



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION AND WORKSHOP
Monday, July 25, 2022 at 6:30 PM
City Hall | 3300 Corinth Parkway

On this, the 25th day of July, 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:

KatieBeth Bruxvoort
Billy Roussel III
Rebecca Rhule

Commissioners Absent:

Alan Nelson
Chair Wade May
Vice Chair Cody Gober
Rodney Thornton

Staff Members Present:

John Webb, Planning & Development Director
Michelle Mixell, Planning Manager
George Marshall, City Engineer
Miguel Inclan, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Acting Chair Billy Roussel opened the meeting at 6:30 P.M.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Rhule 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.

Motion by Commissioner Rhule, seconded by Commissioner Bruxvoort to approve the consent agenda.

Motion carried unanimously 3-yes; 0-no.

1. Consider the approval of minutes for the Planning & Zoning Commission Meeting held on June 27, 2022.

2. Consider and act upon a Final Plat for Walton Ridge, consisting of 164 Residential Lots and 10 Open Space Lots, being ±36.220 acres of land generally located north of Walton Drive, and west of Shady Rest Lane. (Case No. FP22-0005)

E. DIRECTOR'S REPORT

John Webb, informed the Commission that there are some planned development applications that may be scheduled for public hearing in September, making it a busy meeting for the Commission.

F. ADJOURN REGULAR SESSION

There being no further business before the Commission, the regular session was adjourned at 6:32 PM.

G. CALL WORKSHOP SESSION TO ORDER

Acting Chair Billy Roussel III called the workshop session to order at 6:32 PM.

H. WORKSHOP AGENDA

3. Receive a presentation and hold an informal discussion regarding a revised Planned Development (PD) Concept Plan for a proposed mixed residential development on approximately ±57.94 acres located on the south side of Lake Sharon Drive, between Parkridge Drive and Post Oak Drive. (Case No. ZAPD22-0002 - Lake Sharon Mixed Residential)

John Webb reminded the Commission that they indefinitely tabled the application at the June 27th Public Hearing to allow the applicant to revise the plan.

Sean Alibrando, representing Asvalo Real Estate, presented an updated concept plan to the Commission and explained the changes made since the June 27th Planning and Zoning Commission meeting.

Alibrando stated that his group has reached an agreement to cap the gas well, resolving safety issues, making more land available to design a more efficient site, and provide more space for a double row of single family residential lots on the south, west and east sides of the subject property.

Commissioner Roussel asked what is the difference between the common area and the park space.

Alibrando stated that the difference is that the park space will be owned and maintained by the single family HOA and the common space inside the multi-family portion will be owned and maintained by his company.

Commissioner Bruxvoort asked how much open space was lost from the previous concept plan to the current concept plan.

Alibrando stated that he does not have the numbers, but that he expects a reduction in the amount of open space.

Commissioner Bruxvoort asked if he had a percentage of trees to be saved.

Alibrando stated that he did not have a percentage and that the number of trees saved would depend on the grading plan. He does not want to represent a number of trees to be saved until he can provide an accurate figure. He further stated that the fencing will affect which trees will remain, and that he will work

with the neighbors to provide a very nice fence while saving trees, with the exception of one neighbor that does not want a new fence.

Commissioner Bruxvoort asked what is the change in density per acre.

Alibrando stated that the density is the same, with a reduction in the number of big houses and increase in the number three-story buildings, with a change in the number of units from 579 units to 580.

Alibrando stated that he commissioned a study from a nationally recognized engineering firm, PSI, to study the gas well. According to the study, the high risk areas are pipelines, with a 4-inch pipeline running south and east from the property. The pipeline would be abandoned when the well is capped. Structures can be built over the abandoned pipeline, but none over the capped well. The Railroad Commission of Texas oversees the capping process and provide the stamp of approval for abandonment. Alibrando stated that the study demonstrated that there needed to be a 300-foot wide setback from the pipeline in addition to the well, but that it could be mitigated by building blast walls. With surrounding existing residential structures over other pipelines in the area. Alibrando stated that capping the gas well removes the setback. Alibrando clarified that the firm does not calculate the probability of an accident but provides exposure calculations and options for mitigation.

Don Savage, Intervest Engineering, introduced himself to the Commission and made himself available to answer questions from the Commission.

Commissioner Rhule asked for clarification on what would be built over the well and if there is a setback for a capped well.

Alibrando stated that no structure can be built over a capped well and there is no setback on an abandoned well or pipeline.

Commissioner Roussel asked that once the well is capped, whether there would be evidence that a well was there.

Alibrando stated that the well would be identified on a survey but there would be no marker above the ground identifying exactly where the well is.

Don Savage stated that HUD will not allow the development to move forward until they have seen evidence that the well abandonment has been approved by the Railroad Commission.

Commissioner Roussel asked if the first step to move forward would be to cap the well.

Alibrando stated that there would be a time period before the well can be capped, and that in that time, he would move forward with construction plan design, and that he hoped the well would be capped before anything is done at the site.

Alibrando added that the quantity and quality of amenities that he intends to provide can only be justified by the type and number of units proposed.

Commissioner Bruxvoort stated that her concerns were the quality of the product and saving trees.

Don Savage provided additional information on the HUD FHA financing process for this type of project.

I. ADJOURN WORKSHOP SESSION

There being no further business before the Commission, the workshop session was adjourned at 7:27 P.M.

MINUTES APPROVED THIS 22 DAY OF August, 2022.



~~Wade May, Planning and Zoning Commission Chairman~~

Justin Cody Gober, Vice Chairman Planning and Zoning Commission