



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, November 13, 2023, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 13th day of November 2023, 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
Crystin Jones
Chris Smith

Staff Members Present:

Melissa Dailey, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Planner
Emma Crotty, Economic Development Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:30 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALEGIANCE

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on October 23, 2023.

2. Consider and act on a request by the applicant, mma, inc., for a Final Plat of the Corinth Groves Subdivision, being ±25.115 acres situated in the H. Garrison Survey, Abstract No. 507. The property is located north of Lake Sharon Drive, west of I-35E and east of Corinth Parkway. (Case No. FP23-0001 – Corinth Groves.)

Commissioner Rhule made a motion to approve the consent agenda, seconded by Commissioner Bruxvoort.

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

E. BUSINESS AGENDA

3. Consider and act on an extension request by the applicant, Jason Rose, for a Preliminary Plat of the Quarry Townhomes Addition Subdivision, being ± 32.677 acres situated in the H. Garrison Survey, Abstract No. 507. The property is located north of Lake Sharon Drive, west of I-35E and east of Corinth Parkway. (Case No. PP23-0003 – Quarry Townhomes Addition)

Miguel Inclan, Planner, provided a presentation and recommended that the preliminary plat be extended for a period of 30 days.

Vice-Chair Klingele made a motion to approve the request for a 30-day extension for Case No. PP23-0003 – Quarry Townhomes Addition Preliminary Plat, seconded by Commissioner Rhule.

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

6. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Chris Boening, 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, by amending Planned Development No. 55 (PD-55) for the purpose of modifying land use regulations, increasing the number of lots, and updating associated exhibits on approximately ± 5.4 acres located the southwest corner of FM 2499 and FM 2181. (Case No. ZAPD23-0005 – Corinth Corners)

Miguel Inclan, Planner, provided a presentation and recommended approval of the request as presented.

Chair Nelson asked if the square footage for parking ratios was based off the gross area or the usable floor area.

Inclan confirmed that this was based off the gross area of the buildings.

Chair Nelson asked if the median cut on FM 2499 as shown on the plan was existing.

Inclan confirmed that this was an existing median cut and that there is an existing left turn lane. He also stated that improvements may be required based on the pending Traffic Impact Analysis, which will be reviewed by the City's Consulting Engineer.

Jay Holman, Voyager Investments, Inc., provided a presentation on behalf of the Applicant. He went over the existing concept plan and existing improvements on the site. He stated that they had provided proposed tree mitigation and replacement rates with their Landscape Plan given the large number of trees currently on the site. Lastly, he discussed the components of the proposed strip center and the proposed tenants for Lot 3 and Lot 4.

Chair Nelson asked which elevation was shown on the top left-hand corner of the elevation slide.

Holman explained that this was the retail strip on Lot 2.

Chair Nelson asked if there were any proposed tenants for this lot.

Holman stated that they did not have any tenants lined up and that this was a small building being approximately 7,500 square feet. He stated that they would likely have three to four tenants for the building.

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Commissioner Rhule asked if there was room to adapt the drive-thru-only building shown on Lots 3 and 4 for other uses if the proposed tenants should leave for some reason in the future.

Holman stated that if needed, the buildings on these lots could be modified or back filled in the future.

Commissioner Guck asked if there would be foot-traffic to the drive-thru sites.

Holman stated that there was a walk-up option at the Salad-and-Go site and that there would be limited parking at the rear for customers to park.

Commissioner Guck asked if outdoor seating would be provided.

Holman clarified that there would only be outdoor seating on Lot 2 for the retail center site.

Chair Nelson asked if Lot 2 had a drive-thru.

Holman confirmed this.

Chair Nelson opened and closed the Public Hearing at 6:51 PM.

Vice-Chair Klingele made a motion to recommend approval of ZAPD23-0005 as presented, seconded by Commissioner Guck.

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

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Skorburg Company, to amend the City of Corinth Comprehensive Plan "Envision Corinth 2040" Master Thoroughfare Plan by removing the proposed Future Collector Roadway connecting Lake Sharon Drive to Hollis Drive. Case No. CPA23-0001

Michelle Mixell, Planning Manager, provided a presentation and explained that the item was a companion to Business Agenda Item E.5. She stated that Staff recommend approval as presented.

Commissioner Guck asked what the original logic was behind this collector roadway.

Mixell stated that she was not with the City when this plan was adopted but explained that the intent was likely to move traffic quickly from Meadowview Drive through the site to Lake Sharon Drive via an extension of Hollis Drive.

Commissioner Guck asked if a traffic light had been envisioned for this intersection.

Mixell stated that she did not have this information.

Chair Nelson asked if this was near the new round-about on Lake Sharon Drive and Parkridge Drive.

Mixell confirmed this.

Chair Nelson asked if the new proposed layout would be essentially the same except that the street would be narrower.

Mixell confirmed this.

Chair Nelson opened and closed the Public Hearing at 6:58 PM.

Commissioner Bruxvoort made a motion to recommend approval of CPA23-0001 as presented, seconded by Vice-Chair Klingele.

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

5. Conduct a Public Hearing to consider testimony and make a recommendation to 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-4 Single Family Residential and C-1 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential, for the development of a residential subdivision on approximately ±57 acres located generally south of Lake Sharon Drive, north of Hollis Drive and Custer Drive, east of the Fairview West subdivision, and west Lavina Drive and Trinity Terrace. Case No. ZAPD23-0003 – Oak Ridge Park

Michelle Mixell, Planning Manager, provided a presentation and recommended approval as presented.

Chair Nelson asked what the current proposed lot density was.

Mixell stated that it was 5.5 lots per acre.

Chair Nelson asked which tree species would be permitted for the street trees in the loop area.

Mixell stated that the developer has provided a list of proposed trees as shown on their Landscape Plan. She also stated that the City can recommend more conical type trees if needed and that the Development Review Director can also modify the list at the time of Civil Plan review.

Chair Nelson asked if there was an exhibit showing the proposed tree species.

Mixell stated that there is a list of trees on the Landscape Plan within the Agenda Packet.

Commissioner Jones asked if the location of the main entry was in line with the western access point for Ashford Park.

Mixell stated that the entry was in line with the access point for Ashford Park and that there was an existing curb cut in this location.

Commissioner Jones asked what the distance was from the main entry to the roundabout and if there was going to be a new traffic light on Lake Sharon Drive to address increased traffic flow.

Mixell stated that the current traffic study did not indicate the need for a traffic light, but that the City's Consulting Engineer would review this in greater detail once Construction Plans are submitted.

John Arnold, Skorburg Company, provided a presentation on behalf of the Applicant and went through the items which were discussed at the previous workshop sessions. He pointed out the main changes that were made, including the replacement of several of the smaller lots with larger lots, the reduction of the total number of lots from 318 to 310, and the addition of a parking area adjacent to the playground. He stated that the

proposed 5.5 units per acre was significantly less than the 10 units per acre that was allowed on the property under the previous land use designation in the Comprehensive Plan. He explained that the increase in density as compared to surrounding existing neighborhoods was due to new regulations that have been implemented over the past several years and the emphasis on tree preservation and open space. He stated that the agreement to remove the gas well had been signed and that this would move forward within 60 days of Skorburg Company finalizing and closing on the purchase of the property.

Chair Nelson asked if the new parking lot for the playground area would be reserved for temporary use by park users or available for anyone.

Arnold stated that they could put up a sign stating that the parking was for the park only, but that this would be hard to enforce.

Commissioner Rhule stated that she felt the parking lot being located on the opposite side of the street from the park could be a safety concern.

Arnold reiterated the number of on-street parking spaces that were being provided throughout the development, including the garage and driveway parking for each unit and the ability for regular neighborhood on-street parking. He stated that they would talk with staff about the playground parking and specifically the handicap parking area.

Chair Nelson stated that he felt posting signage for the park parking spaces would be sufficient to prevent others from parking in this area.

Arnold stated that they would look into the possibility of adding 2 or 3 handicap parking spaces on the park/playground side of the street.

Vice-Chair Klingele stated that he would like to see a small inset for the handicap parking on the playground/park side of the street to eliminate the need to cross the street.

Commissioner Rhule stated that she felt that there was still not enough parking for the development and that this concern had not been adequately addressed.

Arnold stated that the layout of Ashford Park was very similar to their proposal, but that Ashford Park did not provide for on-street parking. He explained that the current proposal was providing wider lanes to accommodate a traffic lane plus on-street parking.

Commissioner Rhule asked if parking would be allowed in the alleys.

Arnold stated that residents would not be allowed to park in the alleys.

Commissioner Rhule asked if they had examples or images of subdivisions that had a similar parking configuration to what was being proposed.

Arnold stated he did not.

Commissioner Smith asked if on-street parking would be available throughout the development.

Arnold stated that there would be full width streets serving the front entry lots that would accommodate typical neighborhood on-street parking.

Commissioner Smith asked if the alleys specifically along the cottage homes, were sized for service vehicles.

Arnold stated that these alleys were sized for two-way traffic and for fire access.

Commissioner Smith asked if the HOA would be maintaining the landscaping in the open space lots and cottage lots.

Arnold stated that the HOA would maintain these areas.

Commissioner Smith asked if this would also apply to the front-entry lots.

Arnold stated that these areas would be maintained by the residents but that they would be regulated by the HOA.

Chair Nelson opened the Public Hearing at 7:00 PM

Melanie Bristow, 2013 Yellowstone Lane, stated that she was opposed to a planned development on this property, was opposed to the proposed density, and had concerns about parking.

Allana Fickes, 2712 Cherokee Trail, stated that she had concerns about the parking and density.

Brian Head, 2700 Warwick Drive, stated that he was opposed to the proposal and had concerns with the density and traffic on Lake Sharon Drive.

Orlin Chotev, 2015 Yellowstone Lane, was opposed to the proposal.

Mike King, 2610 Zachary Lane, stated that he was opposed to a planned development and felt that the site should be developed as SF-4.

Mixell clarified that the required parking for single-family neighborhoods does meet the requirements of the UDC which is two spaces per lot. She stated that the proposed development was in line with the vision of the comprehensive plan.

Arnold stated that the price point for the houses on the 30' lots would be in the high \$300,000s to \$400,000 and that the larger lot houses would have a price point of \$500,000 to \$600,000. He stated that the reason they had not compared to older existing neighborhoods as much as newer developments was due to the new standards and requirements that have been put in place since these neighborhoods were developed.

Chair Nelson closed the Public Hearing at 8:15 PM.

Chair Nelson stated that he had driven out to view other recent projects by the developer and that he had liked what he had seen. He explained that he saw the potential in developing neighborhoods that met the needs of the new demographic groups looking to buy homes.

Commissioner Bruxvoort stated that she liked the current proposal and appreciated the changes that had been made from the previous version of the proposal.

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Commissioner Jones stated that she agreed that this was a good plan and that the developer had made several changes to meet the Commission in the middle. She stated that she was appreciative of the mix of lots being offered to make them more affordable.

Commissioner Guck stated that he was also appreciative of the efforts that had been made and that he felt that the proposed plan was in line with the spirit of the current neighborhood community.

Vice-Chair Klingele made a motion to recommend approval as presented with the condition that staff may work with the Applicant, between the Planning and Zoning Public Hearing and City Council Public Hearing, to address any minor technical items that may be identified for clarification and consistency between exhibits and text of Planned Development Standards, seconded by Commissioner Guck.

Commissioner Guck amended the motion made by Vice-Chair Klingele, asking that as a part of the technical standard discussion, one of the specific things that should be discussed is the change in handicap parking.

Vice-Chair Klingele accepted this amendment to the motion.

Motion passed: 4-for, 1-against.

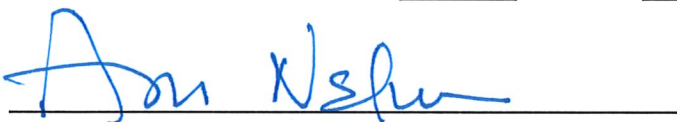
F. DIRECTORS REPORT

Director Dailey informed the Commission that the Hillside Development rezoning request had gone before City Council the previous month and was denied.

J. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 8:22 PM.

MINUTES APPROVED THIS 11 DAY OF DEC, 2023.



Alan Nelson, Planning and Zoning Commission Chairman