



**** 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.**

City Hall will be open to the public.

Information on how to access and participate in the video conference is provided below.**

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 Tereo 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

Minutes Approved
February 22, 2021

No Signature