



**** PUBLIC NOTICE ****

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
REGULAR SESSION**

**MONDAY, FEBRUARY 22, 2021 AT 6:30 P.M.
AT CITY HALL – 3300 CORINTH PARKWAY
AND VIA WEB CONFERENCE MEETING**

**The City of Corinth is operating at Level Yellow status regarding COVID-19 and
Public Meetings are to follow CDC guidelines and Governmental Declarations.**

City Hall will be open 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:

A. Establish voting members and designate alternates.

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 25, 2021.

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 Preliminary Plat for Lots 1-17, Lot 1x, Lot 2x, Block 1 of the Tower Ridge Single Family Addition, being ±3.691 acres of land situated in the E. Marsh Survey, Abstract Number 833, within the City of Corinth, Denton County, Texas. The property is generally located at 3100 Tower Ridge Drive. (PP21-0001 Tower Ridge Addition)

1. Staff Presentation
2. Applicant Presentation
3. Take Action

B. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, NexMetro Communities, on behalf of the owner, Endeavor Energy Resources, LP, to amend the zoning classification from PD-6 Planned Development District, Ordinance No. 87-12-17-24, for Two Family Garden Homes and PD-24 Planned Development District, Ordinance No. 99-12-16-45 for Two Family Garden Homes, Townhomes, and Neighborhood Shopping to a Planned Development District with a base zoning district of MF-1 Multi-Family Residential, on approximately ±24.595 acres of land within the A.H. Serren Survey, Abstract No. 1198 and the B. Merchant Survey, Abstract No. 800, City of Corinth, Denton County, Texas. The property is generally located at the northwest corner of Lake Sharon Drive and Oakmont Drive and east of FM 2499. (Avilla Fairways PD ZAPD20-0004)

1. Staff Presentation
2. Applicant Presentation
3. Public Hearing
4. Take Action

A. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by Manhard Consulting on behalf of the owner, Corinth 12 Joint Venture, to amend the zoning classification from C-1 Commercial to a Planned Development, with a base zoning district of MF-3, Multi-Family Residential, on an approximately ±12.554 acres of land legally described as Pinnell Subdivision, Block 1, Lots 16, 17, 18, and an adjacent tract consisting of approximately ±0.436 acres of abandoned right-of-way recorded in County Clerk’s File Number 31846, Denton County, Texas Real Property Records. The property is situated in the H.H. Swisher Survey, Abstract 1220, Corinth, Texas and is generally located north of FM 2181, west of Garrison Road, east of Poseidon Drive, and south of Cliff Oaks Drive. (Landmark at Tower Ridge PD ZAPD20-0002)

1. Staff Presentation
2. Applicant Presentation
3. Public Hearing
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 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: **Friday, February 19, 2021 at 12:00 P.M.**

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

February 19, 2021

 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 videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. Additionally, video and audio feed of the meeting may be accessed by visiting:**

<https://www.cityofcorinth.com/RemoteSession>

If you will not be in attendance you may submit any public hearing questions to:

miguel.inclan@cityofcorinth.com

Questions will be read aloud so that they may be answered.

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, JANUARY 25, 2021 AT 6:30 P.M.
AT CITY HALL – 3300 CORINTH PARKWAY
AND VIA WEB CONFERENCE MEETING**

**The City of Corinth is operating at Level Yellow status regarding COVID-19 and
Public Meetings are to follow CDC guidelines and Governmental Declarations.**

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MINUTES

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

The meeting was called to order at 6:32 P.M. by Chair Brian Rush.

*Commissioners Present: Chair Brian Rush, Cody Gober, Jennifer Olive, Billy Roussel, Wade May
Commissioners Absent: Rodney Thornton, Vice Chair Lindsey Baker*

A. Establish voting members and designate alternates.

a. The Commission designated Wade May and Billy Roussel as Voting Alternates

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

A. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on December 14, 2020.

Motion by Commissioner Roussel to approve the item, seconded by Commissioner Olive

Motion carried unanimously 5-Yes;0-No

IV. PRESENTATIONS:

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

A. Director Beadle presented her report. She explained that the Annual Board and Commission Banquet was postponed and the State of the City Address has been cancelled. She informed the Commission of the joint City of Corinth Council, EDC, P&Z and Parks boards for the Agora district in March.

V. AGENDA:

A. The Planning and Zoning Commission will conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Meritage Homes, on behalf of the owners, Elmo M. & Darlene S. Blount, and F.F. Taylor Farms, LP, to amend the zoning classification from SF-4 Single Family Residential, SF-2 Single Family Residential, PD-5 Planned Development District for SF-3 Single Family Residential and SF-4 Single Family Residential, and PD-39 for SF-4 Single Family Residential to a Planned Development on an approximate ±82.96 acres of land, with a base zoning district

of SF-4 Single Family Residential. The property is generally located north of Lake Sharon Drive, South of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. (Meritage/Ashford Park PD ZAPD20-0003)

1. Staff Presentation

Planning Manager Michelle Mixell presented the item to the Commission. She stated that project is composed of multiple parcels totaling approximately 82.96 acres and is located north of the intersection of Lake Sharon Drive and Parkridge Drive.

Ms. Mixell provided a background on certain themes covered in the Envision Corinth Comprehensive Plan, including residential densities, connectivity, trails, new roadways and the proposed roundabout at the intersection of Lake Sharon Drive and Parkridge Drive. She stated that later in the presentation the Commission would see how the proposal relates to the Comprehensive Plan's vision.

Ms. Mixell introduced the Commission to the existing zoning of the multiple parcels that compose the proposed development, which are SF-4, SF2, PD-39 and PD-5.

Ms. Mixell presented the Commission with the concept plan. She clarified that the number of lots decreased to 455 as opposed to the 458 stated in the staff report. She explained there will be 208 cottage home lots and 247 patio home lots. There are impact fee credits under consideration to offset 1/3 of road construction and 100% of the roundabout construction. They will also receive credits for parkland dedication and open space. She described the proposed development's open space and how staff has worked with the developer to increase the amount of trees preserved over the four iterations of the concept plan provided.

Ms. Mixell showed the concept landscape plan, and stated that the developer will amenitize the detention ponds. She presented the phasing plan for the development and stated that there are safeguards to ensure that the agreed percentage of open space and tree preservation are generally maintained.

Ms. Mixell presented the table of departures requested by the developer, which shows the differences between the proposed dimensional regulations and the base zoning's existing dimensional regulations.

Ms. Mixell summarized the key modifications, including but not limited to: landscape regulations, to permit an alternative planting location of required on-lot shade trees; tree preservation regulations, where the developer and staff worked to preserve a meaningful grove of trees in exchange for credits that could be applied to the replacement fee-in-lieu of, thus reaching the goals of the city and the developer; park and trail dedication, where the City will permit the combination of linear open space, amenity center, detention basins with amenities, trails, buffers, and mature tree grove lots, as presented, to satisfy the park and trail land dedication requirements; street design criteria, to permit on-street parking and alternate design standards along Parkridge Drive to address parking needs of cottage lots fronting onto open space mews.

Ms. Mixell informed the commission that a neighborhood meeting was organized by the developer, with no surrounding property owners attended.

Ms. Mixell stated that the rezoning request, as presented, is in accordance with the comprehensive plan.

Ms. Mixell provided details on the date of public and personal notices issued by th City.

Ms. Mixell stated that staff recommends the approval of the proposal.

Commissioner Olive asked if the amenities in the northern detention pond would be accessible to the public.

Ms. Mixell responded that a pedestrian access easement would be installed to permit public access. *Commissioner Gober* asked if the tree preservation regulations would be firm.

Ms. Mixell stated that the project would have to go through the alternative compliance process.

Commissioner Roussell asked about the future of Parkridge Drive north of this property.

Ms. Mixell stated that each developer is required to provide the new road as land is developed .

Director Beadle stated that impact fee credits are analyzed as a tool for road development. When the neighboring property is developed, the developer would be required to build roads.

2. Applicant Presentation

Matt Pagoria with Meritage Homes, introduced Lucas Tribble with Meritage Homes and a consultant from Kimley-Horn.

Mr. Pagoria introduced the company and provided a background into its history of residential developments, with 21 active communities in the Dallas-Fort Worth region, with the closest property to Corinth being a development in Denton.

Mr. Pagoria explained the land planning and design process from their perspective, with the design centering around the open space along the proposed Parkridge Drive extension, touching on the planning principle of connectivity. He stated that Meritage will be extending the trail and public utility infrastructure through their property.

Mr. Pagoria stated that they will provide stormwater management facilities and that their engineers are working with the City's engineering staff to protect surrounding properties.

Mr. Pagoria described the open space and landscape plan, discussing the acreage of open space, masonry screening, landscaping, and tree preservation. *Mr. Pagoria* provided renderings of the proposed masonry fencing along Lake Sharon Drive and the proposed wood fencing with masonry columns along the proposed Parkridge Drive extension.

Mr. Pagoria presented renderings for the Amenity Center, showing a concept site plan with a picture of an actual amenity center built in another of their communities in the Dallas area.

Mr. Pagoria presented renderings and details of the types of homes to be constructed.

Mr. Pagoria presented an approximate development timeline, assuming that the project is approved, with groundbreaking in the fall of 2021 and the start of home sales in 2022.

Commissioner May asked *Director Beadle* if this was zoned to Lake Dallas ISD.

Director Beadle answered in the affirmative.

Commissioner May had concerns about the rotunda and the amount of traffic.

Director Beadle stated that the thoroughfare and mobility plan approved with the Comprehensive Plan identified roundabouts as a new approach to handling traffic in a safe and efficient manner. Because the City's future plans call for this roundabout, the developer is required to provide for it.

Commissioner May showed concerns with the amount of high school students driving through that rotunda near a residential community.

Commissioner Roussel asked what is the width of lots on the existing Terrace Oaks subdivision.

Mr. Pagoria stated they have 50' lots.

3. Public Hearing

Chair Brian Rush opened the public hearing.

Lynne Hollihan 2707 Toreo Trail, she stated that while she understand the owner's right to sell the property, she objects to the proposed development, particularly the cottage homes, with their small size and limited parking. She also shared concerns about traffic on Parkridge.

Richard Edwards, 2500 Valley View Drive, stated that he is neither for or against the proposal, but had concerns about additional traffic overwhelming streets on the surrounding neighborhoods by vehicles trying to get to the construction site. He also stated he was concerned about pest control and the need for noise barriers to protect the surrounding neighborhood from the construction noise.

Cindy Berg, 2215 Lake Sharon, asked a question about fencing on the western property line and agreed with Mr. Edwards' concern about pests invading surrounding neighborhoods.

Sterling Sacks, 1713 Birch Lane, stated he owns property adjacent to the proposal. He stated he was against the proposal, specifically the 30' cottage homes. He stated that property values would decrease and the cottage homes would resemble inner city row housing. He claimed that the proposal is not an asset but a liability to the community. He stated that he was disturbed by what he perceived to be pressure placed on surrounding undeveloped properties by the placement of the future Parkridge extension. He also stated that he received a letter inviting him to the neighborhood meeting postmarked the same day the meeting was held, and that is why he thinks nobody showed up to the meeting.

Jimmy Moore 1918 Sharon Drive, stated he was opposed to the proposal due to traffic increasing on the surrounding neighborhoods. He also stated that there are floodplain concerns in the area.

Robert Haislip, resides north of the property, and supports the proposal. He stated that the traffic circle is imaginative. He stated that he had concerns about Parkridge deadending at Church Drive with nowhere to go close to the freeway. He stated that he does not see how this could reduce the value of surrounding homes. He stated that Amity Village will see increased traffic and requested a reduction in the right-of-way of Parkridge.

John Kingston 1910 Sharon Drive, stated he was very concerned about how the developer is going to force the traffic onto Sharon and Oakhill. He stated that the existing roads are not feasible to be used. He stated that they need to direct traffic to Lake Sharon and not through their neighborhood. He further stated that the residents of Amity Village should have a say over who uses their streets. He stated the cottage homes remind him of a mobile home park with bricks. Stated that the Council should think about that also. He also asked what they would do for the residents of Amity Village like they are doing on Lake Sharon to protect them from noise.

David Weis 2611 Valley View, stated he had an objection to the streets connecting to Amity Village, stating that the infrastructure does not exist to support the traffic diverted through this neighborhood. Asked the Council to reconsidered those two street connections. Stated that something concrete needs to be laid out for the connection of Parkridge north of the subject property. Also shared concerns with construction activities and air quality effects.

Mark Hoese 2400 Evans Road, shared a couple of concerns about the project, including the connection of the subdivision to Wellington Drive and construction vehicles using that road to access the site. He also stated that he received the invitation to the neighborhood meeting two weeks after the date of the meeting

Kendall 1920 Sharon Drive, stated that he had not seen any proposal for screening for the west and northern boundaries to separate the neighborhoods and protect for noise and dust. He was concerned with traffic entering Amity Village. He stated he had concern about the lack of open space and tree preservation on the west and north.

Kevin Banke, Terrace Oaks, stated that he was in favor of the proposal and stated that he thought this is one of the best case scenarios for the development of this project.

Tracy McChord, 1711 Northhaven Drive, stated that her main concern is traffic entering Amity Village. She also shared concern about flooding in the area.

Chair Rush closed the public hearing

4. Take Action

Commissioner Roussel had concern about the lack of adequate notice for the neighborhood meeting.

Matt Pagoria stated that it was not their intention to not notify the public. He stated that they were present at the scheduled date and time.

Commissioner Roussel asked how many people were expected at that meeting.

Mr. Pagoria stated that he expected about 30 people, the same as tonight.

Commissioner May asked for price points of cottage homes

Mr. Pagoria stated that these homes would be priced at the high 200s to mid 300s. He stated that the homes to the northeast would sell in the 200s range. The cottage homes will be new and priced at a premium.

Commissioner May then asked for patio home prices.

Mr. Pagoria stated that they would see high 300s to 400s similar to Terrace Oaks

Commissioner May asked about the proposed extension of Parkridge (street J) and asked if this was an uncommon practice in development.

Director Beadle responded that it is not at all uncommon

Commissioner May stated that he did not think so, and that he experienced that in his neighborhood.

Chair Rush asked about whether engineering has looked at those street connections to Amity Village

Director Beadle stated that this is a code requirement, with the City Engineer being involved in the process. She pointed out that this master thoroughfare plan was approved by the city with this vision for the roundabout and additional connectivity.

Director Beadle stated that the Parkridge extension is part of Phase I and is mandatory to be constructed first. She also stated that the traffic flow will be directed towards Parkridge and Lake Sharon, not the adjoining subdivision.

Commissioner Gober asked if pest control was considered.

Director Beadle stated that she has been in planning for a long time and has not seen this matter addressed, and this has happened to her before.

Commissioner Gober asked about construction entrances.

Director Beadle stated that construction traffic will be addressed at the construction stage and that truck traffic will not be allowed to cut through residential neighborhoods. She provided an example of enforcement actions on Shady Rest.

Commissioner Gober asked about the construction timeline of the roundabout.

Director Beadle stated it was her preference that it be built with Phase I but that Engineering is still at the design stage.

Commissioner Olive asked about whether drainage is addressed.

Director Beadle stated that the situation at Terrace Oaks will not repeat in this development. She stated that the drainage situation in the northeast area will improve, but the entire situation will not improve until regional retention infrastructure is provided with further development in the Haislip and Linchburg Creek tracts.

Commissioner Gober asked about floodplain on the proposed development.

Director Beadle stated there is not.

Commissioner Roussel asked about the relationship with the existing infrastructure on Amity Village and whether there are any improvements proposed to help alleviate that additional strain.

Director Beadle stated that she knows of no plans at this time but she recognizes that the infrastructure is reaching the end of her life.

Commissioner Olive asked about screening for the surrounding neighborhoods.

Matt Pagoria stated that larger lots are connecting to smaller lots and all lots will have wooden fencing in the rear property line, and that he believes he has no obligation to provide additional screening.

Commissioner May moved to recommend approval of the rezoning to the City Council as presented. Seconded by Commissioner Gober.

City Attorney Julie Fort asked if the motion covered the changes from the staff report.

Planning Manager Mixell stated that it includes the term “as presented”

City Attorney confirmed the motion is allowed

Motion carried 4-Yes (Rush, May, Olive, Gober); 1-No (Roussel)

VI. ADJOURNMENT:

There being no business before the Commission, the meeting was adjourned at 8:06 P.M.

MINUTES APPROVED THIS _____ DAY OF _____, 2021.

Brian Rush, Planning and Zoning Commission Chairman

Helen-Eve Beadle, Director of Planning and Development



Memorandum

To: **The Corinth Planning and Zoning Commission**
 From: Miguel A. Inclan, Jr., Planner
 Meeting Date: February 22, 2021
 Re: Tower Ridge Single Family Addition Preliminary Plat (PP21-0001)

Action Requested:

Consider and act upon a Preliminary Plat for Lots 1-17, Lot 1x, Lot 2x, Block 1 of the Tower Ridge Single Family Addition, being ±3.691 acres of land situated in the E. Marsh Survey, Abstract Number 833, within the City of Corinth, Denton County, Texas. The property is generally located at 3100 Tower Ridge Drive. (PP21-0001 Tower Ridge Single Family Addition)

Background Information:

The applicant is requesting consideration for approval of a Preliminary Plat for the proposed Tower Ridge Single Family residential subdivision, located at 3100 Tower Ridge Drive. The plat consists of 17 residential lots and 2 HOA lots.

To property is bounded in the north by single family residences, to the west and south by Lake Dallas High School athletics and open space property, and to the east by single family residences and the Church of Corinth.

The City Council approved a Planned Development ordinance for the property on June 4, 2020. The Planned Development, PD-56, has a base zoning of SF-4 Single Family Residential.

The application was reviewed by the Development Review Committee (DRC) consisting of representatives of Planning, Engineering, Building, and Fire. Several deficiencies in the application and the plat document were identified. The deficiencies are summarized in the attached DRC report and in the table below:

Development Review Committee (DRC) Summary Comments.	
Planning Review Comments:	Date Resolved:
1. Missing signature of engineer	
2. Block numbers need to be enlarged	
3. The street is considered one street. Provide name which shall be reviewed and approved by staff and outside agencies	
4. Traffic Threshold Worksheet not provided	
5. Tree Survey Not Provided, See item 8 below	
6. Spectrum letter is not a Will Serve letter. Obtain will serve letters from all utilities	
7. Provide 5 foot Wall Maintenance Easements along all lots that back or side to Tower Ridge	
8. Alternative Compliance for Tree Removal must be approved by City Council prior to any tree being removed	
9. Add a Plat Notes section (these items do not go in Surveyor's Notes)	
10. Add following note to Plat Notes section: All X lots will be owned and maintained by a Homeowners' Association	

11. Add following note to Plat Notes section: All drainage easements shall be maintained by a Homeowners' Association	
12. Preliminary Plat approval is subject to HOA documents being submitted to City for review	
13. Landscape and Screening plans to be submitted in the Engineering Construction Plans	
Engineering Review Comments:	Date Resolved:
1. Add Drainage Easement to detention lot.	
2. 5' won't provide sufficient space for maintenance equipment for offsite easement on school property. HOA must be responsible for maintenance.	
3. All proposed sidewalks shall be shown on the Preliminary Plat in accordance with the City of Corinth Design Criteria	
4. Provide ROW Corner clips.	
5. Provide visibility clip at Street A intersection at Tower Ridge Drive	
6. Clearly Name the responsible entity for the operation and maintenance of the X lots and private drainage systems.	
7. DE needs to extend to the north.	
8. Firm registration #	
9. Identify zoning of subject land. Proposed Density? 17/3.619 =	
10. IRF? CRS? These points don't match legend. Were they found or not?	
11. Need drainage easements (min 16' wide) for carrying offsite flow.	
12. Provide phone & Email in title block as required on checklist.	
13. Plat shall show both sides of the ROW and label all adjoining tracts	
14. Preliminary Plats don't dedicate anything. Remove.	
15. Provide cross-sections of proposed streets showing the width of pavement, type of pavement, and location and width of sidewalks	
16. Should be 25' for an overall ROW of 50', is this a centerline call out?	
17. Plat needs a real subdivision name. There is already a Plat with the name "Tower Ridge Apartments Addition"	
18. Show all adjacent ROW (Peakview) Dimension between Peakview to New street.	
19. Illustrate Side yard & rear yard setbacks in a detail.	
20. Signature required for submittal	
21. The chord width of the lot at the front building setback line shall be shown	
22. The developer shall provide the City of Corinth letters from the franchise utility companies (telephone, electric, cable, gas, etc.) confirming that the franchise utility companies have been provided adequate easements for their utilities. These letters shall be submitted with the Preliminary Plat.	
23. Tied to what City Benchmarks?	
24. Visual should show FM 2181 as that is the closest Major roadway	
25. Were you not able to find any adjacent property pins?	

The Preliminary Plat process precludes staff from corresponding with the applicants for corrections prior to the consideration of the plat by the Planning & Zoning Commission. Therefore, no corrections were received.

If the plat is approved, the developer moves to the next step of the development process: the preparation and submittal of civil engineering construction plans and the Final Plat for approval.

Per the state legislature, all plats must be acted upon by the Planning & Zoning Commission within 30 days from the date the application was filed. Therefore, action must be taken at this meeting or the plat will be deemed automatically approved.

Staff may have additional comments/conditions presented to the Planning & Zoning Commission at the time of the meeting.

Public Notices:

N/A

Compliance with the Comprehensive Plan:

The Envision Corinth: 2040 Comprehensive Plan's Future Land Use & Development Strategy designates the property under the Neighborhood Place Type. This proposed Preliminary Plat and zoning for the property is in compliance with the designated place type.

Supporting Documents:

- Proposed Preliminary Plat
- DRC Report
- Universal Permit Application
- Checklist

Staff Recommendation:

Staff recommends approval of the Preliminary Plat subject to the following conditions:

- All conditions noted in the preliminary plat document, the development report and other conditions as may be presented by staff at the time of the meeting.
- The Preliminary Plat approval is subject to all regulations and requirements to satisfy the civil engineering construction plans and the Final Plat requirements.
- No land disturbance or tree removal shall occur until a Pre-Construction meeting is held and the applicant is given a notice to proceed by City Staff.



**PLANNING & DEVELOPMENT DEPARTMENT
DEVELOPMENT REPORT**

Monday, February 22, 2021

To: City of Corinth Planning and Zoning Commission
From: Miguel A. Inclan, Jr., Planner
RE: PP21-0001 Tower Ridge Single Family Addition

General Information				
Applicant:		Property Owner:		
Scott Scherer – Harris Kocher Smith		3100 Tower Ridge Land, LLC – Gerardo Oseguera		
Approval Requested:	Preliminary Plat of Tower Ridge Single Family Addition			
Proposed Use:	Single Family Residential			
Existing Zoning:	PD-56 with base zoning of SF-4, Single Family Residential (Detached)			
Site Acreage:	+/- 56.983			
Proposal:	To establish a Preliminary Plat for Tower Ridge Single Family Addition, establishing 17 Single Family Lots and 2 HOA Lots.			
Location:	3100 Tower Ridge Drive			
Application History:	Preliminary Plat Filed	1/26/2021	PZC Time Limit	2/22/2021
	Extension Requested	N/A	N/A	N/A
	Review Comments sent	N/A	N/A	N/A
	Public Hearing	N/A	N/A	N/A
Documents Reviewed:	<ul style="list-style-type: none"> ▪ Preliminary Plat ▪ Statement of Intent ▪ General Warranty Deed 3100 Tower Ridge Land, LLC ▪ Grading and Drainage Plan ▪ Preliminary Plat Checklist ▪ Sanitary Sewer Plan ▪ Tax Certificates ▪ Title Policy 3100 Tower Ridge Land, LLC ▪ Tower Ridge Single-Family - WILL SERVE ▪ Universal Application Form ▪ Water Plan 			

Prior Approvals/Related Applications:	Date Approved:
Planned Development Rezoning	June 4, 2020 – City Council

Development Review Committee (DRC) Summary Comments.	
Planning Review Comments:	Date Resolved:
1. Missing signature of engineer	
2. Block numbers need to be enlarged	
3. The street is considered one street. Provide name	
4. Traffic Threshold Worksheet not provided	
5. Tree Survey Not Provided	

6. Spectrum letter is not a Will Serve letter. Obtain will serve letters from all utilities	
7. Provide 5 foot Wall Maintenance Easements along all lots that back or side to Tower Ridge	
8. Alternative Compliance for Tree Removal must be approved by City Council prior to any tree being removed	
9. Add a Plat Notes section (these items do not go in Surveyor's Notes)	
10. Add following note to Plat Notes section: All X lots will be owned and maintained by a Homeowners' Association	
11. Add following note to Plat Notes section: All drainage easements shall be maintained by a Homeowners' Association	
12. Preliminary Plat approval is subject to HOA documents being submitted to City for review	
13. Landscape and Screening plans to be submitted in the Engineering Construction Plans	

Engineering Review Comments:	Date Resolved:
1. (&Drainage Easement)	
2. 5' can't provide sufficient space for maintenance equipment. HOA must be responsible for maintenance	
3. All proposed sidewalks shall be shown on the Preliminary Plat in accordance with the City of Corinth Design Criteria	
4. Are there any ROW Corner clips needed?	
5. Clearly Name the responsible entity for the operation and maintenance of the X lots and private drainage systems.	
6. DE needs to extend to the north.	
7. Firm registration #	
8. Identify zoning of subject land. Proposed Density? 17/3.619 =	
9. IRF? CRS?	
10. Need drainage easements (min 16' wide) for carrying offsite flow.	
11. Phone & Email?	
12. Plat shall show both sides of the ROW and label all adjoining tracts	
13. Preliminary Plats don't dedicate anything.	
14. Provide cross-sections of proposed streets showing the width of pavement, type of pavement, and location and width of sidewalks	
15. Should be 25' for an overall ROW of 50'	
16. Should this be called something a little different? There is already a Plat with the name "Tower Ridge Apts Addition"	
17. Show all adjacent ROW (Peakview) Dimension between Peakview to New street.	
18. Side yard & rear yard setbacks?	
19. Signature required for submittal	
20. the chord width of the lot at the front building setback line shall be shown	
21. The developer shall provide the City of Corinth letters from the franchise utility companies (telephone, electric, cable, gas, etc.) confirming that the	

franchise utility companies have been provided adequate easements for their utilities. These letters shall be submitted with the Preliminary Plat.	
22. Tied to what City Benchmarks?	
23. Tower Ridge Single Family Addition	
24. Visual should show FM 2181 as that is the closest Major roadway	
25. Were you not able to find any adjacent property pins?	
26. No Zoning Identified on plat.	

Public Safety Review Comments: No Comments	Date Resolved:
Building Review Comments: No Comments.	Date Resolved:



CITY OF CORINTH

3300 Corinth Parkway · Corinth, Texas 76208 · (940) 498-3206 · (940) 498-7576 fax · www.cityofcorinth.com

Universal Application Form

All applications must be submitted with (1) a complete Universal Application Form, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Planning and Development Department staff is available to assist you in person at City Hall or by phone, please call 940-498-3206 for an appointment. Applications shall be processed based on the City's official submission dates.
Tuesday, January 26, 2021

APPLICATION TYPE			(Box 1 of 8)
Zoning Related Applications	Subdivision Related Applications	Miscellaneous Applications	
<input type="checkbox"/> Reinstatement Nonconforming Rights	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Comprehensive Plan Amendment	
<input type="checkbox"/> Zoning Map Amendment (Rezoning)	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Fence Variance	
<input type="checkbox"/> PD, Planned Development Zoning Map Amendment (Rezoning)	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Sign Building Permit	
<input type="checkbox"/> Specific Use Permit	<input type="checkbox"/> Replat	<input type="checkbox"/> Sign Building Permit (Conditional)	
<input type="checkbox"/> Administrative Decision Appeal	<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Sign Variance	
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Conveyance Plat	<input type="checkbox"/> Unified Sign Plan	
<input type="checkbox"/> Zoning Special Exception	<input type="checkbox"/> Plat Vacation		
<input type="checkbox"/> Zoning Vested Rights	<input checked="" type="checkbox"/> Engineering Construction Plan		
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Park/Trail Dedication		
<input type="checkbox"/> Alternative Compliance	<input type="checkbox"/> Subdivision Waiver		
	<input type="checkbox"/> Proportionality Appeal		
	<input type="checkbox"/> Subdivision Vested Rights		

APPLICANT INFORMATION	(Box 2 of 8)
Applicant Name: Scott Scherer Company: Harris Kocher Smith	
Address: 101 Summit Avenue, Suite 1014	
City/State/Zip: Fort Worth, TX 76102	
Contact Number: Secondary No.: 817-769-6279 / 817-688-3488	
Email: sscherer@hkseng.com	
Project Name: Tower Ridge Single Family	

POINT-OF-CONTACT INFORMATION	(Box 3 of 8)
Name: Scott Scherer Company: Harris Kocher Smith	
Contact Number: 817-769-6279	
Email: sscherer@hkseng.com	

PROPERTY OWNER INFORMATION	(Box 4 of 8)
Owner's Name: Gerardo Oseguera Company: 3100 Tower Ridge Land LLC	
Address: 3402 Sycamore Drive	
City/State/Zip: Flower Mound, TX 75028	
Contact Number: 214-213-9981 Secondary No:	
Email: gerardo@northlakecontractors.com	

SUBJECT PROPERTY INFORMATION	(Box 5 of 8)
Address: 3100 Tower Ridge	
Parcel Tax ID#: 62484	



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Legal Description:	BlockClick or tap here to enter text. 1	Lot: Click or tap here to enter text. 1-17, 1x and 2x
--------------------	--	--

Subdivision Name: **Tower Ridge Addition**

BILL FEES TO (Box 6 of 8)

(If Other, Fill out below)

Name:	Company:
-------	----------

Address:

City/State/Zip:

Contact Number:

Contact Email:

PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 7 of 8)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Corinth officials to enter the property on official business as part of the application process.

By signing this form, the owner of the property authorizes the City of Corinth to begin proceeding in accordance with the process for the type of application indicated on this application. The owner/applicant further requests a Waiver of Right to 30-Day Action. The owner acknowledges that submission of an application does not in any way obligate the City to approve the application, and, that although City staff may make certain recommendations regarding this application, the decision-making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

We, the undersigned, being owners of subject real property, do hereby authorize:

Printed Name: **Scott Scherer**

Address: **101 Summit Avenue, Suite 1014, Fort Worth, TX 76102**

...to act as our Agent in the matter of this request. The term agent shall be construed to mean any lessee, developer, option holder, or authorized individual who is authorized to act in behalf of the owner(s) of said property.

SIGNATURES OF ALL PROPERTY OWNERS

Printed Name: **Gerardo Oseguera**

Signature: 

Address: **3402 Sycamore Drive, Flower Mound, TX 75028**

Printed Name:

Signature:

Address:



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Printed Name:

Signature:

Address:

NOTARY

(Box 8 of 8)

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, the undersigned authority in and for Denton County, Texas, on this day personally appeared Gerardo Oseguera, 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 TXA 16130884, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

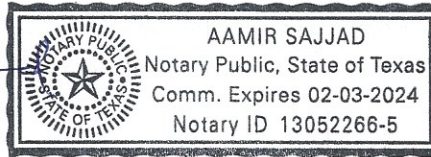
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26 day of Jan, 2021,

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: Enter Date

[Handwritten Signature]
Aamir Sajjad



STAFF USE ONLY BELOW

\$

FEES PAID

DATE FEES PAID

DATE APPLICATION
RECEIVED BY CITY:



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Preliminary Plat Checklist

Project Name:

GENERAL INFORMATION

- 1) See Section 3.03.02. Preliminary Plat of the Unified Development Code for more information on the preliminary platting process.
- 2) A pre-application conference with City Staff is encouraged, but not required.
- 3) All required materials shall be submitted in both hard copy and electronic formats (Adobe PDF), unless specifically instructed otherwise. All digital items shall be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

APPLICATION CHECKLIST

Item	Applicant	Staff
Completed and Signed Universal Application Form - One (1) paper copy and one (1) PDF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application Fee (Page 89)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of Intent - One (1) paper copy and one (1) PDF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tax Certificates from Denton County indicating that City taxes are current (http://dentoncounty.com/Departments/Tax-Assessor-Collector/Property-Tax/Tax-Certificates.aspx) - One (1) paper copy and one (1) PDF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current title commitment issued by a title insurance company, a title opinion letter or some other acceptable proof of ownership - One (1) paper copy and one (1) PDF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Required Documentation		
Three (3) sets of folded preliminary plat prints 24" x 36" size sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Three (3) sets of preliminary water, wastewater, and drainage plans 24" x 36" size sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Formatting Requirements		
Scale of 1" = 100' or larger	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Graphic scale of the drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Legend, if symbols used	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vicinity map with a scale of 1" = 2,000' or larger covering area of at least one (1) mile	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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All Park and Trail dedication must be approved by City Council. For residentially zoned properties, proof of the City Council's approval of the Park and Trail Dedications (see UDC Section 3.05.10).

	<input type="checkbox"/>	<input type="checkbox"/>
Preliminary Plat Title Block Elements		
Name of proposed development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subdivision name	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot and block numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Survey name and abstract number	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gross acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of preparation and date of any revisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Graphic Elements to be shown on Preliminary Plat		
Titled "Preliminary Plat"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signature block for the Planning and Zoning Commission Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seal and signature of the licensed Professional Engineer in the State of Texas who prepared the plat Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, address, phone number, and email address of the developer, engineer, or surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Label continuous and adjacent properties around proposed development (lots, blocks, tracts, abstracts, names, owners, platted or unplatted, existing zoning and proposed land use designation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
City and County limit lines, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing structures, indicating whether any structures will be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Legal description of the property (metes and bounds description)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monument locations, materials, and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot area and dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot and block numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Required building setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Use the current City of Corinth benchmarks (https://www.cityofcorinth.com/planning-development/page/city-benchmarks)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name the responsible entity for the operation and maintenance of any building, park, equipment, pools, planting, lawns, or legal interests if it is proposed that they are to be shared by owners of the real property within the subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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Subdivision boundary lines accurate in scale indicated by heavy lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bearing and length of each boundary line	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of numbers and dimensions of existing blocks, lots, building lines, water courses, ravines, bridges, culverts, and present structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary line, accurate to scale, of the subject tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tract designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Primary control points of descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location, dimensions and names of all existing and proposed ROW's alleys, reservations, easements, or other ROWs within the proposed subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All existing, recorded and proposed residential lots, parks, public areas, permanent structures within or contiguous with the proposed subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ROW dedication in conformance with the Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Layout, building setback lines, including setbacks for water, sanitary sewer, drainage easements and approximate dimensions of lots and blocks, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Identify all lots and blocks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Identify zoning of subject land and adjacent properties and boundary lines of respective zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed densities, lot sizes, and number of residential lots and blocks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage of the individual lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approximate area in parks and in other nonresidential uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Square footage of each lot in the proposed subdivision/development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets and Access Elements See Civil Engineering Plans		
Label all existing and proposed streets in the proposed and abutting subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All streets shall conform to Corinth Design Criteria and the Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Radius of the curve shall be shown, lots facing on curved streets, the chord width of the lot at the front building setback line shall be shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Provide cross-sections of proposed streets showing the width of pavement, type of pavement, and location and width of sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
For any property to be subdivided, the City may require that the Owner provides, at the Owner's expense, a traffic study of the proposed development. One (1) paper copy and one (1) PDF of this study shall be submitted for review concurrently with the submittal of the Preliminary Plat.	<input type="checkbox"/>	<input type="checkbox"/>
<u>Traffic Threshold worksheet</u> , if warranted - One (1) paper copy and one (1) PDF	<input type="checkbox"/>	<input type="checkbox"/>



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Traffic Impact Analysis (TIA), if required by Section 3.05.04.D.	<input type="checkbox"/>	<input type="checkbox"/>
All proposed sidewalks shall be shown on the Preliminary Plat in accordance with the City of Corinth Design Criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage Elements (Preliminary Drainage Plan) See Civil Engineering Plans		
All proposed grading and drainage improvements for the proposed subdivision shall be in accordance with the City of Corinth drainage requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All drainage must be planned in accordance with the City's drainage requirements and the best interests of the immediate and adjacent properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Label all existing and proposed drainage patterns	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Include existing contour lines on basis of two (2) foot intervals or less in terrain with a slope of five (5) percent or more and on a basis of one (1) foot intervals in terrain with a slope of less than five (5) percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All elevations shall be reference to a City benchmark on the same datum and indicate which benchmarks were used on the drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any proposed changes in topography shall be shown by proposed contour lines on a basis of five (5) foot intervals in terrain with a slope of five (5) percent or more, and on a basis of one (1) foot intervals in terrain with a slope of less than five (5) percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of contributing drainage areas or basins which drain to the proposed subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Area, slope, soil types and type of development in the contributing area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All calculations shall be based on ultimate development (based on the zoning designation) of the contributing drainage areas of basins	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of existing drainage facilities or appurtenances for drainage such as pipes, inlets, culverts, and bridges	<input type="checkbox"/>	<input type="checkbox"/>
Drainage area map indicating drainage areas, and calculated run-off, and points of concentration from proposed development	<input type="checkbox"/>	<input type="checkbox"/>
Location, dimension, description, and flow line of existing drainage structures and the location, flow line and floodplain boundaries of existing water courses within the subdivision or contiguous tracts	<input type="checkbox"/>	<input type="checkbox"/>
Width of all existing and proposed drainage easements	<input type="checkbox"/>	<input type="checkbox"/>
All easements for proposed on and off drainage facilities shall be sized to accommodate those facilities required for ultimate development within the watershed	<input type="checkbox"/>	<input type="checkbox"/>
A Preliminary Storm Water Management Plan (SWMP) identifying permanent water quality feature opportunities for the development. The Preliminary SWMP and the Preliminary Drainage Plan may be shown on the same sheet. The Preliminary SWMP must comply with the standards and criteria outlined in the UDC, Engineering Standards Manual, and the Municipal Code.	<input type="checkbox"/>	<input type="checkbox"/>
Public Utilities Elements (Preliminary Utility Plan) See Civil Engineering Plans		
Location of all existing sanitary sewer, water mains, storm sewers, gas mains, electric lines, telephone lines, culverts, or other underground and overhead structures or utilities within the tract and immediately adjacent thereto with pipe sizes, grades and locations indicated.	<input type="checkbox"/>	<input type="checkbox"/>
Size and location of all proposed water distribution mains, including valves and fire hydrants.	<input type="checkbox"/>	<input type="checkbox"/>



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Location and size of all proposed sanitary sewer mains, including manholes, preliminary grades for each main between manholes, and the depth at each manhole.

Franchise Utilities Elements (Preliminary Utility Plan)

The developer shall provide the City of Corinth letters from the franchise utility companies (telephone, electric, cable, gas, etc.) confirming that the franchise utility companies have been provided adequate easements for their utilities. These letters shall be submitted with the Preliminary Plat.

Floodplain Study

The City may require that the owner provide, at the owner's expense, a floodplain study of the proposed development. If proposed development lies within a flood hazard area as delineated by the current Flood Insurance Rate Maps as provided by FEMA, then a Floodplain permit is required.

Not provided

Tree survey or tree protection plan as outlined by Section 2.09.02. Tree Preservation

Additional items as requested by the Planning & Zoning Commission, City Council, or City Staff

Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have included any required conditions of an approved rezoning, planned development (PD) zoning, special use permit, variance, or special exception or development agreement.

Applicant's Signature
GERARDO OSEGUERA

1-26-21
Date

Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Design Engineer's Signature

1/25/21
Date

Scott Scherer, PE, 105150
Print Name & License Number
Harris Kocher Smith F-15501
Firm & Registration Number

Memorandum

To: **The Corinth Planning and Zoning Commission**
From: Michelle L. Mixell, AICP, Planning and Development Manager
Meeting Date: February 22, 2021
Re: Avilla Fairways Multi-family Residential Cottage Community - PD, Planned Development Rezoning (#ZAPD20-0004)

ACTION REQUESTED:

Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by NexMetro Communities on behalf of the owner, Endeavor Energy Resources, LP, to amend the zoning classification from PD-6 Planned Development District, Ordinance No. 87-12-17-24, for Two Family Garden Homes and PD 24 Planned Development District, Ordinance No. 99-12-16-45 for Two Family Garden Homes, Townhomes, and Neighborhood Shopping to a Planned Development District with a base zoning district of MF-1 Multi-Family Residential, on approximately 24.595 acres of land within the A.H. Serren Survey, Abstract No. 1198 and the B. Merchant Survey, Abstract No. 800, City of Corinth, Denton County, Texas. The property is generally located at the northwest corner of Lake Sharon Drive and Oakmont Drive and east of FM 2499. (Avilla Fairways PD ZAPD20-0004)

BACKGROUND INFORMATION:

- A. **Project Overview.** The Applicant is requesting approval of a PD, Planned Development rezoning for the future development of ± 24.59 acres located on the northwest corner of Lake Sharon Drive and Oakmont Drive. The proposal is to construct a 215-unit multi-family residential cottage community that consists of the following unit types (also *see Attachment 1 – PD Concept Plan*):
- 209 individual one-story cottage buildings and 23 detached garages
 - Internal pedestrian sidewalk/path network
 - Private recreation amenities including event lawns, a pool and spa, and dog park
- B. **Existing Site Conditions.** The existing site is currently undeveloped, wooded, and contains a small area of floodplain along Bryant Branch on its western boundary with the City of Denton.
- The site is bounded by Lake Sharon Drive to the south, Oakmont Drive to the east, and the Oakmont golf course to the north and west.



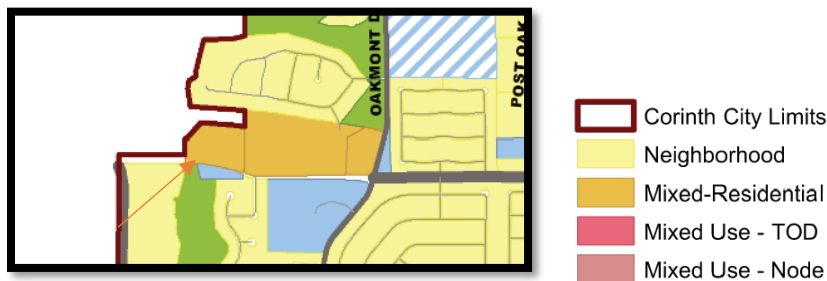
Source: [Corinth GIS](#)

- A recorded utility easement (Denton Municipal Electric) traverses the site in a general north south direction permitting the area to be used for drainage, streets, walks, gardens, parking and other similar uses.
- The site is subject to a prior settlement agreement (*Endeavor Agreement 2017*) that specifically controls the Tree Preservation regulations as applied to any development of the ±24.595-acre project site. Specifically, the agreement notes that the site is considered “heavily wooded lot” allowing a 50% reduction in the amount of replacement trees required by Section 2.09.02.B3 of UDC in areas other than building pads plus 5’ from edge of building pad (includes gas well pad site), street-right-of-way, utility easement, or driveway and a gas well site pad which are considered under the agreement exempted from Protected Tree regulations.

C. **Existing Site Zoning.** The project site is currently controlled by two zoning designations: PD-24 (±5.7 acres located on the western end of the site (*approved 12-16-1999*)) and PD-6 (± 18.895 acres located on the remaining portion of the tract (*approved 12-17-1987*)). See exhibit A, below.

- PD-24 provides for two family garden homes (*attached single family dwellings and patio homes as uses “by right” with density of 6.5 dwellings per acre*).
- PD-6 zoning provides for the development a mix of residential uses including townhomes, single-family attached garden homes (*ranging in density from 6.5 to 10 dwelling units per acre*), and neighborhood shopping on ±5 acres at the northwest corner of Lake Sharon and Oakmont Drive as uses “by right.”

D. **Future Land Use.** The Comprehensive Plan shows this area as Mixed Residential which provides for a variety of dwelling types ranging in density from 6-10 dwelling units which may include single family, townhouse, multifamily, and neighborhood commercial uses.



Source: *Envision Corinth 2040 Comprehensive Plan (Adopted July 2020)*

In terms of mobility, the Comprehensive plan identifies a six (6’) – eight (8’) foot “Sidepath Trail” along Lake Sharon Drive. See excerpt from the [Active Transportation Plan](#) below:



Sidepath on Lake Sharon Drive

Source: *Envision Corinth 2040 Comprehensive Plan (Adopted July 2020)*

KEY POINT FOR CONSIDERATION:

The following key points represent specific departures or design modifications from the regulations outlined in Unified Development Code (UDC) in order to permit the unique design as presented in *Attachment 1 - PD Concept Plan* and other associated attachments as presented in “Supporting Documents” contained in Appendix A.

Additionally, each modification standard presented contains a “**justification**” statement for the departure.

A. Project Proposal/Density. NexMetro is proposing to rezone the ±24.595 acres using a Planned Development process in order to construct a unique product type consisting 215 dwelling units within 209 one-story cottage buildings which equates to approximately 9.0 dwelling units per acre broken down as follows:

- 30 Duplex Cottages (1-bedroom units (*totaling 60 1-bedroom units*))
- 87 Cottages (2-bedroom units)
- 68 Cottages (3-bedroom units)
-

B. Specific Uses. UDC Section 2.07.05.A shall be modified to permit all proposed structures (leasing center, dwelling units, garages, and recreational amenities (pool, spa, dog park, grills, fire pits, pergolas, event lawns, etc. (as further detailed on Attachment 3-PD Landscape Plan) to be permitted on one (1) lot. Further, Section 2.07.07, shall be modified where necessary in order to meet the intent of the layout of accessory buildings and uses with respect to location, size, and number of detached garages based on the concept presented in Attachment 1-PD Concept Plan.

Justification: To permit flexibility and innovation of design and allow for individual one-story primarily detached cottage style buildings to be arranged (maintaining a “single-family detached” type appearance) on a single lot.

C. Dimensional Regulations/Site Data Table. UDC Section 2.08.04 shall apply, except as modified from the base zoning district of MF-1 to allow for a **reduction in floor area** from a minimum floor area of 1,050 sf per dwelling unit to a minimum floor area of 680 sf per dwelling unit and shall be limited the proposed one-bedroom units only (as located in the attached cottage (duplex) buildings). Further, the number of such units afforded this modification, shall not exceed [redacted] units as indicated on Attachment 1-PD Concept Plan. Further, all units throughout the complex shall have private backyard areas (*which is not reflected in the minimum floor area*) as depicted in Attachment 1-PD Concept Plan. Table 2, presents the “Site Data Summary” for the overall project.

Table 1 – Dimensional Requirements (Base Zoning and Proposed PD requirements)

2.06.03 is to provide the City a method to consider new and innovative concepts that may require flexibility in design.

D. Parking Regulations. UDC Section 2.09.03. Vehicular Parking Regulations shall apply, except that the space per unit as applied to the apartments may be reduced to a minimum of 1.85 spaces per unit.

Justification: Documentation provided by NexMetro (see Attachment 6 - Parking Demand Study), suggests that the City's existing parking requirements are higher than data derived from an independent parking study of existing NexMetro developments and reflect actual parking demands on site.

Specifically, the study indicates that the product yields a parking space demand of 0.75 spaces per bedroom, which equates to 1.85 spaces per unit in a 1, 2, and 3 bedroom unit mix. Further, the UDC was adopted in 2013 and since that time the multi-family regulations (including associated parking requirements) have not been updated to keep up with the market needs. The PD process is the best tool at this time to achieve zoning that meets current market requirements for multifamily and the implement the City's adopted vision in the Comprehensive Plan.

E. Garages. UDC Section 2.04.07.C.5 requirement that "a minimum of seventy-five (75) percent of all apartments shall have a one-car enclosed garage, two hundred forty (240) square feet minimum, attached or detached, per dwelling unit", shall be modified as follows: Garages and covered parking to be allowed per the Attachment 1 – PD Concept Plan and will provide for an overall minimum of two (2.0) parking spaces per unit, including surface, covered, and garage parking spaces. NexMetro will assign either a covered space or garage space with every unit, ensuring a 100% covered parking per unit ratio across the site.

Justification: The Applicant's indicates that the ratio proposed (when referencing other NexMetro developments across the Dallas-Fort Worth metroplex), ranks near the top of all projects to date in terms of parking ratios.

F. Nonresidential Architectural Standards. UDC Section 2.09.06. shall apply not apply to the project site as the Golf Course property located adjacent to the northern property boundary of the subject site is not residentially zoned. PD-6 indicates that area as specific sub-area for Golf Course and does not require the proposed MF-1 base district to maintain a thirty (30') foot buffer. However, a twenty-five (25') foot front yard setback is being proposed along the major roadways Lake Sharon Drive and Oakmont Drive as well as a twenty (20') foot building setback along all other boundaries.

Justification: The Applicant is offering a design that goes beyond the UDC requirements to be more in line with Corinth's single family zoning regulations and are more applicable to a single story product.

G. Landscaping Regulations. UDC Section 2.09.01 Residential landscaping requirements shall apply and to be subject to the following modifications:

1. Landscape shrub plantings shall be used to soften the view of wood fencing around backyard areas when viewed from Lake Sharon Drive and/or Oakmont Drive.
2. Where wainscotting is proposed on exterior side walls only that are visible from a public street, this feature shall be either continuous and/or supplemented with continuous foundation plantings. See Attachment 3- PD Landscape Plan.
(a) Lake Sharon Drive: refer to Avilla Fairways Conceptual Landscape Plan, sheet LS2 (detail 2, section B), and (b) Oakmont Drive: refer to Avilla Fairways Conceptual Landscape Plan, sheet LS2 (detail 1, section A)
3. Double fencing concepts are not desirable. Ornamental fencing for rear yards shall be required where rear yards are visible from Lake Sharon Drive or Oakmont Drive. Additionally, significant interior landscaping shall be required to achieve a level of opacity that sufficiently affords a living screen and privacy. Specific treatments will be further evaluated and defined at time of Site Plan based on best design practices.

4. Streetscapes for Lake Sharon and Oakmont drive shall refer to Avilla Fairways Conceptual Landscape Plan as follows: (a) Lake Sharon Drive: refer to sheets LS2 (detail B) and LS3 (detail 5), and Oakmont Drive: refer to sheets LS2 (detail A) and LS3 (details 4,5,&7)
5. Landscape edge buffers along Lake Sharon Drive and Oakmont Drive shall be planted per Avilla Fairways Conceptual Plan (refer to sheets LS1 and LS2) as shown on Attachment 3-PD Landscape Plan and be according to the following conditions: (a) Shade trees shall be planted at a rate of one (1) per 30 linear of feet of landscaped edge and include at least one (1) ornamental tree provided at a rate of one (1) per every two required shade trees. Trees may be clustered or located to accommodate driveway spacing, utilities, drainage facilities, trails, and similar site features, provided that a visual rhythm is maintained. Further, evergreen shrubs shall be included along the fencing and planted at varying intervals (which includes changes in height) to provide vistas into the development and buffered edges (e.g., variations of four feet minimum and 6-8 feet in height).
6. A continuous evergreen hedgerow a minimum of 4 feet in height shall be provided (along drives, driveways, and perimeter parking areas) where necessary to reduce impact from vehicle headlights.
7. Along the north and west property line, a barrier will be established, and no disturbance shall occur within the drip line and/or critical root line of any tree located adjacent to the property line that extends into Avilla Fairways site. Any tree that dies along the adjacent property line within 2 years of site disturbance shall be replaced/fee-in-lieu-of applied at a rate of 3:1 caliper inch lost.

H. Private Recreational Areas. UDC Section 2.04.09.C.8 shall apply, where a minimum of 8% of the gross complex is required to be in the form of private recreation. Note that the requirements of this section, are in addition to the park dedication requirements within 3.05.10. Park and Trail Dedications for Residentially Zoned Property. To meet the Private Recreation requirements, the applicant is providing 2.29 acres or 9.6 % of the Net Acreage in the form of Private Recreation areas which includes all activity nodes, large open space areas, pool/event lawn, and the dog park as shown and detail in Attachment 3-PD Landscape Plan.

I. Park and Trail Land Dedication. UDC Section 3.05.10 requires that Park and Trail dedication for Residentially Zoned Property to be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of (or combination). Because the PD Concept Plan identifies the construction of a “Sidepath Trail” as shown on the Active Transportation Plan in the Envision Corinth 2040: Comprehensive Plan, the area required for the “Sidepath Trail” construction may be used to “satisfy” 0.5 acres of the required by UDC Section 3.05.10 Park and Trail Dedications for Residentially Zoned Property for this project site provided the following conditions are met:

1. The developer shall construct a ten (10’) foot concrete trail along Lake Sharon Drive in accordance with ADA standards. A pedestrian public access easement shall be provided should the final design of the trail may meander outside of the public right-of-way and into the required 20’ landscaped buffer edge.

Justification: Trails are required as part implementing the Comprehensive Plan Mobility Plan objectives.

J. Rye Road (extension). The Applicant is dedicating right-of-way and constructing the Rye Road (extension) from its current terminus at the northern property boundary through the subject site to connect with Lake Sharon Drive. Rye Road construction will include six (6’) foot sidewalks on both the east and west sides of the street.

Justification: This connection provides an important second point of access to the Larkspur at Oakmont neighborhood (north of the subject site) for fire and safety purposes. The exiting stubbed out section of Rye Road was done to provide for future connection when property to the subject site eventually developed to provide for additional access and interconnection of street system.

K. Roundabout at Lake Sharon Drive/Oakmont Drive. The Applicant is dedicating right-of-way for the future construction of a roundabout at the intersection of Lake Sharon and Oakmont Drive. The roundabout will not be constructed as part of the Avilla Fairways project.

Justification: These roadway improvements are shown on the “Master Thoroughfare Plan” as part of the Envision Corinth 2040 Comprehensive Plan (*adopted July 2020*).

L. Mechanical Equipment and Screening of Outdoor Waste Storage. UDC Sections 2.04.07. C.6 and 4.02.13 shall apply, with the additional stipulation that dumpster enclosures will be masonry (or similarly acceptable material) and match the materials of the adjacent dwellings. Further, enclosures shall contain landscape foundation plantings to soften the view and enclosed on all four sides as depicted on the Attachment 1-PD Landscape Concept Plan. Additionally, mechanicals shall be screened with evergreen plant material to create an opaque boarder screen. Screening standards may be adjusted at time of site plan review based on best practices.

M. Tree Preservation. UDC Section 2.09.02 Tree Preservation regulations shall apply, except as provided for in the Endeavor Settlement Agreement (2017).

N. Building Design. UDC Section 2.09.04 Building Façade Material Standards shall apply as defined in the outlined in below (*See Attachment 5 – PD Design Statement*).

1. Minimum of 80% masonry on the exterior finishes of buildings. Masonry consists of brick, stone, hardie (cement) board, or stucco. A minimum of 3 distinct elevations to be provided per residential home floor plan with differing roof pitches.
2. Roof Line. Where visible along the exterior corridors (Lake Sharon Drive and Oakmont Drive), roof pitches shall have a minimum of 8/12 pitch with a mixture ranging from 8/12, 10/12 and 12/12 to provide visual interest. Specifically, no more than two adjacent dwellings with the same roof pitch may be permitted along the corridors. Additionally, dormers, moldings, and other architectural features are required to provide character break up monotony of unit density.
3. Garage doors shall be designed with architectural elements such as dentil moldings, windows, raised panels, etc., while materials shall match dwellings. Garage rooflines may have variation in roofline and pitch. This design detail will be determined at time of Site Plan.

O. Lighting and Glare Regulations. UDC Section 2.09.07. shall apply, and as determined at time of Site Plan, pedestrian scale lighting fixtures shall be considered where practical.

P. Sign Regulations. UDC Subsection 4.01 sign regulations shall apply, however, if necessary, standards may be modified as shown on the PD Concept Plan in order to achieve the “signage and monumentation concepts” provided that visibility and setbacks requirements are met to ensure safety. Further the portal signs will be located during the site plan/construction plan submission.

1. Portal signs to be located within landscape islands designating groupings of units as shown on the Avilla Fairways Conceptual Landscape Plan, sheet LS3.
2. Three (3) total monument signs proposed for this development, one (1) sign at each location:
 - a. Lake Sharon Drive driveway connection
 - b. Oakmont Drive driveway connection
 - c. Rye Road and Lake Sharon intersection

Q. Fence and Screening Regulations. UDC Section 4.02. shall apply, and include the installation of fencing and screening as further outlined below to meet intent of the PD Concept Plan and PD Conceptual Landscape Plan (*see Attachments 1 and 3*):

1. Lake Sharon Drive: Six (6') foot ornamental fencing with masonry columns every 30 linear feet, along with interior landscaping shall be provided; refer to sheets LS1 & LS2 in Attachment 3 – Landscape Plan.

2. Oakmont Drive: Six (6') foot Board-on-Board Wood fence with exterior landscape adjacent to Oakmont Drive where dwelling unit backyard adjacent, otherwise six (6') Ornamental fence per sheets LS1 & LS2 shall be provided.
3. Golf Course: Six (6') foot ornamental fence per sheets LS1 & LS2 shall be provided.
4. Other Misc. Fence and Screening Standards:
 - a. Ornamental and Board-on-Board fence shall have masonry columns every 30 linear feet.
 - b. In instances where rear or side yard wood fencing is visible or fronts Lake Sharon Drive and Oakmont Drive corridors, such fencing shall be provided with a "cap" to ensure finished appearance along corridors.
 - c. Dumpster enclosures shall be screened with landscape foundation plantings and be of masonry material which shall match the material of adjacent dwelling units.

R. Other.

1. Cottage community building separation minimum to be 8-feet (foundation to foundation). All resident units to be fire sprinkled per NFPA-13D requirements.
2. Cottage community to be 1 story max height residential buildings.

SUPPORTING DOCUMENTS:

The following "**attachments**" from the **Applicant's Submittal Package** have been included for your reference.

APPENDIX A – ATTACHMENTS (*Applicant Documents*):

1. PD CONCEPT PLAN (drafts 2-17-21 and 2-10-21 contains Staff comments)
2. PD ILLUSTRATIVE PLAN (draft version)
3. LANDSCAPE PLAN (draft 2-10-21)
4. PD DESIGN STATEMENT (drafts 2-17-21 and 2-10-21 contains Staff comments)
5. PARKING DEMAND STUDY

APPENDIX B – ATTACHMENTS (*Letters*):

NEIGHBORHOOD MEETING

On January 27, 2021, the developer, NexMetro, conducted a neighborhood meeting at City Hall to seek input and receive concerns from surrounding property owners. Approximately 20 residents were in attendance and participated both in person and via virtual remote access.

COMPLIANCE WITH THE COMPREHENSIVE PLAN:

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

PUBLIC NOTICES:

Notice of the public hearing was published in the February 6, 2021 edition of the Denton Record-Chronicle. Written public notices were mailed to all property owners located within 200' of the subject property proposed for the zoning change on February 8, 2021. At the time of packet preparation, we have received two (2) letters of opposition from property owners located within the 200' written notice boundary and seven (7) letters of opposition from residents located outside of the 200' written boundary from the general public. *Reference Appendix B – Letters*

STAFF RECOMMENDATION:

Staff recommends approval as presented with the ability to work with the Applicant to clarify and address design related comments as noted on the PDF Attachments under supporting documents prior to City Council Public Hearing set for March 18, 2021.

Note that these items are typically clarified and addressed prior two public hearing though due to the extreme weather conditions and loss of electricity during the week of Staff Report production, additional fine tuning of the material is necessary. Staff is confident the zoning change application before you is in good form to act on at the meeting.

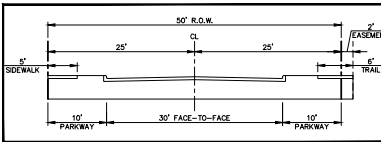
APPENDIX A

SUPPORTING DOCUMENTS

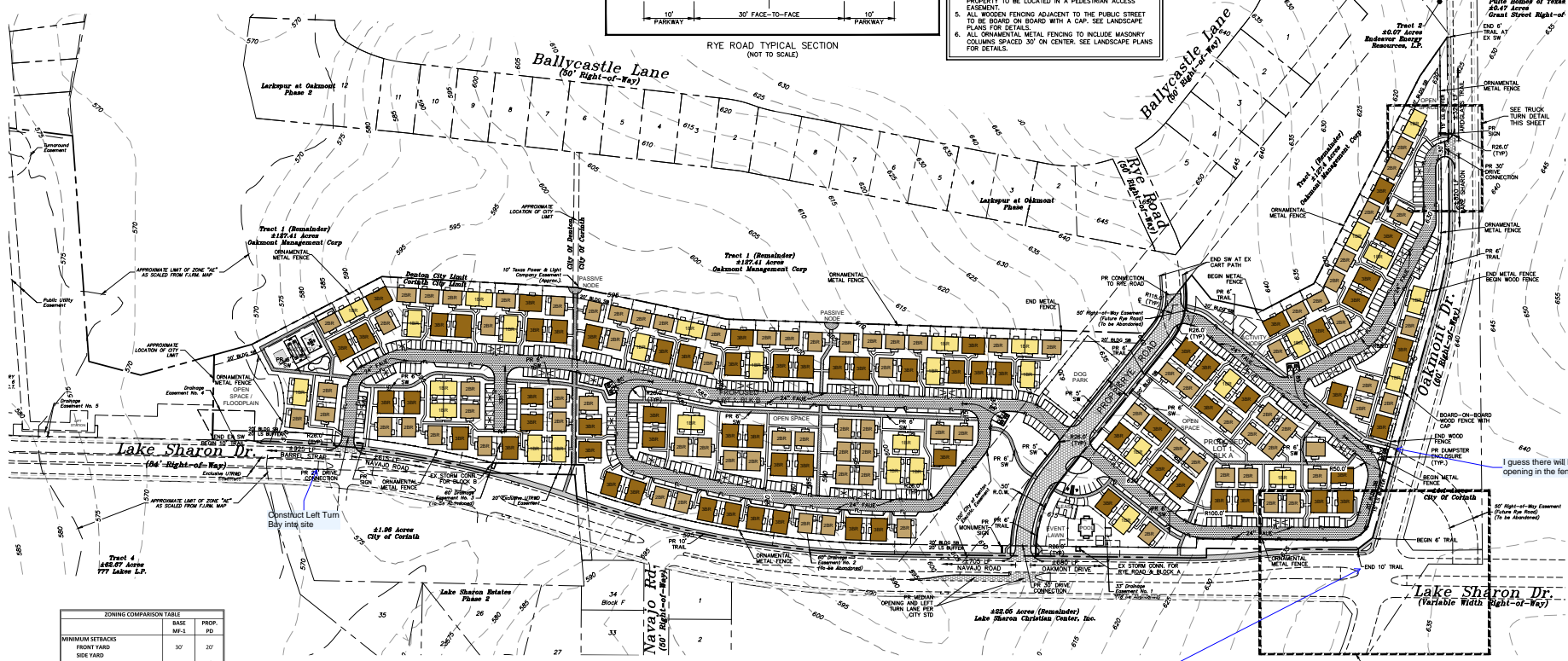
ATTACHMENTS:

1. **PD CONCEPT PLAN** (*drafts 2-17-21 and 2-10-21 contains Staff comments*)
2. **PD ILLUSTRATIVE PLAN** (*draft version*)
3. **LANDSCAPE PLAN** (*draft 2-10-21*)
4. **PD DESIGN STATEMENT** (*drafts 2-17-21 and 2-10-21 contains Staff comments*)
5. **PARKING DEMAND STUDY**

PD CONCEPT PLAN WITH STAFF COMMENTS
2/10/21 - ALSO SEE 2-17-21 (REV) PD CONCEPT PLAN



- CONCEPT PLAN NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL FINAL ROAD ALIGNMENTS, EASEMENTS, BUILDING LOCATIONS, AMENITIES TO BE DETERMINED AT THE SITE PLAN PROCESS.
 3. ALL STANDARD PARKING SPACES TO BE 9'X18' AND ALL PARALLEL PARKING SPACES TO BE 8'X22'.
 4. ALL PUBLIC TRAIL/SIDEWALKS LOCATED ON PRIVATE PROPERTY TO BE LOCATED IN A PEDESTRIAN ACCESS EASEMENT.
 5. ALL WOODEN FENCING ADJACENT TO THE PUBLIC STREET TO BE BOARD ON BOARD WITH A CAP. SEE LANDSCAPE PLANS FOR DETAILS.
 6. ALL ORNAMENTAL METAL FENCING TO INCLUDE MASONRY COLUMNS SPACED 30' ON CENTER. SEE LANDSCAPE PLANS FOR DETAILS.



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Joah@lincolnCE.com
www.lincolnce.com

REVISIONS

REV.	DATE	REMARKS

AVILLA FAIRWAYS
LAKE SHARON @ OAKMONT
24.595 ACRE TRACT OF LAND
City of Corinth, Denton County, Texas

PD CONCEPT PLAN

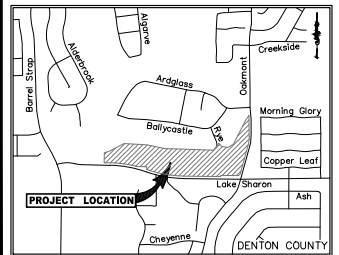
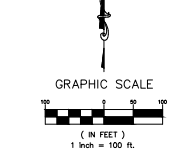
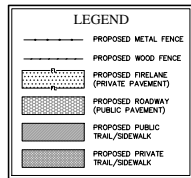
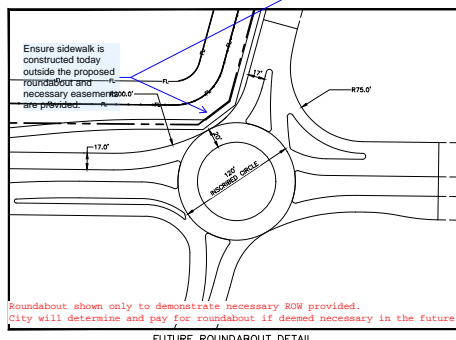
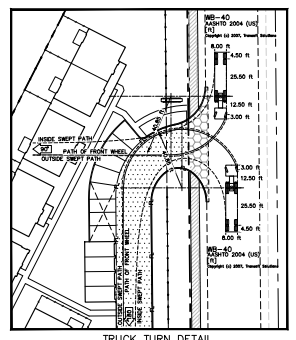
Scale: 1" = 100'
Designed by: JAL
Checked by: JAL
Date: February 10, 2021
Project No.: 1015-003

ZONING COMPARISON TABLE

	BASE MS-1	PROP. PD
MINIMUM SETBACKS		
FRONT YARD	30'	30'
SIDE YARD	30'	N/A
INTERIOR LOT	30'	30'
CORNER LOT	30'	30'
REAR YARD	30'	30'
GARAGE	N/A	N/A
MINIMUM LOT DIMENSIONS		
LOT AREA (A)	40,000	40,000
LOT WIDTH	200'	200'
LOT DEPTH	200'	200'
DENSITY (MAX. DU/A)	12	9
MINIMUM FLOOR AREA (SF PER DU)	1,050	580
MAX. BUILDING HT. (FT./STORIES)	35' / 2	30' / 2
MAX. BUILDING AREA (TOTAL)	100,000%	120%

SITE DATA SUMMARY TABLE

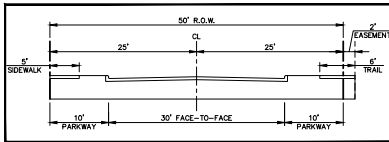
EXISTING ZONING/USE:	PD-6, PD-14, VACANT
PROPOSED ZONING: <td>PD-W/1, BASE ZONING</td>	PD-W/1, BASE ZONING
PROPOSED USE: <td>RESIDENTIAL</td>	RESIDENTIAL
NUMBER OF LOTS: <td>215 (200/15, 11 PROPOSED)</td>	215 (200/15, 11 PROPOSED)
LOT COVERAGE: <td>23.9%</td>	23.9%
LOT AREA: <td>AC SQ. FT.</td>	AC SQ. FT.
GROSS AREA	24,595 1,071,370
ROW DEDICATION	45,688 20,389
NET AREA	23,898 1,045,981
DENSITY: <td>9.00 UNITS / ACRE (w/o ROW) (w/ ROW)</td>	9.00 UNITS / ACRE (w/o ROW) (w/ ROW)
PROPOSED BUILDINGS (1 STORY): <td>AREA NO. ROWS NO. UNITS TOTAL</td>	AREA NO. ROWS NO. UNITS TOTAL
1-BEDROOM (DUPLX)	1,342 30 60 40,260
2-BEDROOM	1,022 87 87 88,534
3-BEDROOM	1,307 68 68 88,876
STANDARD GARAGE, DETACHED*	811 20 - 16,020
STANDARD GARAGE W/HANDICAP, DETACHED	682 3 - 1,044
LEASING CENTER	1,131 1 - 1,131
TOTALS:	709 215 217,681
PARKING REQUIRED:	UNITS REQUIRED PROVIDED
1-BEDROOM (2 SPACES REQ'D; 2 SPACES PROP.)	60 120 120
2-BEDROOM (3 SPACES REQ'D; 3 SPACES PROP.)	87 261 261
3-BEDROOM (4 SPACES REQ'D; 2 SPACES PROP.)	68 272 136
TOTALS:	215 653 480
PARKING PROVIDED:	
STANDARD SPACES	254
CARPORT SPACES	144
HANDICAP SPACES	3
STANDARD GARAGE SPACES	3
HANDICAP GARAGE SPACES	3
TOTALS:	473
GARAGE SPACES PER UNIT:	41.2%
OPEN SPACE AREA:	180,965 17.4% (5%_)
LANDSCAPE AREA:	500,023 48.0% (5%_)
IMPERVIOUS AREA:	543,943 52.0% (5%_)
LOADING SPACES:	NOT REQUIRED
OUTSIDE STORAGE:	NOT PROPOSED
CONSTRUCTION DATES:	01/2021 - 03/2021



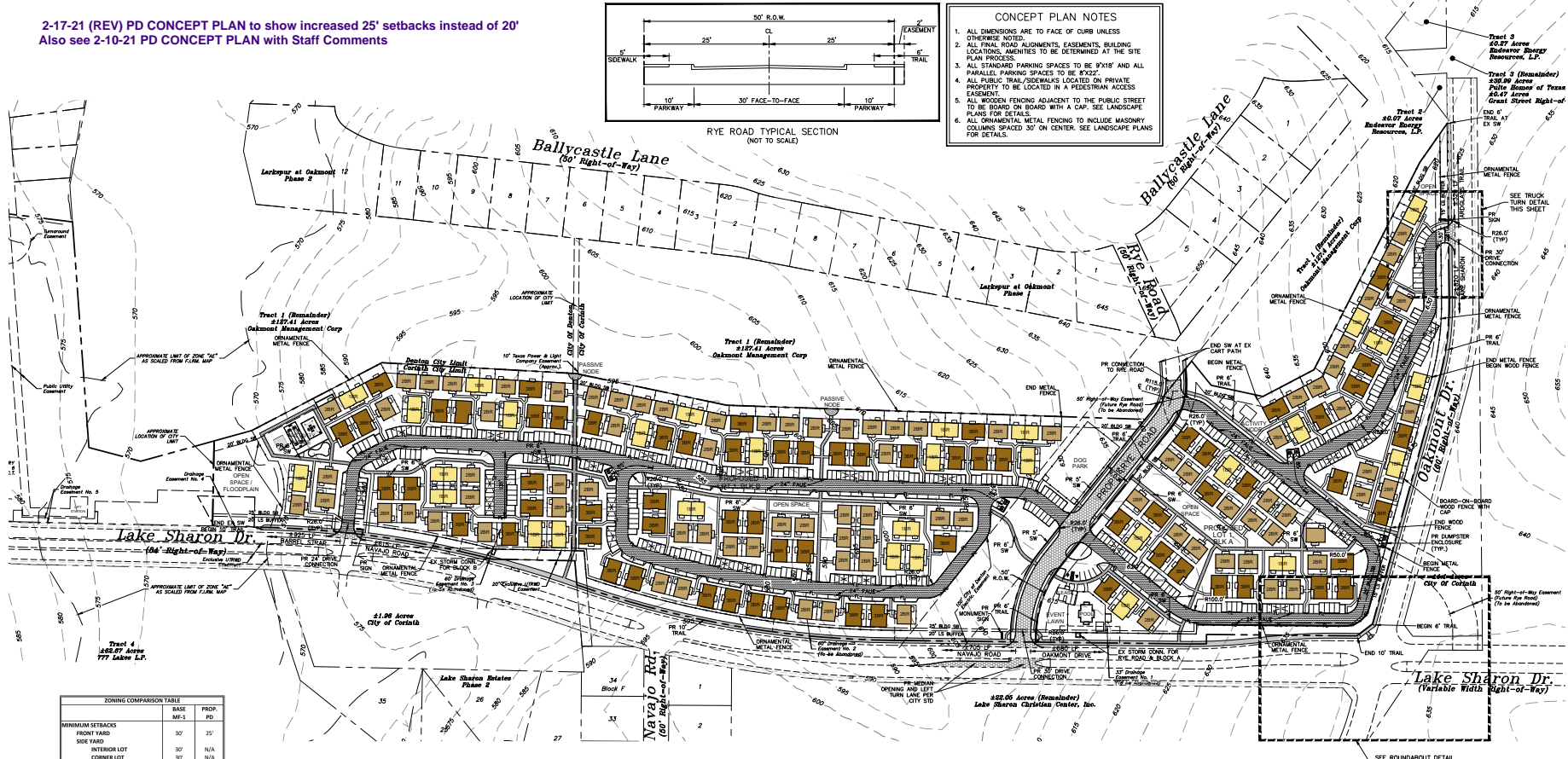
LCE LINCOLN CONSULTING & ENGINEERING, 6888 N. CENTRAL EXPRESSWAY, SUITE 275, DALLAS, TEXAS 75206
 TEL: (214) 215-5066 FAX: (214) 215-5067
 WWW.LINCOLNCE.COM

AVILLA FAIRWAYS - City of Corinth, Texas - LCEE PROJECT NO. 1015-003

2-17-21 (REV) PD CONCEPT PLAN to show increased 25' setbacks instead of 20'
 Also see 2-10-21 PD CONCEPT PLAN with Staff Comments



- CONCEPT PLAN NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL FINAL ROAD ALIGNMENTS, EASEMENTS, BUILDING LOCATIONS, AMENITIES TO BE DETERMINED AT THE PLAN PROCESSING STAGE.
 3. ALL STANDARD PARKING SPACES TO BE 9'X18' AND ALL PARALLEL PARKING SPACES TO BE 8'X22'.
 4. ALL PUBLIC TRAIL/SIDEWALKS LOCATED ON PRIVATE PROPERTY TO BE LOCATED IN A PEDESTRIAN ACCESS EASEMENT.
 5. ALL WOODEN FENCING ADJACENT TO THE PUBLIC STREET TO BE BOARD ON BOARD WITH A CAP. SEE LANDSCAPE PLANS FOR DETAILS.
 6. ALL ORNAMENTAL METAL FENCING TO INCLUDE MASONRY COLUMNS SPACED 30' ON CENTER. SEE LANDSCAPE PLANS FOR DETAILS.

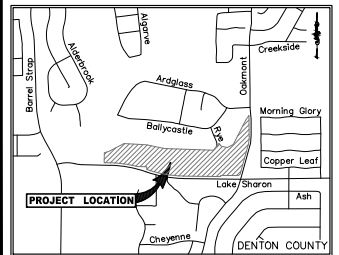
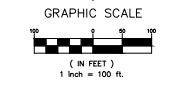
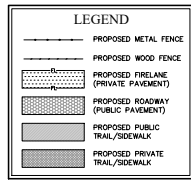
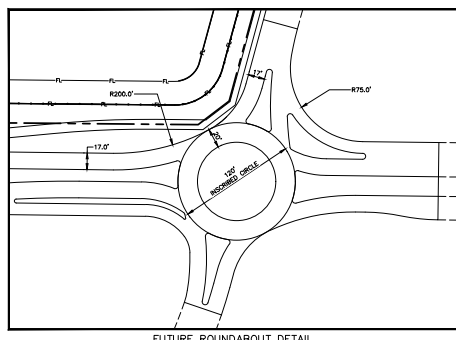
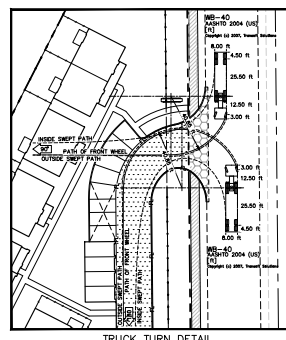


ZONING COMPARISON TABLE

	BASE MS-1	PROP. PD
MINIMUM SETBACKS		
FRONT YARD	30'	25'
SIDE YARD	N/A	N/A
INTERIOR LOT	30'	N/A
CORNER LOT	30'	N/A
REAR YARD	30'	30'
GARAGE	N/A	N/A
MINIMUM LOT DIMENSIONS		
LOT AREA (A)	40,000	40,000
LOT WIDTH	200'	100'
LOT DEPTH	200'	200'
DENSITY (MAX. DU/A)	12	9
MINIMUM FLOOR AREA (SF PER DU)	1,050	580
MAX. BUILDING HT. (FT./STORIES)	35' / 2	30' / 2
MAX. BUILDING AREA (TOTAL)	40%	23%

SITE DATA SUMMARY TABLE

EXISTING ZONING/USE:	PD-6, PD-24 / VACANT	PROPOSED ZONING:	PD-WP-1 / BASE ZONING:
PROPOSED ZONING:	RESIDENTIAL		
NUMBER OF LOTS:	215 (PROPOSED); 1 (PROPOSED)	COTTAGE COMMUNITY	
LOT COVERAGE:	22.8%	215 (PROPOSED); 1 (PROPOSED)	
LOT AREA:	AC	SG. FT.	
GROSS AREA	24,595	1,071,370	
RAW EDUCATION	45,688	35,389	
NET AREA	23,898	1,040,981	
DENSITY:	9.00 UNITS / ACRE (w/o ROW Dns)	TOTAL	
PROPOSED BUILDINGS (1 STORY):	AREA	NO. BLDGS.	NO. UNITS
1-BEDROOM (DUPLX)	1,342	30	60
2-BEDROOM	1,022	87	87
3-BEDROOM	1,307	68	68
STANDARD GARAGE, DETACHED*	811	20	-
STANDARD GARAGE W/ATTACHED*	682	3	-
LEASING CENTER	1,131	1	-
TOTALS:	208	215	217,882
PARKING REQUIRED:	UNITS	REQUIRED	PROVIDED
1-BEDROOM (2 SPACES REQ'D; 2 SPACES PROP.)	60	120	120
2-BEDROOM (3 SPACES REQ'D; 3 SPACES PROP.)	87	261	261
3-BEDROOM (4 SPACES REQ'D; 2 SPACES PROP.)	68	272	136
TOTALS:	215	653	480
PARKING PROVIDED:			
STANDARD SPACES	254		
CARPORT SPACES	144		
HANDICAP SPACES	3		
STANDARD GARAGE SPACES	97		
HANDICAP GARAGE SPACES	3		
TOTALS:	471		
GARAGE SPACES PER UNIT:	41.2%		
OPEN SPACE AREA:	180,965	17.4%	(SF, %)
LANDSCAPE AREA:	508,023	48.0%	(SF, %)
IMPERVIOUS AREA:	543,943	52.0%	(SF, %)
LANDING SPACES:	NOT REQUIRED		
OUTSIDE STORAGE:	NOT PROPOSED		
CONSTRUCTION DATES:	01/2021 - 03/2021		



OWNER/DEVELOPER:
 NexMetro Communities
 6888 N. Central Expressway, Suite 275
 Dallas, Texas 75206
 Tel. No. (800) 559-8388
 Contact: Jason Flory, P.E.

ENGINEER:
 Lincoln Consulting & Engineering, Inc.
 P.O. Box 1176
 Wylie, Texas 75298
 Tel. No. (214) 218-6066
 Contact: Joshua A. Lincoln, P.E.

PD CONCEPT PLAN
AVILLA FAIRWAYS
LAKE SHARON @ OAKMONT
24,595 ACRE TRACT OF LAND
 17.4% MERCHANT SURVEY, ABSTRACT NO. 800
 A.H. SERRER SURVEY, ABSTRACT NO. 1198

CITY OF CORINTH, TEXAS
 FEBRUARY 10, 2021

REV.	DATE	REMARKS

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

LINCOLN CONSULTING & ENGINEERING
 1100 W. 12th Street, Suite 100
 Wylie, Texas 75298
 P.O. Box 1176
 Wylie, Texas 75298
 Phone: (214) 218-6066
 Fax: (214) 218-6066
 Email: josh@lincolnce.com
 Website: www.lincolnce.com

AVILLA FAIRWAYS - City of Corinth, Texas - LCSE PROJECT NO. 1015-003

AVILLA FAIRWAYS
LAKE SHARON @ OAKMONT
24,595 ACRE TRACT OF LAND
 City of Corinth, Denton County, Texas

PD CONCEPT PLAN

CP

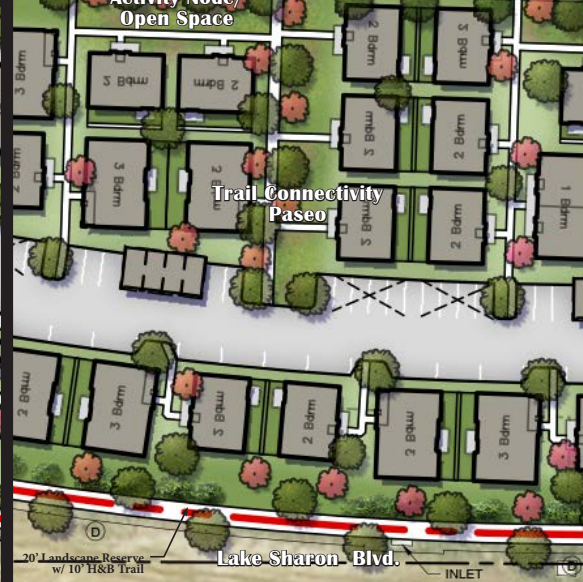
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Designed by: JAL
 Drawn by: JAL
 Checked by: JAL
 Date: February 17, 2021
 Project No.: 1015-003



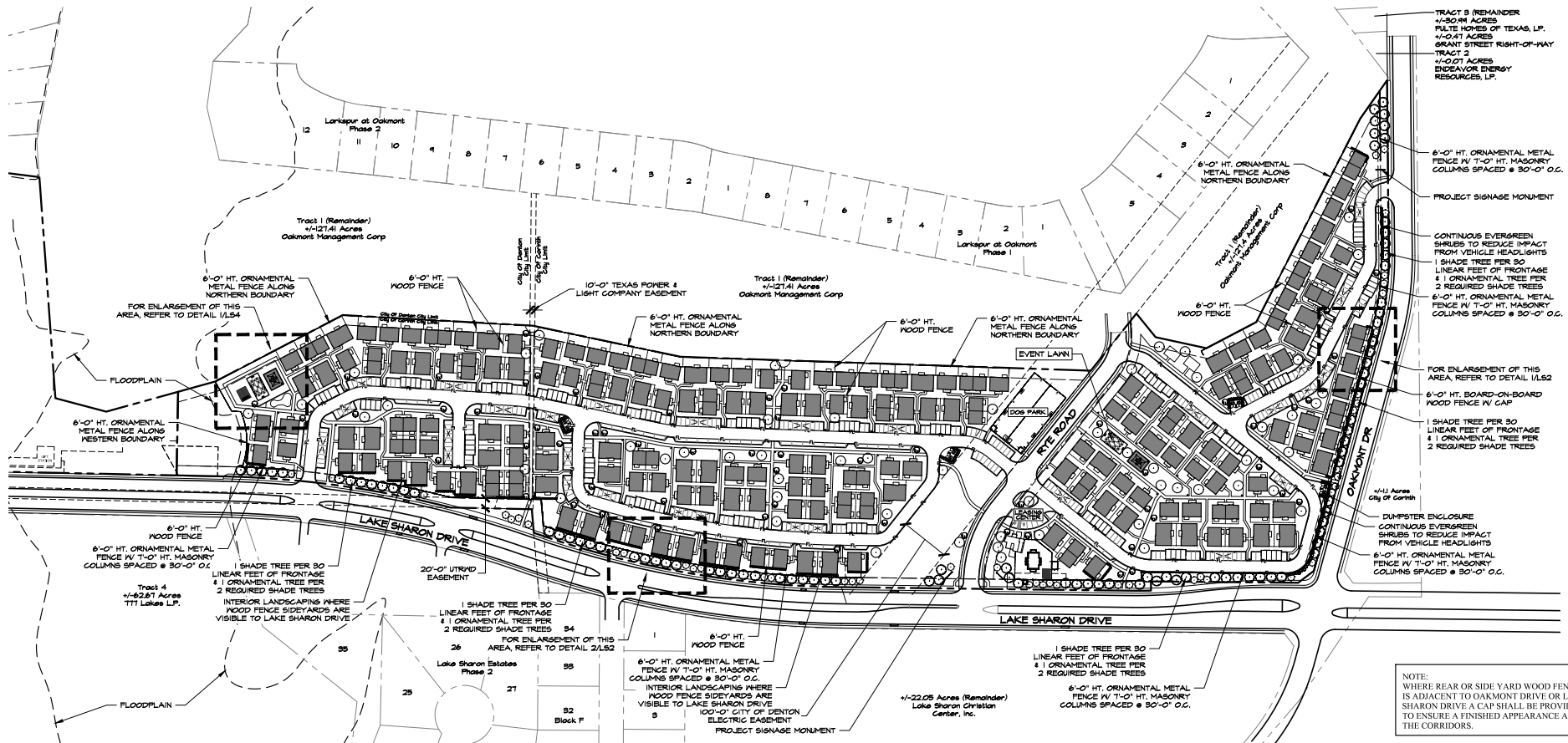
AVILLA FAIRWAYS - CORINTH, TX

ILLUSTRATIVE PLAN



AVILLA FAIRWAYS - CORINTH, TX

OPEN SPACE & ACTIVITY NODES



TRACT 3 REMAINDER
 1/30.04 ACRES
 PALTE HONES OF TEXAS, LP.
 1/0.41 ACRES
 GRANT STREET RIGHT-OF-WAY
 TRACT 2
 1/0.01 ACRES
 ENDAVOR ENERGY
 RESOURCES, LP.

6'-0" HT. ORNAMENTAL METAL
 FENCE W/ 1"-0" HT. MASONRY
 COLUMNS SPACED @ 30'-0" O.C.

PROJECT SIGNAGE MONUMENT

CONTINUOUS EVERGREEN
 SHRUBS TO REDUCE IMPACT
 FROM VEHICLE HEADLIGHTS
 1 SHADE TREE PER 50
 LINEAR FEET OF FRONTAGE
 1 ORNAMENTAL TREE PER
 2 REQUIRED SHADE TREES

6'-0" HT. ORNAMENTAL METAL
 FENCE W/ 1"-0" HT. MASONRY
 COLUMNS SPACED @ 30'-0" O.C.

FOR ENLARGEMENT OF THIS
 AREA, REFER TO DETAIL 1/L52

6'-0" HT. BOARD-ON-BOARD
 WOOD FENCE W/ CAP

1 SHADE TREE PER 50
 LINEAR FEET OF FRONTAGE
 1 ORNAMENTAL TREE PER
 2 REQUIRED SHADE TREES

1/41 Acres
 City of Corinth

DUMPSTER ENCLOSURE
 CONTINUOUS EVERGREEN
 SHRUBS TO REDUCE IMPACT
 FROM VEHICLE HEADLIGHTS

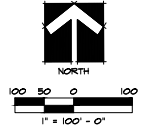
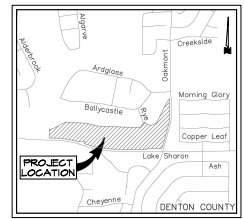
6'-0" HT. ORNAMENTAL METAL
 FENCE W/ 1"-0" HT. MASONRY
 COLUMNS SPACED @ 30'-0" O.C.

NOTE:
 WHERE REAR OR SIDE YARD WOOD FENCING
 IS ADJACENT TO OAKMONT DRIVE OR LAKE
 SHARON DRIVE A CAP SHALL BE PROVIDED
 TO ENSURE A FINISHED APPEARANCE ALONG
 THE CORRIDORS.

LANDSCAPE REQUIREMENTS

- OAKMONT DRIVE**
- A. 1-3' GAL. CANOPY TREE / 50 LF OF LANDSCAPE BUFFER
 482 LF OF LS BUFFER / 50 LF = 92 - 3' GAL. CANOPY TREES REQUIRED
 PROVIDED: 32 - 5' CALIFER CANOPY TREES PROVIDED
 - B. 1-2' GAL. ORNAMENTAL TREE FOR EVERY 2 CANOPY TREES REQUIRED
 32 - 3' GAL. CANOPY TREES / 2 = 16 - 2' GAL. ORNAMENTAL TREES REQUIRED
 PROVIDED: 16 - 2' CALIFER ORNAMENTAL TREES PROVIDED
- LAKE SHARON DRIVE**
- A. 1-3' GAL. CANOPY TREE / 30 LF OF LANDSCAPE BUFFER
 2,000 LF OF LS BUFFER / 30 LF = 66 - 3' GAL. CANOPY TREES REQUIRED
 PROVIDED: 66 - 3' CALIFER CANOPY TREES PROVIDED
 - B. 1-2' GAL. ORNAMENTAL TREE FOR EVERY 2 CANOPY TREES REQUIRED
 66 - 3' GAL. CANOPY TREES / 2 = 33 - 2' GAL. ORNAMENTAL TREES REQUIRED
 PROVIDED: 33 - 2' CALIFER ORNAMENTAL TREES PROVIDED

**AVILLA FAIRWAYS
 ~CONCEPTUAL LANDSCAPE PLAN~**



Bar is one inch on original
 drawing. If not one inch on this
 sheet, adjust scale as necessary.

NOTE:
 ALL IMPROVEMENTS SHOWN ON
 THIS PLAN ARE CONCEPTUAL IN
 NATURE & SUBJECT TO CHANGE.

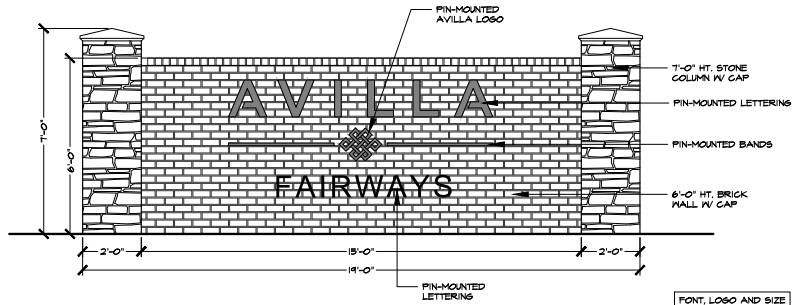


Studio 13 Design Group, P.L.L.C.
 346 W. Main Street
 Dentonville, Texas 76207
 469-633-1900

TRAE Firm #186643



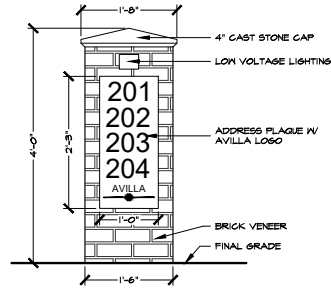
February 10, 2021



FONT, LOGO AND SIZE ARE CONCEPTUAL & SUBJECT TO CHANGE

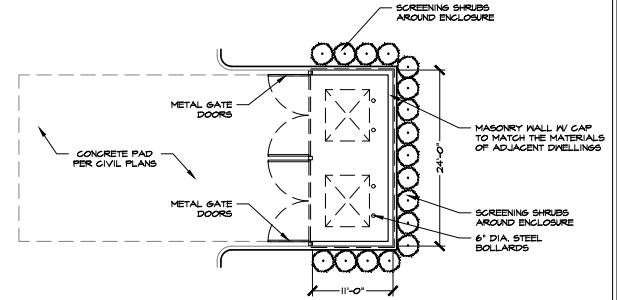
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1 PROJECT SIGNAGE MONUMENT ELEVATION



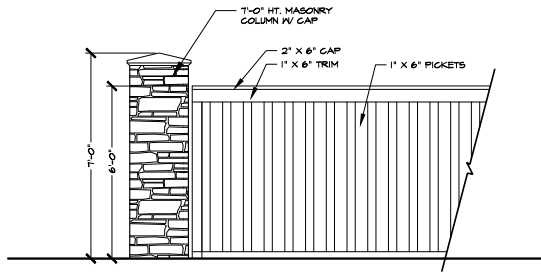
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2 UNIT PORTAL SIGN ELEVATION



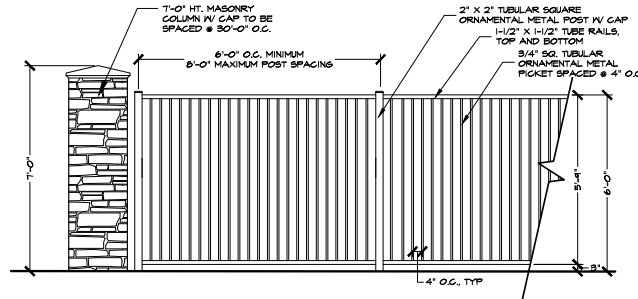
SCALE: 1/8"=1'-0"

3 DUMPSTER ENCLOSURE PLAN



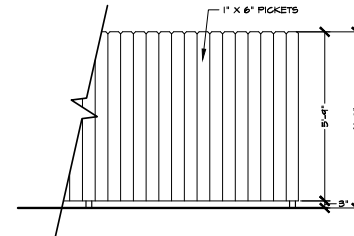
SCALE: 1/2"=1'-0"

4 6'-0" HT. BOARD-ON-BOARD WOOD FENCE ALONG FRONTAGE ELEVATION



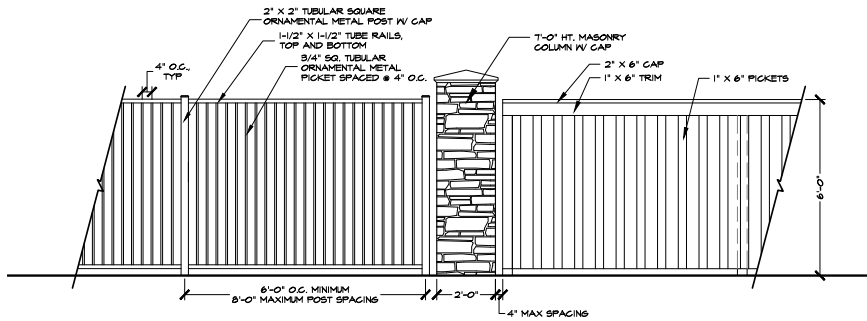
SCALE: 1/2"=1'-0"

5 6'-0" HT. ORNAMENTAL METAL FENCE ALONG FRONTAGE ELEVATION



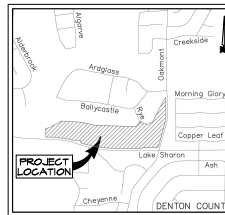
SCALE: 1/2"=1'-0"

6 6'-0" HT. WOOD FENCE (INTERNAL YARDS) ELEVATION



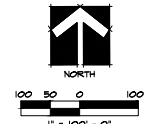
SCALE: 1/2"=1'-0"

7 PARTIAL ELEVATION: WOOD FENCING TRANSITION TO METAL FENCING ELEVATION



LOCATION MAP NOT TO SCALE

AVILLA FAIRWAYS
~CONCEPTUAL FENCING & MONUMENTATION~



Bar is not on original drawing. If not one inch on this sheet, adjust scale as necessary.

NOTE: ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.

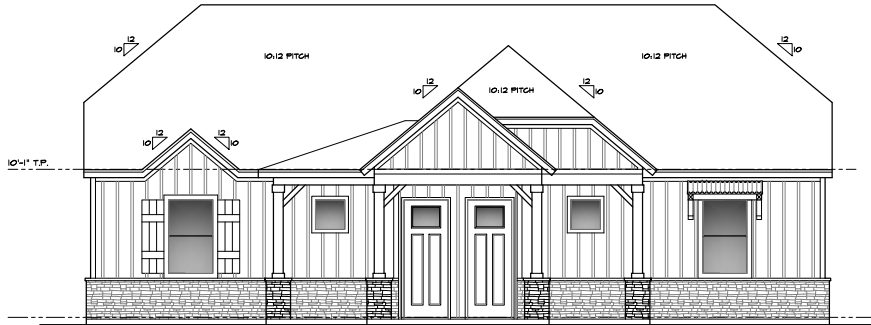
STUDIO DESIGN GROUP

Studio 13 Design Group, P.L.L.C.
366 W. Main Street
Lewisville, Texas 75077
469-633-1900

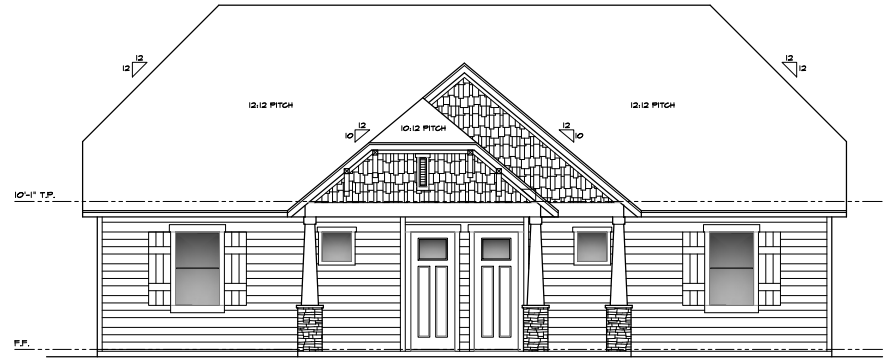
THAE Firm #08643



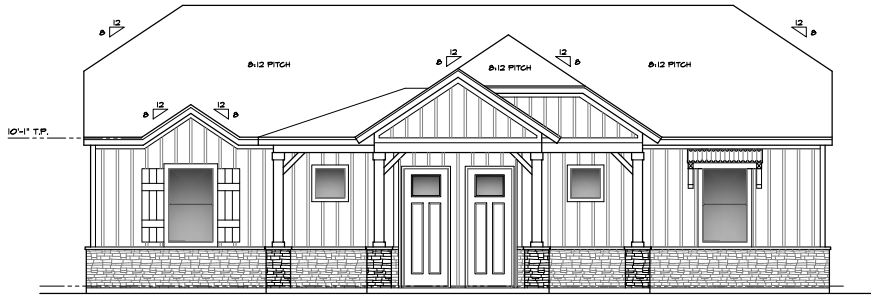
Travis A. Evers
February 10, 2021



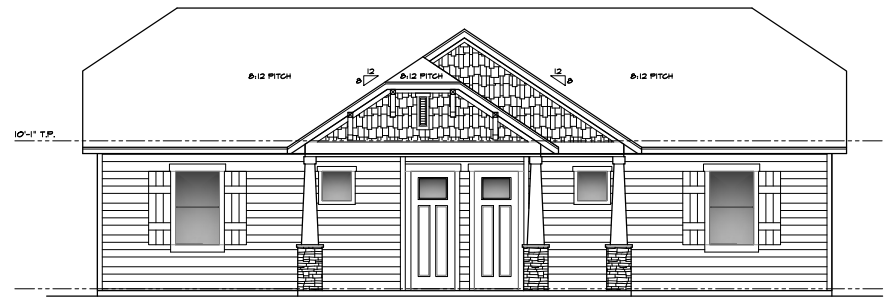
O2 FRONT ELEVATION (10:12 PITCH)
SCALE: 1/4" = 1'-0"



O2 FRONT ELEVATION (12:12 PITCH)
SCALE: 1/4" = 1'-0"



O1 FRONT ELEVATION (STANDARD 8:12)
SCALE: 1/4" = 1'-0"



O1 FRONT ELEVATION (STANDARD 8:12)
SCALE: 1/4" = 1'-0"

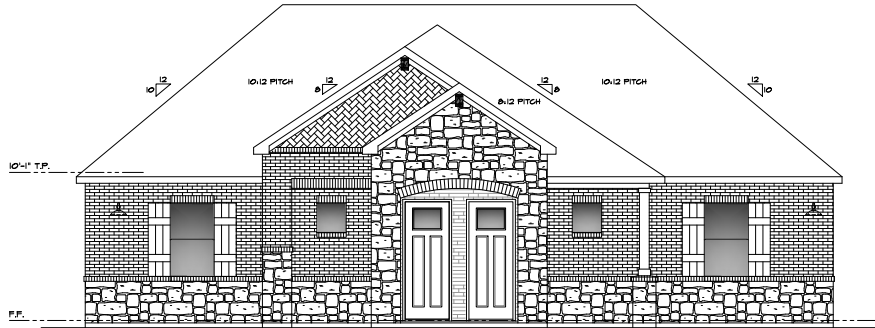
BUILDING TYPE 1A ELEVATIONS

SCALE: 1/4" = 1'-0"

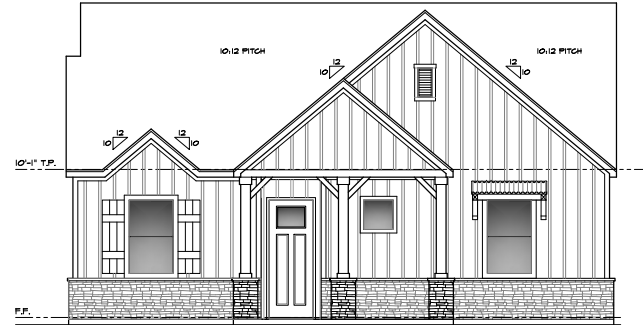
BUILDING TYPE 1B ELEVATIONS

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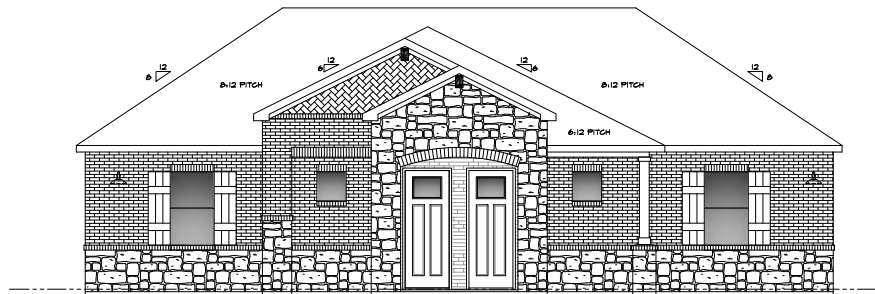
<p>ARCHITECT IKEMIRE ARCHITECTS 16660 Dallas Parkway, Suite 2900 Dallas TX 75001 PH 972-248-2486 FX 972-248-1587 CONTACT: JAMIE HULSE</p>	<p>DEVELOPER NEXMETRO COMMUNITIES THREE ENERGY SQUARE 6608 N. CENTRAL EXPRESSWAY, SUITE 275 Addison TX 75206 PH 972-785-0039 CONTACT: JASON FLORY</p>	<p>NEXMETRO AVILLA FAIRWAYS BUILDING ELEVATIONS * CONCEPTUAL PLANS *</p>
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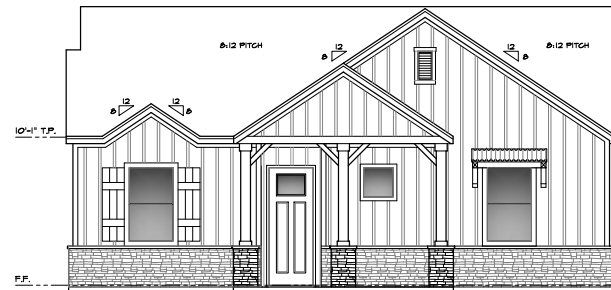
03 FRONT ELEVATION (10:12 PITCH)
SCALE: 1/4" = 1'-0"



02 FRONT ELEVATION (10:12 PITCH)
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION (STANDARD 8:12)
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION (STANDARD 8:12)
SCALE: 1/4" = 1'-0"

BUILDING TYPE 1C ELEVATIONS

SCALE: 1/4" = 1'-0"

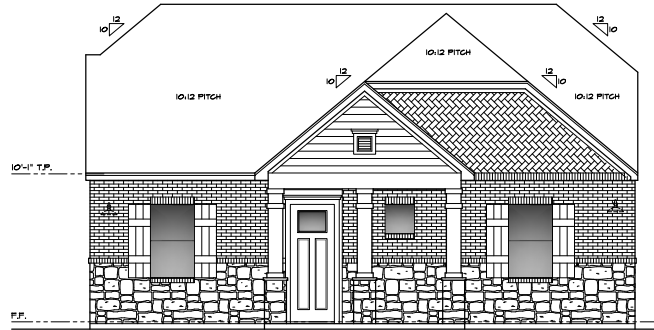
BUILDING TYPE 2A ELEVATIONS

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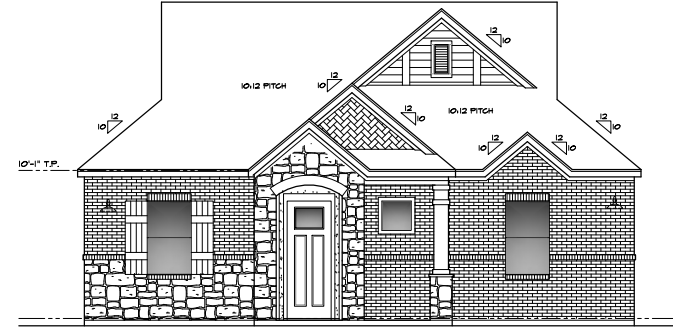
ARCHITECT
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PH 972-248-2486 FX 972-248-1587
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PH 972-745-0039
CONTACT: JASON FLORY

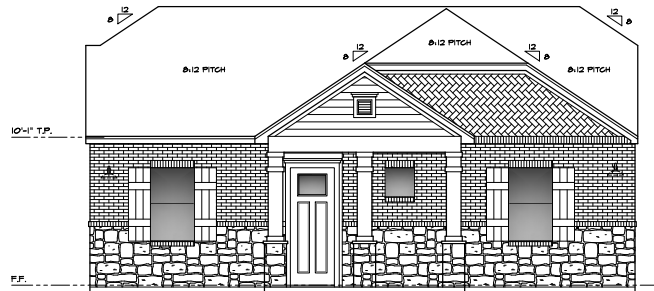
NEXMETRO
AVILLA FAIRWAYS
BUILDING ELEVATIONS
* **CONCEPTUAL PLANS** *



02 FRONT ELEVATION (10:12 PITCH)
SCALE: 1/4" = 1'-0"



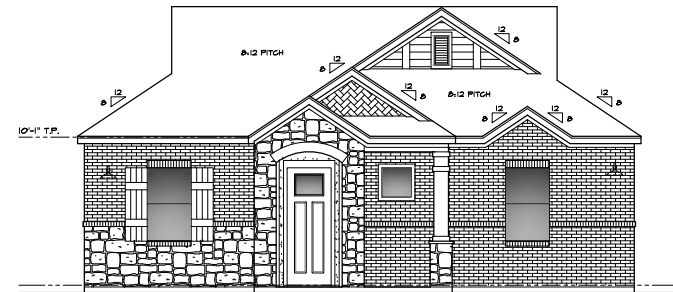
03 FRONT ELEVATION (10:12 PITCH)
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION (STANDARD 8:12)
SCALE: 1/4" = 1'-0"

BUILDING TYPE 2B ELEVATIONS

SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION (STANDARD 8:12)
SCALE: 1/4" = 1'-0"

BUILDING TYPE 2C ELEVATIONS

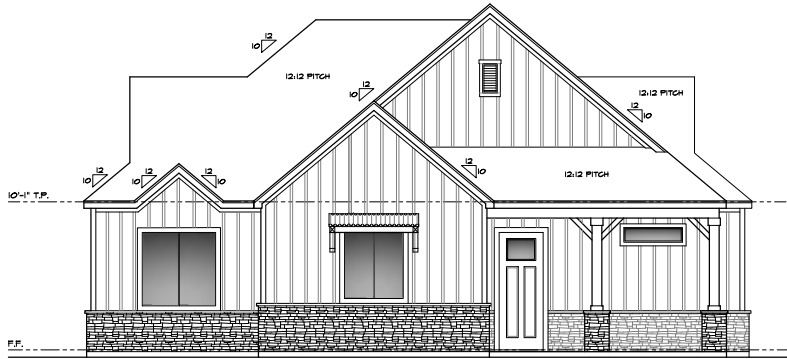
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ARCHITECT
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16660 Dallas Parkway, Suite 2900
Dallas TX 75001
PH 972-248-2486 FX 972-248-1557
CONTACT: JAMIE HULSE

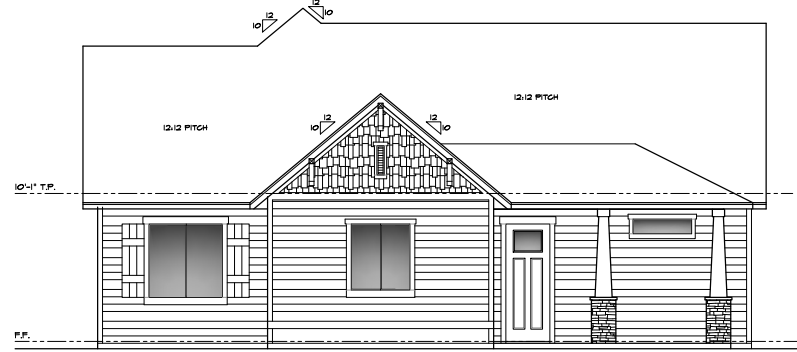
DEVELOPER
NEXMETRO COMMUNITIES
THREE ENERGY SQUARE
6608 N. CENTRAL EXPRESSWAY, SUITE 275
Addison TX 75206
PH 972-785-0039
CONTACT: JASON FLORY

NEXMETRO
AVILLA FAIRWAYS
BUILDING ELEVATIONS

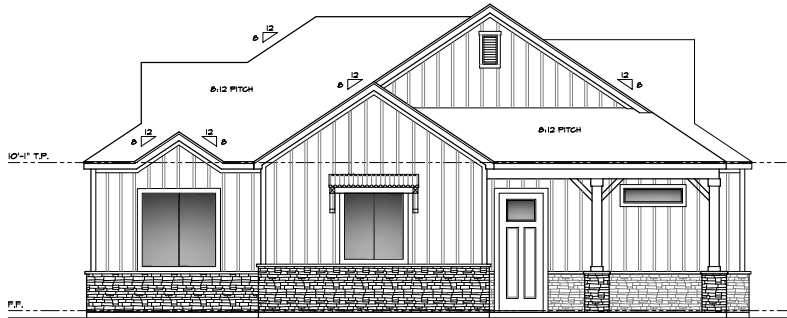
* **CONCEPTUAL PLANS** *



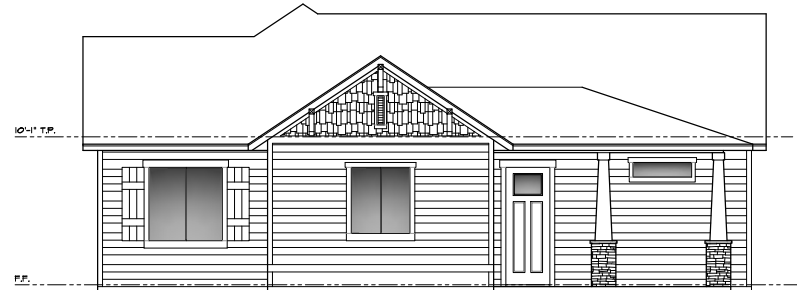
02 FRONT ELEVATION (12:12 PITCH)
SCALE: 1/4"=1'-0"



02 FRONT ELEVATION (10:12 PITCH)
SCALE: 1/4"=1'-0"



01 FRONT ELEVATION (STANDARD 8:12)
SCALE: 1/4"=1'-0"



01 FRONT ELEVATION (STANDARD 8:12)
SCALE: 1/4"=1'-0"

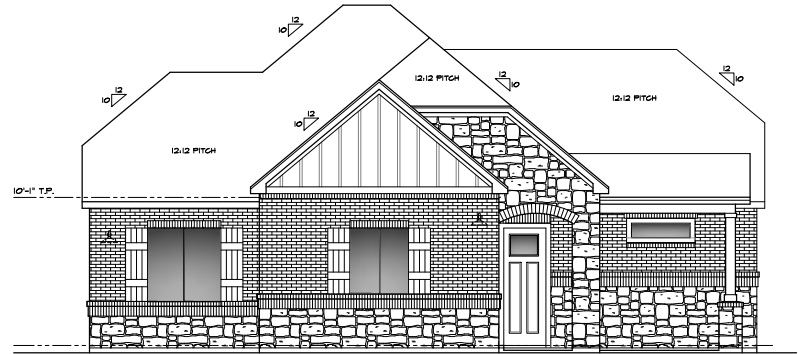
BUILDING TYPE 3A ELEVATIONS

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BUILDING TYPE 3B ELEVATIONS

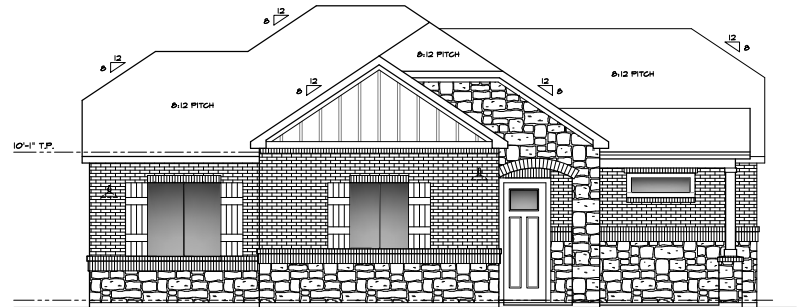
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<p>ARCHITECT IKEMIRE ARCHITECTS 16660 Dallas Parkway, Suite 2900 Dallas TX 75001 PH 972-248-2486 FX 972-248-1557 CONTACT: JAMIE HULSE</p>	<p>DEVELOPER NEXMETRO COMMUNITIES THREE ENERGY SQUARE 6608 N. CENTRAL EXPRESSWAY, SUITE 275 Addison TX 75206 PH 972-745-0039 CONTACT: JASON FLORY</p>	<p>NEXMETRO AVILLA FAIRWAYS BUILDING ELEVATIONS * CONCEPTUAL PLANS *</p>
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03 FRONT ELEVATION (10:12 PITCH)

SCALE: 1/4" = 1'-0"



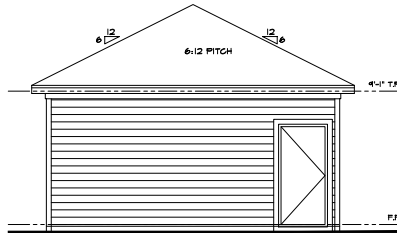
01 FRONT ELEVATION (STANDARD 6:12)

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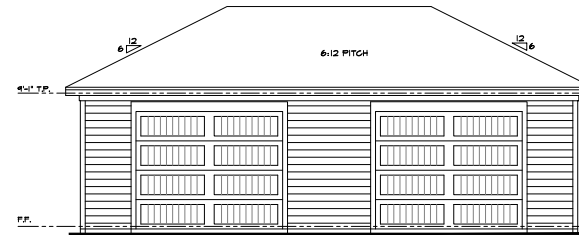
BUILDING TYPE 3C ELEVATIONS

SCALE: 1/4" = 1'-0"

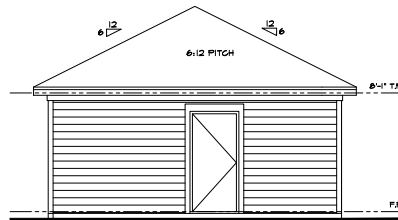
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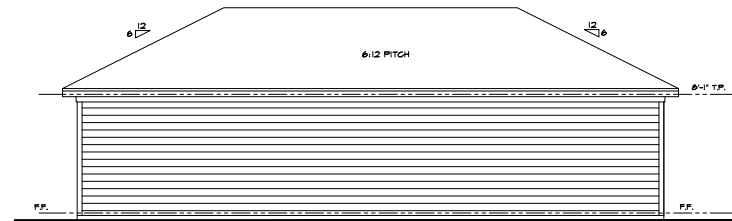
06 - ACCESSIBLE GARAGE - RIGHT ELEVATION



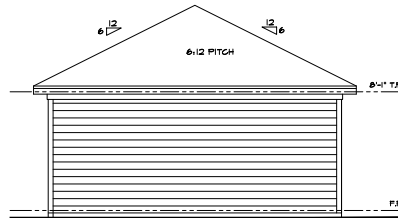
03 - ACCESSIBLE GARAGE - FRONT ELEVATION



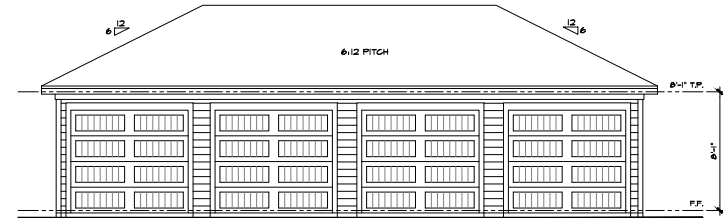
05 - MAINTENANCE BUILDING - SIDE ELEVATION



02 - TYPICAL GARAGE - REAR ELEVATION



04 - TYPICAL GARAGE - SIDE ELEVATION



01 - TYPICAL GARAGE - FRONT ELEVATION

REMOTE GARAGE ELEVATIONS

SCALE: 1/4" = 1'-0"

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NEXMETRO
 AVILLA FAIRWAYS
 BUILDING ELEVATIONS
 * **CONCEPTUAL PLANS** *



PD DESIGN STATEMENT

Avilla Fairways

February 10, 2021

A. Purpose

The regulations set forth in this PD Design Statement provide development standards for a 24.595-acre Residential Cottage Community, proposed by developer/applicant NexMetro Communities. The boundary of this PD is identified by metes and bounds on the attached Legal Description. The property shall be developed in accordance with these regulations, and PD Concept and Illustrative plans as depicted in attached exhibits.

B. General Information

The subject property is comprised of two tracts and is currently owned by Endeavor Energy Resources, LP. The tract is located at the northwest corner of Lake Sharon Drive and Oakmont Drive. The property is nearly completely under tree cover, while most of the site slopes/drains to the southwest and the remainder drains to the northeast.

C. Current Zoning

The subject tract is vacant and currently zoned PD-6 & PD-24. The surrounding zoning classifications are PD and SF as follows:

- North: single-family & open space/recreation (golf course), PD-23 & PD-34
- South: single-family & institutional (Church and school), SF-3
- East: single-family, SF-4
- West: single-family & golf course (City of Denton limits)

D. Base District

This PD shall be subject to all regulations of the "MF-1" Multi-Family Residential district of the Corinth Unified Development Code (UDC), as exists or as amended herein. The designation of the base district shall be to affect a zoning map change only (from PD-6 / PD-24 to new PD with a base zoning district of "MF-1" Multi-Family) and to establish base development regulations.

E. Land Use Regulations

Permitted Uses and Regulations shall be per MF-1 except where noted herein:

1. Dwelling Type & Density

The PD is intended to provide for development of a Residential Cottage Community, consisting of 215 multi-family detached and duplex dwelling units with a density of approximately 9.0 units per acre.

2. Regulations of Specific Uses (UDC Section 2.07.05.A)
All structures (leasing center, dwelling units, garages, etc.) and amenities (pool, spa, dog park, grills, pergolas, fire pits, etc.) to be permitted on one (1) lot. Access and building locations to meet the intent of the **Avilla Fairways PD Concept Plan**.
3. Accessory Buildings and Uses (UDC Section 2.07.07)
All structures to meet intent of the **Avilla Fairways PD Concept Plan** with respect to location, size, and number of detached garages.

F. Dimensional Regulations

The dimensional regulations shall be per MF-1 except where noted herein and “Table F-1” below:

SITE DATA SUMMARY TABLE				
EXISTING ZONING/USE:	PD-6, PD-24 / VACANT			
PROPOSED ZONING:	PD W/MF-1 BASE ZONING			
PROPOSED USE:	RESIDENTIAL COTTAGE COMMUNITY			
NUMBER OF LOTS:	2 (EXISTING); 2 (PROPOSED)			
LOT COVERAGE:	22.8%			
LOT AREA:	AC.	SQ. FT.		
GROSS AREA	24.595	1,071,370		
ROW DEDICATION	0.698	30,389		
NET AREA	23.898	1,040,981		
DENSITY:	9.00	UNITS / ACRE (w/o ROW Ded.)		
PROPOSED BUILDINGS (1 STORY):	AREA	NO. BLDGS	NO. UNITS	TOTAL
1-BEDROOM (DUPLEX)	1,342	30	60	40,260
2-BEDROOM	1,022	87	87	88,914
3-BEDROOM	1,307	68	68	88,876
STANDARD GARAGE, DETACHED*	831	20	-	16,620
STANDARD GARAGE W/HANDICAP, DETACHED	682	3	-	2,046
LEASING CENTER	1,131	1	-	1,131
TOTALS:		209	215	237,847
PARKING REQUIRED:	UNITS	REQUIRED	PROPOSED	
1 BEDROOM (2 SPACES REQ'D; 2 SPACES PROP.)	60	120	120	
2 BEDROOM (3 SPACES REQ'D; 2 SPACES PROP.)	87	261	174	
3 BEDROOM (4 SPACES REQ'D; 2 SPACES PROP.)	68	272	136	
TOTALS:	215	653	430	
PARKING PROVIDED:	PROVIDED			
STANDARD SPACES	234			
CARPORT SPACES	144			
HANDICAP SPACES	3			
STANDARD GARAGE SPACES	87			
HANDICAP GARAGE SPACES	3			
TOTALS:	471			
GARAGE SPACES PER UNIT:	41.9%			
OPEN SPACE AREA:	180,905	17.4%	(SF, %)	
LANDSCAPE AREA:	500,032	48.0%	(SF, %)	
IMPERVIOUS AREA:	540,949	52.0%	(SF, %)	
LOADING SPACE:	NOT REQUIRED			
OUTSIDE STORAGE:	NONE PROPOSED			
CONSTRUCTION DATES:	Q1 2021 - Q3 2021			
* ONE STANDARD GARAGE WILL USE TWO OF FOUR BAYS FOR ON-SITE MAINTENANCE PURPOSES				

Table F-1

Similarly, below is “Table F-2” showing a comparison between the base MF-1 zoning and the proposed PD standards:

ZONING COMPARISON TABLE		
	BASE MF-1	PROP. PD
MINIMUM SETBACKS		
FRONT YARD	30'	20'
SIDE YARD		
INTERIOR LOT	30'	N/A
CORNER LOT	30'	20'
REAR YARD	30'	20'
GARAGE	N/A	N/A
MINIMUM LOT DIMENSIONS		
LOT AREA (SF)	40,000	40,000
LOT WIDTH	200'	200'
LOT DEPTH	200'	200'
DENSITY (MAX, DU/A)	12	9
MINIMUM FLOOR AREA (SF PER DU)	1,050	680
MAX. BUILDING HT. (FT/STORIES)	35' / 2	30' / 1
MAX. BUILDING AREA (TOTAL)	40%	23%

Table F-2

G. Development Regulations

Development standards shall be per MF-1 except where noted herein:

1. Landscape Regulations (UDC Section 2.09.01)

Residential landscaping requirements to be met with the following modifications:

- a. Landscape shrub plantings shall be used to soften the view of wood fencing around backyard areas and the side walls of dwelling units that face Lake Sharon and Oakmont. As an acceptable alternative to this requirement, wainscotting on exterior side walls may substitute shrub plantings adjacent to dwelling units.
 - i. Lake Sharon: refer to **Avilla Fairways Conceptual Landscape Plan**, sheet LS2 (detail 2, section B)
 - ii. Oakmont: refer to **Avilla Fairways Conceptual Landscape Plan**, sheet LS2 (detail 1, section A)
- b. Streetscapes for Lake Sharon and Oakmont drive shall refer to **Avilla Fairways Conceptual Landscape Plan**
 - i. Lake Sharon: refer to sheets LS2 (detail B) and LS3 (detail 5)
 - ii. Oakmont: refer to sheets LS2 (detail A) and LS3 (details 4,5,&7)

- c. Landscape buffer strip to be planted per **Avilla Fairways Conceptual Plan** – refer to sheets LS1 and LS2
- i. Lake Sharon: 20' landscape setback/buffer
 - ii. Oakmont: 15' landscape setback/buffer
 - iii. Shade trees shall be planted at a rate of one (1) per 30 linear of feet of landscaped edge and include at least one (1) ornamental tree provided at a rate of one (1) per every two required shade trees. Trees may be clustered or located to accommodate driveway spacing, utilities, drainage facilities, trails, and similar site features, provided that a visual rhythm is maintained.
 - iv. A continuous evergreen hedgerow a minimum of 4 feet in height shall be provided (along drives, driveways and perimeter parking areas) where necessary to reduce impact from vehicle headlights.
 - v. Evergreen shrubs shall be included along the fencing and planted at varying intervals (which includes changes in height) to provide vistas into the development and buffered edges (e.g., variations of four feet minimum and 6-8 feet in height).
 - vi. Along the north and west property line, a barrier will be established, and no disturbance shall occur within the drip line and/or critical root line of any tree located adjacent to the property line that extends into Avilla Fairways site. Any tree that dies along the adjacent property line within 2 years of site disturbance shall be replaced/fee-in-lieu-of applied at a rate of 3:1 caliper inches lost.

2. Private Recreation Areas (UDC Section 2.04.09)

Required recreation areas per UDC and also to meet the intent of **Avilla Fairways PD Concept Plan**. Details for recreation/amenities areas found on attached landscape exhibits, that ~~may include one or more of the following:~~ Pool and Spa, Dog Park, Outdoor Grills and Pergolas, Event Lawn, Fire Pit, and multiple Open Space areas.

shall include a pool and spa, dog park, outdoor grills and pergolas, and event lawn, fire pit, and multiple open spaces throughout the site as shown on concept plan and landscape plan.

3. Tree Preservation (UDC Section 2.09.02)

A tree survey shall be completed for all trees located within 25-feet of the northern and western property boundaries to ensure no disturbance. As an alternative, a 20-foot no disturbance buffer may be established along the northern property line within a designated no disturbance easement to avoid any potential impact. The tract shall be subject to the Endeavor Settlement agreement for Tree Preservation and Mitigation purposes

Shouldn't those be spelled out here?

4. Vehicle Parking Regulations (UDC Section 2.09.03)

Garages and covered parking to be allowed per the **Avilla Fairways PD Concept Plan**. Based upon an independent parking study of existing NexMetro developments, this product yields a parking space demand of 0.75 spaces per bedroom, which equates to 1.85 spaces per unit in a 1, 2, and 3 bedroom unit mix. For Avilla Fairways, NexMetro proposes a minimum of two (2.0) parking spaces per unit, including surface, covered, and garage parking spaces. Additionally, NexMetro proposes to assign either a covered space or garage space with every unit, ensuring adequate parking ratio across the site. When referencing other NexMetro developments across the Dallas-Fort Worth metroplex, it should be noted that the proposed Concept Plan ranks near the top of all projects to date in terms of parking ratios.

Is commentary typical in a design statement?

5. Building Façade Material Standards (UDC Section 2.09.04)

- a. Minimum of 80% masonry on the exterior finishes of buildings. Masonry consists of brick, stone, hardie (cement) board, or stucco. A minimum of 3 distinct elevations to be provided per residential home floor plan with differing roof pitches.
- b. Where visible along the exterior corridors (Lake Sharon and Oakmont), roof pitches shall have a minimum of 8/12 pitch with a mixture ranging from 8/12, 10/12 and 12/12 to provide visual interest. Specifically, no more than two adjacent dwellings with the same roof pitch may be permitted along the corridors. Additionally, dormers, moldings, and other architectural features are required to provide character break up monotony of unit density.
- c. Garage doors shall be designed with architectural elements such as dentil moldings, windows, raised panels, etc., while materials shall match dwellings and shall have variation in roofline and pitch.

Any regulation on carport materials?

6. Residential Adjacency Standards (UDC Section 2.09.05)

Standards to meet intent of the **Avilla Fairways PD Concept Plan and Conceptual Landscape Plan** – see setback regulations and landscape sections this PD.

Considering this site is adjacent to a golf course, do the residential adjacency standards still apply?

add in the development regulations for the PD that the signage shall meet all setback requirements and visibility standards. The portal signs will be located during the site plan/construction plan submission.

7. Sign Regulations (UDC Subsection 4.01)

All signage and monumentation to meet the intent of the **Avilla Fairways PD Concept Plan**:

- a. Portal signs to be located within landscape islands designating groupings of units as shown on the **Avilla Fairways Conceptual Landscape Plan, sheet LS3**.
- b. Three (3) total monument signs proposed for this development, one sign at each location:
 - i. Lake Sharon driveway connection
 - ii. Oakmont driveway connection
 - iii. Rve Road and Lake Sharon intersection

Size? Height? material?

8. Fence and Screening Regulations (UDC Subsection 4.01)

All fencing and screening to meet intent of the **Avilla Fairways PD Concept Plan and Conceptual Landscape Plan**:

- a. Lake Sharon: 6' Ornamental fence with masonry columns every 30 linear feet, along with interior landscaping; refer to **sheets LS1 & LS2**
- b. Oakmont: 6' Board-on-Board Wood fence with exterior landscape adjacent to Oakmont Drive where dwelling unit backyard adjacent, otherwise 6' Ornamental fence per **sheets LS1 & LS2**
- c. Golf Course: 6' Ornamental fence per **sheets LS1 & LS2**
- d. Ornamental and Board-on-Board fence to have masonry columns every 30 linear feet.
- e. Wood fencing adjacent to Lake Sharon and Oakmont shall be provided with a "cap" to ensure finished appearance along corridors.
- f. Dumpster enclosures shall be screened with landscape foundation plantings and be of masonry material which shall match the material of adjacent dwelling units.

9. Cottage community building separation minimum to be 8-feet (foundation to foundation). All resident units to be fire sprinkled per NFPA-13D requirements.

10. Cottage community to be 1 story max height residential buildings.

11. Cottage community open space to be per Avilla Fairways PD Concept Plan and as described herein.

Trails & Sidewalks?

Are they committing to a dog park?



2021-02-17_Avilla Fairways - PD Design Statement [DRAFT].pdf 673 KB

2021-02-17_Avilla Fairways - PD Design Statement.pdf 667 KB

2021-02-17_Avilla Fairways - PD Concept Plan.pdf 2 MB

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

Michelle,

Per our conversation yesterday we have made some adjustments to the PD design statement to further clarify the following three departures:

1. Minimum Floor Area (F. Dimensional Regulations Section)
2. 1 Garage per 75% of the units. (G. - 4. Vehicle Parking Regulations Section)
3. Building Setbacks (G. - 6. Residential Adjacency Standards Section)

Attached you will find two copies of the Design Statement PDF. The first copy labeled DRAFT will contain the revisions in color so that you can clearly see what I have changed. The second PDF is a clean copy removing the edits and matching document styles. And Finally I have attached a revised Concept Plan PDF that will reflect the 25' building setback along Oakmont and Lake Sharon Drives (previously 20' SB). Below I have copied the text directly from the revised PD statement for your ease/use in your staff report.

PD DESIGN STATEMENT Avilla Fairways ~~February 10, 2021~~

Revised February 17,
2021

A. Purpose

The regulations set forth in this PD Design Statement provide development standards for a 24.595-acre Residential Cottage Community, proposed by developer/applicant NexMetro Communities. The boundary of this PD is identified by metes and bounds on the attached Legal Description. The property shall be developed in accordance with these regulations, and PD Concept and Illustrative plans as depicted in attached exhibits.

B. General Information

The subject property is comprised of two tracts and is currently owned by Endeavor Energy Resources, LP. The tract is located at the northwest corner of Lake Sharon Drive and Oakmont Drive. The property is nearly completely under tree cover, while most of the site slopes/drains to the southwest and the remainder drains to the northeast.

C. Current Zoning

The subject tract is vacant and currently zoned PD-6 & PD-24. The surrounding zoning classifications are PD and SF as follows:

- North: single-family & open space/recreation (golf course), PD-23 & PD-34
- South: single-family & institutional (Church and school), SF-3
- East: single-family, SF-4
- West: single-family & golf course (City of Denton limits)

D. Base District

This PD shall be subject to all regulations of the "MF-1" Multi-Family Residential district of the Corinth Unified Development Code (UDC), as exists or as amended herein. The designation of the base district shall be to affect a zoning map change only (from PD-6 / PD-24 to new PD with a base zoning district of "MF-1" Multi-Family) and to establish base development regulations.

E. Land Use Regulations

Permitted Uses and Regulations shall be per MF-1 except where noted herein:

1. Dwelling Type & Density

The PD is intended to provide for development of a Residential Cottage Community, consisting of 215 multi-family detached and duplex dwelling units with a density of approximately 9.0 units per acre.

2. Regulations of Specific Uses (UDC Section 2.07.05.A)
All structures (leasing center, dwelling units, garages, etc.) and amenities (pool, spa, dog park, grills, pergolas, fire pits, etc.) to be permitted on one (1) lot. Access and building locations to meet the intent of the **Avilla Fairways PD Concept Plan**.
3. Accessory Buildings and Uses (UDC Section 2.07.07)
All structures to meet intent of the **Avilla Fairways PD Concept Plan** with respect to location, size, and number of detached garages.

F. Dimensional Regulations

The dimensional regulations shall be per MF-1 except where noted herein and “Table F-1” below.

1. Minimum Floor Area (UDC Section 2.08.04)
The minimum floor area to be 680 sf per dwelling unit to align more with industry standards for a one-bedroom unit. All proposed one-bedroom units are to be located in attached (duplex) buildings. All units will have a private backyard that is not reflected in the minimum floor areas.

SITE DATA SUMMARY TABLE			
EXISTING ZONING/USE:	PD-6, PD-24 / VACANT		
PROPOSED ZONING:	PD W/MF-1 BASE ZONING		
PROPOSED USE:	RESIDENTIAL COTTAGE COMMUNITY		
NUMBER OF LOTS:	2 (EXISTING); 2 (PROPOSED)		
LOT COVERAGE:	22.8%		
LOT AREA:	AC.	SQ. FT.	
GROSS AREA	24.595	1,071,370	
ROW DEDICATION	0.698	30,389	
NET AREA	23.898	1,040,981	
DENSITY:	9.00	UNITS / ACRE (w/o ROW Ded.)	
PROPOSED BUILDINGS (1 STORY):	AREA	NO. BLDGS	NO. UNITS
1-BEDROOM (DUPLEX)	1,342	30	60
2-BEDROOM	1,022	87	87
3-BEDROOM	1,307	68	68
STANDARD GARAGE, DETACHED*	831	20	-
STANDARD GARAGE W/HANDICAP, DETACHED	682	3	-
LEASING CENTER	1,131	1	-
TOTALS:	209	215	237,847
PARKING REQUIRED:	UNITS	REQUIRED	PROPOSED
1 BEDROOM (2 SPACES REQ'D; 2 SPACES PROP.)	60	120	120
2 BEDROOM (3 SPACES REQ'D; 2 SPACES PROP.)	87	261	174
3 BEDROOM (4 SPACES REQ'D; 2 SPACES PROP.)	68	272	136
TOTALS:	215	653	430
PARKING PROVIDED:	PROVIDED		
STANDARD SPACES	234		
CARPORT SPACES	144		
HANDICAP SPACES	3		
STANDARD GARAGE SPACES	87		
HANDICAP GARAGE SPACES	3		
TOTALS:	471		
GARAGE SPACES PER UNIT:	41.9%		
OPEN SPACE AREA:	180,905	17.4%	(SF, %)
LANDSCAPE AREA:	500,032	48.0%	(SF, %)
IMPERVIOUS AREA:	540,949	52.0%	(SF, %)
LOADING SPACE:	NOT REQUIRED		
OUTSIDE STORAGE:	NONE PROPOSED		
CONSTRUCTION DATES:	Q1 2021 - Q3 2021		
* ONE STANDARD GARAGE WILL USE TWO OF FOUR BAYS FOR ON-SITE MAINTENANCE PURPOSES			

Table F-1

Similarly, below is “Table F-2” showing a comparison between the base MF-1 zoning and the proposed PD standards:

ZONING COMPARISON TABLE		
	BASE MF-1	PROP. PD
MINIMUM SETBACKS		
FRONT YARD	30'	25'
SIDE YARD		
INTERIOR LOT	30'	N/A
CORNER LOT	30'	N/A
REAR YARD	30'	20'
GARAGE	N/A	N/A
MINIMUM LOT DIMENSIONS		
LOT AREA (SF)	40,000	40,000
LOT WIDTH	200'	200'
LOT DEPTH	200'	200'
DENSITY (MAX, DU/A)	12	9
MINIMUM FLOOR AREA (SF PER DU)	1,050	680
MAX. BUILDING HT. (FT/STORIES)	35' / 2	30' / 1
MAX. BUILDING AREA (TOTAL)	40%	23%

Table F-2

G. Development Regulations

Development standards shall be per MF-1 except where noted herein:

1. Landscape Regulations (UDC Section 2.09.01)

Residential landscaping requirements to be met with the following modifications:

- a. Landscape shrub plantings shall be used to soften the view of wood fencing around backyard areas and the side walls of dwelling units that face Lake Sharon and Oakmont. As an acceptable alternative to this requirement, wainscoting on exterior side walls may substitute shrub plantings adjacent to dwelling units.
 - i. Lake Sharon: refer to **Avilla Fairways Conceptual Landscape Plan**, sheet LS2 (detail 2, section B)
 - ii. Oakmont: refer to **Avilla Fairways Conceptual Landscape Plan**, sheet LS2 (detail 1, section A)
- b. Streetscapes for Lake Sharon and Oakmont drive shall refer to **Avilla Fairways Conceptual Landscape Plan**
 - i. Lake Sharon: refer to sheets LS2 (detail B) and LS3 (detail 5)
 - ii. Oakmont: refer to sheets LS2 (detail A) and LS3 (details 4,5,&7)

- c. Landscape buffer strip to be planted per **Avilla Fairways Conceptual Plan** – refer to sheets LS1 and LS2
 - i. Lake Sharon: 20' landscape setback/buffer
 - ii. Oakmont: 15' landscape setback/buffer
 - iii. Shade trees shall be planted at a rate of one (1) per 30 linear of feet of landscaped edge and include at least one (1) ornamental tree provided at a rate of one (1) per every two required shade trees. Trees may be clustered or located to accommodate driveway spacing, utilities, drainage facilities, trails, and similar site features, provided that a visual rhythm is maintained.
 - iv. A continuous evergreen hedgerow a minimum of 4 feet in height shall be provided (along drives, driveways and perimeter parking areas) where necessary to reduce impact from vehicle headlights.
 - v. Evergreen shrubs shall be included along the fencing and planted at varying intervals (which includes changes in height) to provide vistas into the development and buffered edges (e.g., variations of four feet minimum and 6-8 feet in height).
 - vi. Along the north and west property line, a barrier will be established, and no disturbance shall occur within the drip line and/or critical root line of any tree located adjacent to the property line that extends into Avilla Fairways site. Any tree that dies along the adjacent property line within 2 years of site disturbance shall be replaced/fee-in-lieu-of applied at a rate of 3:1 caliper inches lost.
2. Private Recreation Areas (UDC Section 2.04.09)

Required recreation areas per UDC and also to meet the intent of **Avilla Fairways PD Concept Plan**. Details for recreation/amenities areas found on attached landscape exhibits, that may include one or more of the following: Pool and Spa, Dog Park, Outdoor Grills and Pergolas, Event Lawn, Fire Pit, and multiple Open Space areas.
3. Tree Preservation (UDC Section 2.09.02)

A tree survey shall be completed for all trees located within 25-feet of the northern and western property boundaries to ensure no disturbance. As an alternative, a 20-foot no disturbance buffer may be established along the northern property line within a designated no disturbance easement to avoid any potential impact. The tract shall be subject to the Endeavor Settlement agreement for Tree Preservation and Mitigation purposes

4. Vehicle Parking Regulations (UDC Section 2.09.03)

Garages and covered parking to be allowed per the **Avilla Fairways PD Concept Plan**. Based upon an independent parking study of existing NexMetro developments, this product yields a parking space demand of 0.75 spaces per bedroom, which equates to 1.85 spaces per unit in a 1, 2, and 3 bedroom unit mix. For Avilla Fairways, NexMetro proposes a minimum of two (2.0) parking spaces per unit, including surface, covered, and garage parking spaces. NexMetro is proposing a departure from the MF-1 requirement that 75% of units are to be provided a one-car enclosed garage (min 240 SF). Per the Site Data Summary table NexMetro proposes to assign either a covered space or garage space with every unit, ensuring a 100% covered parking per unit ratio across the site. When referencing other NexMetro developments across the Dallas-Fort Worth metroplex, it should be noted that the proposed Concept Plan ranks near the top of all projects to date in terms of parking ratios.
5. Building Façade Material Standards (UDC Section 2.09.04)
 - a. Minimum of 80% masonry on the exterior finishes of buildings. Masonry consists of brick, stone, hardie (cement) board, or stucco. A minimum of 3 distinct elevations to be provided per residential home floor plan with differing roof pitches.
 - b. Where visible along the exterior corridors (Lake Sharon and Oakmont), roof pitches shall have a minimum of 8/12 pitch with a mixture ranging from 8/12, 10/12 and 12/12 to provide visual interest. Specifically, no more than two adjacent dwellings with the same roof pitch may be permitted along the corridors. Additionally, dormers, moldings, and other architectural features are required to provide character break up monotony of unit density.
 - c. Garage doors shall be designed with architectural elements such as dentil moldings, windows, raised panels, etc., while materials shall match dwellings and a shall have variation in roofline and pitch.
6. Residential Adjacency Standards (UDC Section 2.09.05)

Standards to meet intent of the **Avilla Fairways PD Concept Plan and Conceptual Landscape Plan** –NexMetro is proposing 25' front yard setbacks along the major roadways Lake Sharon Drive and Oakmont Drive. 20' building setbacks are proposed along all other boundaries. The proposed setbacks are in line with Corinth's single family zoning regulations and are more applicable to a single-story product. See Table F2 of proposed building setback regulations and landscape sections of this PD for further details.

7. Sign Regulations (UDC Subsection 4.01)

All signage and monumentation to meet the intent of the **Avilla Fairways PD Concept Plan**:

- a. Portal signs to be located within landscape islands designating groupings of units as shown on the **Avilla Fairways Conceptual Landscape Plan, sheet LS3**.
- b. Three (3) total monument signs proposed for this development, one sign at each location:
 - i. Lake Sharon driveway connection
 - ii. Oakmont driveway connection
 - iii. Rye Road and Lake Sharon intersection

8. Fence and Screening Regulations (UDC Subsection 4.01)

All fencing and screening to meet intent of the **Avilla Fairways PD Concept Plan and Conceptual Landscape Plan**:

- a. Lake Sharon: 6' Ornamental fence with masonry columns every 30 linear feet, along with interior landscaping; refer to **sheets LS1 & LS2**
- b. Oakmont: 6' Board-on-Board Wood fence with exterior landscape adjacent to Oakmont Drive where dwelling unit backyard adjacent, otherwise 6' Ornamental fence per **sheets LS1 & LS2**
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10. Cottage community to be 1 story max height residential buildings.

11. Cottage community open space to be per Avilla Fairways PD Concept Plan and as described herein.



Technical Memorandum

To: Mr. Josh Hartmann
NEXmetro Communities

From: Kimley-Horn and Associates, Inc.

Date: February 18, 2014

Re: NEXmetro Neighborhoods - Residential Parking Demand Study

Introduction

The NEXmetro neighborhood concept is a hybrid housing option of high-end, single-story, detached and duplex rental residences in gated neighborhoods. Compared to traditional multifamily rental developments, the NEXmetro neighborhoods tend to attract an older, higher-income population. The traffic and parking demands of the NEXmetro residents may be closer to that of a mix of traditional single-family detached housing and age-restricted senior housing.

Municipalities have a variety of standards for parking supply minimums or maximums for land uses. Most of the standards would not contain an exact match for the NEXmetro residential neighborhood, so they risk providing too much or too little parking for efficient use of the site. This parking demand study will identify the actual parking demand in established NEXmetro neighborhoods in order to provide guidance for development of future neighborhoods.

NEXmetro Neighborhood Data Collection

The parking occupancy was recorded at the following NEXmetro neighborhoods by site staff or KHA data collectors:

- Avilla Marana One (4050 W. Aerie Drive, Marana, AZ)
- Avilla River (1000 W. River Road, Tucson, AZ)
- Avilla Preserve (2501 W. Orange Grove Road, Tucson, AZ)

Table 1 shows the units and bedroom counts for the neighborhoods at the times of the highest parking demand. The number of occupied units varied slightly through the data collection period, so all parking calculations are performed using the conditions during the highest observed parking demand.

The site staff made observations at 10 AM, 6 PM, 9 PM, and 4 AM on a weekday and a Saturday/Sunday. KHA observations were overnight occupancy counts for a weekday. The counts included visitor parking.

Table 1. NEXmetro Neighborhood Unit Makeup

NEXmetro Neighborhood	Occupied Units	1BR Units	2BR Units	3BR Units	Total Occupied Bedrooms	Garage Spaces Leased	Observation Dates
Marana One	157	31	73	53	336	26	1/15, 1/18, 2/5
River	50	16	17	17	101	6	1/15, 1/18, 2/5, 2/10
Preserve	43	11	17	15	90	12	1/15, 1/18, 2/5, 2/10
Totals:	250	58	107	85	527	44	

Each NEXmetro neighborhood includes covered garages which are available for rent separately from the basic unit rate. As reserved spaces which are not available to any user, these garage spaces are assumed to be occupied at all times. The number of leased garage spaces was provided for each site by the site staff, with a weighted average of 0.18 garage leases per unit, and 0.08 garage leases per bedroom. When garage spaces are not included in occupancy numbers, the resulting occupancy of the general spaces is called “surface” parking.

NEXmetro Neighborhood Time-of-Day Parking Observations

Exhibit 1 shows the surface parking occupancy counts at each location, and notes the number of additional garage spaces which are also considered occupied. This data is from the weekday and weekend counts with four observations per day.

The daytime data shows that the neighborhoods exhibit a typical residential parking occupancy trend, with low occupancy during the weekday daytime, rising occupancy throughout the evening, and an overnight peak between midnight and 6 AM. The weekend data is similar, with the Marana and River neighborhoods showing the expected higher occupancy during the Saturday morning count.

NEXmetro Neighborhood Parking Demand Calculations

Comparing the unit and bedroom count for each neighborhood with the parking occupancy data results in the demand calculations shown in **Table 2**. The maximum surface parking spaces occupied for each neighborhood is the highest individual observation from the data set.

The demand is calculated to find the surface space demand per unit and per bedroom. A second set of calculations shows the total demand (surface plus garage spaces) per unit and per bedroom.

A weighted average of parking demands across all the neighborhoods was also calculated.

Table 2. NEXmetro Neighborhood Parking Demand

NEXmetro Neighborhood	Occupied Units	Occupied Bedrooms	Maximum Observed Surface Parking Spaces Occupied <i>(Date)</i>	Garage Spaces Occupied	Surface + Garage Spaces Occupied	Surface Parking Space Demand Per Unit	Surface Parking Space Demand Per Bedroom	Surface + Garage Parking Space Demand Per Unit	Surface + Garage Parking Space Demand Per Bedroom
Marana One	157	336	229 <i>(1/15)</i>	26	255	1.46	0.68	1.62	0.76
River	50	101	63 <i>(2/5)</i>	6	69	1.26	0.62	1.38	0.68
Preserve	43	90	59 <i>(2/10)</i>	12	71	1.37	0.66	1.65	0.79
Totals / Weighted Avg:	250	527	351	44	395	1.40	0.67	1.58	0.75

The parking demand per bedroom is relatively consistent between the neighborhoods, with a weighted average demand of 0.67 surface spaces per bedroom, and 0.75 total spaces per bedroom.

The parking demand per unit is less consistent across the neighborhoods, probably due to the difference in unit mix for each neighborhood. The River neighborhood has a noticeably lower parking demand per unit than the others, which seems to correspond with its higher percentage of 1-bedroom units.

Parking Demand Comparisons to Traditional Multifamily

Two published sources of national research on parking demand rates are *Shared Parking, 2nd Edition* by the Urban Land Institute (ULI) and *Parking Generation, 4th Edition* by the Institute of Transportation Engineers (ITE). **Table 3** shows the typical parking demand from each resource. For the ITE parking demand, the 85th-percentile of observed demands is often taken as a design value.

Table 3. Parking Demand Comparison

Land Use	Unit of Measure	Peak Parking Demand
ULI <i>Shared Parking</i> Residential, Rental	Unit	1.65
ULI <i>Shared Parking</i> Residential, Owned	Unit	1.85
ITE <i>Parking Generation</i> Low/Mid-Rise Apartment Suburban, Weekday	Unit	1.23 Average 1.94 85th-Percentile
NEXmetro Observed Weighted Average	Unit	1.40 Surface Spaces 1.58 Total Spaces
NEXmetro Observed Maximums at any site	Unit	1.46 Surface Spaces 1.65 Total Spaces

A comparison of the NEXmetro observations using per-unit demands shows that the NEXmetro neighborhoods have parking demands similar to or slightly less than the national reference data for multifamily uses.

NEXmetro Neighborhood Parking Supply Recommendation

Based on a conservative analysis of the parking demand data collected at established neighborhoods, future NEXmetro neighborhoods should have a minimum parking supply set using the following rates:

- **0.90 total parking spaces per bedroom** (surface spaces plus garage spaces, including visitors)

A typical division between surface and garage spaces would be the following minimums:

- **0.75 surface parking spaces per bedroom**
- **0.15 garage parking spaces per bedroom**

The recommended rates include an approximately 10% vacancy rate to improve perceived parking efficiency and quality of life factors within the site. The number of surface spaces needed per bedroom has very little variance between neighborhoods in the observation, showing it is the preferred accounting method for the parking supply. The garage leasing behavior may vary more significantly between sites based on climate and other factors.

If the parking supply is to be calculated per unit, the following minimum rates should be used:

- **1.85 total parking spaces per unit** (surface spaces plus garage spaces, including visitors), with the typical division being:
 - **1.55 surface parking spaces per unit**
 - **0.30 garage parking spaces per unit**

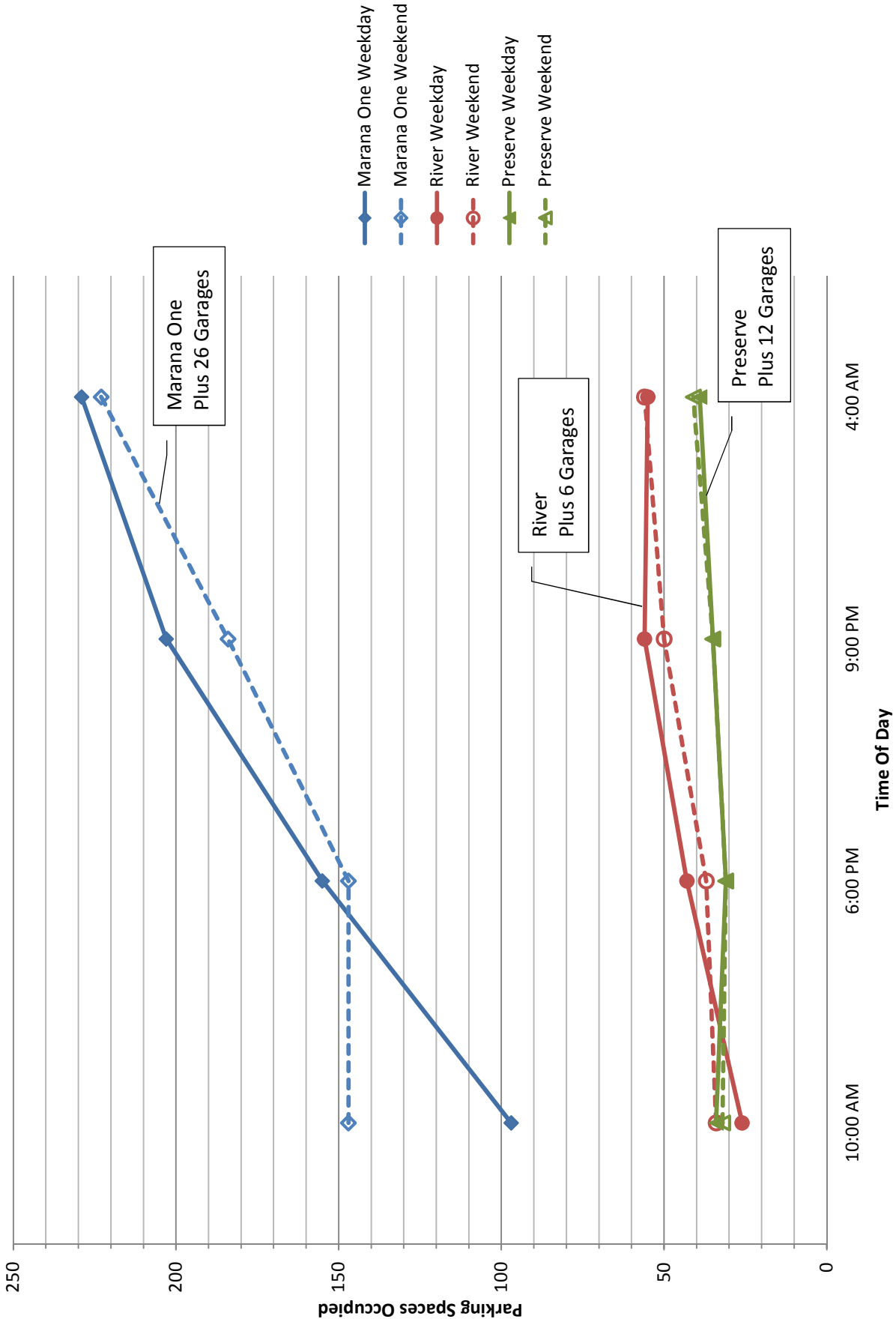
Due to the variability in unit mix at each site, the parking demand per unit is not as certain as using the per bedroom rates. However, the recommended rates per bedroom and per unit are internally consistent for the average 2.1 bedrooms per unit mix at the observed neighborhoods.

As other NEXmetro neighborhoods are completed, continued parking occupancy observations should be made in order to broaden the data set and refine the parking supply recommendations.

END

Attachments: Exhibit 1 - NEXmetro Surface Parking Time-of-Day Observations
NEXmetro Parking Occupancy Observations

Exhibit 1 - NEXmetro Surface Parking Time-of-Day Observations



Parking Occupancy Observations

Site Staff Observations:

Marana One

Date	Day	Time	# of cars
1/15/2014	Wed	10:00 AM	97
1/15/2014	Wed	6:00 PM	155
1/15/2014	Wed	9:00 PM	203
1/16/2014	Thurs	4:00 AM	229
1/18/2014	Sat	10:00 AM	147
1/18/2014	Sat	6:00 PM	147
1/18/2014	Sat	9:00 PM	184
1/19/2014	Sun	4:00 AM	223

Total of 166 units- 157 occupied
26 garages leased

KHA Observations:

Marana One

Date	Day	Time	# of cars
2/5/2014	Wed	Overnight	224

Total of 166 units- 157 occupied

River

Date	Day	Time	# of cars
1/15/2014	Wed	10:00 AM	26
1/15/2014	Wed	6:00 PM	43
1/15/2014	Wed	9:00 PM	56
1/16/2014	Thurs	4:00 AM	55
1/18/2014	Sat	10:00 AM	34
1/18/2014	Sat	6:00 PM	37
1/18/2014	Sat	9:00 PM	50
1/19/2014	Sun	4:00 AM	56

Total of 76 units- 50 occupied
6 garages leased

River

Date	Day	Time	# of cars
2/5/2014	Wed	Overnight	63

Total of 76 units- 50 occupied

Preserve

Date	Day	Time	# of cars
1/15/2014	Wed	10:00 AM	34
1/15/2014	Wed	6:00 PM	31
1/15/2014	Wed	9:00 PM	35
1/16/2014	Thurs	4:00 AM	39
1/18/2014	Sat	10:00 AM	32
1/18/2014	Sat	6:00 PM	31
1/18/2014	Sat	9:00 PM	35
1/19/2014	Sun	4:00 AM	41

Total of 184 units (96 released)- 33 occupied
12 garages leased

Preserve

Date	Day	Time	# of cars
2/5/2014	Wed	Overnight	57

Total of 184 units - 41 occupied

2/10/2014	Mon	Overnight	59
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Total of 184 units - 43 occupied

2/10/2014	Mon	Overnight	61
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Total of 76 units- 50 occupied

APPENDIX B
LETTERS

February 17, 2021

In OPPOSITION of the rental property proposal

City of Corinth Planning and Development Department,

Angry is an understatement. We JUST purchased our home on December 11, 2020 and had no knowledge of the proposed rental properties behind our property. Interesting that neither the previous homeowner nor realtors involved had any knowledge of this proposal, which will obviously have a significant negative impact on our property value in the coming months. The plans we received were dated on December 1, 2020, so this has been in the making for quite some time. The golf course and natural view was a huge selling point for us. If we would have known about this proposal, we would not have invested over half a million dollars for our dream home. To be honest, if this property is built, I feel like we just threw tens of thousands of dollars down the drain. Extremely disappointing, considering we have been searching for this dream home for years. The proposal to build rental housing on an island surrounded by middle to upper income properties will obviously have a significant negative impact on our value and others within our community. We did not make this investment intending to stare at rental townhomes in our backyard. Also of impact specifically to our home is the finishing of Rye Road, which will create increased traffic between two separately owned properties (what's the purpose for this?) and create a hazard for our young children who currently use it for a safe space to enjoy their outside toys. Another large concern for us is the potential for increased crime due to the transient nature of rental properties and in such close proximity to Hawk Elementary and Crownover Middle School, which our children attend.

Being a resident of Oakmont/Corinth for over 15 years, we know that there are many other areas of opportunity to build this property and request that this is done. Developing every last piece of land in Corinth will make this a less desirable place to live, especially with long-standing residents who have invested their livelihood here.

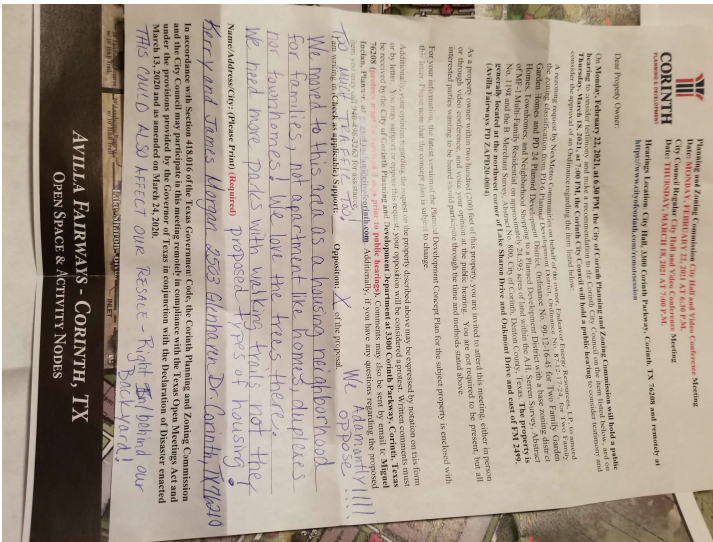
Respectfully,

David and Brittani Graham
1310 Ballycastle Lane
Corinth, TX 76210

Miguel Inclan

From: Kerry Morgan <kam.morgan@live.com>
Sent: Wednesday, February 10, 2021 9:07 PM
To: Miguel Inclan
Subject: Opposed to rezoning Ordinance #s 87-12-17-24 & 99-12-17-45 - Avilla Fairways PD ZAPD20-0004

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



Our Opposition form is attached. I read the form to state we can send this form by email to count as our official opposition of this rezoning request and opposition to this type of housing. Please let me know if this is not correct.

Thank you,

Kerry and James Morgan
2503 Glenhaven Dr
Corinth, Texas 7610

Please excuse type-os and spelling errors: Sent via the Samsung Galaxy Note8, an AT&T 5G Evolution capable smartphone

February 11, 2021

Miguel Inclan, Planner
3300 Corinth Parkway
Corinth, Texas 76208

Dear Mr. Inclan:

The following represents my opposition to the proposed zoning change for Lake Sharon and Oakmont Drive. I will be sending this to the mayor and city council members as well as posting it to Oakmont Neighborhood.

How shocked I was to discover the City of Corinth is considering allowing project at Lake Sharon and Oakmont Drive that was 215 multi family dwellings. I was even more dismayed when I watched the presentation and realized how totally destroyed this corner would be. Though we are told there is a tree preservation clause, there is no way any trees can be preserved there except for those running along the golf course. Surely our city planners never envisioned this type of project and all the concrete it will involve in place of a wooded area.

What was the original plan for this corner? It was a plan which included duplex, townhome, and neighborhood shopping for the corner. That still means the destruction of this property; loss of trees, birds, small ground animals, etc. But if we have to pick, then I would accept this over the other.

In addition to ravaging the land, there is also the problem with all the additional traffic that will be added to Oakmont Drive. Currently this street has a great deal of traffic. Even with the addition of 2499 and Lake Sharon Drive, the amount of cars is still high. What is worse is that the speed limit is 30 mph and never enforced. There is also a great deal of foot traffic as children go to and from school that this will affect.

The units will start at the Larkspur entrance and wrap around to the flood plain area near 2499. They also have to put in a road that will cut across the golf course.

215 residences X 2 cars per resident equals 430 more cars for that area. If there is an average of 3 people per unit, that is 645 more people in that little space.

How many will be school children? There are more houses planned for 2499 and Lake Sharon. Do you think DISD will be excited about this? Is there sufficient room in the two schools to accommodate this influx. And do not use the excuse that many of these will be older residents with no children. Rentals=more children.

I do not live in Larkspur nor do I play I golf, but if I did my level of outrage would be even greater. A road has to be built across the golf course to connect Lake Sharon Drive and the Larkspur addition. WOW!

A city council member told me he is tired of going to Denton, Highland Village and Flower Mound for “nice” dining. According to him, the way to attract more restaurants is with more people. So we sacrifice trees, small animals, birds and decimate a golf course?

I know this property belongs to Endeavor Oil Company who really want to sell it. I have been here long enough to remember all the promises we were made about the natural gas pipeline. And then how things seem to dissolve with that. Like many of those companies who were sure they could make a fortune, this did not work out. Of course, they want to sell and could care less who gets the land or how it will be used.

There are so many more reasons to NOT change this zoning. Hopefully, our voices will be heard.

Sincerely,

Anna (Kitty) Hudnall, Ed.D.
1618 Fairway Vista
Corinth

Miguel Inclan

From: Bill Cramer <bpcramer@outlook.com>
Sent: Friday, February 12, 2021 8:03 PM
To: Miguel Inclan

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I oppose the apartment development on Lake Sharon between Oakmont and 2499 on Corinth. I am a home owner in Oakmont CC and want to preserve the quality of the neighborhood and not increase the traffic near the 2 schools in the area.

William and Patricia Cramer

Get [Outlook for Android](#)

Miguel Inlan

Subject: RE: Zoning Change

From: David Burnett <davidtburnett@gmail.com>
Sent: Friday, February 5, 2021 8:36 PM
To: Helen-Eve Beadle <Helen-Eve.Beadle@cityofcorinth.com>
Subject: Zoning Change

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Ms Beadle

I want to register my opposition to the proposed zoning change for the Oakmont/Lake Sharon rental units. I really hate to see anything develop that property....but rental housing is definitely a NO from me.

Thanks for listening,
Dave Burnett
1703 Copper Leaf Dr, Corinth, TX 76210

--
Sent from Gmail Mobile

Miguel Inclan

From: Jennifer Hall <jenniferhall3113@gmail.com>
Sent: Saturday, February 13, 2021 5:12 PM
To: Miguel Inclan
Subject: Proposed apartment complex

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Hello,

I am writing to voice my concern about the proposed apartment complex on Lake Sharon and Oakmont. There are many animals that live there and around the area. It would be a shame to encroach upon their space. Not to mention the amount of trees and that will need to be cleared. The trees and natural areas around the neighborhood is what gives it a nice feeling here.

I'm also concerned about the amount of traffic this complex will bring - very near Hawk and Crownover. I wouldn't feel comfortable letting my daughter walk to school with that level of traffic around. The school is the reason we chose to move here to begin with. I also am worried about the class sizes increasing.

Which brings me to my next concern - property value. I believe the surrounding area's homes value will degrade with the addition of the apartment buildings. Regardless if they're "luxury" or limited to one story.

My husband and I plan on joining the meeting on 2/22 virtually. Thank you for taking the time to read my email.

Best wishes,
Jennifer Hall

Miguel Inclan

From: Michelle Fernandez <rhoda4yoda@sbcglobal.net>
Sent: Saturday, February 13, 2021 9:13 PM
To: Miguel Inclan
Subject: Lake Sharon and Oakmont Drive development

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Mr. Inclan,

As members of this community for over a decade, we are writing to you to state that we oppose the proposal for development of new housing in the area of Lake Sharon, Oakmont Drive and 2499.

Our town is becoming saturated with nothing more than less than desirable housing projects. Small homes on small lots, townhomes and more apartments is not what this community needs. This is old school, more of the same thinking, is what makes established families decide to move away from our lovely little town. You are slowly killing the way of life we have here, just to cram in more families in smaller living quarters that adds nothing more than excessive traffic, police enforcement and a strain on our resources.

Our town needs development, but housing is not the answer. We need to diversify and keep what we have worked so hard to have.

Sincerely,
Daniel and Diane Fernandez.

Miguel Inclan

From: Stephanie Francisco <stephanie.francisco11@gmail.com>
Sent: Friday, February 12, 2021 11:09 AM
To: Miguel Inclan
Subject: Avilla Fairways PD ZAPD20-0004

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Hi Miguel,

I hope this email finds you well and warm!

I am a resident of Corinth and have seen the signs for a proposed zoning change to the corner of Oakmont and Lake Sharon and the extension of Lake Sharon. I reviewed the proposal on the City of Corinth's website and am very displeased at the proposed change.

I was pleasantly surprised that the extension of Lake Sharon included what my family is now calling the "estuary." My children and I love to look at the snowy egrets and blue herons who gather every day to fish beneath the bridge on Lake Sharon drive. If an apartment complex is built in this area, our estuary will be nonexistent.

I'm not sure how to officially protest this proposed change and would appreciate your guidance in this regard. I see that there is a public meeting on Feb. 22, and while attending this meeting would be an inconvenience to me (as I'm usually cooking dinner and getting kids ready for bed), I would take time to attend and let my feelings be known and recorded as this is something that I feel very strongly about. One of the reasons we chose to live in Corinth was due to all the green spaces and wonderful integration of nature.

Thank you for your time and consideration.

--

Stephanie M. Francisco

Miguel Inclan

From: Virginia Holt <holt.virginia@gmail.com>
Sent: Thursday, February 11, 2021 10:31 AM
To: Miguel Inclan
Subject: Re: Vote no on Lake Sharon "luxury leased" rentals

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I have concerns that Endeavor Energy, the owner of a proposed large RENTAL subdivision on Lake Sharon Drive, could pass the ongoing road infrastructure repair costs from high volume road traffic (400 or more cars twice a day) to Corinth's already overburdened homeowner tax payers if they receive a 50% reduction of taxes which is very possible if they place a small number of low income homes in the mix. Our area could be more congested, less desirable due to high taxes, and in a decade shift could shift to a primarily low rental property tax base.

In addition please determine if this is merely a housing application or a long range plan to later Frack off Lake Sharon.

Could P & Z ask why is Endeavor Energy LP, a Midland Texas oil and gas company proposing this new 215 home one year lease RENTAL development in the same area that XTO Energy hoped to Frack in 2010?

The XTO energy attempt was defeated after I and others got them to admit - in a series of highly attended City of Corinth meetings - that instead of 3-5 wells (which would be unprofitable), they intended 20-30 in a small space which would have taken Fracking waste through underbuilt suburban roads causing up to \$2 million in road damage as estimated by the City. As XTO's bond was much smaller - maybe \$20,000 - they would default on the bond leaving the city with a massive cleanup.

That area was also the EMERGENCY GATHERING LOCATION for the schools and community in case of natural disasters, including a Fracking well fire, which the Corinth Fire Chief stated they lacked the manpower to control.

There were also concerns about the Southbound movement of Fracking waste vehicles to processing sites at already dangerous intersections like 2181 and Oakmont. Trucks turning left on the new 4 lane Lake Sharon Drive into 2499 where TxDot will not permit a traffic light is highly unwise.

I assume Endeavor purchased the existing under the ground mineral rights from XTO or another scavenger company and are currently viewing this part of Corinth as INVESTMENT INCOME, intending to draw substantial Rental Income while sitting on the site until the price of gas justifies another attempt to Frack in suburban Corinth. Future growth. Fracking in the region is still possible, thanks to Governor Abbott overturning the City's decision to not permit suburban Fracking due to public danger.

I assume Endeavor is playing a very long game, and intend to pass the costs to us and the profits to themselves. The company is owned by one man. The sole owner of Endeavor - <https://www.endeavorenergylp.com/team/autry-stephens/>

This large new subdivision of 1 year lease high density rental homes could go up shoehorned between existing subdivisions in an area with a brand new 2 lane feeder road into 2499 where there is no traffic light! I predict 400 more cars a day trying to turn left will cause multiple wrecks. Very poor design.

Memorandum

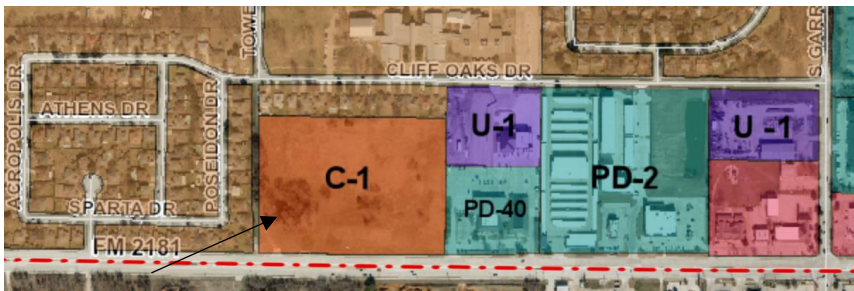
To: **The Corinth Planning and Zoning Commission**
 From: Michelle L. Mixell, AICP, Planning and Development Manager
 Meeting Date: February 22, 2021
 Re: Landmark at Tower Ridge Apartment and Townhouse Complex- PD, Planned Development Rezoning (#ZAPD20-0002)

ACTION REQUESTED:

Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Manhard Consulting on behalf of the owner, Corinth 12 Joint Venture, to amend the zoning classification from C-1 Commercial to a Planned Development, with a base zoning district of MF-3, Multi-Family Residential, on an approximately +/- 12.545 acres of land legally described as Pinnell Subdivision, Block 1, Lots 16, 17, 18, and an adjacent tract consisting of approximately 0.436 acres of abandoned right-of-way recorded in County Clerk's File Number 31846, Denton County, Texas Real Property Records. The property is situated in the H.H. Swisher Survey, Abstract 1220, Corinth, Texas and is generally located north of FM 2181, west of Garrison Road, east of Poseidon Drive, and south of Cliff Oaks Drive. (Landmark at Tower Ridge PD ZAPD20-0002)

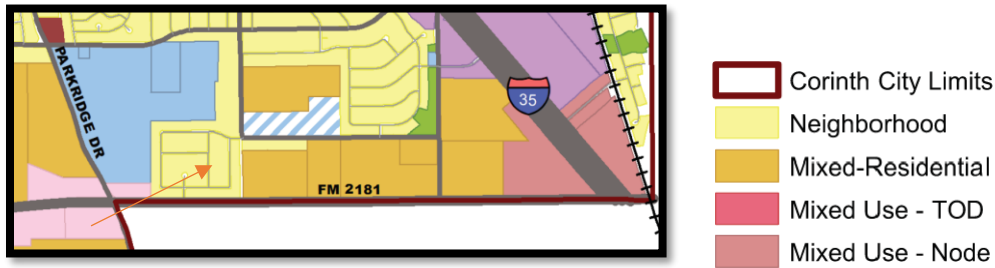
BACKGROUND INFORMATION:

- A. Project Overview.** The Applicant is requesting approval of a PD, Planned Development rezoning for the future development of 296 multi-family units on a total of ±12.989 acres with a proposed base zoning district, MF-3, Multi-family Residential. The project site is located on the north side of FM2181 immediately west of the existing Public Safety Building, east of the existing Corinthian Oaks single-family neighborhood, and south of the single-family detached homes located in the Pinnell Subdivision.
- B. Existing Conditions.** The site is currently undeveloped, with moderate tree cover, and includes a 20' drainage easement along the western boundary as well as an existing lift station.
- C. Current Zoning.** The site is currently zoned C-1 Commercial which permits a range of uses by right including among others, retail, indoor amusement, grocery store, medical clinic, auto parts store, etc., and specifically excludes residential uses.



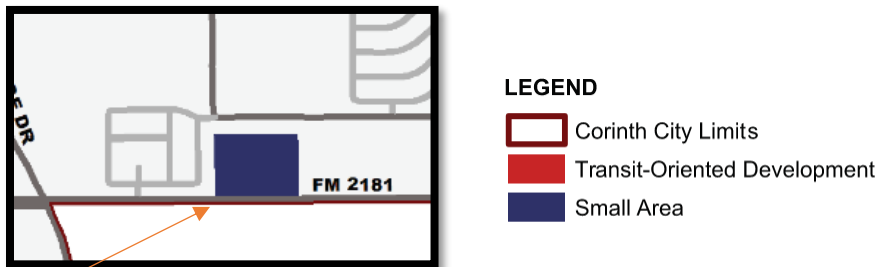
Source: Source: [Corinth GIS Zoning Map](#)

Future Land Use. The Comprehensive Plan shows this area as Mixed Residential which provides for a variety of dwelling types ranging in density from 6-10 dwelling units which may include single family, townhouse, multifamily, and neighborhood commercial uses.



Source: *Envision Corinth 2040 Comprehensive Plan (Adopted July 2020)*

The Comprehensive Plan also identifies this site as a “Strategic Focus Area” which outlines two additional conceptual future land use options that include higher intensity uses such as retail, office, and multi-family uses to provide a possible “mix of housing types to attract and retain residents while making Corinth a life-cycle community”.



Source: *Envision Corinth 2040 Comprehensive Plan-Strategic Focus Area (Adopted July 2020)*

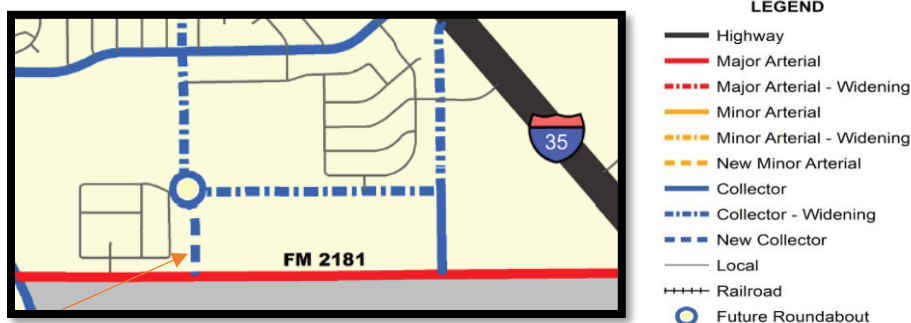
The two possible land use scenarios show more intensive uses beyond Mixed Residential including retail and/or office.

The scenarios are shown below:



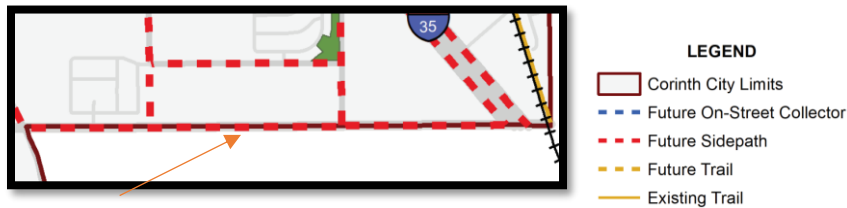
Source: *Envision Corinth 2040 Comprehensive Plan (Adopted July 2020)*

In terms of mobility, the Comprehensive Plan calls for the future extension of Tower Ridge Drive from its current terminus at Cliff Oaks Drive to connect with FM2181. This extension is shown along the western portion of the project site. See excerpt below:



Source: *Envision Corinth 2040 Comprehensive Plan - Master Thorough Far Plan (Adopted July 2020)*

Additionally, the Comprehensive plan identifies a six (6') – eight (8') foot “Sidepath Trail” to be constructed along the future segment of Tower Ridge Drive and connection to the future “Sidepath Trail” along FM2181. See excerpt from the Active Transportation Plan below:



Sidepath on Tower Ridge Drive extension (south) and FM2181
Source: *Envision Corinth 2040 Comprehensive Plan (Adopted July 2020)*

KEY POINT FOR CONSIDERATION:

The following key points represent specific departures or design modifications from the regulations outlined in Unified Development Code (UDC) in order to permit the unique design as presented in *Attachment 1 - PD Concept Plan* and other associated attachments as presented in “Supporting Documentation” contained in Appendix A.

Additionally, each modification standard presented contains a “**justification**” statement for the departure.

A. Project Proposal/Density. The applicant is proposing the construction of a 296 multi-family unit complex containing a mix of apartments and townhouses (*see Attachment 1 - PD Concept Plan*). The proposed unit breakdown is listed below:

1. 266 apartment units proposed are 2 three-story buildings oriented to contain much of the parking internal to the site.

Apartment Breakdown

- 152 – one-bedroom units (625 sq. ft, 675 sq. ft., and 725 sq. ft)
- 102 – two-bedroom units (975 sq. ft. and 1,025 sq. ft.)
- 12 – three-bedroom units (1,193 sq. ft.)

2. 30 townhouse units (each with three-bedrooms), located within 4 two-story buildings (*see Attachment 1 - PD Concept Plan*). The townhouse units are proposed to be located along the rear portion of the site to serve as a transition buffer between the existing single-family detached homes located immediately adjacent to the northern property boundary in Pinnell Subdivision and the three story apartment buildings located internal to the site.
3. The applicant is requesting an exception from the requirements of the MF-3 base district to increase the maximum density of 16 DU/AC to 24.5 DU/AC and to reduce the minimum floor area per dwelling unit from 850 sq. ft. to 625 sq. ft. (*See the highlighted sections in the Table A below*).
 - a. **Justification (Density):** The updated Comprehensive Plan shows this area for a Mixed Residential as well as with options for higher intensity uses such as office, retail, grocery store, etc. Staff supports the increased residential density to permit a market-viable mixed residential community that fits within the plan’s vision for creating a “life cycle community” and providing additional housing options including townhouses which are currently not represented in the current housing mix. Also, over the past several years, the City has approved two apartment communities through the PD process which support densities ranging from 27 (*The Oxford at Lakeview*) to 37 (*Millennium Apartments*) units per acre. It is staff’s understanding that this is the typical density needed to provide for an urban interior-corridor style development. Finally, the UDC was adopted in 2013 and since that time the multi-family regulations have not been updated to keep up with the market needs. The PD process is the best tool at this time to achieve zoning that meets current market requirements for multifamily and the implement the City’s adopted vision in the Comprehensive Plan.
 - b. **Justification (Floor Area):** The applicant provided documentation (*see Attachment 8 – Reduction in Minimum Unit Size*) indicating that the average rental unit size in the U.S. is 882 sq. ft, regardless of the year of completion with average studio apartment being 472 sq. ft., one-bedroom apartment being 714 sq. f.t., and two-bedroom apartment with an average 1,006 sq. ft. They note that the market trend in apartment size is going downward, with the average unit size decreasing five percent (-5%) overall nationally, between 2008-2019.

B. Dimensional Regulations. UDC Section 2.08.04 shall apply, except as modified from the base zoning district of MF-3 to allow for increased density and reduction in floor area as defined in **Table A** below.

Table A – Dimensional Requirements

Regulation:	MF-3 Base District:	Proposed Dimensional Standards/Modifications:
Minimum Front Yard Setback	30'	30'
Minimum Side Yard Setback: Interior Lot	30'	30'
Corner Lot	30'	30'
Minimum Rear Yard Setback	30'	30'
Minimum Lot Area	1 Acre	1 Acre
Maximum Density	16 DU/A (Net Area)	22.78 DU/A (Gross Area) based on 12.99 acres 24.46 DU/A (Net Area) based on 12.1 acres (Max 296 Units)

Minimum Lot Width:	150'	150'
Minimum Lot Depth	100'	100'
Minimum Floor Area	850 sq. ft. per DU	625 sq. ft. per DU* *no more than 132 units may be less than 725 sq. ft. as shown on PD Concept Plan.
Maximum Height (feet/stories)	45'3 Stories	45'3 Stories
Maximum Building Area (all buildings)	50%	50%

C. Parking Regulations. UDC Section 2.09.03. Vehicular Parking Regulations shall apply, except that the **space per unit** as applied to the apartments may be reduced to **1.8 spaces per unit**. Townhouse unit spaces shall be provided in accordance with MF-3 base zoning district. Reference **Table B**, below:

Table B – Parking Requirements

Regulation:	MF-3 Base District	Proposed Parking Standards/Modifications
Parking Standard:	1/DU+1/Bedroom	1.8 Spaces/Unit
Parking Between Public Street & Front of Building	Not Permitted	UDC Section 2.04.07.C.b shall apply, except that (1) tandem spaces may be permitted to be along the building frontage of FM2181, and (2) one row of parking as shown on between Tower Ridge Drive and western face of building - See Attachment 1- PD Concept Plan.
On Street Parking Tower Ridge	N/A	On-street parking along Tower Ridge Drive may be permitted as shown on PD Concept Plan and used to meet required minimum parking standards. See modification to UDC Section 3.05.13 Street Design Criteria in item J. below.

Justification: Documentation provided by Consultant Trey Jacobson of Momentum Advisory Services, suggests that the City’s existing parking requirements are higher than surrounding communities and may not be reflective of current parking demand. See Attachment 7 - Parking Comparison Table (*Source: Email from Trey Jacobson, 12/29/20*).

The UDC was adopted in 2013 and since that time the multi-family regulations (including associated parking requirements) have not been updated to keep up with the market needs.

The PD process is the best tool at this time to achieve zoning that meets current market requirements for multifamily and the implement the City’s adopted vision in the Comprehensive Plan.

D. Garages. UDC Section 2.04.07.C.5 requirement that “a minimum of seventy-five (75) percent of all apartments shall have a one-car enclosed garage, two hundred forty (240) square feet minimum, attached or detached, per dwelling unit”, shall **not** apply. Garages for townhouse units shall be provided as outlined below (*see Table C*).

Table C- Garages.

	MF-3 Base District	Proposed Garage Modification
Apartment Garages:	Minimum of 75% of Units require Garages	No Garages Required. Carports are being proposed for portion of the parking spaces as shown on PD Concept Plan.
Townhouse Garages:	N/A	2 Garage Spaces @ 10'x20'

Justification: The PD Concept Plan shows 60 townhouse garages spaces for 30 units. Surface parking and carports are proposed to accommodate the apartment units as shown on Attachment 1- PD Concept Plan. The proposed urban style of the apartment community screens the majority of the parking from the public view and is supported by Staff.

E. Nonresidential Architectural Standards. UDC Section 2.09.06. shall apply and be in accordance with the design concepts outlined below:

1. Primary Building Materials shall constitute a minimum of 80% of the façade on 1st and 2nd stories and 35% of 3rd story consisting of Class 1 Masonry (Natural Stone and Brick).
2. Secondary Building Materials shall consist of a maximum of 20% of façade on 1st and 2nd stories and a max of 65% of 3rd stories being stucco.
3. Final Design will generally be based on the concept elevations provided in Attachment 4 and Attachment 5 and should consider the following:
 - a. A minimum of five (5) design elements should be incorporated into the overall all architectural design and include at least, architectural details such as moldings integrated into the building façade, recesses, projections, balconies, porches, landscaped, etc., as suggested in Attachment 4 - Apartment Building Elevation Sheet.
 - b. Townhouse garage doors shall include elements such as windows, paneling, recesses, and other details to avoid the prominence of the “blank fronts” and make more inviting along the townhouse streetscape.
 - c. The façade of the individual townhouse units should be distinguished from the adjacent unit though the incorporation of design elements, such as two (2’) foot to four (4’) foot façade offsets every other unit, articulation roof pitch, window treatments, moldings, recesses, distinctive changes in materials, etc.
 - d. The upper stories should include elements such as bays, balconies, and modulating building mass to reduce the “canyon” effect of the garages dominating the façade.
 - e. Landscape planting areas between individual garage units should distinguish and define the space between each unit townhouse unit. Design features should include plant material groundcover ornamental tree and shade tree (where practical).

Justification: To create visual interest, rhythm, variation, texture, and variety in massing to reduce the monotony generated by blank walls and long building facades and create a sense of place and community within the complex.

F. Landscaping Regulations. UDC Section 2.09.01 shall apply to the site. Additionally, FM2181 being defined as an arterial street will also require a twenty (20’) foot landscape edge buffer. Similarly, Tower Ridge Road is defined as a collector street and will require a fifteen (15’) foot landscape edge buffer.

G. Private Recreational Areas. UDC Section 2.04.09.C.8 shall apply, where a minimum of 8% of the gross complex is required to be in the form of private recreation. Note that the requirements of this section, are in addition to the park dedication requirements within 3.05.10. Park and Trail Dedications for Residentially Zoned Property. To meet the Private Recreation requirements, the applicant is providing a clubhouse, swimming pool, and 13,000 sq. ft. (.29 acre) dog park area totaling approximately 6% of the gross complex. The “private recreation areas” are shown on Attachment 1 – PD Concept Plan. Because the percentage falls short of the minimum requirement, Staff will support the inclusion of the two stormwater detention basins located along FM2181 as satisfying the minimum required private recreation area provided the basins are designed as passive “park amenities” and as a gateway into the complex. To meet this requirement, the basin amenities shall include at a minimum 6’ wide walking trails, pedestrian scale lighting, benches, shade trees and enhanced landscaping, as well as either wet ponds with fountain or dry basin with flat area for active play. The design of the basins shall be as follows depending on the type of design determined at Site Plan stage:

1. Wet detention areas shall be amenitized to include a 6’ meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of 1 tree per 30 linear feet of trail) and ornamental trees (at a rate of 1 tree per every 2 shade trees provided) located at intervals along the trail. In alternate, shade trees at 50’ on centers along trail/path AND ornamental trees at a rate of three (3) at 30’ on centers along trail/path may be substituted to provide for best practices in design. In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. The pond shall include a fountain feature.
2. Dry detention areas shall be amenitized to include a 6’ meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of 1 tree per 30 linear feet of trail) and ornamental trees (at a rate of 1 tree per every 2 shade trees provided) located at intervals along the trail. In alternate, shade trees at 50’ on centers along trail/path AND ornamental trees at a rate of three (3) at 30’ on centers along trail/path may be substituted to provide for best practices in design. In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. Further, a minimum of 25% of the pond perimeter shall have a 10:1 side slope with the remaining area not to exceed a maximum side slope of 4:1. The flat bottom of the basin shall be kept manicured, maintained, and in a condition that will not promote standing water, and be of a sufficient size to accommodate active play space no less than ¼ acre (10,000 sf) in area. Alternative perimeter side slopes may be considered by the City at the time of site plan based on best engineering practices and safety.

Justification: Necessary ensure detention basins create both a sense of form that is pleasing to the residents in the form of a passive park amenities and providing function for stormwater management.

H. Park and Trail Land Dedication. UDC Section 3.05.10 requires that **Park and Trail dedication for Residentially Zoned Property** to be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of (or combination). Because the PD Concept Plan identifies the construction of two “Sidepath Trails” as shown on the Active Transportation Plan in the Envision Corinth 2040: Comprehensive Plan, the area required for the “Sidepath Trail” construction may be used to “**satisfy**” 0.43 acres of the land area and off-set fees required by UDC Section 3.05.10 Park and Trail Dedications for Residentially Zoned Property for this project site provided the following conditions are met:

1. The developer shall construct a ten (10’) foot concrete trail along FM2181 in accordance with ADA standards. A pedestrian public access easement shall be provided should the final design of the trail may meander outside of the public right-of-way and into the required 20’ landscaped buffer edge.

2. The developer shall construct an eight (8') wide concrete trail along the east side of Tower Ridge Drive (extension) in accordance with ADA standards. A pedestrian public access easement shall be provided should the final design of the trail may meander outside of the public right-of-way and into the required 20' landscaped buffer edge.

Justification: Trails are required as part implementing the Comprehensive Plan objectives.

I. Tower Ridge Drive (extension). As set forth on the Master Thorough Fare Plan (*and noted under the Background section of this document, item B, Future Land Use*), the applicant is dedicating right-of-way and constructing the Tower Ridge Drive (extension) from FM2181 through the site as identified in the Comprehensive Plan. Tower Ridge Drive construction will include a sidewalk on the west side of the street and an eight (8') foot wide trail on the east side along with parallel on-street parking. The City will offset the roadway improvements with impact fees for the construction of 100% the road.

It is Staff's understanding that the City has no immediate plans to connect the existing section of Tower Ridge Drive (north) to the southern extension constructed as part of this project. However a Capital Improvement has already been identified in the 5+ year timeframe. Until that connection is made, an eight (8') masonry wall will remain in place along the northern property line and terminus of Tower Ridge Drive right-of-way as it extends north through the project site. The masonry wall will buffer the existing single family property to the north. Additionally, the City engineer will require a type of barricade and signage noting the dead-end with future extension.

J. On-Street Parking – Tower Ridge Drive. UDC Section 3.05.13 Street Design Criteria shall apply, except that a modification to specifically permit on-street parking along a section of Tower Ridge Drive, subject to the following conditions:

1. Provide a variable right-of-way width along Tower Ridge Drive from 60' to 70' to in the limited section with the on-street parallel parking located outside of the 36' wide travel lane (two 18' wide travel lanes)
2. On-Street parallel parking section would be limited to the east side of Tower Ridge Drive
 - i. Parking space area: 22' length x 8' width with 0.5' for curb (22'x 8.5')
 - ii. Maximum of 5 spaces located in tandem with a bulb-out designated for shade tree (10' in length x 8' (generally) in width)
3. Sidewalk (east side) and trail (west side) of Parkridge Drive would be located at back of curb within the length of the section of with on-street parking.

Justification: The on-street parking along collector roadways is an option the City has been exploring to create a more "traditional urban" streetscape segments in areas where greater density is occurring and to serve as traffic calming measure.

K. Mechanical Equipment and Screening of Outdoor Waste Storage. UDC Sections 2.04.07. C.6 and 4.02.13 shall apply, with the additional requirements that foundation plantings in the form of continuous evergreen hedge/shrub row (a minimum of 4' in height for smaller mechanicals and increase in height up to six feet (6')) be provided to soften the view of Mechanical Equipment, and masonry walls required to screen Refuse Containers, and Waste Storage. The additional screening standards may be adjusted at time of site plan review based on best practices.

L. Lighting and Glare Regulations. UDC Section 2.09.07. shall apply, and as determined at time of Site Plan, pedestrian scale lighting fixtures shall be considered where practical.

M. Fence and Screening Regulations. UDC Section 4.02. shall apply, and include the installation of an additional, opaque living screen of evergreen-type trees (as permitted by the approved plant list) to be provided adjacent to the existing chain link fence generally along the southeast property line to screen the subject tract from the police impound parking lot.

Justification: Staff is requesting additional landscaping to buffer and minimize the view and noise that may be generated by the Public Safety Building operations which is located along the eastern property line of the proposed project.

N. Tree Preservation. UDC Section 2.09.02 Tree Preservation regulations shall apply. The site contains a moderate number of trees as shown on Attachment 6-Tree Coverage Plan. A tree survey and Tree Protection Plan will be required at or prior to Site Plan as set forth in 2.09.02.

SUPPORTING DOCUMENTS:

The following “**attachments**” from the **Applicant’s Submittal Package** have been included for your reference.

APPENDIX A – ATTACHMENTS (*Applicant Documents*):

1. PD CONCEPT PLAN (*draft contains Staff comments*)
2. LANDSCAPE PLAN (*draft contains Staff comments (shows old layout will be updated)*)
3. PD DESIGN STATEMENT (*draft contains Staff comments - 6 pages*)
4. APARTMENT ELEVATIONS
5. TOWNHOUSE ELEVATIONS
6. TREE COVERAGE PLAN
7. PARKING COMPARISON TABLE & PARKING COUNT
8. REDUCTION OF MINIMUM UNIT SIZE

APPENDIX B – ATTACHMENTS (*Letters*):

NEIGHBORHOOD MEETING:

The applicant, Manhard Consulting, conducted two neighborhood meetings at to seek input and receive concerns from surrounding property owners. Meetings were held at the Public Safety Building which is immediately adjacent to the subject site to provide convenient access to surrounding property owners. Approximately 15 residents attended the initial January 5, 2021 meeting with 5 attending the follow up meeting on February 1, 2021.

Meeting Results: In an attempt to address resident concerns and parking design on the site, the Applicant shared a “redesigned PD Concept Plan” with residents at the second neighborhood meeting on February 1, 2021. This revised plan showed Townhouse units reoriented so that the garage doors would face the rear of the property and accessible via an alley to be constructed between the northern property line with the existing single family neighborhood (Pinnell Subdivision).

While the separation distance between the building and northern property line would have maintained thirty (30’) foot building setback (including a fifteen (15’) foot landscape buffer), the revised design was shared with residents at that meeting without City Staff having an opportunity to assess and/or provide comment.

The following day, Development Review Committee Staff reviewed the concept and advised the Applicant to return to the “original design layout” that maintained a thirty (30’) landscaped buffer between property owners to the north and eliminated the alley and rear loading garages as shown on the second version.

A key concern for Staff was that the plan as presented at the Neighborhood Meeting would have required vehicles to access the garages to the rear as well as require “multi-family parking lot lighting” to serve the alley which would have been directly adjacent to the single family homes and within the thirty (30’) foot “buffer.”

The current PD Concept Plan attached to this memo, shows the townhouse units with front facing garages that are accessed through the interior parking lot shared with the apartment units.

COMPLIANCE WITH THE COMPREHENSIVE PLAN:

The rezoning request for the subject property, as presented, is in accordance with the “Land Use and Development Strategy” designations, Mixed-Residential, and the concepts outlined in the Master Thorough Fare Plan and Active Transportation Plan as set forth in the "Envision Corinth 2040" Comprehensive Plan.

PUBLIC NOTICES:

Notice of the public hearing was published in the February 6, 2021 edition of the Denton Record-Chronicle. Written public notices were mailed to all property owners located within 200’ of the subject property proposed for the zoning change February 8, 2021.

At the time of packet preparation, we have received **one** letter of opposition (*see Appendix B – Letters*).

STAFF RECOMMENDATION:

Staff recommends approval as presented with the ability to work with the Applicant to clarify and address design related comments as noted on the PDF attachments under “Supporting Documents” and as may arise during further discussion in order to fine tune the design prior to City Council Public Hearing set for March 18, 2021.

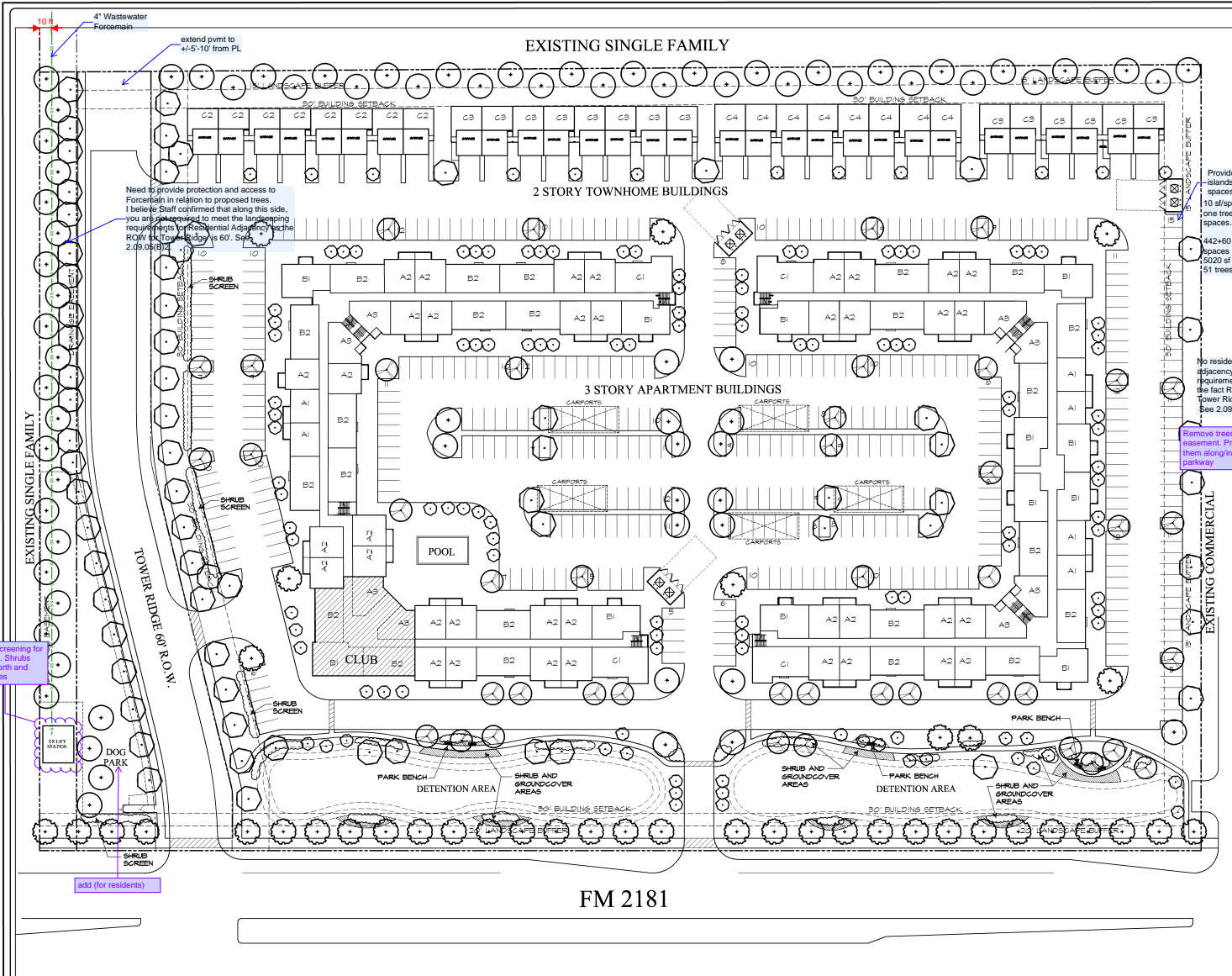
Note that these items are typically clarified and addressed prior two public hearing though due to the extreme weather conditions and loss of electricity during the week of Staff Report production, additional fine tuning of the material is necessary. Staff is confident the zoning change application before you is in good form to act on at the meeting.

APPENDIX A

SUPPORTING DOCUMENTS

ATTACHMENTS:

1. **PD CONCEPT PLAN** (*draft contains Staff comments*)
2. **LANDSCAPE PLAN** (*draft version with Staff comments*)
3. **PD DESIGN STATEMENT** (*draft contains Staff comments 6 pages*)
4. **APARTMENT ELEVATIONS**
5. **TOWNHOUSE ELEVATIONS**
6. **TREE COVERAGE PLAN**
7. **PARKING COMPARISON TABLE & PARKING COUNT**
8. **REDUCTION OF MINIMUM UNIT SIZE**



LANDSCAPE TABULATIONS

BUFFER PLANT MATERIALS REQUIRED:
 1-8" CAL. TREE PER 50 L.F. AND CONTINUOUS ROW OF EVERGREEN SHRUBS FOR HEADLIGHT SCREEN
 FM. 2181
 FRONTAGE L.F. 142 L.F.
 REQUIRED STREET BUFFER TREES (142/ 50 =) 314 TREES
 STREET BUFFER TREES PROVIDED 32 TREES
 TOWER RIDGE
 FRONTAGE L.F. 698 L.F.
 REQUIRED STREET BUFFER TREES (698/ 50 =) 698 TREES
 STREET BUFFER TREES PROVIDED (PER SIDE) 32 TREES
 DOUBLE SIDED FRONTAGE-TOTAL TREES PROVIDED 44 TREES
 REQUIRED ORNAMENTAL SHRUBS PROVIDED

PARKING LOT TREES REQUIRED:
 50 S.F. OF LANDSCAPE AREA SHALL BE PROVIDED FOR EACH PARKING SPACE. 1-5" CAL. SHADE TREE PER EACH 10 PARKING SPACES PROVIDED. 50% CAN BE UNDERSTORY TREES
 PARKING SPACES (SURFACE/CARPORIT) 1340 50'
 REQUIRED LANDSCAPE AREA (58' X 22' =) 12,000 S.F.
 PARKING LANDSCAPE AREA PROVIDED 12,000 S.F.
 REQUIRED PARKING TREES (567/ 10 = 56.7) 57 TREES
 PARKING TREES PROVIDED 10 TREES

RESIDENTIAL ADJACENCY BUFFER REQUIREMENT:
 DOUBLE ROW OF 3" CAL. TREE PER 50 L.F. (OFFSET)
 ROW EVERGREEN TREES REQUIRED

NORTH BOUNDARY FRONTAGE L.F. 822 L.F.
 REQUIRED RESIDENTIAL BUFFER TREES (822/ 50 =) 16.4 TREES
 RESIDENTIAL BUFFER TREES PROVIDED/EACH ROW 17 TREES
 DOUBLE ROW RESIDENTIAL BUFFER TOTAL 34 TREES

WEST BOUNDARY FRONTAGE L.F. 691 L.F.
 REQUIRED RESIDENTIAL BUFFER TREES (691/ 50 =) 13.8 TREES
 RESIDENTIAL BUFFER TREES PROVIDED/EACH ROW 18 TREES
 DOUBLE ROW RESIDENTIAL BUFFER TOTAL 36 TREES

SIGN NOTE
 ALL SIGNAGE MUST BE APPROVED BY BUILDING INSPECTION. LOCATIONS SHOWN ON THIS PLAN DO NOT INDICATE APPROVAL. ALL LANDSCAPE AREAS SHOWN ON THIS PLAN TO RECEIVE UNDERGROUND AUTOMATIC IRRIGATION

CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
40	(Symbol)	RED OAK	Quercus shumardii	3" caliper, 12' H, 5'-6" spread, S18, straight trunk.
12	(Symbol)	CEDAR ELM	Ulmus crinitifolia	3" caliper, 12' H, 5'-6" spread, S18, straight trunk.
78	(Symbol)	LIVE OAK	Quercus virginiana	3" caliper, 12' H, 5'-6" spread, S18, straight trunk.

UNDERSTORY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
54	(Symbol)	PISTACHE	Pistacia chinensis	3" caliper, 12' H, 5'-6" spread, S18, straight trunk.
24	(Symbol)	VARIOUS SPECIES GAMBEL WYTHLE POSSUMAN SAVANNAH HOLLY MEXICAN PLUM	TEXAS REDWOOD MAX MYRTLE VITEX	2' H, 3" spread min. 50 gallon, 3 True Trk. N1, daily tree formed specimen

Date: _____

Revisions:

Issued For: **SUBMITTAL**

Job No: **20150**

Scale: **1" = 40'-0"**

Drawn By: **IDS**

Date: **12-14-2020**

296 Unit Apartment Complex

F.M. 2181 Drive

Corinth Texas



Sheet Title: **Landscape Plan**

Sheet Number: **L1**

of **L1** Sheets

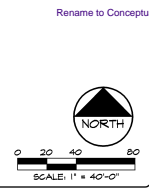


EXHIBIT “B”
LANDMARK AT TOWER RIDGE MULTIFAMILY AND TOWNHOUSE
PD MASTER PLAN
PD DESIGN STATEMENT

The following information shall serve as a PD Design Statement for the *Landmark at Tower Ridge* Multi-Family and Townhouse Planned Development, located south of Cliff Oaks Drive and north of FM 2181. This information includes the current and requested zoning classifications, development contact information, engineering infrastructure information, and any other items that are necessary when considering rezoning this property.

The current zoning of the site and the City’s base zoning districts will not allow the subject property to fully develop in accordance with the adopted 2040 Comprehensive Plan. The proposed planned development concept will establish standards that provide for a carefully planned high-quality development that includes enhanced landscape areas along FM 2181, a +/-13,000 sf dog park on the west side of Tower Ridge Road, construction of over 2,000’ of public trails and sidewalks along FM 2181 and Tower Ridge, construction of Tower Ridge Road as shown on the City’s Mobility Plan, and a townhome “buffer” between the residents to the north and the multifamily to the south.

Meeting the Objectives of the Corinth Comprehensive Plan

The City’s recently adopted 2040 Comprehensive Plan identifies the subject tract as “Mixed-Residential”. The property is currently zoning Commercial C-1 which allows for a mix of retail, restaurant, and civil uses, but excludes residential uses. The proposed rezoning enables the subject property to implement the Land Use & Development Strategy, Mobility, Parks & Trails, & Fiscal objectives identified on the 2040 Comprehensive Plan as follows:

Land Use & Development Strategy:

- Includes Residential use on the subject property
- Achieves the Comprehensive Plan’s Mixed-Residential strategy sought by balancing higher density market-rate apartments, and townhouse while transitioning to adjacent single-family neighborhoods
- Implements concepts sought by Development Scenario 2B for FM 2181 East

Mobility:

- The development includes the extension of Tower Ridge Road, as shown on the Concept Plan

Parks & Trails:

- Includes an 8-foot wide Trail along FM 2181
- Includes an 8-foot wide Trail along the east side of Tower Ridge Road
- Walking path around detention area.

-Note: The items above can be utilized to satisfy section 3.05.10 Park and Trail Dedications for Residential Zoned properties in part or in full. For the improvements to count towards this requirement, they must include the following:

- a. Benches as shown in the detention pond areas on the concept landscape plan
- b. Shade Trees at 50' on centers along trail/path
- c. Ornamental Trees at a rate of three(3) at 30' on centers along trail/path
- d. Perimeter plantings shall include a mixture of shrubs designed in groupings to formalize the detention area as an amenity feature.
- e. Dry detention area shall have a maximum entry slope of 10:1 and maximum side slope of 4:1 unless otherwise approved by the City Planning and Engineering Departments.
- f. Flat areas of the detention basin shall be well drained, manicured turf grass to accommodate active play space, and no less than 10,000 square feet in area.

Economic & Fiscal Strategy:

-Increases Property Value while reducing demand on roadways (based on Commercial Zoning)

General Property Information

The *Landmark at Tower Ridge* Multi-Family and Townhouse Planned Development is located south of Cliff Oaks Drive and north of FM 2181. The property is a compilation of three different properties pieced together to create one 13.0 Acre development. The developer of Landmark at Tower Ridge is Landmark Companies. The following properties are included in this development:

Property ID 111761 - 2.8936 acres

Property ID 111763 – 4.7891 acres

Property ID 111765 – 4.8765 acres

Property ID - 0.436 acres created by abandonment document 31846 in Denton County Records

Property Adjacency

The *Landmark at Tower Ridge* property is located on the southern edge of Corinth. To the east is the Coserv Electric Co-Op and Lake Cities Fire Station #3 on property zoned U-1(Utility). Also, to the east is a Fire and Police Public Safety building on property zoned PD-40 (underlying Commercial zoning). To the west of the property is the Corinthian Oaks residential subdivision, zoned SF-4 (Single Family Residential). To the north of the property is the Pinnell residential subdivision, zoned SF-4 (Single Family Residential). To the south of the property, across FM 2181, is the Town of Hickory Creek.

Existing and Requested Zoning Classifications

Currently, the property is zoned C-1 (Commercial). As part of the request for rezoning, the Landmark at Tower Ridge Multi-Family and Townhouse Planned Development is requesting to be a Planned Development district with an underlying zoning classification of MF-3 (Multi-Family Residential).

Proposed Densities

The current Concept Plan for the requested zoning of the Landmark at Tower Ridge Multi-Family and Townhouse Planned Development includes a total of 266 apartment units and 30 townhome units over approximately 12.989 acres of land . The overall density of the property with this plan is 22.8 units per gross acre. The maximum number of units allowed is 296 Units.

Development Concept Design

As a part of the zoning documents for this development, **EXHIBIT B** has been provided. This exhibit includes specific requirements for the multi-family development and amendments to the existing City of Corinth Unified Development Code (UDC) provisions.

Dimensional Regulations and Development Standards (MF-3, Multi-Family Residential)

The dimensional regulations of the development shall match the regulations of the MF-3 zoning district as stated in the UDC, except for the following items:

	MF-3 Base District	Proposed
Maximum Unit Count	16 du/ac	23 du/ac (Gross) 24.5 du/ac (Net) (Max 296 Units)
Minimum Floor Area	850 sq. ft. per DU	625 sq. ft. per DU
Maximum Structure Height	45’/3 Stories	45’/3 Stories
Minimum Parking Ratio	1/DU+1/Bedroom	1.8 Spaces/Unit
Apartment Garages:	75% of Units require Garages	No Garages Required
Townhouse Garages:	n/a	2 Garage Spaces @ 10’x20’
Tandem Spaces	n/a	Can count towards Required Parking for Townhome Units only
Parking Between Public Street & Front of Building	Not Allowed	Allowed as Shown on the Concept Plan
On Street Allowed on Tower Ridge	Not Allowed	Allowed as Shown on the Concept Plan. Street Parking can count towards required parking
Primary, Secondary, Accent Building Materials	Section 2.04.09	Section. 2.04.09 with following modifications: Primary Building Materials constituting a minimum of 80% of the façade on 1 st and 2 nd stories and 35% of 3 rd story consisting of Class 1 Masonry (Natural Stone & Brick), and Secondary Building Materials consisting of a maximum of 20% of façade on 1 st and 2 nd stories and a max of 65% of 3 rd stories

		being stucco. Accent Materials may be incorporated into the project to emphasize certain architectural design features. Final Design will generally be based on the concept elevations included with PD.
--	--	--

Residential Adjacency Standards & Screening

The Residential Adjacent Standards of the development shall match the standards as stated in the UDC. Note, the remainder tract west of the Tower Ridge ROW dedication will not contain residential units, therefore Residential Adjacency standards are not applicable the remainder tract.

The two story Townhouses along with the 8’ masonry screen wall and enhanced landscaping will provide the necessary “buffer” along the northern property line between the existing single family homes and 3 story apartment buildings. Shade trees shall be planted at a minimum spacing of 50’ on centers between the townhomes units and 8’ masonry screen wall along the northern property line. UDC roof design standards will apply to townhouse buildings.

Additionally, an opaque living screen of evergreen-type trees (as permitted by City Code) will be required adjacent to the existing chain link fence generally along the southeast property line to screen the subject tract from the police impound parking lot.

Existing and Proposed Streets

The *Landmark at Tower Ridge* development includes a proposed minor collector street with a 60’ R.O.W. This proposed public street runs north - south along the western edge of the property and is designed to get traffic to and from FM 2181. Tower Ridge right-of-way will be dedicated from FM 2181 to the northern property line and will be built to City standards from FM 2181 to the northern property line or to a specified distance from the north property line as directed by the City Engineer.

Parallel Parking is allowed along Tower Ridge as depicted on the PD Concept Plan and as approved by the City Engineer on the final construction documents for Tower Ridge. On-Street Parking spaces can be utilized to satisfy required parking for the subject development.

Sequence of Development / Phases

The Developer of the *Landmark at Tower Ridge* development plans to build the project in a single phase.

Thoroughfare Impact

The *Landmark at Tower Ridge* development will be located along the north side of FM 2181. Tower Ridge Road will be constructed from the existing median opening in FM 2181 located near the southwest corner of the tract within 50' of the northern property line for the development. A second access point to FM 2181 is proposed but is subject to City and TxDOT approvals.

Environmental Aspects

The subject property is currently undeveloped. The following items are concerning the environmental aspects of the site.

Elevation and Slope Analysis: The site generally slopes both (a) southeast from the northwest corner of the tract and (b) northwest from the southeast corner of the tract to a lot point that drains southwest to the existing drainage culverts under FM 2181.

Soil Characteristics: The general soil characteristics for the site are included in the Soil Survey for Denton County. The site soil characteristics generally consist of Callisburg fine sandy loam and Konsil fine sandy loam. A geotechnical investigation will be performed during the engineering design process to further examine the soils onsite.

Tree Cover: The southwestern portion of the site is moderately treed. Small clusters of trees grow in the center of the area. The north and east portion is mostly cleared. A Tree Survey for the site will be performed with the topographic survey of the site during the Site Planning & Platting stage.

Drainage Information

The existing topography of the Landmark at Tower Ridge development site has been reviewed to better understand the drainage constraints and requirements for the site. The site has 2 drainage basins. The majority of the tract drains southwest to the existing drainage culverts under FM 2181. A small portion of the tract drains northeast to the existing commercial development.

The actual drainage areas of the site will be analyzed within the engineering design of the project. The proposed runoff from the site will need to be reviewed so that it does not negatively impact the downstream conditions.

The Proposed Detention Basins will be incorporated into the overall landscape design of the project with trails, landscaping, and amenities as shown on the Concept Landscape Plan. The trail around the dry detention basins will connect to the new 8' trails along both FM 2181 and Tower Ridge.

Utility Infrastructure

The existing water and sanitary sewer systems have been reviewed for the site. The following is a summary of the existing utilities and their connection to the site.

Water Service: A water main loop will be constructed through the project. The loop will begin at the existing 12” main in FM 2181 near the southwest corner of the tract and extend north along proposed Tower Ridge Road, then head east in the drive between the proposed 2 story townhome units and 3 story apartment buildings, then south along the eastern portion of the tract and tie back into the existing 12” water main in FM 2181.

Sanitary Sewer: An existing sanitary sewer lift station exists at the southwest corner of the tract. The subject tract will gravity flow to and make connection to the existing sewer lift station.

Overall Project Summary

The *Landmark at Tower Ridge* development will be a great multi-family and townhouse project and provide the appropriate land use transition envisioned in the Comprehensive Plan, between single-family and more intense commercial lands uses found on FM 2181. In particular, the proposed townhomes provide a preferrable transition from the single family lots located north of the site. Additionally, this development will offer onsite amenities for residents to utilize such as a clubhouse portion of the apartment building, swimming pool and dog park. The property will be non-gated and sufficient parking for residents will also be provided.

*Please note, additional calculations will be necessary and actual field topographic survey performed during the engineering design phase.

APARTMENT BLDG ELEVATIONS

DATE 12-18-20
Rev'd Line #
NAME
REVISIONS



ELEV

SCALE: 1/8" = 1'-0"



ELEV

SCALE: 1/8" = 1'-0"

296 UNIT APARTMENT COMPLEX
TEASLEY DRIVE
CORINTH, TEXAS
DEVELOPER - LANDMARK CO.


IKEMIRE ARCHITECTS LLC
ARCHITECTURE • PLANNING • INTERIORS
16660 DALLAS PARKWAY SUITE 2800 DALLAS, TEXAS 75248 • 972.248.2486
www.ikemirearchitects.com • FAX 972.248.1557

TOWNHOME BLDG ELEVATIONS

DATE 12-18-20
Revised
SCALE
REVISIONS



ELEV

SCALE: 1/8" = 1'-0"



ELEV

SCALE: 1/8" = 1'-0"

296 UNIT APARTMENT COMPLEX
TEASLEY DRIVE
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ATTACHMENT 7

PARKING COMPARISON TABLE & PARKING COUNT

Comparison of Parking Requirements

Landmark at Tower Ridge

Unit Type	D.U.s	Corinth	Denton	Lewisville	Southlake	PROJECT	Dallas	Plano	Fort Worth
1 bedroom	152	304	190	304	480	273.6	152	228	152
2 bedroom	102	306	255	204		183.6	204	204	204
3 bedroom	12	48	45	24		21.6	36	24	36
Townhomes	30	60	120	60	60	54	60	67.5	60
Guest or other		0	61	0	0	0	74	0	24
REQUIRED SPACES		718	671	592	540	533	526	523.5	476

Code references:

Corinth (Sec. 2.09.03) one parking space per dwelling unit plus one additional parking space per bedroom.

Denton (Subchapter 7, Section 7.9.4): Townhomes (4/unit). 1.25 spaces/1-BR unit. 2-bedroom or larger (one space/bedroom. Guest parking = 10% of required.

Lewisville (Sec. 6.162 of Dev. Code): 2 spaces per multi-family unit, unless senior-restricted housing.

Southlake (Sec. 35.6) 1 parking space per 500 square-feet of total dwelling unit area.

Dallas (Sec. 51A-4.209) One space/bedroom, plus 1/4 space/unit for guests. Total is subject to reduction of 6 spaces. Townhomes = 2 spaces/each.

Plano (Section 16.700 2(B)). 1.5 spaces/1-bedroom eff. 1 space/bedroom otherwise. Townhomes (attached s-f) = 2.25 spaces/unit.

Fort Worth (Sec. 6.201 of Zoning Ordinance) 1 space/bedroom, plus 1 space/250 sf of amenity building area.

Corinth zoning case - FM 2181

Trey Jacobson <trey@gainmomentum.us>
 To: Michelle Maxwell; Helen-Eve Beadle; Miguel Inclan
 Cc: Brian Bridgewater
 Retention Policy: 7 Year Hold (7 years) Expires: 12/28/2027

Trey

Trey Jacobson
 Principal Consultant
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 +1-210-643-1329 (mobile)
www.GainMomentum.us

Reduction in Minimum Unit Size: The proposed design standards allow for a minimum unit size of 625 sq. ft. Currently, Corinth codes require 850 sq. ft. By current apartment standards, the code requirement is excessive for either efficiency, studio or one-bedroom apartments. Overall, the average rental apartment size in the U.S. is 882 sq. ft., regardless of the year of completion. The average U.S. studio apartment has a square footage of 472 sq. ft., the size of a one-bedroom apartment is 714 sq. ft., while a two-bedroom apartment has an average living space of 1,006 sq. ft.

The trend in apartment size is downward, with the average unit size decreasing five percent (-5%) overall nationally, between 2008-2018 (source: <https://www.homestratosphere.com/average-size-apartment/>). Studio apartments shrank by 10 percent during this same period. The proposed minimum unit size for this project is far above the average studio apartment, and only 13 percent below average-sized one-bedroom. We believe this to be an appropriate minimum size and see this size being developed throughout the DFW area. Given the state of the economy and inflation in housing costs, this is the most competitive option for attracting young professionals.

Parking Count. Landmark designs its apartment projects to include 1.8 parking spaces/unit. This is based on its experience on actual parking demand. Further, it is approximate to the code requirements of most municipalities. (See attached analysis of parking requirements.) Corinth code would require an additional 185 parking space beyond expected demand. While some extra parking may be desirable, too much parking has negative effects as well, including impacts on stormwater runoff. An additional two acres of property would be required for the unnecessary parking, plus land for open space, landscaping, stormwater detention and other design features.

Location of Parking Along Tower Ridge. Corinth code requires parking areas to be situated behind building lines. This project could accommodate this requirement by placing apartment buildings adjacent to Tower Ridge Drive (to be constructed). However, we do not believe this to be in the best interest of adjacent single-family homeowners or the City of Corinth. This PD seeks an exemption from this requirement in order to achieve the following: (a) creating additional distance between single-family and the 3-story, multi-family buildings through placement of a parking areas between structures; and (b) situating apartment buildings away from the portion of Tower Ridge Drive that would facilitate future road widening by the City without conflict with buildings or required setbacks.

(Source: email dated 12/29/20 from Consultant Trey Jacobson of Momentum Advisory Services)

ATTACHMENT 8

REDUCTION IN MINIMUM UNIT SIZE

Corinth zoning case - FM 2181

Trey Jacobson <trey@gainmomentum.us>
To: Michelle Mixell; Helen-Eve Beadle; Miguel Inclan
Cc: Brian Bridgewater
Retention Policy: 7 Year Hold (7 years) Expires: 12/28/2027

Parking Requirement Analysis rev 12-20-20.pdf
109 KB

Trey

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(Source: email dated 12/29/20 from Consultant Trey Jacobson of Momentum Advisory Services)

APPENDIX B
LETTERS



Planning and Zoning Commission City Hall and Video Conference Meeting

Date: MONDAY, FEBRUARY 22, 2021 AT 6:30 P.M.

City Council Regular City Hall and Video Conference Meeting

Date: THURSDAY, MARCH 18, 2021 AT 7:00 P.M.

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208 and remotely at https://www.cityofcorinth.com/remotesession

Dear Property Owner:

On Monday, February 22, 2021, at 6:30 PM, the City of Corinth Planning and Zoning Commission will hold a public hearing to consider testimony and make a recommendation to the Corinth City Council on the items listed below, and on Thursday, March 18, 2021, at 7:00 PM, the Corinth City Council will hold a public hearing to consider testimony and consider the approval of an Ordinance regarding the item listed below:

A rezoning request by Manhard Consulting on behalf of the owner, Corinth 12 Joint Venture, to amend the zoning classification from C-2 Commercial to a Planned Development, with a base zoning district of MF-3, Multi-Family Residential, on an approximately 12.554 acres of land legally described as Pinnell Subdivision, Block 1, Lots 16, 17, 18, and an adjacent tract consisting of approximately 0.436 acres of abandoned right-of-way recorded in County Clerk's File Number 31846, Denton County, Texas Real Property Records. The property is situated in the H.H. Swisher Survey, Abstract 1220, Corinth, Texas and is generally located north of FM 2181, west of Garrison Road, east of Poseidon Drive, and south of Cliff Oaks Drive. (Landmark at Tower Ridge PD ZAPD20-0002)

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting, either in person or through video conference, 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 methods stated above.

For your information, the latest version of the Planned Development Concept Plan for the subject property is enclosed with this letter. Please note that the concept plan is subject to change.

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. Written comments must be received by the City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208 (protests must be received 3 days prior to public hearings). Comments may also be sent by email to Miguel Inclan, Planner, at miguel.inclan@cityofcorinth.com. Additionally, if you have any questions regarding the proposed item you may call 940-498-3263 for assistance.

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

My family will be forced to relocate. We looked at >50 other houses before we found one to meet our needs. We were 7th in line to get it & miraculously got it! A school across the street for our grandson, a pool, place to park our boats and close to a big lake. I work nights, construction noise will kill me. Put up a profitable business, not apts. Leave original zoning as is.

Name/Address/City: (Please Print) (Required)

Jess Townsend 3500 Cliff Oaks dr. Corinth, TX 76210

In accordance with Section 418.016 of the Texas Government Code, the Corinth Planning and Zoning Commission and the City Council may 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.