



PLANNING AND ZONING COMMISSION

CITY OF CORINTH, TEXAS

3300 CORINTH PARKWAY, CORINTH, TEXAS

REGULAR SESSION HOLIDAY SCHEDULE

MONDAY, MAY 20, 2019 – 6:30 P.M.



**** PUBLIC NOTICE ****

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
REGULAR SESSION HOLIDAY SCHEDULE
MONDAY, MAY 20, 2019 AT 6:30 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 March 25, 2019.

IV. DIRECTOR'S REPORT:

A. Report on City Council meeting items from the preceding City Council meetings and other relevant information.

V. AGENDA:

A. The Planning & Zoning Commission will consider and take action on a request from the applicant, Randi Rivera, authorized representative for the property owner, 777 Lakes, LP, for a preliminary plat on 55.995 acres legally described as Tracts 1C and 1D out of the BBB & CRR Survey, Abstract 190, Tract 1 out of the S Kephart Survey, County Abstract 721 and Tract 1D out of the GW McGlothlin Survey, Abstract 888 in the City of Corinth, Denton County, Texas. This property is located south of the proposed Lake Sharon Drive extension and east of FM 2499. (Lake Sharon Phase III)

1. Staff Presentation
2. Applicant Presentation
3. Staff Recommendation
4. 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, May 17, 2019 at **12:00** p.m.



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

5/17/2019
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

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

On this the 25th day of March, 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 7:02PM

Roll Call was conducted by Brian Rush at 7:02PM

Members Present

Brian Rush
Bruce Hanson
Wade May
Lindsey Baker
William Davis

Members Absent

Robert Pace

II. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance Recited at 7:03PM

III. CONSENT AGENDA:

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

Lindsey Baker stated that William Davis is shown as absent on page 2 but is shown as present everywhere else but.

Motion Made by Lindsey Baker to approve the minutes with the amendment that William Davis be shown to be present but not voting on Page 2.

Seconded by Bruce Hanson

5-0 All in favor:

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

MOTION TO APPROVE AS AMENDED 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. The Early Model Home Policy was approved by City Council on March 7, 2019. The Accessory Buildings Setbacks item and Public Notice Requirements items were approved by City Council on March 21, 2019. The item regarding screening requirements was tabled for further staff research and discussion. She invited commissioners to Annual Board and Commissions Dinner,

mentioned KCB Spring Event and Arbor Day Celebration. She also announced the Lake City's Serve community event. She mentioned that work was being done to convert all of the lighting in City Hall to LED which will improve the lighting at the dais and, noting that one of the Commissioners did not receive his packet, she stated that packets are posted online on Fridays before the meeting in the event that any member is unable to access their packet.

Bruce Hanson asked for an explanation of the Early Model Home Program.

Helen-Eve Liebman explained that it is a program that allows developers to build a model home prior to the completion of all of the streets and utilities in a subdivision being completed. This requires that permanent access as well as fire and emergency access be completed and stated that water and sewer cannot be connected to the home until the subdivision is accepted.

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

Ben Rodriguez, Planning Manager, presented the item. Applicant is requesting driveway variance from the 250ft requirement to 212ft. Applicant has agreed to provide cross access to the adjacent property for internal circulation. This is being requested because the site has considerable topography and the owner wants to grade the property to increase its appeal to commercial buyers. There is no median break for the proposed driveway. The City Engineer has removed and is comfortable with this request. If approved by City Council, the request will be sent to TxDOT for approval. Staff recommends approval as requested.

Bruce Hanson asked if this is the Commission is supposed to make a recommendation or take final action on the item.

Ben Rodriguez stated that they are making a recommendation.

2. Applicant Presentation

Lawrence Holdorf, Allison Engineering, presented on behalf of the applicant. There was spacing to allow for three driveways but the offset of the two existing driveways placed their property at too short of a distance to meet the standard requirements.

3. Staff Recommendation

Ben Rodriguez stated that staff recommend approval as presented.

4. Take Action

Motion Made by Lindsey Baker to recommend approval as presented.

Seconded by Wade May

5-0 All in favor:

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

MOTION TO RECOMMEND APPROVAL AS PRESENTED PASSES

- 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

Ben Rodriguez presented the item. The City purchased this property in 1995 for use as a Public Works facility. The property is undergoing major renovations but was never platted in the past. Staff have reviewed the plat and recommend approval as presented. This will be a final action by the Commission to approve or disapprove and the item will not move forward to City Council.

Lindsey Baker stated that the background information states that the property does not currently meet the UDC and State regulations and asked for clarification on how it fails to meet regulations.

Ben Rodriguez stated that the UDC does not allow a building to be constructed on a site that is not platted.

Motion Made by Bruce Hanson to approve the plat as presented.

Seconded by William Davis

5-0 All in favor:

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

MOTION TO APPROVE AS PRESENTED PASSES

- 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

Helen-Eve Liebman presented the item. Staff have been working on amendments to the City's area regulations to bring local standards more in line with market demands. We have seen a lot of PDs which could hopefully be reduced by changing the standards. The proposal would allow for a larger building pad, reducing the amount of area needing to be maintained. This proposed amendment will add standards for MX-D to make it more enforceable There are currently no clear standards for MX-D. It will make garage setback 25' from front of property line, which reduces the opportunity for people to park

within the sidewalk area. The proposal changes some terminology such as removing the density from minimum lot area and creating of new section for it. A change to sideyard setbacks for SF-3 was shown in packet but staff would like to retain it at 7.5'. The proposal reduces rear yard setback to 20 feet, which is standard in cities. A large proportion of Board of Adjustment cases relate to rear yard setbacks. A 25' front yard is provided and a 3' alley setback is added as well as front entry on SF-A is prohibited in order to reduce conflicts with all of the activity in the front and to not detract from the visual presence. The square footage of buildable lot area has been changed for single family attached and multifamily. The maximum density has been moved away from maximum lot area into its own row. The proposal also provides for a density at Mixed-Use Residential. The minimum lot depth is changed to 90' for residential, which is typical, and changed from actual densities in lot cover for multifamily to percentages, which is typical. These are typical regulations across North Texas. Staff recommends approval with the amendment to keep the 7.5' side yard setback.

Bruce Hanson asked if the note 4 as a superscript was revised. He asked if the minimum lot width was combined into one requirement. It looks like the current standard prevents wedge shaped properties.

Ben Rodriguez stated that Note 4 is a new note addressing key lots.

Helen-Eve Liebman stated that a key lot is a corner yard where the property adjoins the side yard of the neighboring property. The property adjoins the side yard of the neighboring property. She showed and explained a drawing of a key lot.

Ben Rodriguez Stated that the corner lots all had the exact same standards as interior lots. The code requires lot width to be measured from the building line but this section defines it as starting from the property line though the definition states building setback line. This revision keeps it with the front property line.

Bruce Hanson asked the rational for moving from a 20' rear yard setback from a 30' setback.

Helen-Eve Liebman stated that this is the only time she has seen a 30' setback and that it is highly irregular. It results in a very large portion of the lot being restricted and can be problematic with lots with uneven lots such as a wide-shallow lot. This standard has resulted in numerous Zoning Board of Adjustment cases. Additionally, changing the standard would bring a lot of older neighborhoods into compliance where homes were constructed to accommodate a 20' rear yard setback and residents are unable to carry out projects that would have been allowable at the time the neighborhoods were built and are comparable to what is present on neighboring lots.

Ben Rodriguez stated that many homes are constructed right to the 30' setback line and cannot construct a patio.

Helen-Eve Liebman stated that any construction that is part of the main structure has to meet this setback. She stated that the commission recently approved modifications for accessory structures but those are not attached.

Bruce Hanson asked if the requested variances at the Board of Adjustment are being granted.

Helen-Eve Liebman stated that they are being granted.

Bruce Hanson asked if this would allow the developers to have a front property width at any length.

Ben Rodriguez stated that this is theoretically true but would recommend changing the definition rather than specifying two different standards. Staff would be happy to look at this concern separately. This could be tied to driveway requirements, for example.

Bruce Hanson sought clarification that this was struck because staff believe there is a contradiction between the definitions.

Ben Rodriguez stated that this is correct and that this is true not just of our code but is standard among cities. He also explained that the city has standards on driveway spacing which will limit how small front lot lines can become.

Helen-Eve Liebman stated that if this a concern, she would recommend adding those back in, but the minimum that you could expect would be 50’ or 45’ based on the product. There are also issues with flag lots, which are properties with long narrow fronts leading to a home, analogous to a flag. Staff recommend that, if this a concern, retaining the minimum property width standard but reducing it to 50’ on SF-3 with a 10’ reduction on all the others. This standard presently specified in the code is unusual and could restrict some development in cul-de-sac type lots.

2. Public Hearing (Open and Close)

Public Hearing Opened and Closed at 7:31PM

3. Response by Staff

N/A

4. Take Action

Motion Made by Bruce Hanson to recommend approval with the following changes: that the minimum lot width for SF-4 at the front property line be 50’, for SF-3 be 60’, for SF-2 70’ and for SF-1 140’; With the minimum setback for SF-3 being retained at 7.5’; and changing Footnote #2 to read DU/A instead of DUA.

Seconded by Wade May

Bruce Hanson stated that minimum lot width was established as such when the UDC was drafted in order to prevent “pizza slice” lots from being constructed, though he understands that driveway spacing may serve as a limiting factor. The intent at the time of the Comprehensive Plan’s development was to keep a more open feel which was also the case with the large rear yard setbacks. This was intended to prevent “McMansions on Postage Stamps.” He stated that it is not always wise to make decisions just based on market forces and that what you want for the community should also be considered. While not part of his motion, he is concerned about the 20’ rear yard setbacks due to his concern that it could lead to crowding.

5-0 All in favor:

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

MOTION TO RECOMMEND APPROVAL AS AMENDED PASSES

- 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

Ben Rodriguez presented the item. This would require that a new certificate of occupancy be required upon change or tenant or owner of a building. Our current code only requires a new certificate of occupancy given a change of use. This will allow the City to better track who is owning or occupying structures which would not otherwise be known until annual fire inspections and may be useful information in the event of crime or fire incidents as well as in cases where a business that is not authorized to operate in a certain area is attempting to open. It is much easier to deny occupancy than to evict an existing business. Based on staff research, Corinth is the only city in the Metroplex does not issue a new Certificate of Occupancy given the change in use or ownership.

Wade May asked the cost of a Certificate of Occupancy.

Patrick Hubbard, Development Coordinator, stated that he believes the cost is either \$150 or \$200 but is not entirely positive off the top of his head.

Wade May asked if there is a variation in cost for type of use.

Ben Rodriguez stated that there is no change in cost but certain uses, such as a restaurant, may require a health inspection.

Wade May asked for clarification if a location is changing from one restaurant to another, the fee would be charged.

Ben Rodriguez stated that this is correct.

Bruce Hanson asked for the standard definition of occupancy.

Ben Rodriguez stated that there are 2 ways of defining occupancy. One is conventionally based on the occupant, the other is based on occupancy types as defined in the International Building Code. There has been some staff level disagreement about which definition applied. The change clears up that ambiguity in the definition.

Brian Rush asked if this started with the fire code.

Ben Rodriguez stated that this was part of what spurred the discussion.

Bruce Hanson asked if, because the requirement also asks about type of business, the code is already in alignment with the rest of the Metroplex.

Ben Rodriguez stated that this is a reasonable conclusion but this item is intended to clear up any confusion.

2. Public Hearing (Open and Close)

Public Hearing Opened and Closed at 7:55PM

3. Response by Staff

N/A

4. Take Action

Motion Made by Lindsey Baker to recommend approval as presented.

Seconded by Wade May.

5-0 All in favor:

Ayes: Brian Rush, Bruce Hanson, Wade May, Lindsey Baker, William Davis

Nays: None

Not Voting: None

Absent: Robert Pace

MOTION TO RECOMMEND APPROVAL AS PRESENTED PASSES

E. The Planning & Zoning Commission will discuss and take action on future meeting times.

1. Staff Presentation

Ben Rodriguez introduced the discussion. Staff would like to entertain moving the meeting start time to 6:00PM. Staff analysis shows that all of the other boards start at about 6:00PM with City Council meeting at 5:45PM

2. Discussion

Bruce Hanson stated that it would be difficult for him to make it to a meeting at 6:00PM and may be a tossup due to his commute.

Brian Rush stated that it would be difficult to make it to the meeting at 6:00PM but it is feasible.

Lindsey Baker stated that she would like to see the meeting start earlier because it is nice to get out a little earlier.

Wade May stated that he has no problem with 6:00PM

William Davis stated that he has no problem with 6:00PM or 7:00PM

Ben Rodriguez stated that he had asked Commissioner Pace and he stated that he has no problem with 6:00PM because he actually goes home and waits for a while before coming up to the meeting.

Brian Rush asked if 6:30PM would be advantageous to City staff.

Ben Rodriguez stated that it would be.

3. Take Action

Motion Made by Lindsey Baker to move the meeting start time to 6:30PM

Seconded by Brian Rush

4-1 in favor:

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

MOTION TO CHANGE START TIME TO 6:30 PASSES

VI. ADJOURNMENT:

Meeting Adjourned at 8:05 PM

MINUTES APPROVED THIS _____ DAY OF _____, 2019.

Brian Rush, Planning and Zoning Commission Chairman

Patrick Hubbard, Planning and Zoning Commission Secretary



Memorandum

To: **The Corinth Planning and Zoning Commission**
From: Helen-Eve Liebman, AICP, Planning and Development Director
Meeting Date: May 20, 2019
Re: Director's Report

THE FOLLOWING ITEMS WERE APPROVED AT THE APRIL 4, 2019 CITY COUNCIL MEETING:

FM 2181 Commercial Development Major Subdivision Waiver: A major subdivision waiver for driveway spacing at the proposed FM 2181 Commercial Development site.

THE FOLLOWING ITEMS WERE APPROVED AT THE APRIL 18, 2019 CITY COUNCIL MEETING:

Fence and Screening Regulations: An amendment to the UDC Sign and Fence/Screening Regulations.

Residential Lot Dimensions & Setbacks: An amendment to the UDC Zoning Dimensional Regulations.

THE FOLLOWING ITEMS WERE APPROVED AT THE MAY 9, 2019 CITY COUNCIL MEETING:

Certificate of Occupancy: An amendment to the UDC Zoning Procedures regarding Certificate of Occupancy requirements.

FM 2181 Commercial Development Tree Mitigation: A tree mitigation plan for the proposed FM 2181 Commercial Development site.

THE FOLLOWING ITEMS ARE GENERAL ANNOUNCEMENTS:

None



Memorandum

To: The Corinth Planning and Zoning Commission
From: Patrick Hubbard, Development Coordinator
Meeting Date: May 20, 2019
Re: Lake Sharon Phase 3 Preliminary Plat

Action Requested:

The Planning & Zoning Commission will consider and take action on a request from the applicant, Randi Rivera, authorized representative for the property owner, 777 Lakes, LP, for a preliminary plat on 55.995 acres legally described as Tracts 1C and 1D out of the BBB & CRR Survey, Abstract 190, Tract 1 out of the S Kephart Survey, County Abstract 721 and Tract 1D out of the GW McGlothlin Survey, Abstract 888 in the City of Corinth, Denton County, Texas. This property is located south of the proposed Lake Sharon Drive extension and east of FM 2499. (Lake Sharon Phase III)

Background Information:

The applicant is requesting consideration for approval of a Preliminary Plat for Lake Sharon Phase III. This development is located to the immediate west of the lake and the existing Lake Sharon Phases I and II neighborhoods and to the immediate east of FM 2499. The Lake Sharon Extension is located along the property's northern boundary.

The City Council approved a Planned Development for the property on March 15, 2018. The development consists of 56 acres of rolling terrain abutting a 20 acre lake, Lake Sharon. Approximately 32 acres of the property are located in FEMA designated floodplain area leaving the other 24 acres are developable.

The development utilizes a cluster design approach which features smaller lots with large amounts of open space. The resulting plan creates a scenic, lakefront community that effectively preserves the natural features of the property. The plat creates 74 residential lots and 2 open space lots to be managed by the Home Owners Association of the neighborhood.

Staff have reviewed this preliminary plat and determined that it meets the requirements of the Planned Development and of the subdivision ordinance.

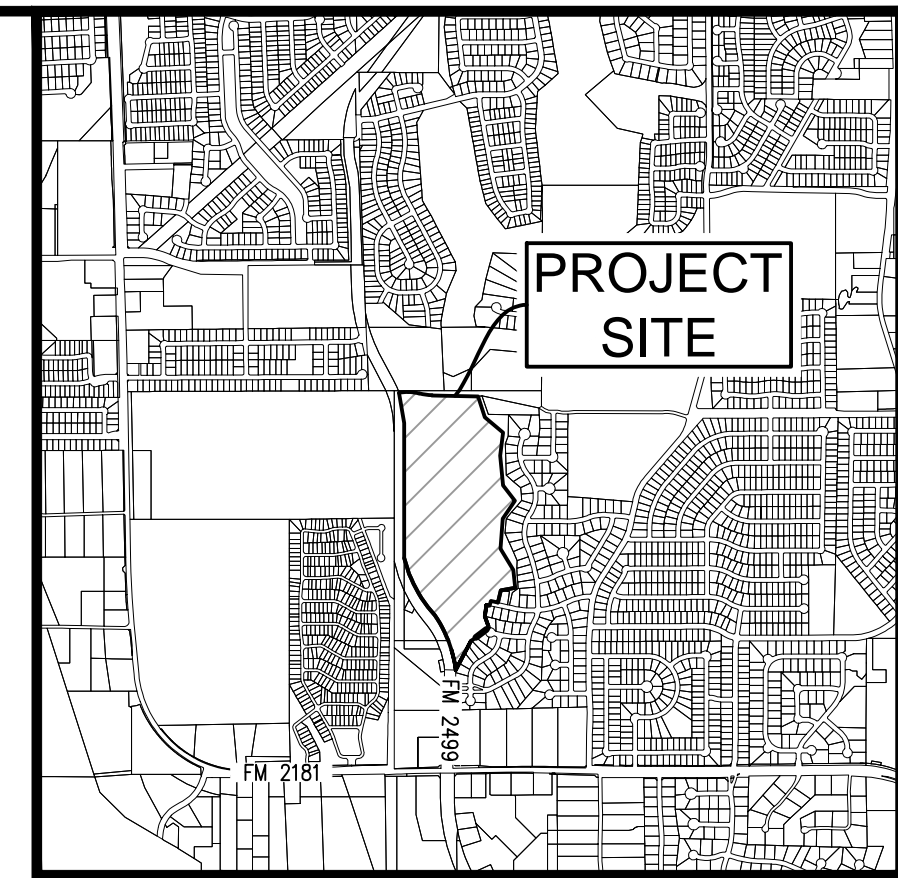
Subject to the Corinth Unified Development Code 3.03.02 (F) the Planning and Zoning Commission shall determine whether the Preliminary Plat conforms to the Subdivision Regulations and take action to either approve, approve with conditions, or deny the plat the basis of that determination.

Supporting Documents:

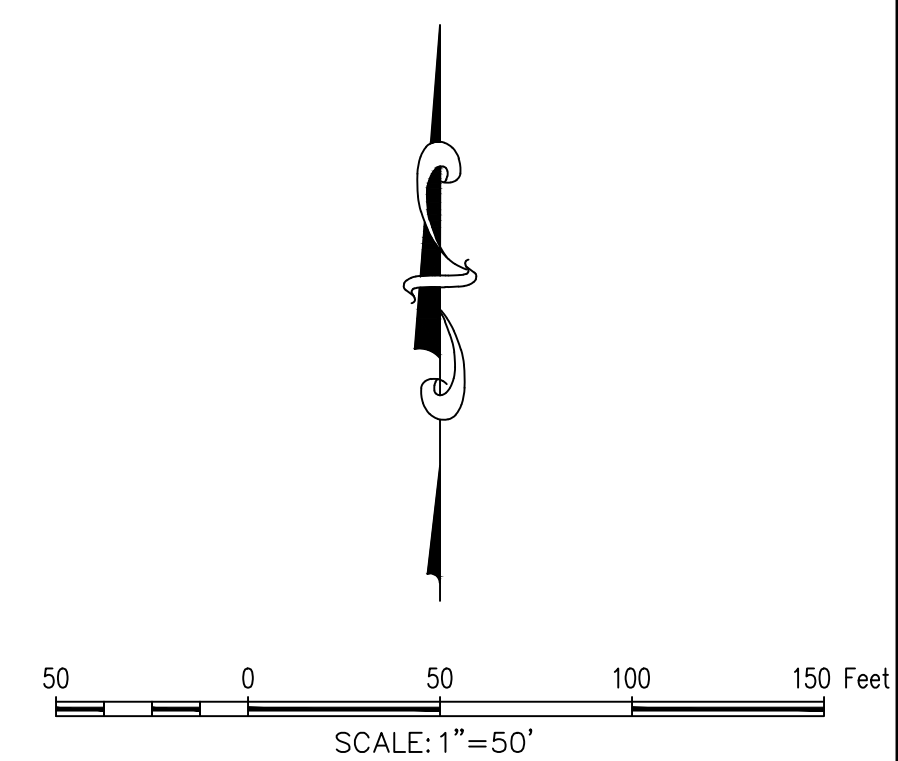
- Proposed Preliminary Plat

Staff Recommendation:

Staff recommends approval as presented.



Vicinity Map T-2007



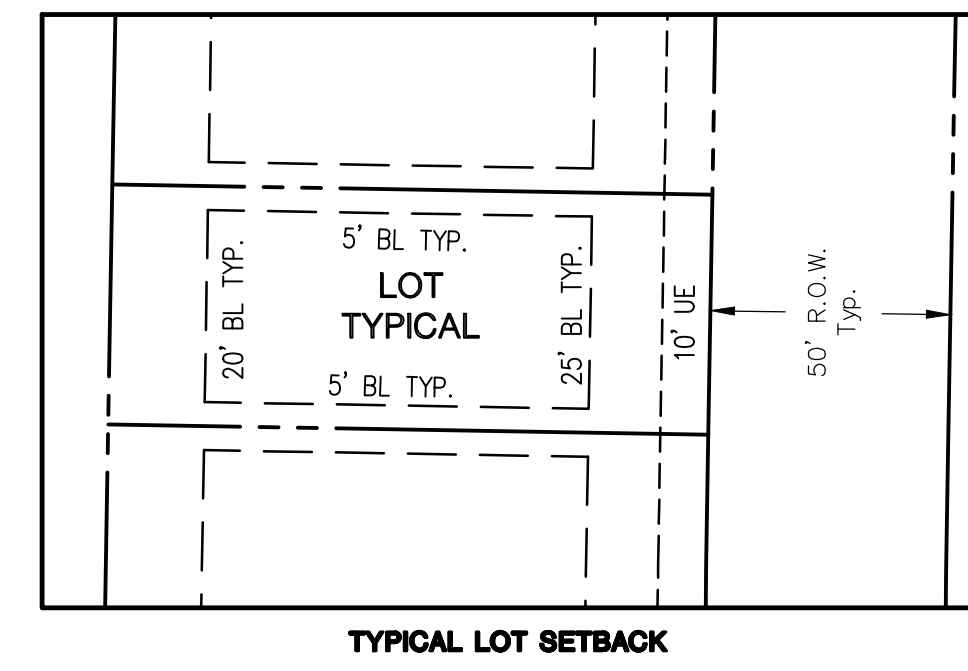
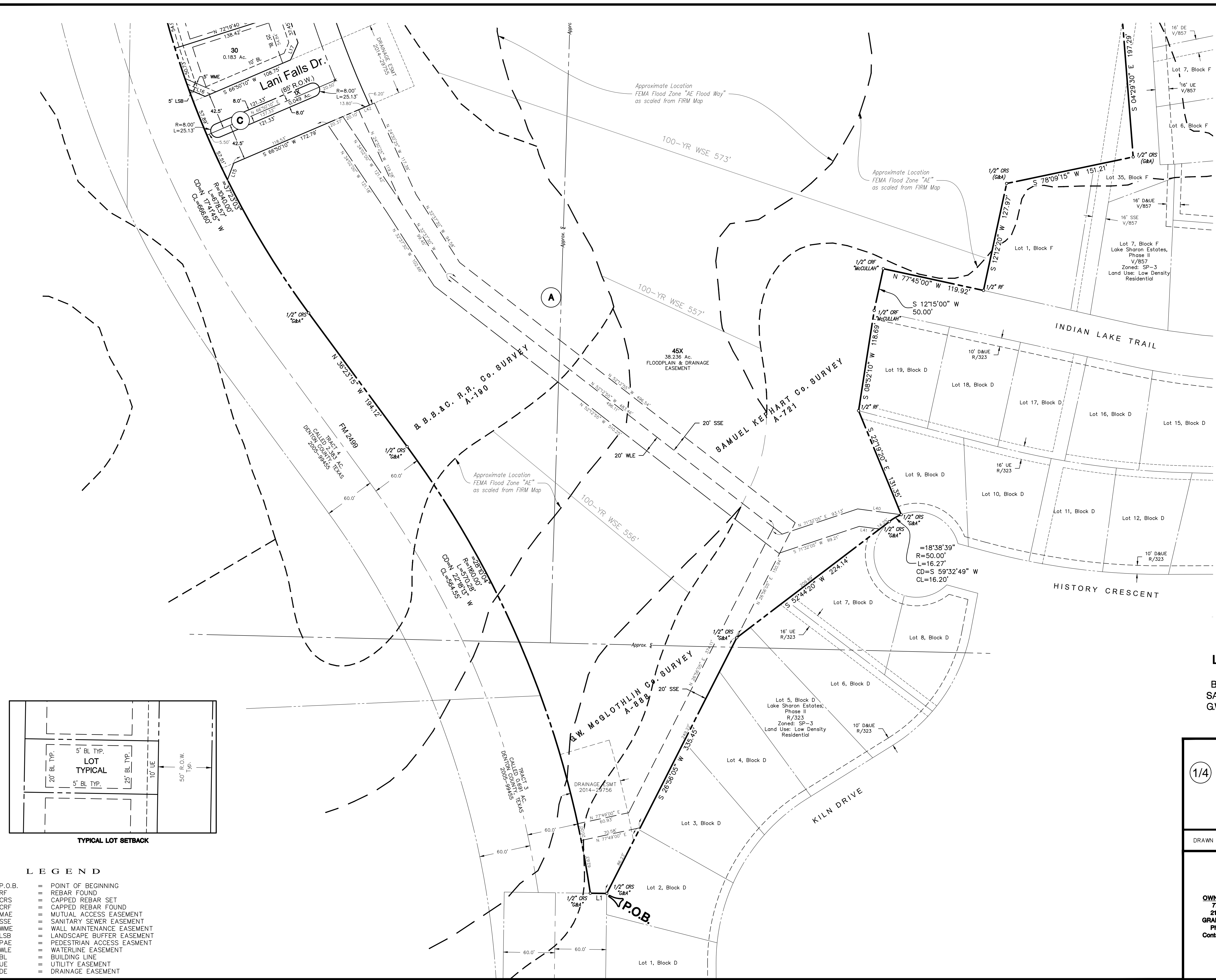
PRELIMINARY PLAT
LAKE SHARON, PH. III
74 Residential Lots
2 HOA & Openspace Lots
55.995 Acres
Zoned: PD (SF-4)
Land Use: Low Density Residential
 in the
B.B.B.&C. R.R. Co. SURVEY, ABSTRACT NO. 190
SAMUEL KEPHART SURVEY, ABSTRACT NO. 721
G.W. McGLOTHLIN SURVEY, ABSTRACT NO. 888
CITY OF CORINTH
DENTON COUNTY, TEXAS

1/4

The John R. McAdams Company, Inc.
 (DBA: G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.438.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

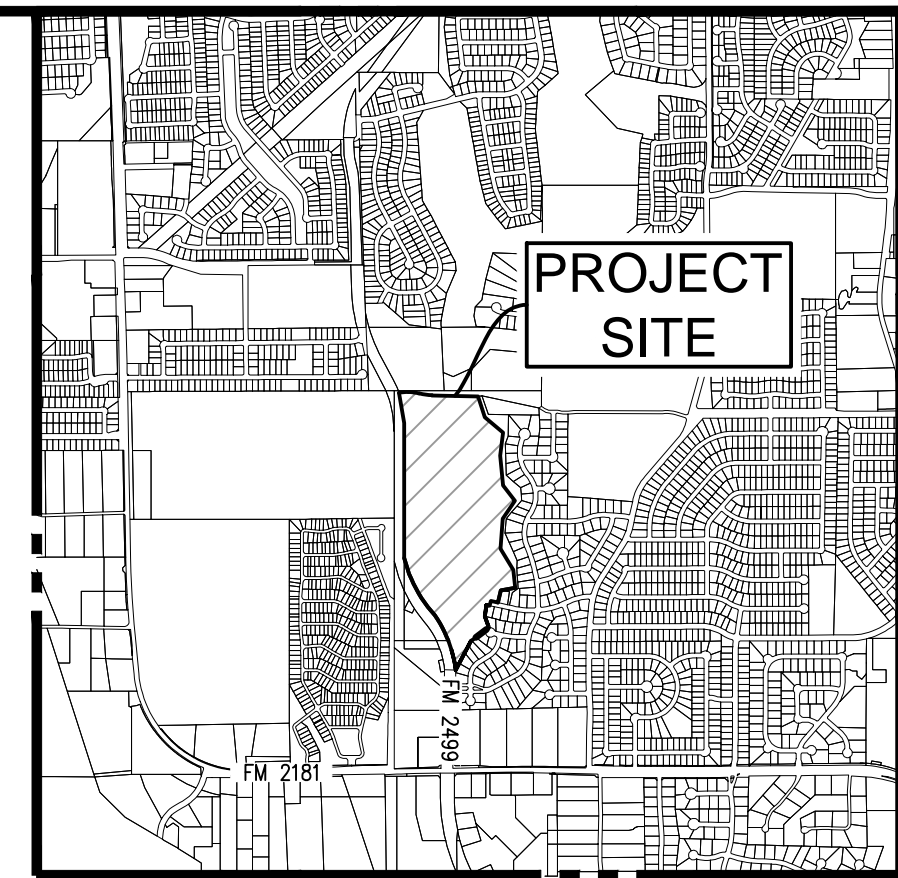
DRAWN BY: CC DATE: 5/21/2018 SCALE: 1"=50' JOB. No. 15228

OWNER/DEVELOPER
777 LAKES, L.P.
218 W. WALL ST
GRAPEVINE, TX 76051
Ph. 214.985.8021
Contact: Rob Betanour



- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - RF = REBAR FOUND
 - CRS = CAPPED REBAR SET
 - CRF = CAPPED REBAR FOUND
 - MAE = MUTUAL ACCESS EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - WME = WALL MAINTENANCE EASEMENT
 - LSB = LANDSCAPE BUFFER EASEMENT
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - WLE = WATERLINE EASEMENT
 - BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT

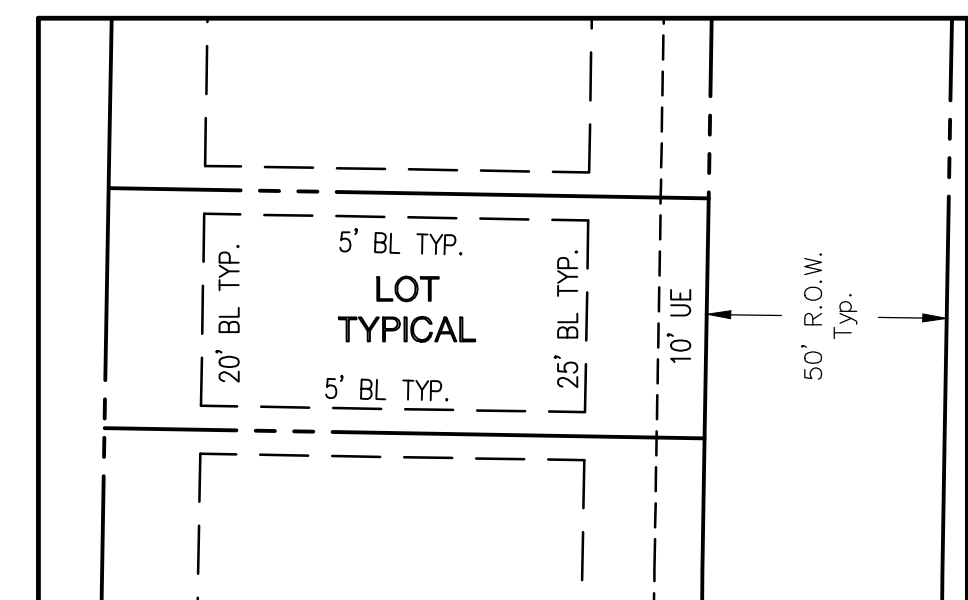
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 Plotted: 5/22/2018 4:40 PM by: Hannah Hester, Speed: 4/22/2018 12:04 PM, by: cc



Vicinity Map T-2007



50 0 50 100 150 Feet
SCALE: 1"=50'



TYPICAL LOT SETBACK

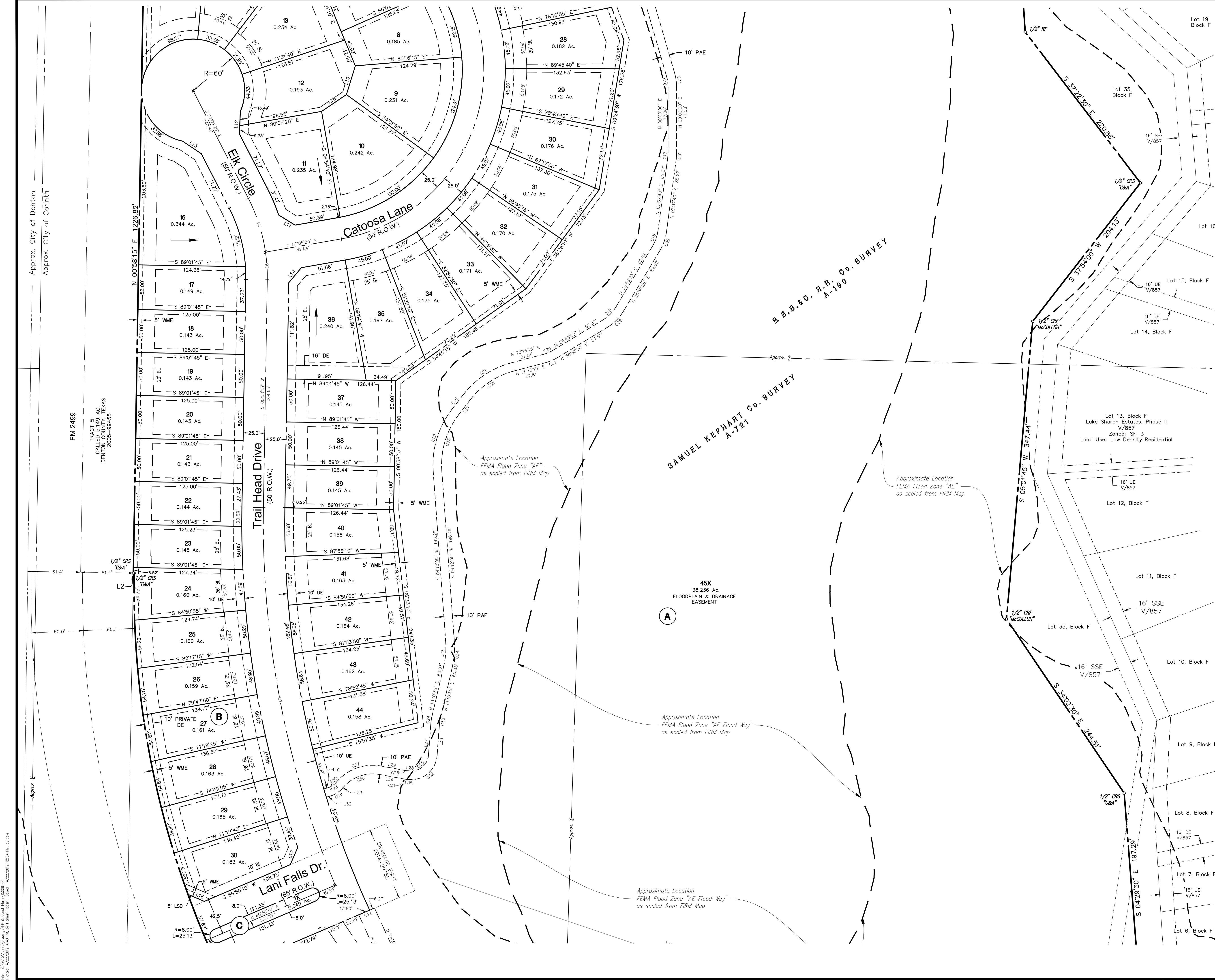
PRELIMINARY PLAT
LAKE SHARON, PH. III
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CITY OF CORINTH
DENTON COUNTY, TEXAS

2/4

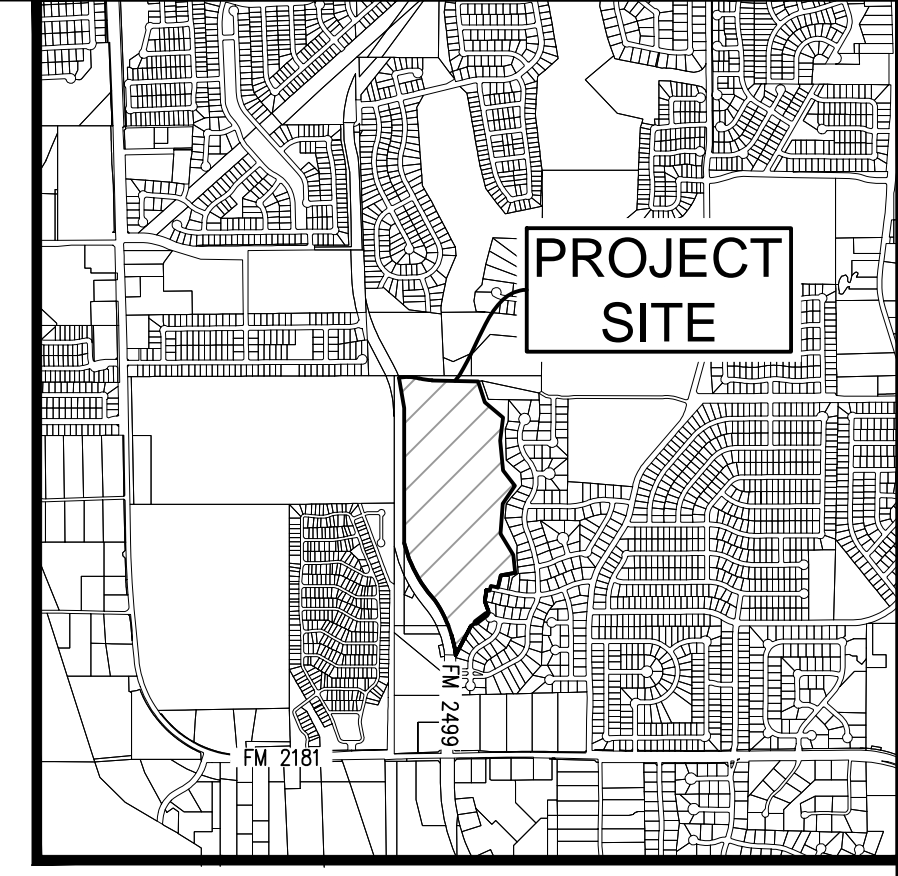
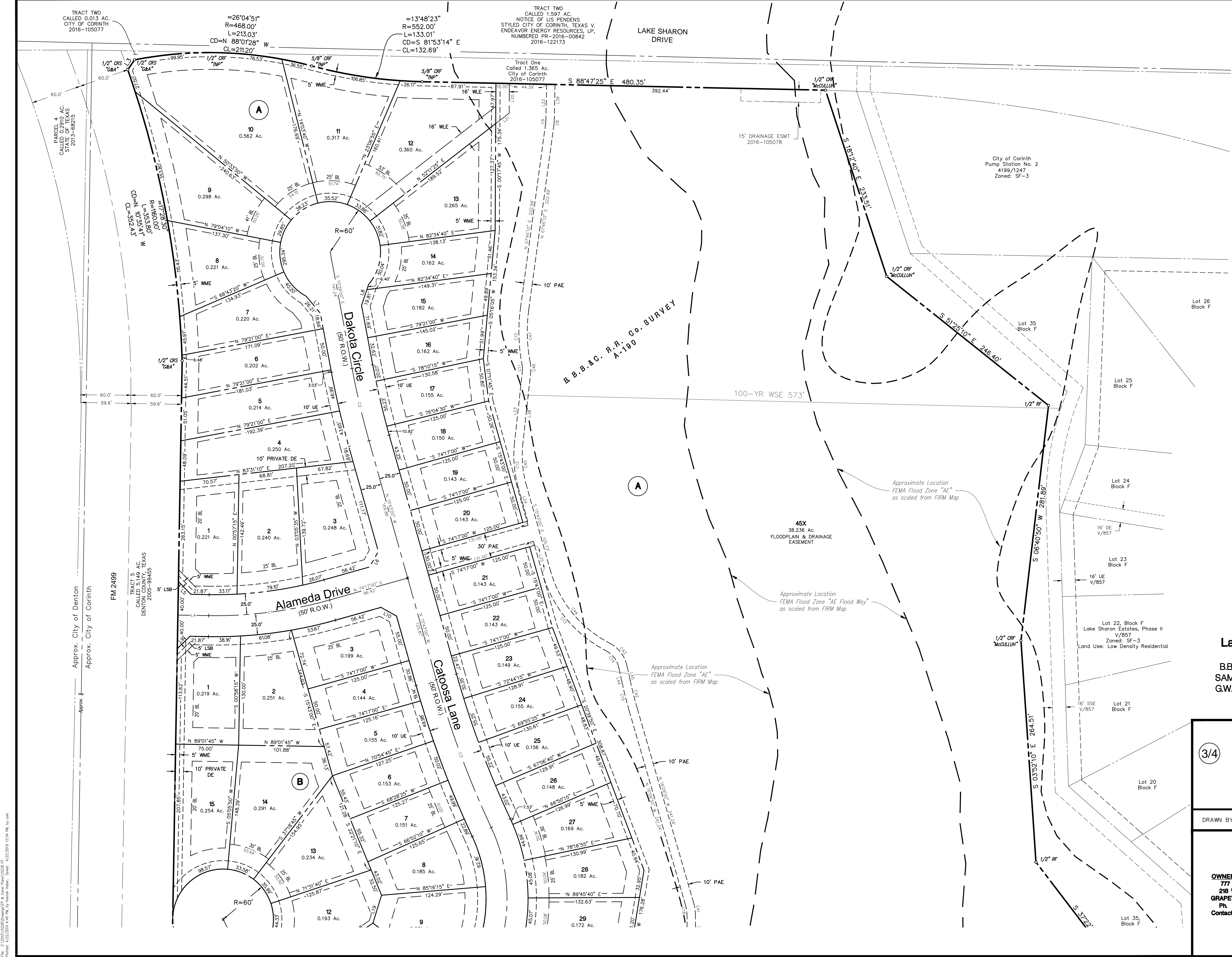
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DRAWN BY: CC DATE: 5/21/2018 SCALE: 1"=50' JOB. No. 15228

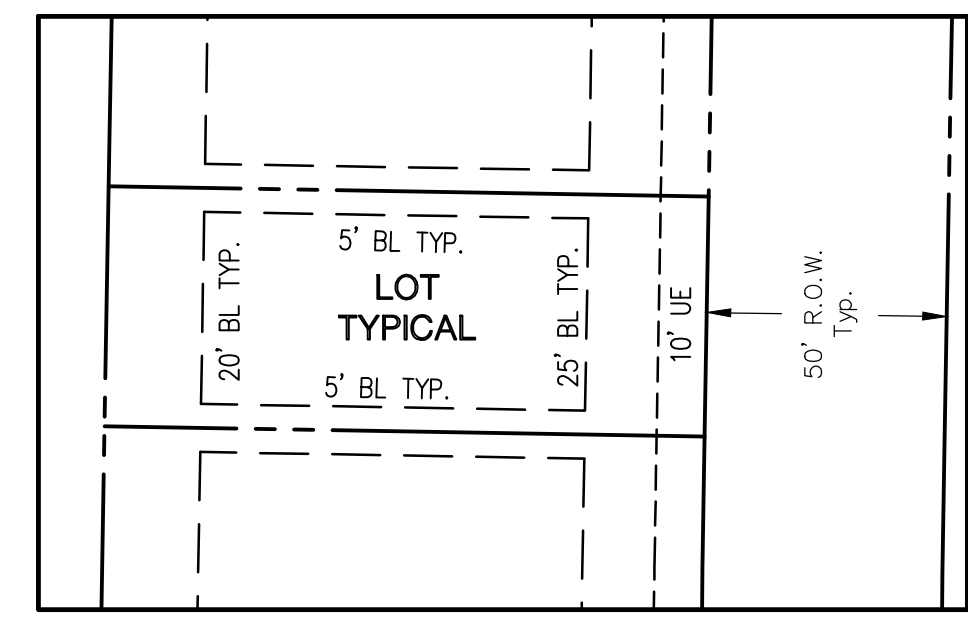
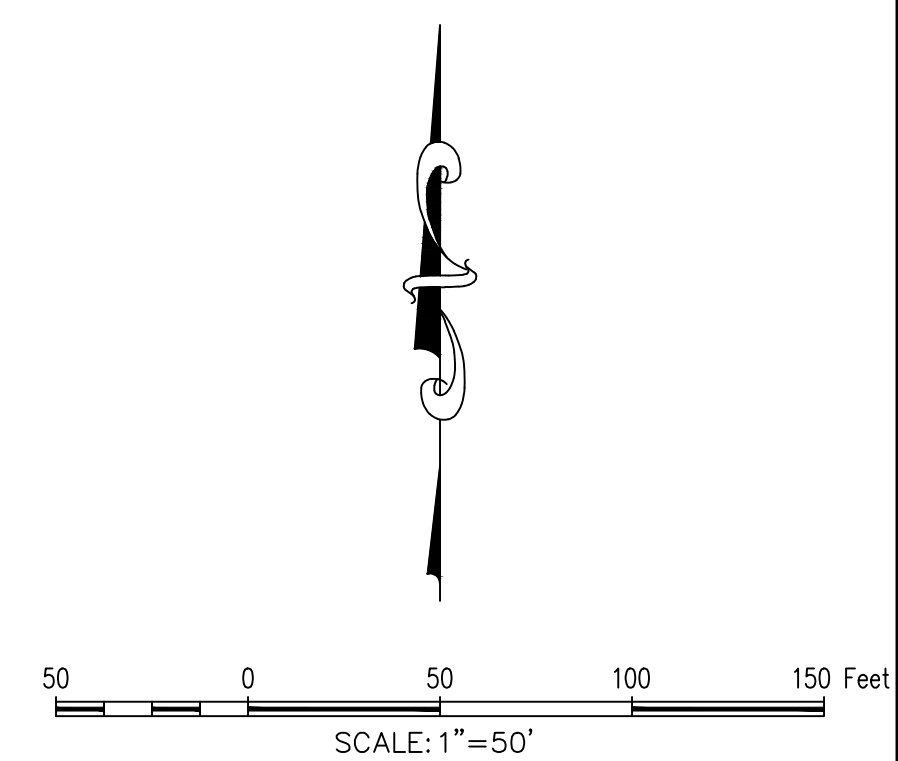
OWNER/DEVELOPER
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218 W. WALL ST
GRAPEVINE, TX 76051
Ph. 214.985.8021
Contact: Rob Betancur



File: 2107015200.dwg, 5/21/2018 12:04 PM, by: cc
 Plotted: 5/22/2018 4:40 PM, by: Hannah Healy, Speed: 4/22/2018 12:04 PM, by: cc



Vicinity Map T-2007



TYPICAL LOT SETBACK

PRELIMINARY PLAT
LAKE SHARON, PH. III
74 Residential Lots
2 HOA & Openspace Lots
55.995 Acres
Zoned: PD (SF-4)
Land Use: Low Density Residential
 in the
B.B.B.&C. R.R. Co. SURVEY, ABSTRACT NO. 190
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CITY OF CORINTH
DENTON COUNTY, TEXAS

3/4

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 www.mcadamsco.com

DRAWN BY: CC DATE: 5/21/2018 SCALE: 1"=50' JOB. No. 15228

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GRAPEVINE, TX 76051
Ph. 214.985.8021
Contact: Rob Betancur

File: 21071015228.dwg, 5/21/2018, 12:04 PM, by: cc
 Plotted: 5/22/2018, 4:40 PM, by: Hannah Healy, Speed: 472/2729, 12:04 PM, by: cc

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

We, 777 Lakes LP, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

Being all that certain lot, tract or parcel of land situated in the B.B.B. & C. RR. Co. Survey, Abstract Number 190, the Samuel Kephart Survey, Abstract Number 721 and the G. W. McGlothlin Survey, Abstract Number 888, City of Corinth, Denton County, Texas, and being part of that certain called 41.70 acre tract of land described as Tract One and part of that certain called 62.667 acre tract of land described as Tract Four in deed to 777 Lakes LP, recorded in Document Number 2004-19618 of the Real Property Records of Denton County, Texas, and being part of that certain called 0.275 acre tract of land described in deed to 777 Lakes LP, recorded in Document Number 2005-1791 of the Real Property Records of Denton County, Texas, and being all of that certain called 0.565 acre tract of land described in deed to 777 Lakes LP, recorded in Document Number 2005-1792 of the Real Property Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A) at the southeast corner of said 0.565 acre tract, being the northeast corner of Barrel Strap Lane as evidenced by the final plat of Lake Sharon Estates, recorded in Cabinet R, Page 323 of the Plat Records of Denton County, Texas, and being an angle point on the west line of Lot 2, Block D of said addition;

THENCE N 89°12'55" W, 19.31 feet with the south line of said 0.565 acre tract and the north line of said Barrel Strap Lane to a 1/2" capped rebar set (G&A) at the southwest corner of said 0.565 acre tract and being the southeast corner of that certain called 0.691 acre tract described as Tract 1 in deed to Denton County, Texas, recorded in Document Number 2005-99455 of the Real Property Records of Denton County, Texas, being on the east line of F.M. 2499;

THENCE with the east line of said F.M. 2499, the east line of said 0.691 acre tract and the west line of said 0.565 acre tract, with the arc of a curve to the left having a radius of 1160.00 feet, passing at an arc length of 238.61 feet, whose central angle is 11°47'09", having a chord of N 14°06'47" W, 238.19 feet, a 5/8" rebar found at the northeast corner of said 0.691 acre tract, being the northwest corner of said 0.565 acre tract and being the southeast corner of that certain called 2.383 acre tract described as Tract 4 in said Denton County, Texas, deed, continuing with the east line of said 2.383 acre tract a total arc length of 570.28 feet, whose central angle is 28°10'04", having a chord of N 22°18'13" W, 564.55 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE N 36°23'15" E, 194.12 feet continuing with the east line of said F.M. 2499 and the east line of said 2.383 acre tract to a 1/2" capped rebar set (G&A) at a point of curvature of a curve to the right;

THENCE with the east line of said F.M. 2499 and the east line of said 2.383 acre tract, with the arc of said curve to the right having a radius of 1040.00 feet, a central angle of 37°22'55" and an arc length of 678.58 feet whose chord bears N 17°41'45" W, 666.60 feet to a 1/2" capped rebar set (G&A) at the northeast corner of said 2.383 acre tract;

THENCE N 89°01'45" W, 1.00 feet continuing with the east line of said F.M. 2499 and the north line of said 2.383 acre tract to a 1/2" capped rebar set (G&A) at the northwest corner of said 2.383 acre tract, being the southwest corner of said 0.275 acre tract, being on the east line of that certain called 5.149 acre tract of land described in said Denton County, Texas, deed;

THENCE N 00°58'15" E, 1226.82 feet continuing with the east line of said F.M. 2499, the east line of said 5.149 acre tract and the west line of said 0.275 acre tract to a 1/2" capped rebar set (G&A) at the point of curvature of a non-tangent curve to the left;

THENCE continuing with the east line of said F.M. 2499 and the east line of said 5.149 acre tract and the west line of said 0.275 acre tract with the arc of said non-tangent curve to the left having a radius of 1160.00 feet, a central angle of 17°28'30" and an arc length of 353.80 feet, whose chord bears N 10°35'41" W, 352.43 feet to a 1/2" capped rebar set at the southwest corner of that certain called 0.013 acre tract of land described as Tract Two in deed to the City of Corinth, Texas, recorded in Instrument Number 2016-105077 of the Real Property Records of Denton County, Texas;

THENCE N 34°19'00" E, 14.26 feet with the south line of said 0.013 acre tract of land to a 1/2" capped rebar set (G&A) at an angle point;

THENCE continuing with the south line of said 0.013 acre tract with the arc of a non-tangent curve to the right having a radius of 468.00 feet, passing at an arc length of 99.95 feet, whose central angle is 12°14'34", having a chord of N 85°03'13" E, 99.76 feet, a 5/8" capped rebar found (TNP) at the most easterly corner of said 0.013 acre tract, being the most westerly corner of that certain called 1.365 acre tract of land described as Tract One in said City of Corinth, Texas, deed continuing with the south line of said 1.365 acre tract a total arc length of 213.03 feet, whose central angle is 26°04'51", having a chord of S 88°01'28" E, 211.20 feet to a 5/8" capped rebar found (TNP) at a point of reverse curvature;

THENCE continuing with the south line of said 1.365 acre tract with the arc of a curve to the left having a radius of 552.00 feet, a central angle of 13°48'23" and an arc length of 133.01 feet whose chord bears S 81°53'14" E, 132.69 feet to a 5/8" capped rebar found (TNP) at a point of tangency;

THENCE S 88°47'25" E, 480.35 feet continuing with the south line of said 1.365 acre tract to a 1/2" capped rebar found (MCCULLAH) at the northwest corner of Lot 35, Block F of Lake Sharon Estates, Phase II, according to the revised final plat thereof recorded in Cabinet V, Page 857 of the Plat Records of Denton County, Texas;

THENCE with the west line of said Lot 35, Block F the following:

- S 18°12'40" E, 233.51 feet to a 1/2" capped rebar found (MCCULLAH);
- S 51°25'10" E, 246.40 feet to a 1/2" rebar found;
- S 06°40'50" W, 281.89 feet to a 1/2" capped rebar found (MCCULLAH);
- S 03°52'10" E, 264.51 feet to a 1/2" rebar found;
- S 37°22'30" E, 220.86 feet to a 1/2" capped rebar set (G&A);
- S 37°54'00" W, 204.13 feet to a 1/2" capped rebar found (MCCULLAH);
- S 05°01'45" W, 347.44 feet to a 1/2" capped rebar found (MCCULLAH);
- S 34°02'30" E, 244.51 feet to a 1/2" capped rebar set (G&A);
- S 04°29'30" E, 197.29 feet to a 1/2" capped rebar set (G&A);

S 78°09'15" W, passing at 46.40 feet the northeast corner of Lot 1, Block F of said Lake Sharon Estates, Phase II, continuing with the north line thereof a total distance of 151.21 feet to a 1/2" capped rebar set (G&A) at the northwest corner of said Lot 1, Block F;

THENCE S 12°12'20" W, 127.97 feet with the west line of said Lot 1, Block F, to a 1/2" rebar found at the southwest corner thereof, being on the north line of the aforementioned Lake Sharon Estates and being on the north line of Indian Lake Trail as shown on said plat of Lake Sharon Estates;

THENCE N 77°47'40" W, 119.92 feet with the north line of said Lake Sharon Estates and the north line of Indian Lake Trail to a 1/2" capped rebar found (MCCULLAH) at the northwest corner of Indian Lake Trail and being the most northerly northwest corner of said Lake Sharon Estates;

THENCE S 12°15'00" W, 50.00 feet with the west line of said Lake Sharon Estates and the west line of said Indian Lake Trail to a 1/2" capped rebar found (MCCULLAH) at the southwest corner said Indian Lake Trail and being the northwest corner of Lot 19, Block D of said Lake Sharon Estates;

THENCE continuing with the west line of said Lake Sharon Estates the following:

- S 08°52'10" W, 118.69 feet with the west line of said Lot 19 to a 1/2" rebar found at the southwest corner thereof and being the northwest corner of Lot 9, Block D of said Lake Sharon Estates;
- S 22°19'20" E, 131.35 feet with the west line of said Lot 9 to a 1/2" rebar found at the southwest corner thereof, being on the north line of History Crescent;

With the west line of said History Crescent with the arc of a curve to the left having a radius of 50.00 feet, a central angle of 18°38'39" and an arc length of 16.27 feet whose chord bears S 59°32'49" W, 16.20 feet to a 1/2" rebar found at the most northerly corner of Lot 7, Block D of said Lake Sharon Estates;

S 52°44'20" W, with the west line of said Lot 7, passing at 151.66 feet the most westerly corner thereof and being the most northerly corner of Lot 6, Block D of said Lake Sharon Estates, continuing with the west line thereof, passing at 204.26 feet the most westerly corner corner and being the most northerly corner of Lot 5, Block D of said Lake Sharon Estates, continuing with the west line thereof a total distance of 224.14 feet to a 1/2" capped rebar set (G&A) at an angle point;

S 26°56'05" W, with the west line of said Lot 5, passing at 44.45 feet the most westerly corner thereof and being the most northerly corner of Lot 4, Block D of said Lake Sharon Estates, continuing with the west line thereof, passing at 135.97 feet the most westerly corner thereof and being the most northerly corner of Lot 3, Block D of said Lake Sharon Estates, continuing with the westerly line thereof, passing at 251.81 feet the most westerly corner thereof and being the most northerly corner of the aforementioned Lot 2, Block D, continuing with the west line thereof a total distance of 335.45 feet to the POINT OF BEGINNING and containing approximately 55.995 acres of land.

Designated herein as Lake Sharon, Phase III, 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, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: _____
777 Lakes, LP (Authorized Representative)

Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	9,610	0.221
2	BLOCK A	10,449	0.240
3	BLOCK A	10,795	0.248
4	BLOCK A	10,905	0.250
5	BLOCK A	9,325	0.214
6	BLOCK A	8,795	0.202
7	BLOCK A	9,581	0.220
8	BLOCK A	9,626	0.221
9	BLOCK A	12,973	0.298
10	BLOCK A	24,463	0.562
11	BLOCK A	13,807	0.317
12	BLOCK A	15,692	0.360
13	BLOCK A	11,549	0.265
14	BLOCK A	7,041	0.162
15	BLOCK A	7,910	0.182
16	BLOCK A	7,069	0.162
17	BLOCK A	6,772	0.155
18	BLOCK A	6,527	0.150
19	BLOCK A	6,250	0.143
20	BLOCK A	6,250	0.143

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
21	BLOCK A	6,250	0.143
22	BLOCK A	6,250	0.143
23	BLOCK A	6,494	0.149
24	BLOCK A	6,766	0.155
25	BLOCK A	6,787	0.156
26	BLOCK A	6,459	0.148
27	BLOCK A	7,375	0.169
28	BLOCK A	7,935	0.182
29	BLOCK A	7,481	0.172
30	BLOCK A	7,645	0.176
31	BLOCK A	7,625	0.175
32	BLOCK A	7,422	0.170
33	BLOCK A	7,428	0.171
34	BLOCK A	7,642	0.175
35	BLOCK A	6,585	0.197
36	BLOCK A	10,434	0.240
37	BLOCK A	6,322	0.145
38	BLOCK A	6,322	0.145
39	BLOCK A	6,322	0.145
40	BLOCK A	6,885	0.158

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
41	BLOCK A	7,080	0.163
42	BLOCK A	7,141	0.164
43	BLOCK A	7,071	0.162
44	BLOCK A	6,890	0.158
45X	BLOCK A	1665,561	38.236
1	BLOCK B	9,551	0.219
2	BLOCK B	10,926	0.251
3	BLOCK B	8,686	0.199
4	BLOCK B	6,251	0.144
5	BLOCK B	6,764	0.155
6	BLOCK B	6,645	0.153
7	BLOCK B	6,596	0.151
8	BLOCK B	8,053	0.185
9	BLOCK B	10,055	0.231
10	BLOCK B	10,562	0.242
11	BLOCK B	10,216	0.235
12	BLOCK B	8,426	0.193
13	BLOCK B	10,177	0.234
14	BLOCK B	12,669	0.291
15	BLOCK B	11,072	0.254

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
16	BLOCK B	14,980	0.344
17	BLOCK B	6,497	0.149
18	BLOCK B	6,250	0.143
19	BLOCK B	6,250	0.143
20	BLOCK B	6,250	0.143
21	BLOCK B	6,250	0.143
22	BLOCK B	6,252	0.144
23	BLOCK B	6,305	0.145
24	BLOCK B	6,911	0.159
25	BLOCK B	7,041	0.162
26	BLOCK B	6,926	0.159
27	BLOCK B	7,034	0.161
28	BLOCK B	7,111	0.163
29	BLOCK B	7,168	0.165
30	BLOCK B	7,963	0.183
1X	BLOCK C	2,142	0.049

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	500.00'	16°41'15"	145.63'	N 82°37'38" E, 145.11'
C2	1000.00'	5°04'00"	88.43'	S 13°11'00" E, 88.40'
C3	1150.00'	9°21'48"	187.94'	S 20°23'54" E, 187.73'
C4	200.00'	105°10'08"	367.11'	N 27°30'16" E, 317.70'
C5	200.00'	18°52'53"	65.91'	N 17°42'54" W, 65.61'
C6	200.00'	9°14'42"	32.27'	N 03°39'06" W, 32.24'
C7	1100.00'	23°27'53"	450.49'	S 10°45'41" E, 447.35'
C8	30.00'	6°32'35"	3.43'	N 04°28'52" E, 3.42'
C9	20.00'	6°32'35"	2.28'	N 04°28'52" E, 2.28'
C10	205.00'	18°42'59"	66.97'	N 01°36'20" W, 66.67'
C11	30.00'	17°14'53"	9.03'	N 02°20'27" W, 9.00'
C12	140.00'	22°00'00"	53.76'	N 04°43'00" W, 53.43'
C13	150.00'	46°58'02"	122.96'	N 39°12'01" W, 119.55'
C14	30.00'	50°26'37"	26.41'	N 37°27'43" W, 25.57'
C15	505.00'	3°55'25"	34.58'	S 14°12'07" E, 34.58'
C16	45.00'	16°09'50"	12.70'	N 08°04'55" W, 12.65'
C17	45.00'	7°37'40"	5.99'	N 03°48'50" E, 5.99'
C18	45.00'	23°21'45"	18.35'	N 19°18'33" E, 18.22'
C19	45.00'	27°43'55"	21.78'	N 44°51'23" E, 21.57'
C20	45.00'	16°32'55"	13.00'	N 06°59'48" E, 12.95'
C21	105.00'	37°36'00"	68.91'	S 56°28'15" W, 67.68'
C22	105.00'	41°52'20"	76.73'	S 16°44'05" W, 75.04'
C23	95.00'	17°22'40"	28.81'	N 04°29'15" E, 28.70'
C24	55.00'	8°56'00"	8.58'	S 08°42'35" W, 8.57'
C25	20.00'	90°00'00"	31.42'	N 49°14'35" E, 28.28'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C26	20.00'	6°13'40"	2.17'	S 82°38'35" E, 2.17'
C27	55.00'	60°10'55"	57.77'	S 70°22'47" W, 55.15'
C28	20.00'	34°06'05"	11.90'	N 57°20'22" E, 11.73'
C29	30.00'	34°06'05"	17.86'	N 57°20'22" E, 17.59'
C30	45.00'	60°10'55"	47.27'	N 70°22'47" E, 45.12'
C31	30.00'	6°13'40"	3.26'	S 82°38'35" E, 3.26'
C32	30.00'	90°00'01"	47.12'	N 49°14'36" E, 42.43'
C33	45.00'	8°56'00"	7.02'	N 08°42'35" E, 7.01'
C34	105.00'	17°22'40"	31.85'	N 04°29'15" E, 31.72'
C35	95.00'	41°52'20"	69.43'	N 16°44'05" E, 67.89'
C36	95.00'	37°36'00"	62.34'	N 56°28'15" E, 61.23'
C37	55.00'	16°32'55"	15.89'	N 06°59'48" E, 15.83'
C38	55.00'	27°43'55"	26.62'	N 44°51'23" E, 26.36'
C39	55.00'	23°21'45"	22.43'	N 19°18'33" E, 22.27'
C40	55.00'	7°37'40"	7.32'	N 03°48'50" E, 7.32'
C41	55.00'	16°09'50"	15.52'	N 08°04'55" W, 15.46'
C42	495.00'	3°55'25"	33.90'	N 14°12'07" W, 33.89'
C43	40.00'	50°26'37"	35.22'	N 37°27'43" W, 34.09'
C44	140.00'	46°58'02"	114.76'	N 39°12'01" W, 111.58'
C45	130.00'	22°00'00"	49.92'	N 04°43'00" W, 49.61'
C46	40.00'	17°14'52"	12.04'	N 02°20'26" W, 12.00'
C47	195.00'	18°42'59"	63.70'	S 01°36'20" E, 63.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°12'55" W	19.31'
L2	N 89°01'45" W	1.00'
L3	N 34°19'00" E	14.26'
L4	S 89°01'45" E	36.87'
L5	N 44°01'25" W	21.21'
L6	S 29°17'00" W	21.21'
L7	S 39°44'50" E	26.21'
L8	N 18°26'50" E	19.81'
L9	N 45°57'55" E	21.21'
L10	S 60°43'00" E	21.21'
L11	N 68°19'30" W	22.44'
L12	N 01°56'30" E	26.21'
L13	S 56°15'10" E	26.21'
L14	N 39°53'35" E	22.93'
L15	N 20°27'30" E	20.70'
L16	N 66°47'10" W	20.70'