



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION AND WORKSHOP

Monday, November 28, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

On this, the 28th day of November, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session and Workshop Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

Chair Alan Nelson
Vice Chair Mark Klingele
KatieBeth Bruxvoort
Rebecca Rhule
Adam Guck

Commissioners Absent:

Rodney Thornton
Bradford Harrold

Staff Members Present:

John Webb, Director of Development Services
Michelle Mixell, Planning Manager
Matthew Lilly, Development Services Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:30 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Guck was designated as a voting member.

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

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

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session and Workshop held on October 24, 2022.

Motion to approve consent agenda by Vice-Chair Klingele, seconded by Commissioner Rhule.

Motion passed unanimously: 5-for, 0-against.

E. BUSINESS AGENDA

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Greystar Development Central, LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from MX-C Mixed Use Commercial to a Planned Development comprised of two (2) base zoning districts consisting of MF-3 Multi-Family Residential (Tract 1), on approximately 25.12 acres and MX-C Mixed Use Commercial (Tract 2) on approximately 7.56 acres, with the collective site acreage totaling approximately 32.68 acres, located on the north side of Lake Sharon Drive between I-35E and Corinth Parkway. Case No. ZAPD22-0004 – Corinth Groves.

Michelle Mixell, Planning Manager, provided Staff's presentation to the Commission and recommended that the proposal be approved as presented.

Nikki Moore, representing Greystar Development, gave a presentation on the proposed development and described how the concept plan had changed since the October 24th Workshop Session.

Commissioner Rhule asked if the residents of the development would have reserved parking spaces excluding the garages.

Moore stated that reserved parking would be provided in carports in addition to the garages.

Commissioner Rhule asked for clarification regarding the reasoning for the 4-story apartment buildings given that the base zoning district only permits 3-story buildings.

Moore responded that because the property is within the TOD, where design is intended to be driven by the market, the increase to 4 stories is allowed even though it is one story higher than what is allowed by right in the base zoning. She explained that the extra story is primarily necessary to accommodate the tuck-under garages, but it also allows for the preservation of more open space and brings in the required density to support the commercial area.

Commissioner Rhule asked if the 4-story apartment building adjacent to Lake Sharon Dr, Building #1, could be reduced to a 2 or 3-story apartment building or changed to a 2-story townhome.

Moore replied that this would be a business decision and that they would have to discuss this internally before providing an answer but explained that the units in this building would be overlooking the promenade rather than facing any of the single-family housing across Lake Sharon Dr. and that the end of the building in question is adjacent to a cul-de-sac rather than any houses.

Chair Nelson asked if the tuck under garages would be enclosed and if they could be used by residents as storage space.

Moore replied that the garages would be enclosed and that it would be part of the lease agreement that residents cannot use the garages as storage space.

Chair Nelson asked if tuck under garages would be provided along the southern end of Building #1.

Moore replied that there would not be garages in that area because of the gated fire access point and the grasscrete paving.

Chair Nelson asked what this space would be utilized for given that there will not be garages.

Moore explained that there would be ground-floor units in this space in place of the garages.

Chair Nelson asked if because there are more ground-floor units in Building #1 if it would be possible to reduce the southern end of this building to 2 or 3 stories.

JR Thulin, representing Greystar Development, explained that they would have to evaluate this before giving an answer but that they have already conceded several units across the development throughout the various iterations of the site plan.

Chair Nelson asked if the trails would be lit 24 hours.

Moore responded that the trails that are being dedicated to the trail system would have pedestrian lighting and would be lit all night.

Chair Nelson asked how the elevations were being described as 100% masonry in the PD Design Statement if cementitious siding is being used.

Moore responded that this calculation was for the elevations up to the top plate with the exclusion of insets, recesses, etc. She stated that the elevations are 100% masonry to the top plate along Corinth Pkwy and Lake Sharon Dr.

Chair Nelson asked if there was any update on their CLOMR application.

Moore responded that they have submitted their application, and that they have prepared a drainage report for the City Engineer to be submitted once the CLOMR process is complete.

Commissioner Guck asked for clarification on the garbage pick-up.

Moore responded that the garbage service would be valet and that someone from property management will be collecting trash from residents' doorsteps daily.

Vice-Chair Klingele asked for clarification on which sections of the trail will have lighting.

Moore pointed out the parts of the trail that will have lighting.

Commissioner Bruxvoort asked what material the fire lane would be made of and how it will look.

Moore responded that they would be using grasscrete which will have the appearance of grass from the street and will not be affected by weather. She explained that the fire access lane can be landscaped, and they will be putting in a swinging gate to create more cohesion.

Commissioner Bruxvoort asked what the trail would be made of.

Moore responded it would be a concrete trail and the fire lane along the north side of Buildings #8 and #9 which the concrete trail runs through would also be grasscrete.

Commissioner Bruxvoort asked for the estimated timeline between Phase 1 and Phase 2.

Moore replied that the start of construction for Phase 2 is dependent on when construction begins on the I-35E improvements, but that she expects all of Phase 1 to be completed before construction starts on Phase 2.

Commissioner Guck asked for a timeline on the Lake Sharon Dr. expansion.

Webb replied that he would get with the City Engineer for the expected timeline.

Chair Nelson opened the Public Hearing at 7:15 PM

Constance Ray, 2611 Hutchinson Ln, stated that she was unable to find anything on the website regarding the plan. She expressed concerns with the density of the development, the unfinished site across the street, potential business area being taken up by multi-family, if the 4-way stop will remain or become a stop light, the use of Meadow Oaks Park, flooding and drainage, and the number of variances being proposed.

Mike King, 2610 Zachary Dr, stated that he has concerns with the density of the development, the amount of proposed residential development in the area, traffic, financing for multi-family projects, and the short-term leasing of units. He stated that he supports the commercial portion of the development, but that he wants single family homes instead of multi-family.

Morgan Strauss, 3010 Alcove Ln, stated that she objects to the proposed 4-story apartments and desires for the townhome concept to take the place of these apartments. She expressed concerns with traffic and noise and believes the City is heading in the wrong way with multi-family projects. She stated that she wants more single-family housing to bring down taxes and for the City to back away from urban design.

Commissioner Nelson asked what kind of playscapes and amenities would be provided in the pocket parks.

Moore pointed out that only about 10% of the residents of the local communities they manage are between 0-18 years old, and that data doesn't support incorporating a playscape into the development. This fact also allows for the development to bring in more tax revenue that is not subject to homestead exemptions and to place less of a burden on the local school district. She explained the pocket parks will have a fitness center as well as sitting areas with landscaping to build the community feel.

Steve Gregory, representing Malouf Interests, went over the proposed retail area in Phase 2 and explained that Malouf has owned this property for nearly 20 years. The property was initially bought with the expectation that it could be developed into a grocery store, but that grocery store chains have expressed little interest in the site. He stated that he believes the current plan works best for the site and will compliment what the city is envisioning for the area. He concluded by explaining that once the Parkway District is developed to the north and the I-35E and Lake Sharon Dr improvements are completed, the site will be viable for retail.

Commissioner Guck asked what consideration was given towards developing single family homes on the site.

Gregory explained that the site was purchased as a commercial property, its intent is a commercial property, and that the City's vision is for it to be a commercial property. He stated on a development investment basis, they would never develop this property for single-family. He further explained that the current proposal would generate far less traffic than if the site were developed as a grocery store or for full commercial use.

John Webb stated that the TX-DOT improvements at the intersection of I-35E and Lake Sharon Dr. are projected to begin in 2024.

Commissioner Bruxvoort asked for clarification on the floodplain and water flow on the site.

Moore explained that the proposed improvements to the drainage channel will eliminate the need for a detention pond on site and drainage will flow north into Lynchburg Creek. She further clarified that the current concept plan is designed to accommodate the future improvements to I-35E, that City Staff has had conversations with Lake Dallas ISD and learned that there are no issues with capacity, and that the development is meeting the requirements for tree preservation. She went on to explain that by incorporating carports and allowing for them to be reserved, it is easier for management to regulate parking. She concluded by stating that

the best way for cities to raise tax revenue is not necessarily from single-family housing but from taking a comprehensive approach and having a larger portfolio of tax revenue.

The public hearing was closed at 7:36 PM.

Commissioner Rhule made a motion to recommend approval as presented with the amendment that Building #1 be no more than 3-stories in height. Seconded by Commissioner Guck.

Chair Nelson requested that an additional amendment be added to this motion. He asked that Section 2.7.ii of the PD Design Statement be amended to read "All building facades of Buildings #1, #2, #3, #4, #5, #6, #7, #10, and #11 that face Lake Sharon Dr and/or Corinth Pkwy except for windows, doors, garage doors, balconies, patios, or corridor or stairway entrances shall be composed of 100% brick or stone masonry materials. The remaining façade elements such as balconies, stairways, patios, and recesses may be cementitious materials that are painted, stained, or factory applied finishes that would look like wood." Additionally, it was asked that Section 2.7.iii of the PD Development Standards be amended to read "Any façades of buildings interior to the site not specifically noted above may generally comply with façade material representations depicted in Exhibit J – Elevations."

Commissioner Rhule accepted the amendment by Chair Nelson.

Vice-Chair Klingele expressed concerns with the amendments and the motion as stated. He explained that by adding stipulations that affect the feasibility of the proposal, that they risked the overall possibility of this development occurring. He asked that the item be tabled until the next meeting so that the applicant could go back and make their calculations rather than move forward with the vote and risk a split vote or have the motion not pass at all.

Commissioner Guck asked that the applicant provide a line-of-sight from Lake Sharon Dr of Building #1 so that its potential impact could be better visualized.

Vice-Chair Klingele stated that he is very familiar with the site and that because of the way Building #1 is set and its location across from the cul-de-sac, he is not very concerned about it being 4 stories.

Commissioner Rhule explained that one of her points behind the proposed amendment is her concern that there is not much parking close to Building #1.

Thulin stated that they can take the Commissions amendments into consideration before going to City Council but that it was their preference to move forward with a vote.

Webb explained how the amendments would be addressed moving forward if the Commission were to make a recommendation.

It was decided to move forward with the motion made by Commissioner Rhule.

Chair Nelson, Commissioner Rhule, and Commissioner Guck voted in favor of the motion. Vice-Chair Klingele and Commissioner Bruxvoort voted in opposition of the motion.

Motion passed: 3-for, 2-against.

F. DIRECTORS REPORT

Webb reminded the Commission that the December meeting does not fall on the fourth Monday of the month but is instead on December 12th and that there will be one Public Hearing for the proposed Destiny RV Park expansion.

G. ADJOURN REGULAR SESSION

The regular session was adjourned at 7:46 PM.

H. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:46 PM.

MINUTES APPROVED THIS 12 DAY OF DECEMBER, 2022.

A handwritten signature in black ink, appearing to read "Alan Nelson", is written over a horizontal line.

Alan Nelson, Planning and Zoning Commission Chairman