traffic internally.

The City Engineer has reviewed the proposed variance and has approved the location pending final approval by the Planning and Zoning Commission and the City Council.

Following the approval of the waiver the City will forward the applicants driveway request for TxDot's approval. TxDot approval is contingent on the City's approval of the applicant's request.

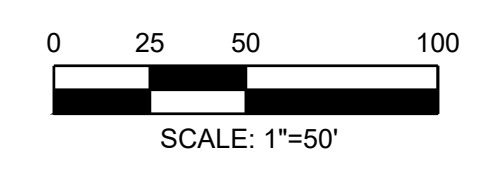
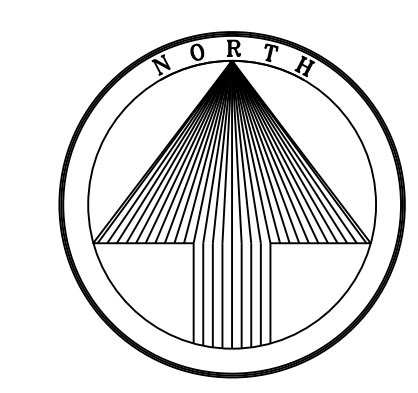
### **Supporting Documents:**

- Exhibit showing spacing along 2181

### **Staff Recommendation:**

Staff recommends approval as presented.

Plotted By: Adam Chrycomb, PLO Date: Wednesday, August 22, 2018 3:46:14 PM  
 File Name: P:\Projects\DDM1701 - 2899 Swisher Rd Dev\DWG\Drive Spacing Subdivision Waiver\DDM1701 SW - Exhibit.dwg  
 Save Date: Wednesday, August 22, 2018 3:38:04 PM  
 Plot Style Table: Allison.ctb



**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- CENTER LINE

**NOTE:**

1. THE DIMENSIONS FOR COMMERCIAL DRIVEWAYS AT STATE MAINTAINED ROADWAYS ARE: A MINIMUM DRIVEWAY SPACING OF 300' FACE OF CURB TO FACE OF CURB, A DRIVEWAY THROAT WIDTH OF 24'-40', AND A DRIVEWAY CURB RADIUS OF 20'-30' PER CITY OF CORINTH REQUIREMENTS.
2. THE PROPOSED DRIVE FOR THE SITE LOCATION IS A RIGHT IN / RIGHT OUT DUE TO THE EXISTING MEDIAN. DRIVEWAY SPACING CAN BE REDUCED TO 250' PER CITY OF CORINTH REQUIREMENTS.
3. MINIMUM DRIVEWAY SPACING IS MET TO THE WEST OF THE PROPERTY.
4. MINIMUM DRIVEWAY SPACING IS NOT MET TO THE EAST OF THE PROPERTY. DRIVEWAY SPACING FROM THE NEAREST INTERSECTION, FM 2181 AND PARKRIDGE DRIVE, IS 1,045' ±. THE SPACING IS SUFFICIENT FOR 3 ACCESS DRIVES, 2 EXISTING AND 1 PROPOSED. SPACING REQUIREMENTS ARE NOT MET BUT THE NUMBER OF DRIVES ARE APPROPRIATE.
5. THE ACME BRICK COMPANY TO THE WEST OF THE PROPERTY IS IN OPERATION AND DOES NOT ALLOW THE DRIVE TO BE SHIFTED TO THE WEST THEREBY MEETING MINIMUM DRIVE SPACING TO THE EAST OF THE PROPERTY.

Drawn by: AJC  
 Checked by: LAH

**DDM CONSTRUCTION COMPANY**  
**MAJOR SUBDIVISION WAIVER, PROPOSED DRIVE SPACING ON FM 2181**  
**FM2181 DRIVE COMMERCIAL DEVELOPMENT**  
 CORINTH, TX

ACCESS CONNECTION SPACING

2445 N. FLAM STREET  
 DEATON, TEXAS 76001  
 Phone (940) 380-9453  
 FAX (940) 380-9431  
 Texas Board of  
 Professional Engineers  
 Registration Number: F-7898  
 info@ae-grp.com





## **Memorandum**

To: **The Corinth Planning and Zoning Commission**  
From: Ben Rodriguez, AICP, Planning and Development Manager  
Meeting Date: March 25, 2019  
Re: Public Works Facility Final Plat

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### **Action Requested:**

The Planning & Zoning Commission will take action on a Final Plat for the Corinth Public Works Facility located at 1200 North Corinth Street.

### **Background Information:**

The City is requesting consideration for approval of a Final Plat for the Public Works Facility located at 1200 North Corinth Street.

The City has owned the property since 1995, and has since been utilizing the site for its Public Works department.

The City will soon be constructing improvements to the facility and are using this time to also plat the property so that it is in conformance with the City's Unified Development Code and State Law.

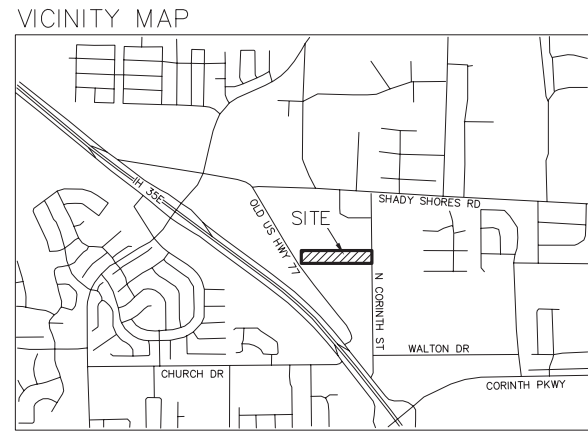
### **Supporting Documents:**

- Proposed Final Plat

### **Staff Recommendation:**

Staff recommends approval as presented.

- LEGEND**
- EXISTING ROADWAY RIGHT-OF-WAY
  - LINE/BOUNDARY LINE
  - PRIMARY BOUNDARY LINE
  - PROPERTY LINE
  - SURVEY LINE
  - P.O.B. = POINT OF BEGINNING
  - ROW = RIGHT-OF-WAY
  - D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
  - P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
  - IRF = IRON ROD FOUND
  - CIRF = CAPPED IRON ROD FOUND
  - = MONUMENTATION FOUND



**OWNERS ACKNOWLEDGMENT AND DEDICATION**

STATE OF TEXAS  
COUNTY OF DENTON

That We, City of Corinth, are the owners of the land shown on this plat within the area described by metes and bounds as follows:

Being all of that tract of land situated in the L.H. Bates Survey, Abstract No. 204, the City of Corinth, Denton County, Texas, and being that called 5.0148-acre tract of land as is described in deed to City of Corinth, as recorded in County Clerk's Document Number 95-833535, Deed Records Denton County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the northeast corner of said called 5.0148-acre tract and the southeast corner of Lot 1, Block A of the Anchor Bay Storage Addition, an addition to the City of Corinth as recorded in City of Corinth Volume 449, Page 333, Plat Records of Denton County, Texas, (P.R.D.C.T.), said point also being on the east line of Lot 1, Block A of the Lake Cities Fire Station #2 Addition, an addition to the City of Corinth as recorded in City of Corinth Volume 449, Page 333, Plat Records of Denton County, Texas, (P.R.D.C.T.);

**THENCE** South 88 degrees 40 minutes 45 seconds East, passing at a distance of 660.05 feet the southeast corner of said Lot 1, Block A of the Anchor Bay Storage Addition, and the southeast corner of a called 3.64-acre tract as described in deed to Argonne, Starr, LLC, as recorded in County Clerk's Document Number 2003-R206882 D.R.D.C.T., and continuing along the north line of said called 3.64-acre tract an additional distance of 636.18 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "G&A 5078" found for the southeast corner of said called 3.64-acre tract and the southeast corner of said called 0.12-acre tract;

**THENCE** South 00 degrees 24 minutes 27 seconds East, a distance of 166.11 feet to a point for the southeast corner of said called 5.0148-acre tract and the southeast corner of a called 8.085-acre tract as described in deed to the City of Corinth, as recorded in Volume 470, Page 148, D.R.D.C.T.;

**THENCE** North 88 degrees 40 minutes 45 seconds West, along the north line of said called 8.085-acre tract, a distance of 1280.76 feet to a 1/2-inch iron rod found for the southwest corner of said called 8.085-acre tract and the northwest corner of said called 8.085-acre tract, said point also being on the east right-of-way line of the Dallas Area Rapid Transit Right-of-Way, as recorded in County Clerk's Document Number recorded in 2010-43179 and being on a non-tangent curve to the right having a radius of 6172.13 feet and a chord bearing North 34 degrees 26 minutes 53 seconds West, a chord distance of 66.63 feet;

**THENCE** along said westerly right-of-way line and along said curve, through a central angle of 80 degrees 37 minutes 07 seconds, an arc distance of 66.63 feet to a 1/2-inch iron rod found for the south corner of said Lot 1, Block A of the Lake Cities Fire Station #2 Addition, as recorded in 2010-43179 and being on a non-tangent curve to the right having a radius of 6172.13 feet and a chord bearing North 34 degrees 26 minutes 53 seconds West, a chord distance of 66.63 feet;

**THENCE** North 00 degrees 24 minutes 27 seconds West, along the east line of said Lot 1, Block A of the Lake Cities Fire Station #2 Addition, a distance of 112.05 feet to the POINT OF BEGINNING AND CONTAINING 217,888 square feet, or 5.062 acres of land more or less.

And dedicated herein as Lake Cities Public Works Site, an addition to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, paths, and trails, to the public use forever for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities, and any other property necessary to serve the site and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown for the purpose and consideration therein expressed.

Authorized Representative: \_\_\_\_\_ Date: \_\_\_\_\_  
City of Corinth

**OWNER'S ACKNOWLEDGMENT AND DEDICATION**

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Whereas, \_\_\_\_\_ acting by and through the undersigned, is the landholder of the property described herein, does hereby certify of dedication and provisions of this plat as shown.

Landholder: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public  
State of Texas  
My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**Certificate of Completion and Authorization to File**

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor, City of Corinth, Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the City of Corinth Public Works Facility Addition, to the City of Corinth was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and the Council, by formal action, then and there accepted the final plat and authorized the developer to proceed with the construction of the public works improvements and infrastructure as indicated on the accompanying construction plan, and said Council further authorizes the Mayor to accept the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

City Secretary  
City of Corinth, Texas

FUTURE LAND USE:  
PUBLIC/SEMI PUBLIC  
ZONING: INDUSTRIAL

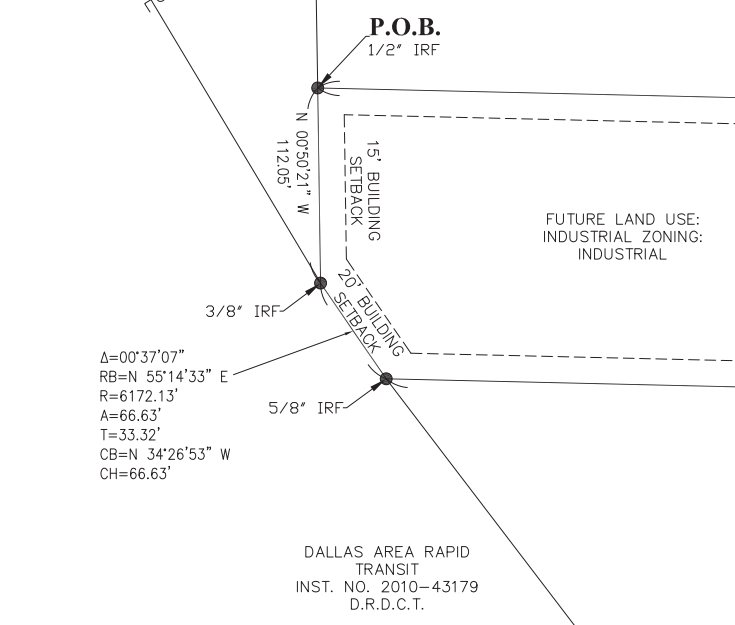
LAKE CITIES FIRE  
STATION #2  
LOT 1, BLOCK A  
CAB. X, PG 568  
P.R.D.C.T.

ANCHOR BAY STORAGE ADDITION  
LOT 1, BLOCK A  
CAB. N, PG 333  
P.R.D.C.T.

FUTURE LAND USE:  
INDUSTRIAL ZONING:  
INDUSTRIAL

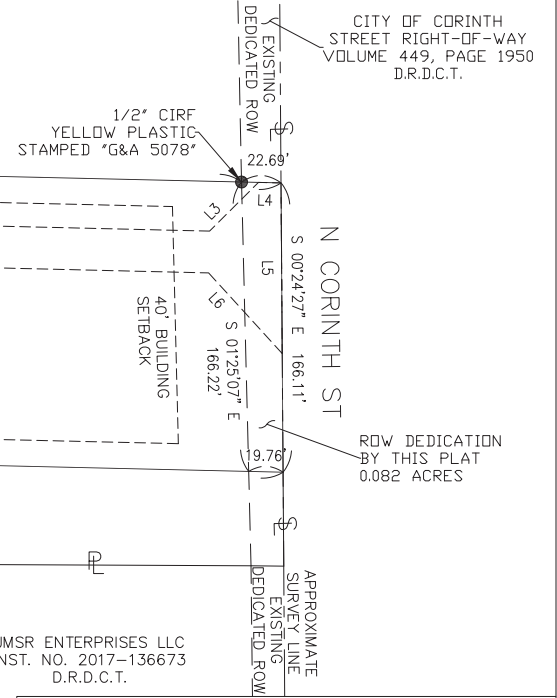
PARKER, AUGUSTINE, STARR, LLC  
INST. NO. 2003-R206882  
D.R.D.C.T.

FUTURE LAND USE:  
INDUSTRIAL ZONING:  
INDUSTRIAL



**L.H. BATES SURVEY  
ABSTRACT No. 204**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.98'	28.00'	90°00'00"	S 46°20'54" W	39.60'
C2	43.98'	28.00'	90°00'00"	N 43°39'06" W	39.60'



**FINAL PLAT  
LOT 1, BLOCK A  
CITY OF CORINTH PUBLIC  
WORKS FACILITY ADDITION**

5.002 ACRES  
L.H. BATES SURVEY, ABSTRACT NO. 204  
CITY OF CORINTH, DENTON COUNTY, TEXAS  
ZONED LI (INDUSTRIAL)

PREPARED FOR:  
City of Corinth  
3300 Corinth Parkway  
Corinth, TX 76208

Lamb-Star Engineering, L.P.  
5700 W. Plano Parkway, Suite 1000  
Plano, Texas 75093  
(214) 440-3800  
TBLIS NO. 10048300

- NOTES:**
- Bearings are based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed on the subject property Lamb-Star Engineering, LP.
  - According to Community/Parcel Numbers 4812103900 and 4712103950, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas, Zone A, Incorporated Areas, by graphic plotting onto this property appears to be within Flood Zone "X" non shaded (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- This flood statement shall not create liability on the part of the surveyor.



## Memorandum

To: **The Corinth Planning and Zoning Commission**  
From: Ben Rodriguez, AICP, Planning and Development Manager  
Meeting Date: March 25, 2019  
Re: Residential Setback Requirements.

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### **Action Requested:**

The Planning & Zoning Commission will conduct a public hearing regarding an amendment to the City's Unified Development Code, Section 2: Zoning, Subsection 2.08: Zoning Dimensional Regulations, 2.08.04 Zoning Dimensional Regulations Chart.

### **Background Information:**

Staff is proposing amendments to the City's Setback requirements for its residential zoning districts.

The proposed amendments are to bring the City's setback requirements in line with market demands which are gravitating towards reduced setbacks in order to allow for a larger building pad and to reduce the amount of landscaped areas that must be watered and maintained.

Staff is also proposing the incorporation of varying standards within the "MX-D," Mixed Density Residential to account for the varying development types allowed within that district. Ex. Single Family Attached & Single Family Detached.

Additionally, Staff is adding a requirement for garage setbacks, requiring garages be to a minimum of 25 foot setback from the property line regardless of the garage's orientation on the lot. Ex. side, rear, & front entry. Since the placement and orientation of a garage is not always uniform this language will provide clarity to staff and potential applicants.

Finally, staff is proposing changes to the terminology of some items such as removing density from the minimum lot area section and placing it in its own separate section and providing building area percentages to multifamily developments.

### **Supporting Documents:**

- Proposed amendment
- City Comparison Chart

### **Staff Recommendation:**

Staff recommends approval as presented.

Regulation	SF-1, Single Family Residential (detached)	SF-2, Single Family Residential (detached)	SF-3, Single Family Residential (detached)	SF-4, Single Family Residential (detached)	SF-A, Single Family Residential (attached)	MX-D, Mixed Density Residential	MF-1, Multi-Family Residential	MF-2, Multi-Family Residential	MF-3, Multi-Family Residential	MX-R, Mixed Use Residential
Open Space (Yard) Dimensions										
Minimum Front Yard Setback	25' <sup>(4)</sup>	25' <sup>(4)</sup>	25' <sup>(4)</sup>	25' <sup>(4)</sup>	25' dwelling units/50' other buildings	10'	30'	30'	30'	0'
Minimum Side Yard Setback: Interior Lot	25'	15'	7.5' 5'	7.5' 5'	0 <sup>(1)</sup>	0 <sup>(1)</sup>	30'	30'	30'	30'
Corner Lot	25'	25'	15'/25' from side-entry garage	15'/25' from side-entry garage	15'	15'	30'	30'	30'	30' 0
Minimum Rear Yard Setback	30% of the depth, up to 100' 75'	30% of the depth, up to 30 20'	30% of the depth, up to 30' 20'	30% of the depth, up to 30' 20'	30' 20'	25'	30'	30'	30'	30'
Garage Setback	25'	25'	25'	25'	3'- front entry prohibited.	Single Family Detached 25'				
						Single Family Attached 3'- Front Entry Prohibited				

Regulation	SF-1, Single Family Residential (detached)	SF-2, Single Family Residential (detached)	SF-3, Single Family Residential (detached)	SF-4, Single Family Residential (detached)	SF-A, Single Family Residential (attached)	MX-D, Mixed Density Residential	MF-1, Multi-Family Residential	MF-2, Multi-Family Residential	MF-3, Multi-Family Residential	MX-R, Mixed Use Residential
Lot Dimensions										
Minimum Lot Area	1 acre	14,000 sq. ft.	10,000 sq. ft.	7,500 sq. ft.	<del>2,200 sq. ft./8 DU/A<sup>(2)</sup></del> 1,250 sq. ft.	Varies See <a href="#">2.04.06.</a>	<del>3,600 sq. ft. per DU/at least 2 acres/12 DU/A<sup>(2)</sup></del> 40,000 sqft	<del>3,100 sq. ft. per DU/at least 1.5 acres &amp; 14 DU/A<sup>(2)</sup></del> 25,000 sqft	<del>2,750 sq. ft. per DU/at least 1 acre &amp; 16 DU/A<sup>(2)</sup></del>	1 Acre
Maximum Density					10 DU/A		12 DU/A	14 DU/A	16 DU/A	60 DU/A
Minimum Lot Width: Interior Lot	200' at building line/150' at front property line	100' at building line/80' at front property line	80' at building line/70' at front property line	70' at building line/60' at front property line	22'	Varies See <a href="#">2.04.06.</a>	200'	150'	150'	200'
—Corner Lot	200' at building line/150' at front property line	100' at building line/80' at front property line	80' at building line/70' at front property line	70' at building line/60' at front property line	22'	Varies See <a href="#">2.04.06.</a>	200'	150'	150'	200'
Minimum Lot Depth	150'	110'	100'	100'	100' 90'	Varies See <a href="#">2.04.06.</a>	200'	150'	100'	200'



Regulation	SF-1, Single Family Residential (detached)	SF-2, Single Family Residential (detached)	SF-3, Single Family Residential (detached)	SF-4, Single Family Residential (detached)	SF-A, Single Family Residential (attached)	MX-D, Mixed Density Residential	MF-1, Multi-Family Residential	MF-2, Multi-Family Residential	MF-3, Multi-Family Residential	MX-R, Mixed Use Residential
Floor Area										
Minimum Floor Area	2,500 sq. ft.	2,000 sq. ft.	1,700 sq. ft.	1,500 sq. ft.	1,050 sq. ft.	None	1,050 sq. ft. per DU	950 sq. ft. per DU	850 sq. ft. per DU	850 sq. ft. per DU
Structure Height										
Maximum Height <sup>(1)</sup> (feet/stories)	35'2½ (50' with Additional Setback) <sup>(3)</sup>	35'2½ (50' with Additional Setback) <sup>(3)</sup>	35'2½ (50' with Additional Setback) <sup>(3)</sup>	35'2½ (50' with Additional Setback) <sup>(3)</sup>	35'2 (50' with Additional Setback) <sup>(3)</sup>	35'2 (50' with Additional Setback) <sup>(3)</sup>	35'2 (50' with Additional Setback) <sup>(3)</sup>	35'2 (50' with Additional Setback) <sup>(3)</sup>	35'4½/2 3(50' with Additional Setback) <sup>(3)</sup>	70'7½/45
Building Area Coverage										
Maximum Building Area (all buildings)	30%	30%	30%	30%	55% / 60% including accessory	70%	<del>12</del> DU/A <sup>(2)</sup> 40%	<del>14</del> DU/A <sup>(2)</sup> 45%	<del>16</del> DU/A <sup>(2)</sup> 50%	90%

<sup>(1)</sup>No side yard is required providing a firewall is installed in accordance with the City Building Code, except that no contiguous attached structure shall exceed one hundred eighty (180) feet in length and the minimum separation between noncontiguous, adjacent structures shall be thirty (30) feet.

<sup>(2)</sup>Dwelling Units per Acre (DUA) calculation is exclusive of all streets, alleys and sidewalks, but inclusive of open space, recreational, and service areas.

<sup>(3)</sup>The dwelling or other main building or portions of building other than Accessory Buildings may be erected higher than thirty-five feet (35') provided that any portion of the building above said thirty-five feet (35') height limit is set back from all required yard setback lines a distance of two feet (2') for each one (1) foot in height above said thirty-five feet (35') limit. No building shall have a height of more than fifty feet (50').

<sup>(4)</sup>Key lots shall have two front yards.



## Memorandum

To: **The Corinth Planning and Zoning Commission**  
From: Ben Rodriguez, AICP, Planning and Development Manager  
Meeting Date: March 25, 2019  
Re: Certificate of Occupancies.

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### Action Requested:

The Planning & Zoning Commission will conduct a public hearing regarding an amendment to the City's Unified Development Code, Section 2: Zoning Regulations, Subsection 2.10: Zoning Procedures, 2.10.07 Certificate of Occupancy.

### Background Information:

Staff is proposing amendments to the City's Certificate of Occupancy requirements for new and existing commercial structures/uses. Currently, businesses and commercial structures are only required to obtain a Certificate of Occupancy "C/O" when a new commercial structure is built or substantially remodeled, and when a change of use occurs within a building or leased space. Ex. restaurant to office. But a change in tenant that does not result in a change of use does not require a new C/O. Ex. McDonald's to Burger King.

This makes it difficult for staff to track who is conducting business in a particular location. It also makes it difficult for staff to determine who owns specific commercial structures throughout the City so that the owner could be contacted in the event that there is a fire or other form of emergency regarding the building or property.

Staff is proposing that moving forward whenever a building has changed ownership or a new tenant has taken over a lease space then a new Certificate of Occupancy be required. This will allow our building and fire inspectors to inspect the structure to determine that no improvements will be required prior to the buildings occupancy and that the proposed use is in compliance with the City's Zoning, Building and Fire ordinances.

Finally, the proposed change will ensure that the City has an up to date point of contact for the structure and any associated tenants.

Staff compared Corinth with many Cities throughout the Metroplex. In our research it was determined that Corinth was the only City not requiring a new Certificate of Occupancy upon a change in ownership or tenant of a commercial building.

### Supporting Documents:

- Proposed amendment
- City Comparison Chart

### Staff Recommendation:

Staff recommends approval as presented.



## Current

### 2.10.07. - Certificate of Occupancy

- A. Use No building hereafter erected or structurally altered, shall be used, occupied or changed in use until a Certificate of Occupancy has been issued by the Building Official, stating that the building or proposed use of the building or premises complies with the building code, electrical code, plumbing code, and the provisions of these regulations.
- B. Change in Use A change in use shall be construed to mean any change in occupancy or type of business.

## Proposed

### 2.10.07 Certificate of Occupancy

(A) Required. Certificates of occupancy shall be required for any of the following:

- (1) Occupancy and use of a building hereafter erected or structurally altered.
- (2) Change in use of an existing building to a use of a different classification.
- (3) Change in the occupancy and use of land to a use of a different classification.
- (4) Change in any nonconforming use.
- (5) Change in occupant or business within a building.
- (6) Change in ownership of a business.

(a) No such use, or change of use, shall take place until a certificate of occupancy has been issued by the city.

(B) Procedure for new or altered structures. Written application for a certificate of occupancy for a new structure or the alteration of an existing structure shall be made at the same time as the application for a building permit for such a structure. The certificate shall be issued only after the determination is made that no violations of the UDC or any other regulation or ordinance of the city exists following an inspection by the chief building official, and city fire marshal and that there are no outstanding invoices due to the city.

- (a) A temporary certificate of occupancy, for a period of time not to exceed 120 days may be issued by the building official if he/she finds that no substantial hazard will result from occupancy of any portion of the building structure, or suite within a structure prior to its completion. A written request by the applicant must be submitted stating the conditions needing to be completed, the reasons for the delay, and the expected date of compliance. Model homes may receive a temporary certificate of occupancy for the entire length of their use until such time that they are converted into a residential occupancy.

- (b) When extenuating circumstances arise a temporary certificate of occupancy may be extended for a period of time not to exceed 120 days by the building official upon the submission of a written request detailing extenuating circumstances responsible for the delay, the steps being taken to expedite the completion of the project and their expected date of completion.