



## PLANNING & ZONING COMMISSION

Monday, January 24, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

---

### MINUTES

#### A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Wade May opened the meeting at 6:30 PM.

Commissioner present: Chair Wade May, Vice Chair Cody Gober, KatieBeth Bruxvoort, Billy Roussel III, Rodney Thornton, Alan Nelson, Rebecca Rhule.

A quorum was present.

#### B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioners Rhule and Nelson were designated as Alternates.

#### C. PLEDGE OF ALLEGIANCE

#### D. CONSENT AGENDA

Miguel Inclan, Planner, explained that moving forward, Plat cases will be presented under the Consent Agenda and approved jointly, unless a Commissioner wishes to discuss an item separately.

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

Motion carried unanimously 5-yes; 0-no.

1. Consider and act upon approval of minutes from the Planning & Zoning Commission Meeting held on December 13, 2021.
2. Consider and act upon a Final Plat for Ashford Park, Phase 1, and a Replat of Lot 3R Block A of the E. Blount Subdivision, for 174 Single Family Residential lots, and twelve (12) HOA/Open Space/Preservation lots, on  $\pm 45.794$  acres. The property is generally located on the north side of the intersection of Lake Sharon Drive and Parkridge Drive and south of Valley View Drive. (Case No. FP21-0001)
3. Consider and act upon a Final Plat for the Magnolia Center Addition, for one (1) lot on  $\pm 2.627$  acres. The property is located at the southwest corner of S I-35E and Lake Sharon Drive. (Case No. FP21-0002)
4. Consider and act upon a Replat of Pecan Creek Subdivision, combining Lots 6-A1, 6-B1, and 6-C1 into Lot 6R on  $\pm 7.136$  acres. The property is located at 5150 S I-35E. (Case No. RP22-0001)

#### E. BUSINESS AGENDA

5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Skorburg Company, 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 SF-3 Single Family to a Planned Development with a base zoning district of SF-A Single Family Residential Attached (townhouses), on approximately  $\pm 8.251$  acres located on the west side of Corinth Parkway, north of Lake Sharon Drive, south of Silver Meadow Lane and east of Woodcrest Circle at 2000 Corinth Parkway. (Case No. ZAPD21-0004 – Timber Ridge)

Michelle Mixell, Planning Manager, presented the item to the Commission.

Ms. Mixell stated that the proposal is for 55 single-family attached lots with each lot being owned separately, and that this is the first time that this product is proposed in Corinth.

Ms. Mixell presented an overview of existing site conditions, existing zoning, and the future land use plan's designation for the subject property.

Ms. Mixell described the purpose of a Planned Development District, and summarized the Unified Development Code departures requested by the Applicant in their application. She specified a departure request for an alternative fencing and screening along the collector road that was not included in the Staff Report, where the Applicant is requesting to install a 6-foot high ornamental metal fence instead of the required 6-foot high masonry wall.

John Arnold, Skorburg Company, presented the proposed project to the Commission.

Vice Chair Gober asked the Applicant what the process of reclaiming land from the floodplain is like.

John Arnold provided a brief description of the process known as valley storage and detention all in one.

Chair May stated that he had a similar question and asked for more detail.

Mr. Arnold described what the Conditional Letter of Map Revision process with the Federal Emergency Management Agency is like.

Commissioner Bruxvoort asked if the board-on-board fence will be owned and maintained by the Homeowners' Association.

Ms. Mixell replied in the affirmative.

Commissioner Bruxvoort then asked which school district this property is zoned to.

Neil Stenberg, Skorburg Company, replied that they are zoned to Denton ISD with Hawk Elementary, Crownover Middle School, and Guyer High School.

Commissioner Rhule asked several questions including if the development will have overflow parking available in case of parties, species of trees, and letters for or against.

Mr. Arnold responded that there will be sufficient parking available on the property.

Commissioner Thornton asked if the homes will be in the floodplain.

Mr. Arnold responded that no home will be in the floodplain.

Commissioner Nelson asked if there will be privacy fencing separating the backyard or open spaces between residences, and if there would be Homeowners' Association maintenance and enforcement.

Mr. Arnold stated that there would be maintenance and enforcement by the Homeowners' Association.

Commissioner Nelson asked if there would be private open space owned by the property owners.

Mr. Arnold answered that all open spaces would be owned and maintained by the Homeowners' Association.

Commissioner Nelson asked if there would be vehicular limitations for each household.

Ms. Mixell clarified that because these are public streets, parking is public.

Commissioner Rhule asked if open spaces would be public.

Ms. Mixell responded that open spaces would be deeded to the Homeowners' Association.

Mr. Arnold responded that it will not be gated.

Commissioner Bruxvoort asked if any of their other projects have been townhomes like the current proposal.

Mr. Arnold stated that they have other townhome projects.

Commissioner Roussel asked if there are spaces for people to grill.

Bryan Holland, Skorborg, stated that he lives in a similar project and that there is typically turfgrass in the rear and the space is used for this type of activities.

Commissioner Roussel asked where waste collection is done.

Mr. Arnold responded that this is done in the alley.

Commissioner Bruxvoort asked what type of customer they are seeking.

Mr. Arnold responded that it is typically first-time home buyers and not students.

Vice Chair Gober asked if there was consideration for a gazebo or amenity at the northwest corner of Street A and Corinth Parkway.

Mr. Arnold stated that they are considering a grill and picnic table.

Chair Wade May opened the public hearing at 7:30 PM.

Steven McCarr, 2804 Woodcrest Circle, stated that he is in support of the project and that the applicant has worked with them and earned his trust.

Commissioner May read the two letters submitted into the public record:

Heather Swan, 2805 Woodcrest Circle, supports the proposed Planned Development.

Summer Milroy, 2810 Silver Meadow Lane, is against the proposed Planned Development.

Chair May closed the Public Hearing at 7:35 PM.

Vice Chair Gober made a motion to recommend approval as presented with the addition of the community gathering facility described by the Applicant. Commissioner Roussel seconded the motion.

Motion carried unanimously 5-yes; 0-no.

## **F. DIRECTOR'S REPORT**

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

Michelle Mixell, Planning Manager, presented the 2021 Year in Review Development Summary to the Commission.

Ms. Mixell informed the Commission that the City Council voted to continue the Masonry Wall Code Amendment to a later meeting to receive the ordinance.

Commissioner Rhule asked if there will be a public presentation on the Lynchburg Creek flood mitigation project.

Ms. Mixell responded that she will contact George Marshall, City Engineer, and provide a response.

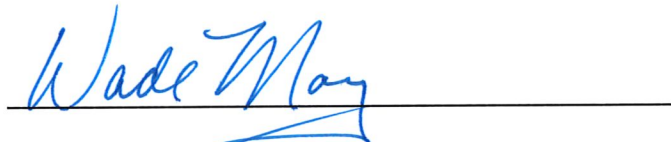
Commissioner May asked if the Commission is open to participating in a workshop to review Roberts Rules of Order.

After discussion, Staff confirmed that a workshop will be planned before the February 28th meeting.

**G. ADJOURNMENT**

There being no business before the Commission, Chair Wade May adjourned the meeting at 7:50 PM.

MINUTES APPROVED THIS 28 DAY OF February, 2022.



Wade May, Planning and Zoning Commission Chairman