



*** PUBLIC NOTICE ***

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
SPECIAL SESSION**

**MONDAY, DECEMBER 14, 2020 AT 6:30 P.M.
AT CITY HALL – 3300 CORINTH PARKWAY
AND VIA WEB CONFERENCE MEETING**

**The City of Corinth is operating at Level Yellow status regarding COVID-19 and
Public Meetings are to follow CDC guidelines and Governmental Declarations.**

City Hall will be open to the public.

Information on how to access and participate in the video conference is provided below.**

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chair Brian Rush called the meeting to order at 6:32 p.m.

Commissioners Present: Vice-Chair Lindsey Baker, Jennifer Olive, Cody Gober, Billy Roussel III, Rodney Thornton, Wade May

Staff Present: Helen-Eve Beadle, Planning & Development Director; Michelle Mixell, Planning Manager; Julie Fort, City Attorney; Miguel Inclan, Planner

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

A. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on November 16, 2020.

Vice-Chair Lindsey Baker made a motion to approve the consent agenda. Commissioner Roussel III seconded the motion.

Motion carried unanimously 5-Yes; 0-No

IV. PRESENTATIONS:

A. “Director’s Report” on City Council meeting items from the preceding City Council meetings and other relevant information.

Director Beadle informed the Commission that Brian Rush and Lindsey Baker were re-appointed to their respective positions for the next year. Regular meeting calendar will return in January. She also informed them of the upcoming State of the City address by the Mayor.

V. AGENDA:

A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and make a recommendation to the City Council for an amendment to the City’s Comprehensive Master Plan “Envision Corinth” adopted by Ordinance No. 20-07-16-22, relative to removing the designation Educational Place Type from the Future Land Use Map, reassigning parcels as Institutional/Public/Civic and Mixed-Use TOD Place Types, and related amendments. (CPA20-0001: Comprehensive Plan Amendment)

1. Staff Presentation
2. Public Hearing
3. Take Action

Director Beadle presented the process that led to the adoption of the Envision Corinth Comprehensive Plan, and that there were errors that needed to be corrected.

She presented the existing and proposed Land Use and Development Strategy Map and highlighted the changes in the three parcels from Educational Place Type to Institutional/Public/Civic and Mixed-Use TOD. She stated that this amendment would align the comprehensive plan with the vision of the City of Corinth. She recommended approval of the comprehensive plan amendment.

Chris Dennis, 3308 Danbury Cove, requested clarification on the purpose of the land use changes and expressed his concerns about not enough land being available for future school growth considering the population growth that is projected by the Comprehensive Plan.

Director Beadle stated that the purpose of the amendment was to remove the Educational Place Type because it was not defined as Place Type and that two of the three parcels would go to Institutional/Public/Civic and the NCTC campus would become Mixed-Use TOD.

Vice-Chair Baker made a motion to approve the amendments to the Comprehensive Plan. Commissioner Roussel III seconded the motion.

Motion carried 5-Yes; 0-No

- B. The Planning and Zoning Commission will conduct a public hearing to consider testimony and make a recommendation to the City Council for a rezoning request by the applicant, Skorburg Company, to amend the zoning classification from I, Industrial and PD, Planned Development to PD, Planned Development with base districts of SF-4, Single Family Residential, and MF-3, Multi-Family Residential, on tracts of land totaling ±49.798 acres (approximately 36.219 acres proposed for residential use and approximately 13.579 acres proposed for multifamily residential uses), legally described as being 49.798 acres (2,169,219 square feet) of land in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas; said 49.798 acres (2,169,219 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd., as recorded in Instrument Number 2019-13008, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd. (hereinafter collectively referred to as Shady Grove Lot Venture tract), as recorded in Instrument Number 2019-13009, O.P.R.D.C.T. and being all of that certain tract of land described as Lot 1, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 1), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-30693, Plat Records, Denton County, Texas (P.R.D.C.T.), and being a portion of that certain tract of land described as Lot 1-R, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 1-R), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2007-25053, P.R.D.C.T.; the property is generally located north of Walton Drive, south of Black Jack Lane, Sand Jack Drive, and Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane. (ZAPD20-0001: Walton Ridge PD Redesign Amendment)

1. Staff Presentation
2. Applicant Presentation
3. Public Hearing
4. Take Action

Director Beadle made a brief presentation of the intended land use designations from both the current comprehensive plan and the previous comprehensive plan which identified the subject areas as Mixed-Use. She compared the request to the Envision Corinth Comprehensive Plan. She explained that this comprehensive plan has more visual elements that help communicate the vision, including the Transit Oriented District proposed for the future city center. She also showed the future trail plan and stated the applicant and Planning Manager Mixell will explain how the proposed development ties into that. She concluded her presentation with a visual of the community vision outlined for the city center in the Envision Corinth Comprehensive Plan.

Planning Manager Mixell introduced the application to the Commission. She explained the previous iteration of this development was situated in a smaller footprint than the proposed application. She compared the approved PD concept plan to the proposed concept plan which outlines the difference in total acreage between the existing PD and the proposed PD, which includes both tracts one and two.

She provided an overview of tract one, which addresses previous grading challenges, preserves trees, eliminates the incompatible industrial zoning adjacent to residentially zoned land, proposes an alternative pedestrian oriented streetscape and provides a proper transition from Mixed-Use TOD to the adjacent residential neighborhoods.

Ms. Mixell explained to the commission that a neighborhood meeting had been held previously which resulted in adjustments made by the developer to the proposed concept, including the widening of lots to 80' along the northern boundary and the addition of fencing along the entire northern boundary.

She provided a chart comparing the dimensional regulations requested by the developer for this property. She showed the proposed mews lots which protect trees on site and also a schematic of the streetscape including on-street parking. She explained the key modifications regarding the proposed zoning plan, such as permitting new trees required by landscape regulations to be planted on the 40' lots be planted instead on the mews open space; permit replacement trees to count towards "new tree" requirements for other portions of the property; and excluding replacement trees per the previous staff interpretation of the existing tree ordinance. She stated the developer will provide approximately 3 acres of deeded common open space and associated amenities and the construction of key trail segments identified by the Envision Corinth Comprehensive Plan. She showed a schematic of the open space and trail plan.

Ms. Mixell then discussed tract two of the property, which she described as a placeholder for the developer which will be revisited at a later time once the development is ready to move forward. This is a method of protecting the adjacent residential land uses from the existing industrial zoning, thus eliminating the incompatibility between industrial and residential uses. A PD amendment will be required for tract 2's Multi-Family development which would require its standalone concept plan, design standards and public hearings separate from tonight's application.

Ms. Mixell informed the commission that the proposed density is 45 dwelling units per acre, a maximum building height of four stories, formal plazas/open spaces, and parking reduction to reflect new urbanism concepts.

Ms. Mixell provided information on the public notices required by law, with the publication of the public notice on the Denton Record-Chronicle and the mailing of personal notices to surrounding property owners both occurring on November 25, 2020. She also provided the staff correspondence received by interested parties regarding this case.

Ms. Mixell stated that the proposed development is in compliance with the Comprehensive Plan and that staff recommends approval of the rezoning request.

Commissioner Gober sought clarification on the location of the proposed alleys.

Ms. Mixell pointed to the three proposed alleys in the area where the proposed 40' wide lots would be located.

Commissioner May requested clarification on the existing zoning and land use west of the site and asked if this proposed type of development was going to be what the City would be moving forward with as part of the vision of the Comprehensive Plan.

Director Beadle explained that the city was receiving a better designed neighborhood compared to the traditional suburban development.

Commissioner May asked if this would address drainage issues.

Director Beadle clarified that this is only for zoning at this time but the engineering design stage will ensure this is addressed.

John Arnold, representing the applicant, made a presentation regarding their proposed rezoning case and explained the background of the previous situations that have resulted in the expansion of the proposed subdivision to the proposed boundaries.

Mr. Arnold stated that this opportunity came available after discussions with the City and stated that they are collaborating with multiple entities such as the City, Economic Development Foundation and the NCTC to develop the multifamily tract to accomplish the vision of the comprehensive plan. He explained the reasons why the design changed from the previous iteration and that the developer was addressing concerns expressed by the adjacent property-owners during their neighborhood meeting.

Mr. Arnold provided a visual of the site issues with the original plan, such as topographic challenges, and showed the location of the original planned trail which was going to be on the front yards of homes. The original site had no centralized open space and tree groves were not considered.

Mr. Arnold also provided a comparison between the original plan and the proposed plan that included comparisons on open space, tree preservation, lot size, and overall subdivision design.

Chair Rush opened the public hearing to the public.

Chris Dennis, 3308 Danbury Cove, read aloud an email he sent to the Commissioners on December 3, 2020. He stated that he had concerns about the small lot sizes where people would have no privacy and is asking the city to change the northern lots to 100' wide. He stated that there was a spring in that area and expressed his concern about that issue.

Jeffrey Goldthorpe, 3306 Danbury Cove, stated that he moved in 2001 and had just restrained his fence. He expressed concerns about vehicles blocking the alleys. He also stated that the community would be dealing with the sights and sounds of construction and could not understand why the density.

Faye Rubbelke, 1202 Diamond Leaf Drive, echoed the comments of Mr. Dennis and Mr. Goldthorpe and stated that it looks like there is not enough room for the expected number of vehicles. She also expressed concern about the access on Shady Rest which she stated will bring traffic related problems. She requested a culdesac be built instead of an entry on Shady Rest and for traffic to exit south or west.

Stephanie Lander, 105 Shadow Lane, SHADY SHORES, expressed concerns about low-income residents moving in and the durability of the fencing along the property boundaries.

Allan Meyers, of Shady Shores, expressed concerns about density.

Christy Butler 212 Moonlit Path, SHADY SHORES echoed Lander's sentiments.

Bob Lush, 1210 Sandjack, had concerns about drainage and parking on the site.

JD Garcia, was opposed to the high density and the congestion that this development will bring the neighborhood. He also stated that his concern was access to Shady Rest. He also expressed concern of the fencing and the apartment density and issues that come from them.

Dirk Bohse, 3310 Danbury Cove, stated that the developer had done a great job but had more concerns. He asked if the HOA could restrict rentals, and stated he was worried that rentals would attract bad people. He also shared concerns about approving multifamily without knowing what would go there.

Chair Rush closed the public hearing and asked if there were any questions from the Commissions.

Commissioner May questioned the issue of the natural spring that was mentioned by some of the speakers.

John Arnold stated that there are naturally fed ponds due to the topography but that they had not seen any spring in the property.

Commissioner May stated that he has not seen a Traffic Impact Analysis for this property and that Corinth Parkway and surrounding roads was extremely minimal compared to their full capability.

Director Beadle stated that assumption was correct.

Commissioner May stated that he lived near the proposed area and that there were speed bumps along Shady Rest due to speeding concerns but the traffic studies confirmed it can tolerate more traffic than it currently has. He asked the developer to confirm the parking configuration of the lots.

Mr. Arnold stated that on-street parking would be aimed at guests and that each house will have a garage and a driveway.

Commissioner May also asked the developer for a price point.

Mr. Arnold provided visuals of the products they are proposing to build on this site. He also presented a chart of price ranges for the homes proposed to be on the property, with the smaller homes in 40' lots starting at \$340,000 and the larger homes in 80' lots starting at \$500,000.

Chair Rush asked if there was a specific demography intended for the smaller lot homes.

Mr. Arnold stated that the city center would attract younger people who would want to buy their first home and hop on the light rail either towards Denton or Dallas as well as use the amenities the city center will offer.

Vice-Chair Baker stated that this was a positive development and assured residents that this is something rarely seen from developers.

*Vice-Chair Baker made a motion to recommend approval of the zone change to the City Council.
Chair Brian Rush seconded the motion.*

Commissioner May raised a concern about the lack of information on the multifamily part of the proposed plan.

Vice-Chair Baker echoed the sentiment.

Director Beadle stated that because there are too many moving parts, it is necessary to make things happen, and the Commission would see the multifamily development when it is time.

Commissioner Gober asked if denial would kill the contracts.

Director Beadle answered in the affirmative.

Motion carried 5-Yes; 0-No.

VI. ADJOURNMENT: 8:34 pm

There being no business before the Commission, the meeting was adjourned at 8:34 p.m.

MINUTES APPROVED THIS _____ DAY OF _____, 2020.

Brian Rush, Planning and Zoning Commission Chairman

Helen-Eve Beadle, Director of Planning and Development

Minutes Approved
January 25, 2021

No Signature