



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, December 12, 2022, at 6:30 PM

City Hall | 3300 Corinth Parkway

On this, the 12th day of December, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular 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
Bradford Harrold

Commissioners Absent:

Rodney Thornton

Staff Members Present:

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

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:31 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 Special Session held on November 28, 2022.

Motion to approve consent agenda by Commissioner Guck, seconded by Commissioner Bruxvoort.

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, 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.

Miguel Inclan, Planner, provided Staff's presentation to the Commission and recommended that the proposal be approved as presented.

Chair Nelson opened the Public Hearing at 6:48 PM.

Brett Fugman, Shorebreak Holdings, gave a presentation on the proposed development. He explained that they have owned the RV park approximately 18 months, updating many of the onsite amenities in this time, and have been working with staff on this expansion for approximately 20 months. The proposed expansion will allow for more capacity, as the site has been 100% full the last four years, and new stalls will be able to accommodate larger RVs.

Helen-Eve Beadle, HE Planning and Design, continued the Applicant's presentation. She stated that the proposed expansion will provide an additional 52 RV spaces, the existing public car wash will be demolished, water lines will be reconfigured to provide fire hydrants, fire lanes will be widened to 20 feet, and an emergency access point off Tower Ridge will be installed. Additionally, a deceleration lane will be constructed at the entrance of the park and a landscape buffer along I-35E will be installed.

Commissioner Rhule asked what the current UDC definition of RV park is.

Inclan stated the definition of RV Park as stated in the UDC.

Commissioner Rhule asked for the difference between the current and proposed definition.

Inclan explained that the new definition provides for a minimum term of stay and a minimum age of RVs.

Chair Nelson asked if the new standards will be applicable to the existing site.

Inclan replied that the standards would apply to the entire park including the existing park.

Chair Nelson asked for clarification if the RV Park definition in the UDC defines short-term and long-term stays and standards for the permitted age of equipment or vehicles.

Inclan replied that the current UDC definition does not include this information.

Commissioner Rhule stated that the new definition does not specifically define the difference between short-term and long-term stay.

Inclan explained that the new definition provides requirements for a minimum stay but not a maximum stay.

Chair Nelson asked for the reasoning on why a minimum stay is being asked for.

Inclan replied that this could be addressed by Applicant.

Commissioner Rhule asked if the proposed RV Park definition would only apply to this development.

Inclan stated that this definition would only apply to this planned development.

Chair Nelson stated that he would expect that a similarly sized residential development would require more fire protection and asked what fire protection standards are being utilized for this site.

Inclan responded that the expansion area will meet all of the current fire codes and that for the existing site, the Fire Marshal has requested that the fire lanes be provided and be a minimum of 20 feet in width and for water lines and fire hydrants to be added.

Vice-Chair Klingele asked about the rated capacity of some of the proposed pavers.

Inclan replied that he did not know the answer.

Vice-Chair Klingele asked if the fire lanes would be painted on both sides to prevent parking.

Inclan explained that the property will be replatted and fire lane easements can be required to be included as part of the replat.

Commissioner Guck asked if the increased electrical demands of the proposal had been given consideration and if additional capacity will be needed.

Inclan replied that this could be addressed by the Applicant's engineer but that to his knowledge, the capacity would not have to be increased.

Chair Nelson asked why there is a 30-day minimum stay.

Fugman replied that this prevents more transient customers and that the average stay is 90 days, but they occasionally allow one and two week stays if there are empty spots. He explained that there are currently 3 contractors at the park who have been there 9 months, but that the intention is for the park to function as lodging and not as a permanent residence. He further explained that the proposed restrictions on permanent and semi-permanent structures will prevent longer stays and that the new regulations will give more control to the city and bring the park into better conformance.

Commissioner Guck asked if there had been any thought to establish a maximum length of stay.

Fugman stated that they license month to month but if a problem arises with a customer, they are asked to leave.

Commissioner Rhule stated that someone could in theory renew their license indefinitely.

Fugman replied that the way the system is currently set up that this is possible.

Commissioner Rhule asked what the monthly turnover rate was.

Fugman estimated that 5-10 lots rotate per month, but that the park typically stays at 95-100% occupancy.

Commissioner Rhule asked if there were any people that used the site as a permanent residence.

Fugman replied that other than their caretakers onsite, people were not using the park as a permanent residence.

Chair Nelson asked what the longest current stay is.

Fugman replied that the contractors who have been there 9 months have currently been there the longest

Chair Nelson pointed out that several of the RVs currently at the park appear to be older than 12 years.

Fugman stated that management is aware of this and have begun to notify the customers with older equipment that they will not be allowed to return the park with these vehicles.

Commissioner Harrold asked the intent of the 12-year-old RV policy.

Fugman replied that this is to keep the park looking cleaner.

Commissioner Harrold asked if the purpose of their fee structure was to target was long-term clients.

Fugman replied that this is not necessarily true and that their current rates are below market values.

Commissioner Bruxvoort asked if contract workers make up a large portion of their clients and if there were any guest restrictions such as noise limits due to the site's adjacency to single-family housing.

Fugman replied that he only knows of the three contract workers on site, but he was not sure if there were any more. He explained that they do not have any noise restriction rules but that the people who reside in the park police the site and ask disruptive people to leave.

Commissioner Bruxvoort asked for clarification regarding if only gravel will be used in the expansion area.

Fugman explained that all of the new roads will be constructed out of asphalt with two handicap sites that will be concrete, but that the remainder of the sites will be a gravel material.

Commissioner Bruxvoort asked why the sites are going to be gravel.

Fugman stated that RVs sit better on gravel than on concrete.

Vice-Chair Klingele asked how a transient community has remained 100% full over the last 4 years as the Applicant claimed.

Fugman replied that every now and then they may be at 96% but that they are generally at full capacity.

Vice-Chair Klingele explained that he used to work for the Census Bureau and at the time he had interviewed several families who claimed that the site was their permanent residence. He stated that he visited the site again that day and saw many of the same RVs that he has observed previously and saw a school bus go through the site and drop off several kids.

Fugman replied that he knows of two children who use the bus system. He noted that they have owned the RV park for 18 months and are still working through some of the problems at the park. He stated they are willing to put in place any other restrictions that the Commissioners feel comfortable with and want to create something that Corinth can be proud of.

Vice-Chair Klingele replied that his concerns are not about the proposed expansion but that he believes there are many more permanent residents at the site than what the Applicant may know about.

Fugman asked if the Commission would be comfortable with adding a maximum stay.

Commissioner Guck asked that the Applicant clarify the definition of a temporary stay.

Fugman stated that he is open to establishing a maximum stay and does not want to create permanent residency. He agreed that the definition being proposed does lack some clarity regarding the length of stay and that he was willing to adjust the maximum stay to whatever made everyone comfortable.

Commissioner Rhule stated that it is up to the Applicant to establish what temporary means and what an appropriate maximum length of stay should be.

Commissioner Guck stated that he wants some clarity on the amount of people actually using the site as a permanent residence and that the maximum length of stay should be determined by the Applicant so that it will be conducive to their financial model.

Fugman explained that there are the contract workers who have been at site for nine months but that they are not advertising the park to serve as a permanent residence.

Vice-Chair Klingele stated that he believes that they do not intend for the site to be used for permanent residence but that the Applicant may have inherited more than they had known when they purchased the RV park.

Commissioner Harrold asked for some more data in regard to average stay and turnover rate.

Fugman stated that they do not typically track this information but that they could find it.

Commissioner Guck asked what the reasoning was behind the increase in monument sign size.

Fugman stated that the sign size was based off the sign at Huffines and that he wants it to be visible to customers as they are driving on the service road.

Vice-Chair Klingele asked how they would regulate the building of semi-permanent structures in the old and new areas.

Fugman replied that he would defer to the City's judgement if they were willing to issue a permit for these structures or not.

Chair Nelson asked if old semi-permanent structures would be removed by customers as they leave the park.

Fugman confirmed that the new regulations would have the structures taken down and new customers would not be able to put up new structures.

Fugman stated that if this proposal was denied or become not viable financially, the RV park would continue to operate as is and that he wants to do what is right to satisfy all parties.

Commissioner Bruxvoort stated that she appreciated this comment and that the goal of the Commission was to recommend something to City Council that they were sure they wanted in the city.

Joe Medina, 3306 Fairview Drive, is in favor of the RV Park being improved but wants the security in the park to be improved. He explained that he would like the trees along his fence line to be removed, for a masonry fence to be installed along the south side of the park, and that he does not want a path going behind his house.

Chair Nelson asked Staff if the path along the south side of the RV park was going to be constructed.

Inclan clarified that the Applicant will not be required to construct the path.

Chair Nelson asked if there was an easement between the RV park and the single-family development to the south.

Inclan replied that there was not an easement to his knowledge and that there was not a common fence built by the developer along this property line.

Chair Nelson asked if the majority of the trees along the southern property line were on the RV park's property.

Inclan replied that this was correct.

Juana Medina, 3306 Fairview Drive, stated that she had all the same issues raised before and that she doesn't let her children go in the backyard by themselves because she does not feel comfortable. She raised concerns with the park's proximity to the school, privacy, safety, noise during construction, and prefers that a barrier wall be constructed along the entire southern property line.

Chair Nelson closed the public hearing at 7:37 PM.

Commissioner Bruxvoort asked Staff if the Commission could move into executive session to further discuss the proposal.

Director Webb explained that the Commission can only move into executive session for legal advice from an attorney.

Vice-Chair Klingele made a motion to table the item until the January 23, 2023 Planning and Zoning Commission meeting for clarification regarding the fence in lieu of a walkway along the southern property line and the maximum length of stay. Commissioner Rhule seconded the motion.

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

Fugman asked for clarification on what was being asked for the next meeting.

Chair Nelson clarified that the Commission would like a better definition of the temporary stay with an end-date and regarding the southern fence.

Fugman explained that a masonry fence along the southern property line would make the project not feasible. He further stated that they had held a neighborhood meeting in March that one person attended but that he is willing to continue to work with surrounding property owners to address their concerns.

Commissioner Guck asked that the Applicant better establish the boundary between the RV park and both the school and single-family homes to the south.

Fugman confirmed that they will be installing a wood fence between the RV park and the school.

Vice-Chair Klingele stated that the boundary does not have to be a masonry fence and suggested that the Applicant could install a secondary fence on the southern property line to act as a buffer.

Fugman replied that any additional fencing would likely result in the loss of several protected trees.

Chair Nelson stated that he understood the Applicant's concerns and asked that they look at the Commission's two concerns and come back with solutions in January.

Commissioner Bruxvoort explained that she is not necessarily in favor of a masonry fence due to their impact on trees and drainage issues and that higher wood fencing would be ideal in this situation.

Fugman stated that they would look into the fencing concerns further.

F. DIRECTORS REPORT

Webb stated that the January Planning and Zoning Commission meeting will have 3 public hearings.

Vice-Chair Klingele asked how the Commissioners' concerns have been addressed since the previous public hearing regarding the Corinth Groves Planned Development.

Michelle Mixell explained that the Applicant's response has been uploaded to the city website.

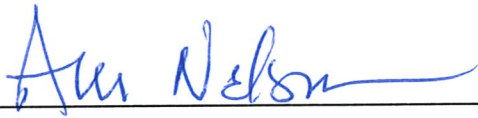
G. ADJOURN REGULAR SESSION

The regular session was adjourned at 7:48 PM.

H. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:48 PM.

MINUTES APPROVED THIS 23 DAY OF January, 2023.

A handwritten signature in blue ink that reads "Alan Nelson". The signature is written in a cursive style and is positioned above a horizontal line.

Alan Nelson, Planning and Zoning Commission Chairman