



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**REGULAR SESSION AND WORKSHOP**

**Monday, September 26, 2022 at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

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On this, the 26<sup>th</sup> day of September, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session and Workshop Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

**Commissioners Present:**

Alan Nelson  
KatieBeth Bruxvoort  
Rodney Thornton  
Rebecca Rhule

**Commissioners Absent:**

Vice Chair Cody Gober  
Billy Roussel III

**Staff Members Present:**

John Webb, Director of Development Services  
Michelle Mixell, Planning Manager  
Miguel Inclan, Planner

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Acting Chair Alan Nelson called the meeting to order at 6:30 PM.

**B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**

Acting Chair Nelson and Commissioner Rhule were designated as voting members.

**D. PLEDGE OF ALLEGIANCE**

**E. 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 Regular Session held on August 22, 2022.

2. Consider and act upon a Replat of E. Blount Subdivision Lot 1 Block A and a Final Plat for Ashford Park Phase 3, consisting of 100 single-family lots and three (3) open space/tree preservation lots, being ±19.865 acres of land generally located north of Lake Sharon Drive, west of Parkridge Drive, and east of Evans Road. (Case No. FP22-0006)

Motion by Commissioner Bruxvoort to approve the Consent Agenda. Seconded by Commissioner Rhule.

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

#### **F. DIRECTORS REPORT**

Director Webb presented his report to the Commission which included the new roster of Commissioners for the term beginning October 1, 2022 and shared that there are six (6) Planned Development applications currently under review.

#### **G. ADJOURN REGULAR SESSION**

The regular session was adjourned at 6:33 PM.

#### **H. CALL WORKSHOP SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT**

The workshop session was called to order at 6:33 PM.

#### **I. WORKSHOP AGENDA**

3. Receive a presentation and hold an informal discussion regarding a proposed Planned Development for a Phase 2 multi-family development of the Oxford at the Boulevard, on approximately 4.8 acres located at the northwest corner of Corinth Parkway and Lake Sharon Drive.

Bryan Rumsey of Cross Architects, representing Oxford Enterprises, presented the proposed expansion project to the Commission. The Applicant explained that Phase 1 consists of 193 units and Phase 2 consists of 172 units, bringing the total unit count to 365 with a density of 20 units per acre. Phase 2 will consist of five apartment buildings with two 2-story buildings and three 3-story buildings. He explained that the proposed site has existing utilities and paving with three points of access, all of which would be eliminated for the proposed development. All residents of Phase 2 will use the existing entry points in Phase 1 for access with the access off Lake Sharon Drive being expanded to both entry and exit. All drainage on the site will flow into the existing detention pond. The sidewalk along Lake Sharon Drive will be widened to ten (10) feet with three (3) foot wide walkways leading to the ground floor unit patios. The existing sidewalk along Corinth Parkway will also have these walkways leading to the ground floor units. The proposed PD will repeal PD-30 and amend PD-31 to include the proposed Phase 2 expansion.

Tony Swartz, Oxford Enterprises, introduced his company to the Commission and stated that they do not sell their properties and have been trying to do something with this property for some time.

Acting Chair Nelson asked the Applicant to explain how they would address drainage in the development.

Rumsey responded that he is not a Civil Engineer, but that they would redesign the existing detention pond to take on the additional flow. He added that they would box the pond but was not sure if it would be plastic or concrete.

Acting Chair Nelson asked if the existing paving and infrastructure would be removed.

Rumsey stated that they would try to save some hydrants, but everything else would be removed.

Acting Chair Nelson asked what kind of fencing would be used for the new phase.

Rumsey explained that the fencing will be wrought iron and only run between the buildings and between the building and entry gate along Corinth Parkway. Rumsey added that the buildings themselves will be pulled close to the street creating a more urban feel and that additional landscaping would be provided. He explained that the fences adjacent to the parking will be living fences to screen these areas from Lake Sharon Drive.

Acting Chair Nelson asked if the garages would be enclosed.

Rumsey stated that there would be a total of 30 attached and detached enclosed garages.

Acting Chair Nelson asked if there would only be access at the ends of buildings.

Rumsey explained that there would be access points at the end of the buildings with additional access points in-between.

Commissioner Thornton asked how the gates would function.

Swartz and Rumsey stated that they function through key fobs, a mobile app, and a callbox at the main entrance gate.

Commissioner Rhule asked the Applicant to explain how they arrived at the design changes proposed such as moving towards detached garages and 3-story buildings, citing privacy concerns of 3-story buildings looking down on 2-story buildings.

Rumsey stated that the design changes are due to density and making the project cost work.

Commissioner Bruxvoort asked for clarification on whether or not more entrances were being added.

Rumsey stated that the project would be one Planned Development and become one property. He added that the existing curb cuts on the Phase 2 property will be removed, and the only access points will be the existing access points on Phase 1.

Commissioner Bruxvoort asked if there were concerns with doubling occupancy in regard to access and circulation.

Rumsey responded that there are no concerns.

Acting Chair Nelson asked if they had discussed this project with the Fire Department.

Rumsey responded that yes, they have met with them and that they have made modifications to meet the requests of the Fire Department.

Acting Chair Nelson asked where the roof condensing units shown in Phase 1 would be located in Phase 2.

Rumsey stated that some of these units would be on the ground, and some would be on the roof, but asked if the Commission had a preference for one location or the other.

Acting Chair Nelson stated that they would rather not see mechanical equipment along Lake Sharon Drive, where an urban form is sought.

Rumsey stated that they would not place equipment facing the street, but they would have some equipment on the ground screened by landscaping on the ends of the buildings and on the interior.

Commissioner Bruxvoort asked what the plans were for mail services.

Swartz responded that mail is received in the clubhouse and there would be parcel lockers provided.

Director Webb added that the Applicant scheduled a neighborhood meeting two weeks prior and only one person attended with no issues raised.

Being no further questions, nor need to take any action, the Commission moved to the next agenda item.

4. Receive a presentation and hold an informal discussion regarding a proposed Planned Development (PD) Concept Plan for a mixed-use (multi-family and commercial) development on approximately 38 acres on the north side of Lake Sharon Drive, between Corinth Parkway, and I-35E. (Case No. ZAPD22-0004 – Corinth Groves)

Director Webb gave a brief overview of the proposed development and informed the Commission that there are still some design issues that need to be addressed in the proposal moving forward.

Nikki Moore, independent consultant representing Greystar Development and Malouf Interests, introduced the proposed project to the Commission. She discussed the site layout including the locations of the six, 2-story townhouse style buildings consisting of 48 units, five, 4-story apartment buildings consisting of 415 units, and the four, retail buildings totaling 39,900 square feet. The current plan provides a parking ratio of 1.6 spaces per unit which Moore stated is consistent with other communities they have developed. She pointed out many of the public amenities around the development and explained that a trail will connect to the future Parkway District development to the north. The plan provides deceleration lanes for the access points into the commercial area as well as a deceleration lane for the main entrance on Lake Sharon Drive. She also stated that they have worked to accommodate fire access requirements by adding two fire-only access points along Lake Sharon Drive and a grasscrete fire lane along the north side of the development. Improvements will be made to the existing drainage channel to reduce the floodplain and accommodate the development. The drainage channel will also be amenitized and act as a promenade between the multi-family and commercial areas. The proposal allows for the preservation of 38.5% of the existing tree caliper inches and have satisfied the requirements of the new tree ordinance. The design is over 85% masonry and utilizes cementitious fiber board as an accent material. She stated that the commercial portion will be developed as a second phase to coincide with the TX-DOT improvements along I-35E. She concluded by explaining the project will generate \$2.3 million in permit fees, \$1.79 million annually in property taxes, and over \$1 million in annual sales tax.

Commissioner Rhule asked for the location of trash facilities as well as the plan for maintaining the trail and dog park.

Moore showed where the trash facilities are proposed to be located and explained that Greystar's property management group will handle all of the maintenance on the property.

Commissioner Rhule asked if there was a possibility to reduce the 4-story buildings to 3-story.

Moore responded that this an opportunity for a transition from residential to urban transit-oriented district using the concept of scaling and that these taller buildings will not interfere with the privacy of any of the surrounding residences.

Commissioner Rhule asked if one pool was enough for the number of residents.

JR Thulin, Greystar, stated that one pool should be more than sufficient.

Commissioner Rhule asked what their sustainability and LEED efforts are.

Thulin responded that they do not build to LEED certification but are incorporating elements to reduce energy demand.

Acting Chair Nelson asked if the drainage channel was a full floodplain.

Moore responded that yes, it is a floodplain and that their engineers are currently going through the CLOMR application process.

Acting Chair Nelson asked to clarify that the townhouse style units are for lease.

Moore clarified that they are built like townhomes but are leased.

Acting Chair Nelson asked if the commercial area will be strictly retail or include any office space.

Moore stated that the plan is preliminary, and Malouf is looking more into restaurants and neighborhood service uses, but that they were not there to respond to that question.

Acting Chair Nelson expressed concern about the length of building 5 and asked if there was a possibility of “flipping” building 5 to create more open space on the north and south sides. Nelson added that he does not want a canyon feeling like in downtown Dallas.

Moore responded that the intent was to hide the parking from the public realm, but they would look into that.

Acting Chair Nelson expressed concern about the appearance of that much hardi-side on the buildings and would rather see something more cementitious such as a plaster.

Moore asked if he was satisfied with the 85% masonry as proposed.

Acting Chair Nelson responded in the affirmative and asked if there would be shingles.

Thulin responded that the roofs would be shingled except in the air-conditioning wells where they would be TPO on the backside.

Commissioner Thornton asked the applicant to consider breaking up building 5 to provide more openings.

Moore responded that they would look into the possibility.

Commissioner Bruxvoort asked for specifications of the public pocket park.

Moore stated that there would be amenities and act as a gathering place.

Commissioner Bruxvoort expressed concern with the length of building 5 and asked the applicant to consider reducing to three stories and asked for the number of units.

Moore stated that there would be 463 units including the townhome style units.

Commissioner Bruxvoort asked if the three buildings along Corinth Parkway are townhomes or apartment buildings.

Moore clarified that these were townhouse-style units and that they would be more complimentary to the Oxford development across the street.

There were no additional questions from the Commission.

**H. ADJOURNMENT**

There being no further business before the Commission, the meeting was adjourned at 7:36 PM.

MINUTES APPROVED THIS 24th DAY OF October, 2022.

  
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Alan Nelson, Planning and Zoning Commission Chairman