



MINUTES
PLANNING & ZONING COMMISSION
SPECIAL WORKSHOP SESSION

Monday, February 6, 2023, at 5:00 PM

City Hall | 3300 Corinth Parkway

On this, the 6th day of February, the Planning & Zoning Commission of the City of Corinth, Texas, met in Special Workshop Session at the Corinth City Hall at 5:00 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:

Bradford Harrold

Staff Members Present:

John Webb, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 5:05 PM.

B. CLOSED SESSION

The Planning & Zoning Commission will recess into executive or closed session to consider the following matters pursuant to Chapter 551 of the Texas Government Code. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

1. Item E.2: Case No. ZAPD22-0005 - Destiny RV Resort Planned Development

The Planning & Zoning Commission moved into closed session at 5:06 PM.

C. RECONVENE INTO WORKSHOP SESSION

The Planning & Zoning Commission reconvened at 6:47 PM.

D. WORKSHOP AGENDA

2. Conduct a workshop on a rezoning request by the Applicant, Homeyer Engineering, Inc., 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 with a base zoning district of MX-C Mixed-Use Commercial, to accommodate a proposed expansion of the Destiny RV Resort, on approximately ±18.96 acres located at 7100 S I-35E. Case No. ZAPD22-0005 – Destiny RV.

Chair Nelson asked that the Applicant provide a clear definition of the difference between long-term and short-term stays and asked that the Applicant state the true intent of the park.

Commissioner Bruxvoort asked what the Applicant's target length of stay was.

Brett Fugman, Destiny, stated that they did not have a specific target regarding the length of stay but that they provided licenses in 30-day increments.

Commissioner Rhule stated that she was trying to reconcile how to work with the Applicant to define long-term and short-term stays. She asked if the UDC RV Park definition met the current situation, with several of the current licensees considering the park their permanent residence.

Helen-Eve Beadle, HE Planning & Design, stated that the RV Park definition in the UDC was added after the use was already existing.

Beadle provided the definition of a Recreational Vehicle Park within this PD as follows: "A parcel of land designed, improved, or intended to be used for short- or long-term occupancy by recreational vehicles (including travel trailers) in designated spaces not to exceed 24 months. Facility may include employee stalls, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities." Additionally, they provided the definition for a Recreation Vehicle as "A vehicle which is built on a single chassis, 400 square feet or less when measured at the chassis, designed to be self-propelled or permanently towable by a light duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use."

The Commission and Fugman discussed allowing licensees at the site before January 1, 2019, to remain indefinitely, while those who began their stay after January 1, 2019, would be subject to the maximum length of stay, beginning on the date of the adoption of the PD Ordinance

The Commission Fugman discussed setting a maximum stay of 36 months and proposed the following standards related to maximum stay: employee occupied stalls are exempt from maximum stay and there shall be a maximum of one stall per employee, once the maximum stay is reached an RV shall leave the RV park for a minimum of 30 days before returning, and the owner/operator of the RV park shall submit a yearly roll reporting compliance of arrival and departures.

Commissioners Rhule and Bruxvoort expressed concerns with the 36-month maximum stay, asking for 24 months instead of 36 months, while Fugman asked if 30 months would be acceptable. No maximum stay was defined, and Fugman stated that he would discuss internally with his team and propose a defined maximum stay term that works with their business model.

E. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:35 PM.

Minutes
Planning and Zoning Commission
February 6, 2023

MINUTES APPROVED THIS 27 DAY OF FEB, 2023.

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

Alan Nelson, Planning and Zoning Commission Chairman