



# PLANNING & ZONING COMMISSION WORKSHOP AND REGULAR SESSION - MINUTES

Monday, November 15, 2021 at 6:30 PM

City Hall | 3300 Corinth Parkway

## MINUTES

### **A. CALL TO ORDER, ROLL CALL, AND ANNOUNCE A QUORUM PRESENT**

Commissioner Cody Gober called the meeting to order at 6:36 PM.

Commissioners Present: Cody Gober, Rodney Thornton, KatieBeth Bruxvoort, Rebecca Rhule, Alan Nelson, Wade May.

Commissioner Absent: Billy Roussel.

A quorum was present.

### **B. PLEDGE OF ALLEGIANCE**

### **C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**

Commissioner Nelson was designated as a voting member.

### **D. WORKSHOP AGENDA**

#### **1. Introduction of new Planning & Zoning Commissioners and Planning & Development Department Staff**

John Webb, Director of Planning & Development, Michelle Mixell, Planning & Development Manager, and Miguel Inclan, Planner introduced themselves to the Commission.

The Commissioners present introduced themselves to Staff and the public present.

#### **2. Hold an orientation related to the duties, responsibilities, and functions of the Planning & Zoning Commission**

John Webb, Director of Planning & Development, provided an orientation presentation to the Commission.

Commissioner Rhule asked if there was an effort to educate the public on the development process.

Miguel Inclan, Planner, stated that there is currently an effort to create a series of videos to educate the public on the development process.

Commissioner Bruxvoort stated that she agreed with Commissioner Rhule on the need to educate the public.

Commissioner Gober asked for clarification on the decision-making process for Commissioners related to plats and zoning.

Mr. Webb clarified that there should be a rational basis behind a zoning decision, though commissioners do have discretion. He further clarified that Platting is a ministerial function, and if a plat application meets standards, the Commission must approve the application.

3. Informal discussion on preliminary draft language amending the text of the Unified Development Code (UDC) Section 4.02.11 – Screening Requirements for Residential and Nonresidential Properties where Nonresidential Construction Abuts Residential Zoning Classifications.

Michelle Mixell, Planning Manager, provided a presentation to the Commission on the existing masonry wall screening requirements and the results from workshop sessions with City Council, which included key points proposed to be included a draft text amendment related to offering alternative design options and an administrative approval process with the option to defer to City Council.

Ms. Mixell presented examples of design alternatives that could be incorporated into the code, such as opaque vegetative screens (living screen), berms, combination of masonry wall, decorative metal with vegetative screen; and no screening requirement based on uniqueness of an area e.g., Agora where the interconnectivity of uses and walkability may be impeded by the strict requirement to install a masonry wall, or any screening.

Ms. Mixell clarified that these alternatives would be evaluated based on criteria already established in the UDC and concluded her presentation by confirming with the Commission the directive from City Council: to take the text amendments to Public Hearing in December.

Members of the Commission asked general questions and provided feedback on the proposed code amendment.

Ms. Mixell thanked the Commissioners for their feedback and stated that their input will be incorporated into the proposed code amendment.

#### **E. CONSENT AGENDA**

4. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on June 28, 2021.
5. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on July 26, 2021.
6. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on August 23, 2021.

Commissioner Nelson moved, seconded by Commissioner Thornton to approve the Consent Agenda items.

Motion carried unanimously 5-0.

#### **F. BUSINESS AGENDA**

7. Consider and make a recommendation to the City Council for the Appointment of a Chair and Vice-Chair for the Planning & Zoning Commission for Fiscal Year 2021-2022.

Commissioner Thornton nominated Commissioner May for Chair.

The Commission voted 5-0 to recommend Commissioner May for Chair.

Commissioner Nelson nominated Commissioner Gober for Vice Chair.

Motion by Commissioner Bruxvoort to recommend Commissioner Gober for Chair, seconded by Commissioner Thornton.

Motion carried unanimously, 5-0.

8. Consider and act upon a Replat of Lot 1, Block A, into Lots 1 - 4, Block A, of the E. Blount Subdivision, being ±21.011 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located north of Lake Sharon Drive, south of Valley View Drive, west of North Corinth Street, and east of Evans Road. (RP21-0001 E. Blount Subdivision Replat)

Miguel Inclan, Planner, presented the item to the Commission.

Commissioner Thornton moved, seconded by Commissioner Bruxvoort, to approve the Replat as presented.

Motion carried unanimously, 5-0.

#### **G. DIRECTOR'S REPORT**

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

Mr. Webb informed the Commission that there are three Planned Development applications in the pipeline that will be brought to the Commission for consideration.

#### **H. ADJOURNMENT**

There being no other business before the Commission, the meeting was adjourned at 7:58 PM.

MINUTES APPROVED THIS 13 DAY OF December, 2021.

  
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Wade May, Planning and Zoning Commission Chairman