



MINUTES
PLANNING & ZONING COMMISSION
Monday, June 27, 2022 at 6:30 PM
City Hall | 3300 Corinth Parkway

On this, the 27th day of June, 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 Wade May

Vice Chair Cody Gober

Rodney Thornton

Commissioners Absent:

KatieBeth Bruxvoort

Billy Roussel III

Alan Nelson

Rebecca Rhule

Staff Members Present:

John Webb, Planning & Development Director

Michelle Mixell, Planning Manager

George Marshall, City Engineer

Miguel Inclan, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Wade May called the meeting to order at 6:30 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

1. Consider the approval of minutes for the Planning & Zoning Commission meeting held on May 23, 2022.

Motion by Commissioner Thornton to approve the consent agenda. Seconded by Vice Chair Gober.

Motion passed unanimously: 3-for, 0-against.

E. BUSINESS AGENDA

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Asvalo Real Estate, 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 two base zoning districts to include MF-3 Multi-Family Residential and SF-4 Single Family Residential, on approximately ±58 acres located on the south side of Lake Sharon Drive, and generally west of Trinity Terrace and Dickinson Drive, north of Custer Road and Meadowview Drive, and east of Zachary Drive. Case No. ZAPD22-0002 – Lake Sharon Mixed Residential (LSMR).

Director John Webb provided a brief overview of the zoning application to the Commission, as well as the actions that the Commissioners can take when considering an application.

Sean Alibrando, Asvalo Real Estate, provided a presentation on the proposed Planned Development to the Commission.

Chair Wade May opened the public hearing at 6:53 PM and provided an overview of how the public hearing would be conducted.

Note: A number of residents elected to defer their time to one speaker, Mike King, to speak on their behalf. See attached Public Input Forms for the speakers who elected to give their time to Mr. King.

Mike King, 2610 Zachary Drive, spoke against the proposed Planned Development and expressed several concerns, including the opposition to multi-family development, that the residents who support the project do not live within the area, and that the City only accepts one letter in opposition per surrounding property. He also stated that a major concern is the existing gas well on the site. He finalized his comments by stating that he and the residents who he represents are adamantly against multi-family.

Brian Head, 2700 Warwick Drive, expressed that the proposal to build a multi-family development in the middle of an area surrounded by single-family residential is the most egregious proposal that he has ever seen. He expressed doubt of the tax benefits mentioned by the Applicant during his presentation.

Brick Criswell, 2604 Zachary Drive, did not wish to speak but submitted a written statement read by Chair Wade May: "I would not like anything to be built behind my home. We bought this home because of the nice view to our little 'forest.' It made the house feel more private, worried about the noise during construction."

Rebecca Alejandre, 2804 Custer Drive, did not wish to speak but submitted a written statement read by Chair Wade May: "I do not consent to the property turning into multi-family units."

David Johnson, 2805 Hollis Drive, expressed that the City should not allow the developer to establish the setback around the gas well, and that this is a public safety issue that the City should address. He also expressed concern that Hollis Drive was intended to connect to Lake Sharon Drive but through a single-family development, not a multi-family property. He stated that the traffic study should be comprehensive and include surrounding areas. He also expressed concerns of school capacity.

Austin Ortega, 2801 Custer Drive, expressed concern about the safety of the proposed 300-foot gas well setback and that the noise of the well activity would be detrimental to new development. He also stated that there should be more single-family residential developed in Corinth.

Todd Landrum, 2703 Whetstone Drive, expressed that multi-family development is not conducive to public safety and school districts in the area.

Christine Larson, 2702 Zachary Drive, expressed concern with overcrowding in schools not being ideal for safety and general learning and that the land should be kept for future school growth.

Fahren Brown, 2704 Zachary Drive, did not wish to speak but submitted a written statement read by Chair Wade May: I am against zoning being changed to multi-family. There are already two other multi-family developments near Swisher and Post Oak underway.

Joe Bednar, 2501 Lake Sharon Drive, expressed that he disagreed with Mike King that the area will not remain rural. He stated that he had issues with oil in his water due to the fracking activity in the area. He stated that he has mixed feelings, but that it would be hard for a developer for build 100 houses on the property and that something else is going to have to happen, that there are little to no facilities for seniors, and that the City should have more trails. He thinks that the proposal is as good as any to develop this site and his question is what will come later on.

Don Glockel, 2101 Lake Sharon Drive, stated that he hates seeing the cows and the coyotes go, but that the property owner has the right to develop their property. He stated that he was there before the homes of the Fairview 5 subdivision, who now oppose the site, were built. He took exception to the statements about Lake Dallas ISD not being rated a good school district as expressed in some previous comments.

Michelle Roan, 2802 Chisholm Trail, expressed concern about the quality of the schools decreasing. She stated that the fact of the matter is that apartments will bring more crime, regardless. She expressed concern about residents from the apartment buildings looking into the backyards of surrounding residences.

Christy Lewis, 2803 Hollis Drive, expressed that a mixed-use development does not make sense in the proposed location. She understands that the property owner should reap benefits but that those benefits should not negatively impact the community in the way that this multifamily development will. She stated that that traffic study was performed in 2020 when the residents were locked down and was only focused on Lake Sharon, and that the study should have been performed at a different time and considered all feeder roads.

Chair Wade May invited Sean Alibrando to make a follow-up statement and respond to questions from the Commission.

Alibrando stated that he is trying to cap the wells and is in talks with the company that manages the well. He stated that he does not have anything under contract and that his intention is to cap them, but he does not control Sage Natural Resources.

Commissioner Rodney Thornton asked the Applicant what his research has found regarding setbacks.

Alibrando clarified that the city setback applies to new wells being built near existing residential uses, not new residential uses being built near existing wells and that the 300-foot setback required by the lender begins at the edge of the pad, not the well equipment itself.

Vice Chair Gober, asked for the difference between the Comprehensive Plan scenarios in the staff report and this plan.

John Webb stated that the scenarios in the Plan are different density scenarios that had multi-family but were predominantly single-family residential.

Chair Wade May asked for a breakdown of the apartment types.

Alibrando explained that the proposed transitions from the surrounding single-family inwards beginning with the ring of single-family lots, with multi-family close to the center. He stated that the senior living apartments are 4-stories with an elevator.

Vice Chair Gober asked for the distance from the edge of the gravel to the buildings on each side.

Alibrando stated that it is 300 feet and that the location of the gravel pad is arbitrary but he is working with the existing gravel pad configuration.

Chair May closed the public hearing at 7:49 PM.

Chair May asked for a motion.

Commissioner Thornton made a motion to approve subject to stipulations of further studies on the gas well safety issue.

Motion died due to lack of second.

Vice Chair Gober motioned to recommend denial based on the single-family in the Comprehensive Plan. Motion died due to lack of second.

Motion by Vice Chair Gober to indefinitely table pending rework on the plan.

Second by Commissioner Thornton.

Motion carried unanimously: 3-for, 0-against.

F. DIRECTOR'S REPORT

No report.

G. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:52 PM.

MINUTES APPROVED THIS 25 DAY OF July, 2022.

Wade May
Wade May, Planning and Zoning Commission Chairman