



**MINUTES  
PLANNING & ZONING COMMISSION  
SPECIAL SESSION**

**Wednesday, January 11, 2023 at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

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On this, the 11<sup>th</sup> day of January, the Planning & Zoning Commission of the City of Corinth, Texas, met in Special 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  
Rebecca Rhule  
Adam Guck  
Bradford Harrold

**Commissioners Absent:**

Rodney Thornton  
KatieBeth Bruxvoort

**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**

Commissioners Guck and Harrold were designated as voting members.

**C. PLEDGE OF ALLEGIANCE**

**D. BUSINESS AGENDA**

1. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on an amendment to the City of Corinth Comprehensive Plan "Envision Corinth 2040," adopted by Ordinance No. 20.07-16-22 and amended by Ordinance No. 20-12-17-40, to amend the Land Use & Development Strategy Map by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Case No. CPA22-0002 – Land Use & Development Strategy Amendment: The Boulevard and Corinthian Park.

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

Chair Nelson opened the Public Hearing at 6:38 PM.

Melanie Godwin, 1514 Nightingale Ln, explained that she is a long-term resident of Corinth and is against more development in the City.

Christi Clark, 2400 Beckley Ct, stated that she is against the vacant lot being redeveloped and feels that the current rate of the development in the city is too rapid.

Chair Nelson closed the Public Hearing at 6:44 PM.

Commissioner Rhule made a motion to recommend approval of the amendment to change the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Seconded by Vice-Chair Klingele.

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

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Boulevard 2010, LLC, 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, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Case No. ZAPD22-0010 – Oxford at the Boulevard.

Michelle Mixell, Planning Manager, provided Staff's presentation to the Commission and gave the recommendation that the proposal be approved as presented with the added stipulation the Staff comments on specified exhibits be addressed.

Commissioner Rhule asked for clarification on whether the vacant lot is privately or publicly owned.

Mixell stated that the lot in question is privately owned and was purchased by the Applicant approximately one year ago.

Commissioner Rhule asked, in general, if a proposed development falls within the parameters of the existing zoning on that property, if that project would be automatically permitted.

Mixell explained that the current zoning of the vacant lot is SF-A with 56 townhouse lots and that if a new single-family attached housing project were proposed, it would be permitted by right.

Commissioner Harrold asked if there had been any interest in developing the site for single-family attached housing.

Mixell stated that she had spoke with several developers over her time with the City but that the existing infrastructure, which was designed for multi-family use, made development for a single-family attached product too difficult.

Brian Rumsey, Cross Architects, gave a presentation on behalf of the Applicant. He stated that the new proposal will clean up the existing infrastructure on the vacant lot. He explained that by pulling the buildings closer to the street and with the addition of the new sidewalks and pathways around the development, the complex will have a more pedestrian and connected feel. He explained that the existing curb cuts at the

Corinthian Park Subdivision will be closed off and the existing exit-only drive in off of Lake Sharon Dr. will be modified for two-way access. He stated that the existing drainage between the two properties will be diverted into a box culvert and head-in parking will be constructed in its place. He went over the proposed elevations and material percentages and explained that the expansion area will closely resemble the existing apartments.

Tony Swartz, Oxford Enterprises, gave a brief overview of his company and stated that the business holds onto their investments long term.

Justin Swartz, Oxford Enterprises, further summarized the scope of their company. He listed several of the amenities at the existing apartment complex and that current demand is pushing the proposed expansion.

Chair Nelson asked where the AC units will be located on the proposed apartment buildings.

Rumsey explained that all of the condensers will be located on the roofs, as is the case in the existing complex, and that these units will face internal to the site.

Chair Nelson asked for clarification on how the drainage ditch is being enclosed.

Rumsey explained that the drainage will be diverted into a box culvert and will drain into the existing detention pond.

Chair Nelson asked if the box culvert would be located in a drainage easement.

Rumsey confirmed that the proposed drainage would be in a drainage easement.

Cody Crannell, CCM Engineering, explained that all of the drainage in the expansion area will move underground and into the existing detention pond.

Commissioner Guck asked what illumination was being proposed and how it would look at night.

Rumsey explained that they have yet to discuss specifics on lighting along the sidewalks, but that they would be providing traditional building lighting and lighting at the entries. He stated that they would be open to discussing adding bollards along the sidewalks.

Commissioner Guck added sufficient lighting would make the area more welcoming and improve safety.

Chair Nelson opened the Public Hearing at 7:22 PM.

Melanie Godwin, 1514 Nightingale Ln, said that she was unaware of the neighborhood meeting and feels that this project will increase traffic along Lake Sharon Dr. She raised concerns with access to I-35 and does not want further development.

Melanie Bristow, 2013 Yellowstone Ln, asked how the neighborhood meeting was notified and that she was unaware that this meeting was held. She explained that she is not necessarily against additional apartments at this location but that she does not want 3-story apartments. She stated that the apartment complex owned by the Applicant off of FM 2181 has caused an increase in traffic, crime, and strain on public services and is aesthetically unpleasing. She concluded by asking that any new recommendations wait until the 2040 Comprehensive Plan is revised.

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Tony Swartz stated that he objects to the point that his apartments are transient communities as most residents stay there between 2-5 years.

Christi Clark, 2400 Beckley Ct, stated that she believes that more residents in the area will increase traffic and raised concerns with traffic safety and noise from construction.

Chair Nelson closed the Public Hearing at 7:29 PM.

Commissioner Rhule asked for an update on the proposed Lake Sharon and I-35E service road improvements and if there was a timeline for when these improvements will begin.

Mixell confirmed that there are improvements proposed for Lake Sharon Dr. and I-35E that will connect Lake Sharon Dr. under the interstate and additional improvements will be made to expand the service roads.

Webb stated that the TX-DOT improvements are 60% designed construction is proposed to begin within 2 years.

Commissioner Rhule asked how residents are notified for public hearings.

Mixell explained that the City recommends that Applicants hold neighborhood meetings to gauge the opinions of surrounding property owners. She stated that 15 days prior to public hearings, the City advertises the public hearing by publishing a notification in a local newspaper, notification letters are sent to property owners within 200 feet of the proposed rezoning, and zoning change signs are posted by the Applicant on the property to be rezoned.

Commissioner Rhule asked why the apartment building at the northwest corner of Lake Sharon Dr and Corinth Pkwy is being proposed as 3-story given that the townhouse-style units in the Corinth Groves development were held to two stories.

Mixell explained that the setbacks of the single-family houses further east on Lake Sharon Dr. are shallower which is why Corinth Groves was asked to limit the townhouse-style units to two stories, yet at this location the single-family setbacks are deeper and can better accommodate the proposed three stories.

Commissioner Harrold asked for clarification that letters are sent to property owners within 200 feet.

Mixell confirmed this.

Commissioner Harrold asked if a traffic impact assessment is typically performed.

Mixell explained that City Engineer determined that the proposed improvements by the Applicant did not warrant the need for a TIA.

Vice-Chair Klingele made a motion to recommend approval 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, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Seconded by Commissioner Rhule.

Commissioner Harrold asked that the Commission ensure that the proposal is in alignment with the 2040 Comprehensive Plan.

Chair Nelson stated that he believed the proposal conformed with the Comprehensive Plan.

Commissioner Guck stated that if there was a specific part of the Comprehensive Plan that needed to be amended that they could address that, but for the most part the proposal appeared to be in conformance.

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

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy by changing the Place Type designation of multiple parcels of land located within the City of Corinth. Case No. CPA22-0001 – Land Use Map Amendments

John Webb, Director of Development Services, gave Staff’s presentation and explained that after conversations with City Council, market observations, and density concerns raised by citizens, it was determined that a number of areas in the Land Use and Development Strategy Map required changes in their Place Type designation.

Chair Nelson asked who owned the property in the seventh area.

Webb stated that it is owned by Lake Dallas ISD and is currently used as a learning center.

Chair Nelson asked if the school district had an interest in selling the property.

Webb stated that Staff had not been approached by the school district, but should it be sold, it would be more appropriate to have a less intense use than what is currently envisioned.

Chair Nelson stated that he would like to see more proposals from developers for the first area.

Webb stated that it was Staff’s intention with amending some of the language for the Mixed-Residential Place Type to provide a true mix of residential products and ensure that multi-family uses are not the dominant product on these sites.

Chair Nelson asked if it would be possible to change the Place Type designation of the first area to Neighborhood rather than leaving it as Mixed-Residential.

Webb explained that Staff is hesitant to do this due to existing zoning entitlements on this property that better adhere to the Mixed-Residential designation.

Chair Nelson asked what kind of lots would be permitted in the second area if the designation was changed to Neighborhood.

Webb stated that single-family and some townhouse lots would be permitted.

Commissioner Guck asked if there were any infrastructure updates proposed in the second area in the near future.

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Webb stated that there is a drainage project currently underway in the older neighborhoods to get several single-family lots out of the floodplain.

Commissioner Harrold asked if Staff knew what the average dwelling unit per acre in the city was and if there was a target goal in the future.

Webb stated that he did not know this number, but this was something that Staff could determine from the 2020 Census data, but that he was unaware of an overall goal for unit density in the City.

Chair Nelson opened the Public Hearing at 7:56 PM.

Melanie Godwin, 1514 Nightingale Ln, feels that traffic will negatively impact the city with further development and stated that she does not understand why there is such a large push for development in the City.

Chair Nelson closed the Public Hearing at 7:58 PM.

Vice-Chair Klingele made a motion to recommend approval to amend the City of Corinth Comprehensive Plan "Envision Corinth 2040," by amending the Land Use & Development Strategy by changing the Place Type designation on the Future Land Use Map as follows: as depicted on Exhibit A; on Area 2, change the designation to Neighborhood, on Area 3, change the designation to Mixed-Residential, on Area 4, change the designation to Office/Employment, on Area 5, change the designation to Retail/Commercial, and on Area 7, change the designation to Office/Employment. 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 to amend Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments. Case No. ZTA22-0002 – Sign Code Amendments

Webb gave Staff's presentation and outlined the proposed change to the Sign Ordinance that would permit secondary signage on the side or rear of retail/commercial buildings that would not cover more than 5% of the façade area of the building face.

Chair Nelson stated that he felt that additional signage was reasonable.

Commissioner Guck asked when the other items for consideration related to amending the Sign Ordinance, enumerated in the Agenda Packet, would be brought before the Commission.

Webb explained that further amendments to the Sign Ordinance would be brought as a discussion item possibly in a workshop.

Commissioner Guck asked for confirmation that they would only be voting on the amendment related to the secondary signage.

Webb confirmed that this was the only item under consideration as of now.

Commissioner Guck asked if the same regulations pertaining to primary signage would apply to the secondary signage barring the difference in sizes.

Webb confirmed that the secondary signage would fall under the same regulations.

Chair Nelson asked if the new amendment would permit secondary signage on both the side and rear of the building.

Webb confirmed that signs would be permitted on the sides and rear.

Chair Nelson opened the Public Hearing at 8:06 PM.

Chair Nelson closed the Public Hearing at 8:06 PM.

Commissioner Rhule made a motion to recommend approval of the amendment to the Sign Ordinance as presented. Seconded by Commissioner Harrold.

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

**E. DIRECTORS REPORT**

Webb gave the Director's report and informed the Commissioners of an upcoming one-day conference in Grapevine. He reminded the Commission that the January Regular Session will be held on the 23<sup>rd</sup> and clarified what items would be addressed at that meeting.

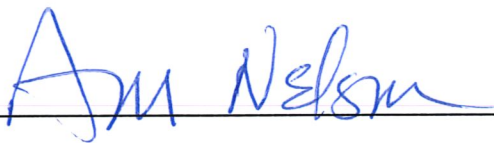
**F. ADJOURN REGULAR SESSION**

The regular session was adjourned at 8:08 PM.

**G. ADJOURNMENT**

There being no further business before the Commission, the meeting was adjourned at 8:08 PM.

MINUTES APPROVED THIS 27 DAY OF FEB, 2023.



Alan Nelson, Planning and Zoning Commission Chairman