



PLANNING & ZONING COMMISSION MEETING - MINUTES

Monday, July 26, 2021 at 6:30 PM

City Hall | 3300 Corinth Parkway

Pursuant to section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The videoconferencing technology can be accessed at www.cityofcorinth.com/remotesession. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. If you will not be in attendance, you may submit any public hearing questions to Miguel.Inclan@cityofcorinth.com.

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

Vice Chair Wade May called the meeting to order at 6:30 P.M.

All members are present and are voting members.

B. PLEDGE OF ALLEGIANCE

C. DIRECTOR'S REPORT

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

Director Helen-Eve Beadle informed the Commission that the Avilla Fairways rezoning application was not approved by the City Council.

She stated that invitations for the Annual Board and Commissions Banquet were emailed to them, and that formal invitations are in their places.

She informed the Commission that applications for the Planning & Zoning Commission are due to the City Secretary and interviews will be held in September. Commissioners who would like to serve another term are required to reapply.

She let the Commission know that the North Central Texas Council of Governments is holding a Planning & Zoning Workshop on August 19 and 20 and asked the Commission to inform her if they would like to attend.

D. BUSINESS AGENDA

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request to amend the zoning classification on an approximate 20.859 acres of land within the H. Garrison Survey, Abstract No. 507, City of Corinth, Denton County, Texas. The property is generally located at the southwest corner of Interstate 35E and Corinth Parkway. An approximate 19.9863 acres of the tract is currently zoned as MX-C Mixed Use Commercial and an approximate .8727 acres of the tract does not currently have a zoning designation but is subject to the SF-1 zoning district regulations per the Unified Development Code. The proposed rezoning would result in the entire tract being designated as PD, Planned Development District with a base zoning of MX-C Mixed Use Commercial. (The Parkway District ZAPD21-0001)

Director Beadle presented the item to the Commission.

She stated that the project is a mixed-use development located at the southwest corner of I-35E and Corinth Parkway. The site is relatively flat, treed, with Lynchburg Creek traversing the southern boundary.

She stated that the purpose of the request is to amend the zoning from the current Mixed-used Commercial, MX-C, to a PD with a base zoning of MX-C.

She provided the Commission with a background on the project, which is considered a catalyst piece in the City's Mixed Use Transit Oriented District. She stated that the City of Corinth Strategic Plan and Comprehensive Plan adopted a vision to attract high quality development with a variety of uses and place types.

She provided more information of the parcels composing the proposed development, which are now owned by the Economic Development Corporation.

She also informed the Commission that this district combines several elements of the Mixed-Use Transit Oriented District place type outlined in the Future Land Use and Development Strategy of the Envision Corinth Comprehensive Plan and provided examples of the intent of this place type.

Director Beadle then presented the Concept Plan to the Commission, providing information on each of the blocks that compose this development. She stated that the five land use blocks include sit down restaurants, an 80 room hotel, higher density urban lofts, townhomes, and a park and trail system. The development will have a pedestrian promenade connecting the northeast area of the property to the southern boundary at the park and open space.

She provided the Commission with a breakdown of the land uses proposed for each block and their acreage, including the right-of-way. She also provided a brief overview of access, transportation and parking, informing the Commission that the street sections and parking design are designed to encourage walkable areas.

She stated that evaluating the industry standard parking ratio, with the location of the site being within half a mile of a future rail stop, results in an appropriate parking ratio for the proposed multi-family development.

She also provided information on parks, trees and open space standards. Each block will have landscape buffers, trees will be planted based on Unified Development Code standards, and there will be a tree preservation area that will serve as a buffer and transition from the neighborhood to the north and west of the site.

She also informed the Commission that the applicant is proposing unique materials and architectural standards for this site, all of which comply with current building codes. She provided a more detailed breakdown of these architectural standards, that permit for a higher-end development with varying features different from what is commonly seen in other places.

She presented the proposed signage for the development, which encourages the use of multi-tenant monument signs visible from I-35E. She stated that these multi-tenant signs could go up to 30 feet in height.

She then clarified that there are certain items that are not covered by the zoning process but that are a common concern for residents. She stated these include stormwater, floodplain, and wetland management. She stated that the City is working with the Federal Emergency Management Agency to remove homes

from the floodplain, and that this development cannot contribute to the flooding problems. She mentioned that this project will comply with all flood management standards, including a drainage assessment, detention, and flood protection.

She also presented a list of other non-zoning related development regulations that the development shall comply.

Director Beadle then provided an assessment of the application's compliance with the Comprehensive Plan, and the public notification process as required by the Unified Development Code and the Texas Local Government Code. She also provided information on the neighborhood meeting and the attendance numbers for this meeting.

Director Beadle recommended approval as presented.

Austin Gray, representing Realty Capital Management L.P., spoke to the Commission in favor of the project and presented the project to the Commission.

Commissioner Cody Gober asked if the rendering shown in the presentation would be what the project would look like.

Gray responded in the affirmative.

Commissioner Roussel asked whether light pollution is considered with this project in its proximity to the neighborhood.

Gray responded that the project was not in that detail yet, supported by Tim Coltart, another representative of Realty Capital.

Director Beadle provided a brief overview of lighting regulations and stated the applicant shall comply.

Commissioner Olive asked if the HVAC units will be shielded.

Gray stated they would be shielded.

Commissioner Olive asked where the balconies would be facing, and whether some would face the street.

Gray answered that there will be balconies facing the street.

Commissioner Olive expressed concern about angled parking.

Dan Quinto, Realty Capital, stated that angled parking takes less space and facilitates movement. He stated that a pickup truck is used as a model for parking spaces.

Commissioner Olive asked if there is a buffer between parking for the townhomes and the trail.

Gray stated that there will be tandem spaces behind the garages, and that the townhomes are proposed to have an alley in the rear for access. He stated that the grading would be evaluated during the site planning process.

Vice Chair May opened the public hearing.

Rebecca Ruhle, 1904 Sharon Drive, stated that she was excited about the project and that it was a better fit over what had been previously proposed for that site before. She stated that she did not notice the signs for the neighborhood meeting until the day of the meeting. She expressed that though the results of the

survey show that residents want more retail and services, this project focuses on adding more residences. She stated that she has concerns regarding drainage issues existing in the area and would like the City to be forward thinking with concepts such as permeable parking. She also stated that she did not feel the hotel was good in that location.

Denise Wetzel, Meadows Drive, stated that while she will not be directly affected by the project, she feels that the proposed height of the multifamily would be too high. She also had concerns regarding the parking deck and the purpose of the buildings in Block C. She also had a question on the colors and stated that they she felt the colors would be boring colors and to avoid monotonous colors. She wished that the developer could acquire the property all the way to Lake Sharon.

Vice Chair May closed the public hearing.

Commissioner Olive asked for the timeline for the crosswalks under the highway.

Director Beadle stated that the pedestrian connections are already constructed on the west side of that intersection.

Commissioner Olive also asked if there were concerns with sidewalks being close to a high-speed corridor.

Director Beadle stated that she had no concerns.

Vice Chair May asked if the Economic Development Corporation owned all of the parcels.

Director Beadle answered that it does.

Vice Chair May asked who owned the property to the south of this site, and whether that site to the south would eventually develop cohesively with this development.

Director Beadle stated that the property to the south is not owned by the EDC, but that both are under the Mixed Use TOD place type, and that a PD would be necessary, which must comply with the high standards expected of the current property being discussed.

Vice Chair May asked about the floodplain management in the site.

Director Beadle stated that the floodplain evaluation through FEMA is being performed later this week.

Vice Chair May expressed that this is a major concern for the area.

Director Beadle informed Commissioner Olive that screening of mechanical equipment would be required through landscaping or a wall.

Vice Chair May asked the applicant to clarify the parking for the site, including the parking deck.

Austin Gray provided more details on the parking design and layout for the property.

Vice Chair May asked the applicant what is their level of confidence that they can attract quality restaurants to the site.

Gray responded that they have good relationships with several retails and restaurants.

Commissioner Olive asked about the signage for the development and whether the additional signage on Corinth Parkway would be necessary with the pylon sign along I-35E.

Tim Coltart responded that this is about placemaking and directing traffic appropriately around the site. The signs will be different throughout the development to establish a scene and that the signs will be consistent in color, font and logo.

Commissioner Roussel asked about the type of hotel envisioned for the site.

Gray responded that they are in talks with a dual-brand hotel developer for a select-service development which would include a full-service and long-term stay component.

Motion by Commissioner Gober to recommend approval as presented. Seconded by Commissioner Roussel

Motion carried unanimously 5-yes; 0-no.

E. ADJOURNMENT

There being no business before the Commission, the meeting was adjourned at 7:44 PM.

Minutes Approved
November 15, 2021

No Signature