



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION AND WORKSHOP

Monday, October 24, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

On this, the 24th day of October, 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:

Chair Alan Nelson
Vice Chair Mark Klingele
KatieBeth Bruxvoort
Rodney Thornton
Rebecca Rhule
Adam Guck

Commissioners Absent:

None

Staff Members Present:

Scott Campbell, City Manager
Michelle Mixell, Planning Manager
Miguel Inclan, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson 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 Regular Session held on September 26, 2022.

Motion to approve consent agenda by Commissioner Thornton, seconded by Commissioner Rhule.

Motion passed unanimously: 5-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, Skorburg Company, 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-2 Single Family Residential to a Planned Development with a base zoning district of MF-1 Multi-Family Residential, on approximately 14.027 acres generally located on the east side of North Corinth Street, south of Shady Shores Road, and north of North Central Texas College. Case No. ZAPD22-0003 – Greenway Trails.

Michelle Mixell, Planning Manager, provided Staff's presentation to the Commission.

John Arnold, representing Skorburg Company, provided a summary of the project and indicated that they have worked to address concerns from neighboring residents in regard to screening, drainage, and traffic concerns.

Nick Wilhelmson, representing Rangewater Real Estate, provided a background on their company and their proposed build-to-rent concept, highlighting some of their recent projects in the DFW area.

Chair Nelson asked for clarification on the current status of engineering the drainage and detention on the site and if there were going to be three detention ponds.

Arnold explained there will be three detention basins with one to the east, one to the northwest, and one to the southwest.

Chair Nelson asked where the water would flow from the northwest and southwest ponds.

Arnold responded by explaining that there are current pipes flowing north to Shady Shores Road.

Chair Nelson asked if the ponds would be detention or retention.

Arnold stated that they would most likely be detention ponds but that they are working with engineering to examine the possibility of making them retention ponds. They are most interested in the pond to the east with the intention of this pond being an amenity.

Chair Nelson asked if all the units would have a garage and if these would all be two-car garages.

Wilhelmson responded that every unit would have a two-car garage.

Chair Nelson asked what the total parking for the site will be.

Arnold explained that each unit will have 4 spaces, with an additional 40 on-street parking spaces being provided throughout the site, bringing the total parking to 524 spaces.

Chair Nelson asked if the trees that will be preserved are the darker shaded trees on the concept plan.

Arnold confirmed that they are.

Commissioner Thornton asked what would dictate the width of the sidewalks

Arnold responded that the requirement is 6 – 10 feet and the sidewalk on N. Corinth Street is 6' to meander around the trees and fits better with this location.

Commissioner Thornton asked where the trash collection would be.

Arnold responded that there would be individual containers for each unit with collection being alley-served.

Commissioner Rhule asked for clarification on the amount of greenspace being provided, as their other project with a similar number of units appeared to have more green space.

Wilhelmson responded that the Fort Worth project has 325 MF units in addition to the 120 townhouse units which is why more open space was provided.

Commissioner Rhule asked what efforts they are doing to participate in any conservation or sustainability, LEED building, etc., aside from water fixtures.

Wilhelmson responded that they would have the water fixtures and want to maintain as many of the trees as they can.

Justin Cooley, representing Rangewater Real Estate, stated that they typically examine sustainable features and energy efficiency further down the design process and haven't looked into this subject very deeply at this point.

Commissioner Rhule asked Staff for estimates on foot traffic and safety in the Agora area due to the increased traffic on the realigned N. Corinth Street.

Mixell replied that she did not know the answer to this question but that she would reach out to the City Engineer, George Marshall, for an estimate.

Commissioner Bruxvoort asked for their plans to mitigate the drainage issues during construction.

Arnold responded that they spoke to neighbors and committed to building the ponds first as they have done at Walton Ridge in order to mitigate any issues. He also stated that sediment traps will be installed for erosion control.

Chair Nelson asked given the density, where the condensing units and AC units would go.

Arnold stated that they would be in the rear of the units between each driveway and that they were working on screening plans for this equipment.

Chair Nelson asked if the garages would be large enough to accommodate some storage and trash receptacles in addition to the cars.

Arnold responded that there would be enough space to accommodate the trash receptacles.

Commissioner Bruxvoort asked if mail is delivered per unit or through community mailboxes.

Cooley responded that they would have a mail kiosk near the Amenity Center to serve the entire community.

The public hearing was opened at 7:20 PM.

Gary Boyd, 3301 Chalkstone Cove, stated that he desires for new developments coming into the area to be of quality and built to last. He also raised concerns with infrastructure improvements to accommodate the increase in population and density.

Christine Hutmacher, 106 Waterwood Circle, Town of Shady Shores, asked if this development would be apartments or townhomes. She expressed concerns with drainage, traffic, school overcrowding, and light pollution.

Michelle Mixell, Planning Manager, clarified that this is a townhouse-style multifamily development.

Larry Worden, 3301 Benbrook Cove, asked that the drainage facilities be built first because of a previous history of flooding on the proposed property, and because the development of the site would change the velocity of the water. He expressed additional concerns with traffic. He asked the Applicant to install a knee-high wall for water deflection with tubular wrought iron fencing on top of that.

Arnold followed up on concerns expressed about traffic and drainage. He explained that this project is 19-20 months out and should line up well with other new development in the area. He stated that they will look into the request by Mr. Worden on the knee wall and that they will implement this design if there is too much water flowing onto his property. He said that their intention was to lessen the drainage problems coming from the property and that all drainage would be underground going to Shady Shores Road.

Worden responded by explaining if the drainage goes under ground, it will have to go through the City's easement and would require additional construction.

Arnold handed out copies of the proposed adjacency standards for the Commission's reference.

The public hearing was closed at 7:33 PM.

Motion by Commissioner Thornton to recommend approval as presented by Staff with stipulations, seconded by Commissioner Bruxvoort.

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

F. DIRECTORS REPORT

Michelle Mixell, Planning Manager, presented the Director's Report on behalf of Director John Webb. She reminded the Commission that the November meeting does not fall on the fourth Monday of the month but is instead on November 14th due to the Thanksgiving holiday.

G. ADJOURN REGULAR SESSION

The regular session was adjourned at 7:36 PM.

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

The workshop session was called to order at 7:36 PM.

I. WORKSHOP AGENDA

3. Receive a presentation and hold an informal discussion regarding a proposed multi-family (duplex-style) residential concept plan and an alternative hybrid design, concept plan showing a mix of multi-family (duplex-style and townhouse-style) residential development on approximately ±9.007 acres of land located on the west side of Parkridge Drive, south of Meadowview Drive, and north of FM 2181.

Michelle Mixell, Planning Manager, explained the purpose of the workshop to the Commission.

Jason Rose, Architect and Developer, provided a presentation to the Commission on his proposed concept plan. He stated that his goal with this project is to find a design that best fits the needs of the city and address the problem of missing middle housing in the area. He expressed his desire to incorporate the existing pond into his design as an amenity and create an overall community feel within this development. He stated that the current concept plan provides 134 covered parking spots with an additional 72 guest parking spots around the development.

Chair Nelson asked if there would be a restriction on the number of vehicles each tenant would have on site.

Rose responded that garages will be required to be kept clear and used for parking. He explained that the site will be HOA controlled which can place time limits on parked vehicles.

Chair Nelson asked if the AC equipment would be located in the side yards between units.

Rose responded that the AC units would be in the side yards next to the garages towards the back of the units.

Chair Nelson asked if Quarry Drive would be a private road or public street.

Rose answered that it would be a public collector road.

Chair Nelson asked if the fire lanes would be private streets.

Rose answered that they would be private drives maintained by the HOA.

Commissioner Thornton asked what the HOA dues would be.

Rose stated that the dues would likely be \$350 to \$400 per month and would include insurance and landscaping maintenance for each unit. He stated that water and sewer would be collectively metered.

Commissioner Thornton asked for clarification on the trash collection for the site.

Rose pointed out the two proposed dumpster locations on the plan and stated that there would be a valet trash service.

Commissioner Guck asked if the valet trash service provided receptacles for each unit as well.

Rose responded that they haven't provided receptacles in the past and typically just collect trash by bags.

Commissioner Rhule stated that the detention pond amenities and activities appear to be located in only one spot and asked if there was a possibility of having a paved trail around the pond.

Rose pointed out the ADA accessible amenities along the east side of the pond and stated that building a trail is expensive and that he prefers the natural feel of a mulched natural trail instead.

Commissioner Rhule asked for confirmation that a mulched trail, or some other type of trail would be installed, amenitized, and maintained around the pond.

Rose answered in the affirmative and that the HOA much of the time will amenitize his sites for him. He explained that he gives the residents starting ideas and if they want to construct a basketball court or a paved trail, they will have the funds to do so.

Rose added that there is a trail to be installed along Parkridge Drive.

Commissioner Rhule asked if the Applicant planned to implement sustainable development practices beyond water and light fixtures.

Rose responded that this was a harder question to answer and that he will need to think on this further before getting an answer back.

Commissioner Guck echoed the idea of a walking system and stated that the pond is a ready-made amenity for this property.

Vice Chair Klingele asked if it was the intention to have riser rooms inside residents' garages.

Rose responded that it would depend on what the Fire Marshal requires. He stated that they would not be large risers and that he will confirm with the Fire Marshal that the duplex units do not have to be sprinklered but cannot commit to that yet. He explained that they typically have the risers in the garage.

Chair Nelson asked for the square footage of the duplex units.

Rose replied that the 2-bedroom units would be 889 square feet and the 3-bedroom units would 1,041 square feet. He stated that these sizes are the preference of the target demographic.

Chair Nelson asked for the gross square footage of the duplex units including the garages.

Rose calculated the gross square footage as being 2,597 square feet per duplex.

Chair Nelson asked if the HOA information would be included in his CCRs.

Rose responded in the affirmative but that CCRs are a living document and can be modified over time. He stated that they tend to sell units on a unit-by-unit basis as they are being built and that the HOA takes over after 50% of units are sold.

Vice Chair Klingele asked what the timeline would be from breaking ground to reaching the 50% of units sold mark.

Rose responded that it would likely be at least three years, but depending on the economy, it could be up to five years.

Chair Nelson asked for the planned phasing of the development.

Rose responded that Phase 1 would include the north side of the development along with the construction of Quarry Drive and that they would continue to move towards the pond from there.

Vice Chair Klingele asked if the lots would be developed in numerical order.

Rose responded in the affirmative.

Commissioner Guck asked for lighting plans for the property.

Rose responded that there are no lamp posts, and that each unit has individual lighting, though there would be some lighting by the pond. He was not sure if the City would require streetlights on Quarry Drive.

Staff replied that the question regarding streetlights along Quarry Drive would be for the City Engineer.

Chair Nelson asked if there would be additional landscaping in the open spaces between units.

Rose responded that they would be adding trees and foundation plantings along Quarry drive, but that in between each unit they have found that people do their own planting.

Chair Nelson asked if the CCRs would restrict residents from installing storage sheds.

Rose responded in the affirmative.

Chair Nelson asked, given the topography, if the site would be terraced as it went up the hill.

Rose stated that they can stair-step the project and he likes the added aesthetic that the topography provides. On the front where Parkridge Drive is, he wants the units to be level with the street or higher.

Chair Nelson stated that at the last workshop, the Applicant provided elevations, and asked if he had any concepts to share this time.

Rose showed conceptual elevations to the Commission and stated that a color consultant will choose the colors. He stated that he likes to provide variation in materials and that each unit will include some masonry.

Commissioner Guck left the meeting at 8:16 PM.

Chair Nelson asked if the HOA would have architectural control over color.

Rose replied that they would.

Commissioner Rhule stated that Dallas Fort Worth is among the most expensive places to live in the United States, and asked what the price point on each unit would be.

Rose stated that the current price is approximately \$250,000.

H. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:19 PM.

MINUTES APPROVED THIS 28th DAY OF November, 2022.



Alan Nelson, Planning and Zoning Commission Chairman