



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

**NOTICE OF THE CITY OF CORINTH  
PLANNING AND ZONING COMMISSION  
SPECIAL CALLED SESSION**

**MONDAY, MAY 4, 2020 AT 6:30 P.M.**

**CITY HALL – 3300 CORINTH PARKWAY VIA WEB CONFERENCE MEETING**

**Due to the City of Corinth's Level Red status regarding COVID-19 City Hall will be closed to the public.  
Information on how to access and participate in the video conference is provided below.\*\***

**AGENDA**

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

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

- A. Consider and act upon the minutes from the February 24, 2020 Planning and Zoning Commission Meeting.
- B. Consider and act upon the minutes from the March 23, 2020 Planning and Zoning Commission Meeting.

**IV. PRESENTATIONS:**

- A. "Director's Report" on City Council meeting items from the preceding City Council meetings and other relevant information.

**V. AGENDA:**

- A. The Planning and Zoning Commission will hold a public hearing, consider testimony, and make a recommendation to City Council regarding a rezoning request from the applicant, 3100 Tower Ridge Land, LLC, to amend the zoning classification from SF-4, Single Family Residential to PD, Planned Development with a base district of SF-4, Single Family Residential on an ±3.691 acre tract of land legally described as tracts 31 and 32 of the E. Marsh Survey, Abstract No. 0833, within the City of Corinth, Denton County, Texas and is more commonly known as 3100 Tower Ridge Drive, Corinth, TX. (Tower Ridge Single Family PD)

**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 meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Thursday, **April 30, 2020** at **4:30** p.m.



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Helen-Eve Liebman, AICP  
Director of Planning and Development Services  
City of Corinth, Texas

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4/30/2020

Date of Notice

**\*\*Pursuant to Section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the meeting may be accessed by visiting: <http://meetings.cityofcorinth.com>**  
**If you will not be in attendance you may submit any public hearing questions or comments to [Ben.Rodriguez@cityofcorinth.com](mailto:Ben.Rodriguez@cityofcorinth.com) questions and comments will be read aloud so that they may be answered as necessary.**

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 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**BRAILLE IS NOT AVAILABLE**



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

**NOTICE OF THE CITY OF CORINTH  
PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
MONDAY, FEBRUARY 24, 2020 AT 6:30 P.M.  
CITY HALL – 3300 CORINTH PARKWAY**

**MINUTES**

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

*Chairman Brian Rush called the meeting to order at 6:30 p.m.  
Chairman Rush and Commissioners May, Holzwarth, Grober and Thornton were in attendance.  
Commissioner Baker was absent.*

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

A. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on January 27, 2019 at 6:30PM.  
*Commissioner Holzwarth motioned to approve the consent agenda, Commissioner Thornton seconded the motion.  
Motion carried.  
4-yes; 0-no*

**IV. PRESENTATIONS:**

A. “Director’s Report” on City Council meeting items from the preceding City Council meetings and other relevant information.

**V. AGENDA:**

A. Consider and act upon a replat request by I-35 Millennium L.P., to create a 2 new lots, 2R-1 & 5R-1 within the Millennium Place Addition, being a replat of lots 2 & 5, block A and encompassing 11.109 acres situated in the H. Garrison Survey, Abstract number 507, and is more commonly known as 6633 & 6643 S IH-35E. (Millennium Addition Replat)

- a. Staff Presentation
- b. Applicant Presentation
- c. Staff Response
- d. Take Action

*Planning and Development Manager Ben Rodriguez presented the case, he explained that the replat was necessary to facilitate the opening of a new retail lease building located at the Millennium Addition. He stated that staff has reviewed the plat and that it meets the City’s technical requirements for approval, and that staff recommends approval of the plat as presented.*

*Commissioner May asked if the developer has submitted any additional plans for the buildout of the facility or if the development will continued to be piecemealed out.*

*Mr. Rodriguez stated that a new hotel and wedding/event venue have already begun construction but that the rest of the property will be developed piecemealed as market conditions dictate.*

*Commissioner May motioned to approve the proposed replat, Commissioner Grober seconded the motion.*

*Motion Carried 4-yes;0-no.*

**ADJOURNMENT:**

*There being no further business Chairman Rush adjourned the meeting at 6:46 P.M.*

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

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

\_\_\_\_\_  
Helen-Eve Beadle, AICP  
Director of Planning and Development Services



**NOTICE OF THE CITY OF CORINTH  
PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
MONDAY, MARCH 23, 2020 AT 6:30 P.M.  
CITY HALL – 3300 CORINTH PARKWAY & MEETINGS.CITYOFCORINTH.COM**

**MINUTES**

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

*Chairman Rush called the meeting to order at 6:30 pm*

*Chairman Rush was in attendance at 3300 Corinth Parkway*

*Commissioners, Holzwarth, Baker, and Grober were in attendance via video conference at meetings.cityofcorinth.com.*

*Commissioners May and Thornton were absent.*

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

- A. Consider and act upon a Preliminary Plat for Lot 1, Block A, of the Magnolia Addition, being 2.627 acres situated in the E.A. Garrison Survey, Abstract No. 511, City of Corinth, Denton County, Texas. (Magnolia Center Preliminary Plat)

*Commissioner Holzwarth motioned to approve the item, Commissioner Baker seconded the motion.*

*Motion carried*

*4-yes; 0-no*

**IV. PRESENTATIONS:**

- A. “Director’s Report” on City Council meeting items from the preceding City Council meetings and other relevant information.

*Director Beadle presented the directors report.*

*She explained that at the City Council meeting on March 5, 2020 the City Council approved amendments to the City’s fee schedule for planning, engineering, and building permit fees.*

*Additionally Mrs. Beadle informed the Commission on revised dates on upcoming City events due to the COVID-19 restrictions and the City’s “Level Red” status.*

**V. AGENDA:**

- A. Conduct a public hearing to consider testimony and make a recommendation on an amendment and possible restatement to the City’s Comprehensive Master Plan “City of Corinth 2010 Comprehensive Plan” adopted by Ordinance No. 10-05-06-12 by adopting a new Comprehensive Master Plan entitled “Envision Corinth, 2040 Comprehensive Plan”. (Comprehensive Plan)
- a. Staff Presentation
  - b. Public hearing
  - b. Staff Response
  - c. Take Action

*Planning and Development Manager Ben Rodriguez explained that due to the COVID-19 restrictions and the City's "Level Red" status that the consideration of the Comprehensive Master Plan is being postponed to a yet to be determined date.*

*Mr. Rodriguez requested that the Commission still hold a public hearing as the item had been posted as a public hearing item and notice was placed in the newspaper.*

*Chairman Rush opened the public hearing at 6:38 p.m.*

*Chairman Rush closed the public hearing at 6:38 p.m.*

*Commissioner Baker motioned for staff to arrange for another public hearing per the City's Unified Development Code regulations once the social gathering restrictions have been lifted.*

*Commissioner Holzwarth seconded the motion.*

*Motion Carried*

*4-yes;0-no*

**ADJOURNMENT:**

*There being no further business Chairman Rush adjourned the meeting at 6:41 p.m.*

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

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Brian Rush, Planning and Zoning Commission Chairman

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Helen-Eve Beadle, AICP  
Director of Planning and Development Services



**Memorandum**

To: **The Corinth Planning and Zoning Commission**  
From: Helen-Eve Liebman, AICP, Planning and Development Director  
Meeting Date: May 4, 2020  
Re: Director's Report

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**City Council acted on the following items at the April 2, 2020 City Council Meeting:**

- Approval of the Enterprise Planned Development Request for a rental/car sales establishment.

**Upcoming meeting dates for Comprehensive Plan & Master Parks/Trails Plan:  
Highlighted dates identify P&Z meetings.**

**Monday, June 22** P&Z Public Hearing/Recommendation  
6:30 pm at City Hall

Thursday, July 16 City Council Public Hearing and Adoption  
7:00 pm at City Hall

**The following are general announcements:**

**Board & Commissioner Dinner:** Our annual appreciation dinner for City board and commission members has been rescheduled to August 27, 2020.

**Cybersecurity Training:** The City has hired a 3<sup>rd</sup> party vendor to provide cybersecurity training to City Staff and anyone with a City Email address. An E-mail was sent out from "Threatadvice.com" containing information on how to sign up for an account. As of April 29, 2020, only one commissioner has completed all of the required lessons. If you have any questions regarding the training, please reach out to Ben Rodriguez at Brodriguez@cityofcorinth.com

## Memorandum

To: **The Corinth Planning and Zoning Commission**  
From: Ben Rodriguez, AICP, Planning and Development Manager  
Meeting Date: May 4, 2020  
Re: Tower Ridge Single Family Planned Development District Public Hearing

### Action Requested:

The Planning and Zoning Commission will hold a public hearing, consider testimony, and make a recommendation to City Council regarding a rezoning request from the applicant, 3100 Tower Ridge Land, LLC, to amend the zoning classification from SF-4, Single Family Residential to PD, Planned Development with a base district of SF-4, Single Family Residential on an ±3.691 acre tract of land legally described as Tracts 31 and 32 of the E. Marsh Survey, Abstract No. 0833, within the City of Corinth, Denton County, Texas and is more commonly known as 3100 Tower Ridge Drive, Corinth, TX. (Tower Ridge Single Family PD)

### Background Information:

The applicant is requesting a Planned Development district to facilitate the development of a single-family subdivision encompassing 18 lots plus 2 homeowners' association (HOA) lots.

The property is located near the southwest corner of Tower Ridge Drive and Meadowview Drive. The property is bounded by single family homes to the north, single family homes, and a church to the east, single family homes to the south, and the Lake Dallas High School baseball field to the west.

### Adjacent Land Uses:

- North Single-family residential – SF-4, zoning
- East Single-family residential and church – SF-4, zoning
- South Single-family residential – SF-4, zoning
- West School (Lake Dallas High School Baseball Field) – SF-4, zoning

Due to current market trends and the very small size of the property the applicant is requesting consideration in the reduction of the size of the lots. The SF-4, Single Family Residential zoning district requires that each lot be a minimum of 7,500 square feet in size. The applicant is requesting consideration of a reduction of the lot size to a 5,000 square foot minimum. The proposed lots range in size from 5,321 square feet to 9,677 square feet. The applicant is requesting a reduction on lot width from 70 feet in width to 50 feet along the front building line with 40 foot widths being the minimum for lots on cul-de-sac "Lots 11-14" and on the eyebrow "Lots 3-5" when measured along the building line. Additionally, the applicant requests a reduction in the lot depth for cul-de-sac and eyebrow lots from 100 feet to 85 feet. Reference Concept Plan.

The smaller lot sizes ensure that the applicant can provide a product at the price point that the market will support. The applicant is also proposing the utilization of 85% of the City's "Class 1" masonry materials on the exterior of the homes. Last fall the Texas Legislature removed cities' ability to regulate exterior materials on residential and commercial developments meaning that



any material currently allowed by the International Building Codes are allowed to be used on the exterior of buildings. Staff requested, and the applicant has agreed to language being included within the Planned Development District regulations which ensures that the proposed homes are built to the same standard as other homes in the community. The addition of the masonry requirement supports the consideration of smaller lot sizes.

It is the applicant's intent to attempt to preserve as many of the existing trees as possible on the site. In our initial conversations with the developer last fall they stated that the existing trees on the property were a motivating factor for their purchase of the property. The applicant intends to utilize the existing trees to provide buffers from adjacent roadways and neighboring properties as well as to improve the aesthetics of the development. That being said, an analysis has not yet been performed on the property to determine the number of trees that may be saved, but the applicant has stated that they are going to make every effort possible to reduce the impact to the existing tree canopy including developing all of not the majority of the homes as two story to reduce the buildings foot print on each lot so that trees may be preserved. The applicant is responsible for mitigation of the protected trees "6 inches and greater" that are removed from the property by either replacing the caliper inches of protected trees removed or by paying a fee in lieu into the City's tree fund for each caliper inch of protected trees removed. Tree mitigation plans are reviewed and approved by City Council and occur later in the development process.

On April 16, 2020 the applicant and staff met with homeowners that chose to participate living within 200 feet notification area of the subject property via a Zoom web conference to inform them of the development and to address any questions or concerns that they may have had with the development. While the residents were disappointed to see the property being developed after so many years, the general consensus was that they were understanding of the development need and were generally pleased to hear that the homes would be priced above the average price of their existing homes, but did have some very small concerns about the taxing implications of rising home values resulting from the development.

One of the concerns expressed by residents was regarding drainage on the property. Residents stated that the current drainage situation is very poor. The applicant has stated that they will mitigate any additional runoff as a result of their development. However, the developer could make no guarantees that the existing conditions would be improved as a result of their development but did promise that the drainage conditions would not be worsened following the development of the property. The City's development regulations will not allow any increased runoff from the property and the proposed detention pond will accommodate the anticipated drainage.

Residents also asked about any planned improvements to Tower Ridge Drive. The applicant will be responsible for paying roadway impact fees for each home built within the development, but the applicant has no requirement to improve Tower Ridge Drive. The roadway impact fees are deposited into a City fund for roadway improvements or expansions throughout the City. Tower Ridge Drive is listed as a five plus year project on the City's Capital Improvements Plan (CIP) meaning that while the City does have plans to improve Tower Ridge Drive, it does not have any plans to improve the roadway within the next five years.

The final concerns expressed by residents were the sidewalks along Tower Ridge. Currently there is an existing sidewalk on the eastern "northbound" side of Tower Ridge. Residents stated that there is an ample amount of foot traffic along Tower Ridge due to it being in close proximity to an Elementary School and a High School. The residents asked when a sidewalk would be

constructed on the western “southbound” side of Tower Ridge as there are a number of individuals that choose to walk across their property or within the road rather than crossing the road to walk in the sidewalk on the eastern side.

The applicant stated that they will be constructing a sidewalk along the boundaries of their property as required but had no plans to construct a sidewalk along the entire western length of Tower Ridge. It is staff’s position since there is an existing sidewalk along the eastern side of Tower Ridge, at a four-way stop, pedestrians cross safer at intersections rather than midblock. The City would prefer to construct the sidewalk in this location with the complete upgrade of Tower Ridge through a CIP project.

**Proposed Development Regulations:**

Base Zoning: Single Family SF-4

Modifications to Base Zoning:

2.08.04 – Residential Dimensional Regulations Chart

- Minimum Front Yard Setback – 20 feet
- Garage Setback – 20 feet
- Minimum Lot Area – 5,000 square feet
- Minimum Lot Width – 50 feet minimum along the front building line (40 feet along front building line for cul-de-sac and eyebrow lots)
- Minimum Lot Depth – 100 feet (85 feet for cul-de-sac and eyebrow lots)
- Maximum Building Area (all buildings) – 45%

If not specifically listed above, the regulations from SF-4 shall apply.

Building Material Standards: The combined percentage of exterior facades shall not be less than 85% Class 1 masonry materials: “fired brick, natural and manufactured stone, granite, and marble.”

**Public Notices:**

Public notices were mailed to all residents within 200 feet of the proposed zoning change request on April 20, 2020. At the time of packet creation there was one letter in support and no letters in opposition to the proposed change.

Notice of the public hearing was published in the April 15, 2020 edition of the Denton Record Chronicle.

**Compliance with the Comprehensive Plan:**

The Comprehensive Plan designates the future land use of this area as Low Density Residential. The proposal complies with the City’s Comprehensive Plan.

**Supporting Documents:**

- Applicant’s PD Design Statement and Development Regulations
- Concept Plan
- Mailed Public Notices (P&Z and City Council)
- Public Hearing Notification Area Exhibit
- Letter of Support for Zoning Change

**Staff Recommendation:** Staff recommends approval as presented.

## Tower Ridge Single Family Planned Development District

### Design Statement & Development Regulations

#### Design Statement:

The Tower Ridge Single Family Planned Development is an 18-lot (plus 2 HOA lots) single-family residential community located on 3.691-acres along the west side of Tower Ridge Drive at the intersection with Peakview Drive and Meadowview Lane. The development is bounded to the west by Lake Dallas High School, the north and south by existing single-family residential neighborhoods, and the east by existing single family and a church across Tower Ridge Drive from the site. The intent is to follow City of Corinth design standards for SF-4 Zoning, with a few modifications to account for the existing dimensions of the property and to provide flexibility to be able to save as many trees as possible. Modifications to the SF-4 requirements are necessary in order to achieve a roadway through the center of the property which allows for maximum utilization of existing trees around the perimeter. The development is anticipated to occur in one phase with construction beginning this year.

<u>Land Area:</u>	3.691-ac.
<u>Lot Yield:</u>	18 single-family, 2 HOA lots for Detention Pond and Landscape Buffer
<u>Density:</u>	4.9 lots/acre
<u>Owner/Developer:</u>	3100 Tower Ridge Land, LLC
<u>Contact:</u>	Gerardo Oseguera
<u>Current Zoning:</u>	SF-4
<u>Future Land Use Plan:</u>	Low Density Residential
<u>Adjacent Zoning:</u>	SF-4 (all sides)
<u>Adjacent Land Use:</u>	
• North	Single-family residential
• East	Single-family residential and church
• South	Single-family residential
• West	School (Lake Dallas High School Baseball Field)

#### Development Regulations:

Base Zoning: SF-4

#### Modifications to Base Zoning:

If not specifically listed here, the regulations from SF-4 shall apply.

#### 2.08.04 – Residential Dimensional Regulations Chart

- Minimum Front Yard Setback – 20’
- Garage Setback – 20’
- Minimum Lot Area – 5,000 square feet
- Minimum Lot Width – 50’ minimum along the front building line (40’ along front building line for cul-de-sac and eyebrow lots)
- Minimum Lot Depth – 100 feet (85 feet for cul-de-sac and eyebrow lots)
- Maximum Building Area (all buildings) – 45%

Building Material Standards: The combined percentage of exterior facades shall not be less than 85% Class 1 masonry materials: “fired brick, natural and manufactured stone, granite, and marble.”

#### Access

Access will be provided to each home in the development through a 50’ right-of-way street designed to city standards. The street will connect to Tower Ridge Drive. See PD Concept Plan.

#### Physical Characteristics/Drainage

The site is heavily wooded and slopes down gently from east to west with approximately 6’ of fall across the site. The site will drain through an underground drainage system to the drainage infrastructure within Tower Ridge Drive. A detention pond is proposed to mitigate any increase in runoff caused by the development.

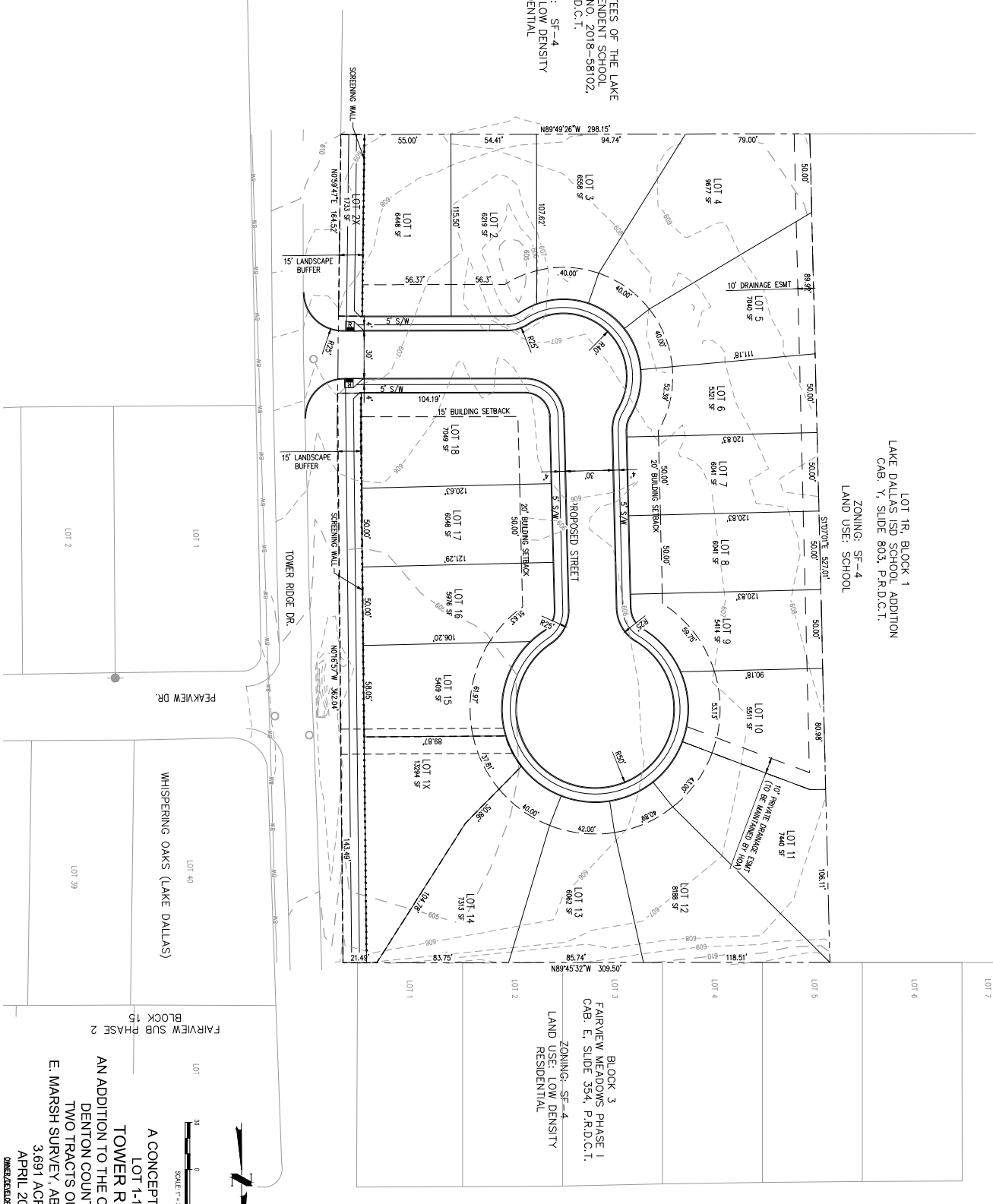
#### Utilities

City water and sanitary sewer lines exist within Tower Ridge Drive. Each has capacity to serve the proposed development. Public water and sewer lines will be extended through the right-of-way of the proposed local street to serve the development.

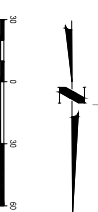
LOT 1R, BLOCK 1  
 LAKE DALLAS ISD SCHOOL ADDITION  
 CAB. Y. SLIDE 803, P.R.D.C.T.  
 ZONING: SF-4  
 LAND USE: SCHOOL

BOARD OF TRUSTEES OF THE LAKE  
 DALLAS INDEPENDENT SCHOOL  
 DISTRICT INST. NO. 2018-58102,  
 D.R.D.C.T.  
 ZONING: SF-4  
 LAND USE: LOW DENSITY  
 RESIDENTIAL

BLOCK 3  
 FAIRVIEW MEADOWS PHASE 1  
 CAB. E. SLIDE 354, P.R.D.C.T.  
 ZONING: SF-4  
 LAND USE: LOW DENSITY  
 RESIDENTIAL



FAIRVIEW SUB PHASE 2  
 BLOCK 15  
 AN ADDITION TO THE CITY OF CORINTH,  
 DENTON COUNTY, TEXAS  
 TWO TRACTS OUT OF THE  
 E. MARSH SURVEY, ABSTRACT NO. 833,  
 3.691 ACRES  
 APRIL 2020  
 DENZEL K. COOPER,  
 300 WEST WOOD LAKE DR. L.L.





Planning and Zoning Commission Special Called **Video Conference Meeting**,  
Date: **MONDAY, MAY 4, 2020 AT 6:30 P.M. via Meetings.CityofCorinth.com**

**Due to the City of Corinth’s Red Level status regarding COVID-19 City Hall will be closed to the public. Information on how to access and participate in the video conference is below.**

Dear Property Owner:

The Planning and Zoning Commission of the City of Corinth, Texas will hold a Public Hearing on **Monday, May 4, 2020 at 6:30 P.M. via virtual video conference at the following web address, meetings.cityofcorinth.com** to hear public opinion regarding the following:

**A rezoning request** by 3100 Tower Ridge Land LLC to amend the zoning classification from SF-4, Single Family Residential to PD, Planned Development with a base district of SF-4, Single Family Residential on an ±3.691 acre tract of land legally described as Tracts 31 and 32 of the E. Marsh Survey, Abstract No. 0833, within the City of Corinth, Denton County, Texas and more commonly known as 3100 Tower Ridge Drive, Corinth, Texas. (Tower Ridge Single Family PD)

This property is generally located at the southwest corner of the intersection of Tower Ridge Dr. and Meadowview Dr.

As a property owner within two hundred (200) feet of this property, you are invited to attend this video conference meeting and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. You may mail this form or letter to Corinth Planning Department, 3300 Corinth Pkwy. Corinth, Texas 76208 or via Email at [Planning@cityofcorinth.com](mailto:Planning@cityofcorinth.com). Please do not hesitate to contact Ben Rodriguez at [Ben.Rodriguez@cityofcorinth.com](mailto:Ben.Rodriguez@cityofcorinth.com) or (940) 498-3261 if you have any questions regarding this rezoning request.

I am writing in (Check as applicable) Support: \_\_\_\_\_ Opposition: \_\_\_\_\_ of the proposal.

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Name/Address: (Please Print)

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**In accordance with Section 418.016 of the Texas Government Code, the Corinth Planning and Zoning Commission will participate in this meeting remotely in compliance with the Texas Open Meetings Act and under the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted March 13, 2020 and as amended on March 24, 2020**

**The public is invited to attend the meeting via virtual video conference and make comments either for or against the requested item. The video and audio feed of the meeting may be accessed by visiting <http://meetings.cityofcorinth.com>.**



City Council **Web Conference Meeting**,  
Date: **THURSDAY, MAY 21, 2020 AT 7:00 P.M. via [Meetings.CityofCorinth.com](https://meetings.cityofcorinth.com)**

**Due to the City of Corinth’s Level Red status regarding COVID-19 City Hall will be closed to the public. Information on how to access and participate in the video conference is provided below.**

Dear Property Owner:

The City Council of the City of Corinth, Texas will hold a Public Hearing on **Thursday, May 21, 2020 at 7:00 P.M. via virtual video conference at the following web address, [meetings.cityofcorinth.com](https://meetings.cityofcorinth.com)** as part of a virtual meeting partially held at Corinth City Hall located at 3300 Corinth Parkway, Corinth Texas 76208 to consider testimony and act upon the following:

**A rezoning request** by 3100 Tower Ridge Land LLC to amend the zoning classification from SF-4, Single Family Residential to PD, Planned Development with a base district of SF-4, Single Family Residential on an ±3.691 acre tract of land legally described as Tracts 31 and 32 of the E. Marsh Survey, Abstract No. 0833, within the City of Corinth, Denton County, Texas and more commonly known as 3100 Tower Ridge Drive, Corinth, Texas. (Tower Ridge Single Family PD)

This property is generally located at the southwest corner of the intersection of Tower Ridge Dr. and Meadowview Drive.

As a property owner within two hundred (200) feet of this property, you are invited to attend this **video conference meeting** and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. You may mail this form or letter to Corinth Planning Department, 3300 Corinth Pkwy. Corinth, Texas 76208 or via Email at [Planning@cityofcorinth.com](mailto:Planning@cityofcorinth.com). Please do not hesitate to contact Ben Rodriguez at [Ben.Rodriguez@cityofcorinth.com](mailto:Ben.Rodriguez@cityofcorinth.com) or (940) 498-3261 if you have any questions regarding this rezoning request.

I am writing in (Check as applicable) **Support:**  **Opposition:**  of the proposal.

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**Name/Address: (Please Print)**

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**Due to the City of Corinth’s Red Level status regarding COVID-19, the doors to City Hall will be closed to the public in an effort to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. In accordance with Section 418.016 of the Texas Government Code, the Corinth City Council will participate in this meeting remotely in compliance with the Texas Open Meetings Act and under the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted March 13, 2020 and as subsequently amended.**

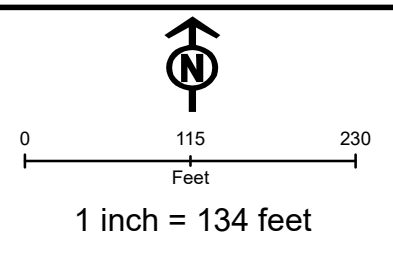
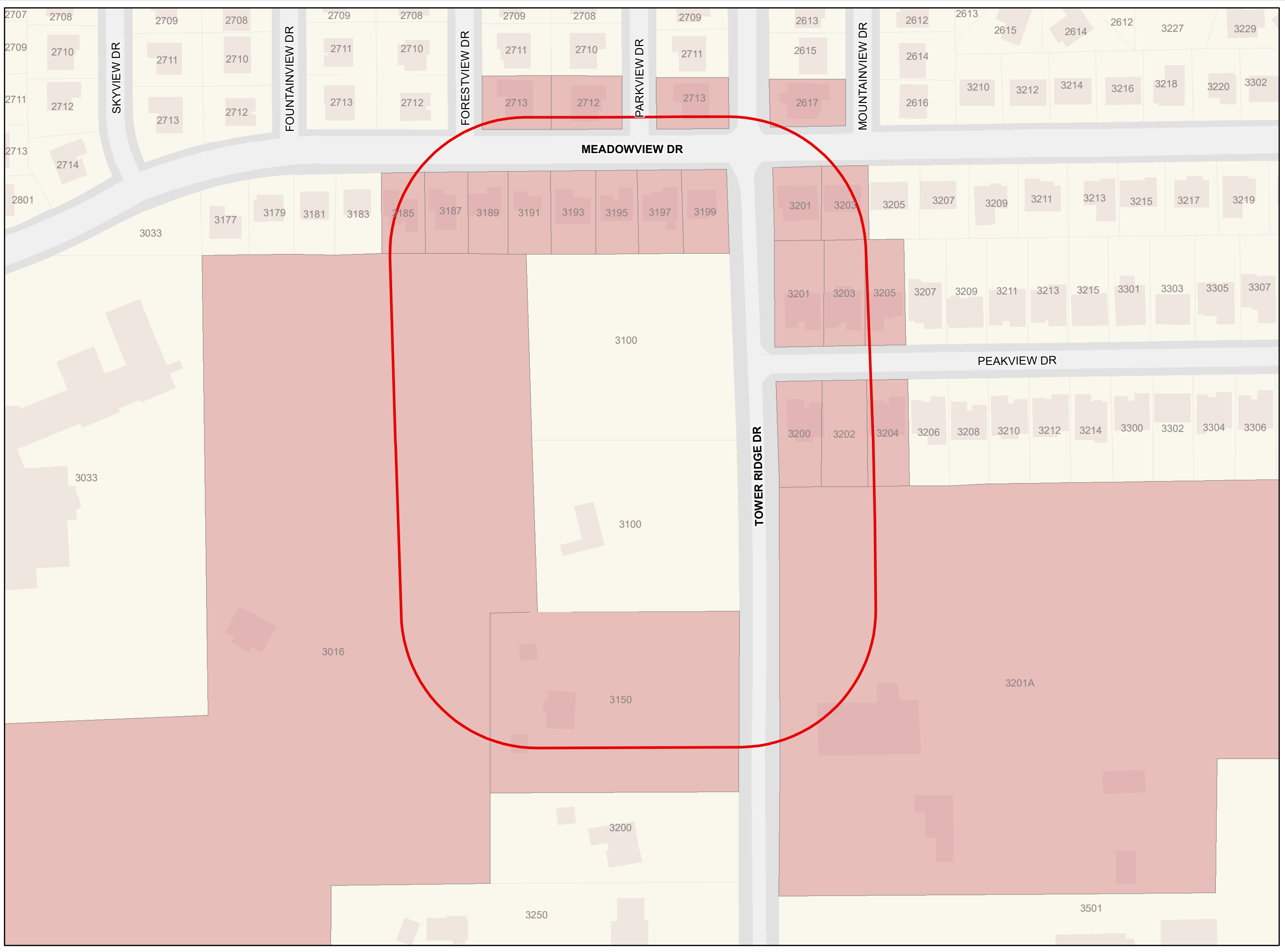
**The video and audio feed of the meeting may be viewed and heard by the public at the web address posted above.**

The public is invited to attend the meeting **via web conference** and make comments either for or against the requested item. **The public may also send written comments before the date of the meeting to the City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208, or to [Ben.Rodriguez@cityofcorinth.com](mailto:Ben.Rodriguez@cityofcorinth.com)**, and the comments will be read aloud at the meeting. Additionally, if you have any questions regarding any of the proposed items you may call 940-498-3261 for assistance.

## Zoning Change

**3100 Tower Ridge Dr  
200 ft. Buffer**

-  200 ft. Buffer
-  Parcels within 200 ft.



This map is the property of the City of Corinth, and is not to be reproduced by any means, mechanical or digital, without written consent of the City. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Planning and Zoning Commission Special Called **Video Conference Meeting**,  
Date: **MONDAY, MAY 4, 2020 AT 6:30 P.M. via Meetings.CityofCorinth.com**

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**A rezoning request** by 3100 Tower Ridge Land LLC to amend the zoning classification from SF-4, Single Family Residential to PD, Planned Development with a base district of SF-4, Single Family Residential on an ±3.691 acre tract of land legally described as Tracts 31 and 32 of the E. Marsh Survey, Abstract No. 0833, within the City of Corinth, Denton County, Texas and more commonly known as 3100 Tower Ridge Drive, Corinth, Texas. (Tower Ridge Single Family PD)

This property is generally located at the southwest corner of the intersection of Tower Ridge Dr. and Meadowview Dr.

As a property owner within two hundred (200) feet of this property, you are invited to attend this video conference meeting and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. You may mail this form or letter to Corinth Planning Department, 3300 Corinth Pkwy. Corinth, Texas 76208 or via Email at [Planning@cityofcorinth.com](mailto:Planning@cityofcorinth.com). Please do not hesitate to contact Ben Rodriguez at [Ben.Rodriguez@cityofcorinth.com](mailto:Ben.Rodriguez@cityofcorinth.com) or (940) 498-3261 if you have any questions regarding this rezoning request.

I am writing in (Check as applicable) Support:  Opposition:  of the proposal.

Name/Address: (Please Print)

DAVID + LINDA Lovell, 3200 Peakview Drive, Corinth, TX

**In accordance with Section 418.016 of the Texas Government Code, the Corinth Planning and Zoning Commission will participate in this meeting remotely in compliance with the Texas Open Meetings Act and under the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted March 13, 2020 and as amended on March 24, 2020**

**The public is invited to attend the meeting via virtual video conference and make comments either for or against the requested item. The video and audio feed of the meeting may be accessed by visiting <http://meetings.cityofcorinth.com>.**