



MINUTES
PLANNING & ZONING COMMISSION
WORKSHOP AND REGULAR SESSION
Monday, December 11, 2023, at 6:30 PM
City Hall | 3300 Corinth Parkway

On the 11th day of December 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
Adam Guck

Commissioner Absent:

Rebecca Rhule
Crystin Jones
Chris Smith

Staff Members Present:

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

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 November 13, 2023.

2. Consider and act upon a request by the applicant, Windrose Land Services, for a Conveyance Plat for the Hibberd Addition Subdivision, being ±1.392 acres of land located at the northeast corner of FM 2181 and Verona Drive. Case No. CONV23-0002

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

Motion passed unanimously: 4-for, 0-against.

E. BUSINESS AGENDA

3. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 68 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD23-0006 – Hillside Corinth)

Melissa Dailey, Director of Development Services, provided a presentation on behalf of Staff and recommended approval as presented.

Chair Nelson asked if the landscape buffer for trees will be used as a utility easement in the future.

Director Dailey stated that this buffer was outside of the future right-of-way of Creekside Drive and would not be impacted by utilities.

Chair Nelson asked what the purpose was of restricting 4 lots to one story.

Dailey stated that this was due to the homes behind the 4 lots being single story homes and there was a concern of people looking into these backyards.

Vice-Chair Klingele asked if the fence along the eastern side would be 6 feet in height.

Dailey confirmed that this fence was a minimum of 6 feet but could be 8 feet if the builder elects to do so.

Chair Nelson asked if the fences would be installed by the developer or as each lot is built.

Dailey stated the fences would most likely be installed as each lot is built.

Commissioner Guck asked if a traffic study had been required as part of the application.

Dailey stated that the threshold was not met to require a traffic study.

Chair Nelson opened Public Hearing at 6:49 PM.

Richard Weir, 2008 Ledgestone, stated that he had a concern of the access on Ainsley being extended into this neighborhood and asked that the access instead be off of Creekside Drive when this road is constructed in the future.

Chair Nelson closed the Public Hearing at 6:52 PM.

Director Dailey explained that the proposed subdivision is required to have two access points and therefore a connection to Post Oak Drive was required. She stated that the subdivision is planned to connect to Creekside Dr in the future when the expansion is constructed.

Commissioner Guck asked if this neighborhood was within Denton ISD.

Dailey confirmed that the proposed subdivision was within Denton ISD.

Vice-Chair Klingele made a motion to recommend approval as presented subject to the conditions presented by Staff, seconded by Commissioner Guck.

Motion passed unanimously: 4-for, 0-against.

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the Land Use & Development Strategy Map by changing the Place Type designations of multiple parcels of land totaling approximately ± 150 acres generally located south of Shady Shores Road, along the east and west sides of North Corinth Street, east of I-35 E and north of Corinth Parkway within the City of Corinth. Case No. CPA23-0002 – Land Use Assumptions Mixed Use-TOD

Melissa Dailey, Director of Development Services, provided a presentation on the proposed changes to the Land Use and Development Strategy Map in the 2040 Comprehensive Plan. The area proposed to be updated included the industrial areas and commercial properties currently located northwest of the TOD. The proposal includes changing the designations for these areas to the TOD.

Chair Nelson asked which jurisdiction oversaw the land north of Shady Shores Rd.

Dailey stated that this was Shady Shores.

Chair Nelson asked if this change in designation would be to encourage higher density development and retail.

Dailey stated that it was their goal to create a real downtown in this area and that verticality and higher density would help facilitate this and create a gathering place.

Chair Nelson asked if there were any other cities in the area being reviewed as an example.

Dailey stated that there were several examples of both smaller and larger downtowns in the metroplex and that the density and use would be driven by demand in the area.

Chair Nelson opened and closed the Public Hearing at 7:06 PM.

Commissioner Bruxvoort made a motion to recommend approval as presented, seconded by Commissioner Guck.

Motion passed unanimously: 4-for, 0-against.

F. ADJOURN REGULAR SESSION

Regular Session adjourned at 7:07 PM.

G. CALL WORKSHOP SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Nelson called the workshop session to order at 7:08 PM.

H. WORKSHOP AGENDA

5. Conduct a workshop and hold an informal discussion on proposed amendments to Mixed-Use (MX) Zoning Categories.

Melissa Dailey, Director of Development Services, provided a presentation on the proposed amendments to the mixed-use zoning designations defined in the 2040 Comprehensive Plan. She stated that one of the goals

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was to create a new MX zoning type to replace the existing MX-C and MX-R zoning districts which would allow for higher density development with a larger mix of residential and retail types. Another goal would be to create regulations which require less modification and would make it possible for these types of developments to occur without having to go through the planned development process.

Commissioner Bruxvoort stated that there did not appear to be many single family homes touching the edge of the MX districts.

Chair Nelson asked if the existing MX-C and MX-R districts were replaced with one MX district, would the MX district be restricted to one area of the city.

Dailey stated that there would not be a restriction to one of area of the city and that rezoning would be determined on a case-by-case basis. She stated that there are not many areas remaining in Corinth that could accommodate this type of use.

Chair Nelson stated that he liked the idea of developing N. Corinth St as a downtown area. He stated that he would like to see this type of zoning be restricted to certain areas.

Dailey stated that any rezoning requests would come before the P&Z and City Council and reiterated that rezoning would be made on a case-by-case basis.

Commissioner Guck asked if there would be any specified language in the UDC to require that retail be developed prior to or at the same time as the residential components.

Dailey stated that requirements can be included but that incentives may be needed to allow for retail to be viable. She stated that the vision for the downtown needs to be on a larger scale to allow for retail to be viable.

Commissioner Guck stated that he liked the idea of envisioning the downtown as a radius and that this would be helpful to answer questions in the future.

Dailey stated that the retail and residential were both needed for these projects to be viable.

Chair Nelson asked if changing the zoning in these areas would cause any legal issues.

Dailey stated that the proposed changes would be to the comp plan and would not affect existing zoning. She stated that issues may arise if there is a city-initiated zoning change.

Commissioner Bruxvoort asked how this would affect existing MX-C and MX-R districts.

Dailey stated that the UDC would point to the regulations in the MX zoning regulations and that any new mixed-use developments would follow the new regulations.

Miguel Inclan, Planner, stated that most new developments in the city have gone through the PD process, specifically because the base zoning district regulations does not allow for some newer development types.

Vice-Chair Klingele stated that he was excited by this proposed change.

Chair Nelson asked if there would be a form-based code or restrictions on types of materials.

Dailey stated that there would be some architectural regulations but nothing overly restricting.

Commissioner Guck stated that he appreciated that these restrictions would be in place.

Dailey stated that it might be beneficial to have exercises where individuals express what consistency they would like to see in terms of building setbacks and walkway elements.

Commissioner Guck stated that he felt it may be helpful for Corinth to have a consistent design scheme to promote more cohesion.

F. DIRECTORS REPORT

Director Dailey informed the Commission that the Oak Ridge Park PD and the PD-55 Amendment were passed by the City Council at their meeting on December 6th.

J. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:57 PM.

MINUTES APPROVED THIS 22 DAY OF Jan, 2024.



Alan Nelson, Planning and Zoning Commission Chairman