



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

**Monday, October 23, 2023, at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

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On the 23<sup>rd</sup> day of October 2023, 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 Alan Nelson  
KatieBeth Bruxvoort  
Rebecca Rhule  
Adam Guck  
Chris Smith

**Commissioners Absent:**

Vice Chair Mark Klingele  
Crystin Jones

**Staff Members Present:**

Melissa Dailey, Director of Development Services  
Michelle Mixell, Planning Manager  
Miguel Inclan, Planner  
Matthew Lilly, Planning Coordinator

**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**

Commissioner Smith was designated as a voting member.

**C. PLEDGE OF ALEGIANCE**

**D. CONSENT AGENDA**

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on September 25, 2023.

2. Consider and act on a request by the Applicant, Zak Mojra, for approval of a Replat of the Magnolia Center Addition Subdivision, being  $\pm 3.135$  acres located at the southwest corner of S I-35E and Lake Sharon Drive. (Case No. RP23-0003)

Commissioner Ruhle made a motion to approve the consent agenda, seconded by Commissioner Bruxvoort.

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

## **E. BUSINESS AGENDA**

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Skorgburg 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-4 Single Family Residential and C-1 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential, for the development of a residential subdivision on approximately ±57 acres generally located south of Lake Sharon Drive, north of Hollis Drive and Custer Drive, east of the Fairview West subdivision, and west Lavina Drive and Trinity Terrace. Case No. ZAPD23-0003 – Oak Ridge Park

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Skorgburg Company, to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040” Master Thoroughfare Plan by removing the proposed Future Collector Roadway connecting Lake Sharon Drive to Hollis Drive. Case No. CPA23-0001

Chair Nelson stated that the Applicant for both Items 3 and 4 had requested to open and continue the Public Hearings to the next Planning and Zoning Commission on November 13<sup>th</sup>.

Chair Nelson opened the Public Hearing at 6:35 PM.

Austin Ortega, 2801 Custer Drive, stated that he liked many aspects of the proposal but asked that the developer decrease the density of the development.

Mike King, 2610 Zachary Drive, went through the history of the site, brought up concerns with traffic, school capacity, and emergency services, and asked that the site be developed under the existing SF-4 zoning rather than as a planned development.

Alanna Fickes, 2712 Cherokee Trail, stated that she was against the proposed planned development and asked that the SF-4 zoning be maintained.

Jared Dale, 2807 Goodnight Trail, stated that he liked the proposed plan overall but that he felt the density was too high and would create additional traffic and strain city services.

Robert Stonecipher, 2520 Meadowview Drive, stated that he felt the site should remain under its current zoning and was against the proposed density.

Commissioner Guck made a motion to continue the Public Hearings for Business Agenda Items 3 and 4 to the Planning & Zoning Commission Meeting scheduled for November 13<sup>th</sup>, seconded by Commissioner Smith.

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

## **F. DIRECTORS REPORT**

Director Dailey informed the Commission that the Hillside development straight zoning case was denied at the October 19, 2023, City Council meeting. She stated that Chair Nelson and Vice-Chair Klingele were re-appointed to the Planning & Zoning Commission in addition to Commissioners Jones and Smith being designated as first and second alternate voting members respectively. She stated that the architectural renderings and elevations for the Parkway Lofts development were approved by City Council.

**G. ADJOURN REGULAR SESSION**

There being no further business before the Commission, the Regular Session was adjourned at 6:46 PM.

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

Chair Nelson called the Workshop Session to order at 6:46 PM.

**I. WORKSHOP AGENDA**

5. Conduct a workshop and hold an informal discussion on housing development trends and demographics.

Melissa Dailey, Director of Development Services, provided a presentation and discussed the current demographic and market trends in Corinth, the metroplex, and throughout the country and how these trends relate to the Comprehensive Plan.

Chair Nelson asked how proposed state legislation to increase density of developments would affect future development.

Dailey stated that if this legislation were passed, this would reduce municipality's ability to limit lot sizes and restrict density.

Chair Nelson asked if this would affect existing zoning districts and neighborhoods.

Dailey stated that she was not sure if there would be grandfathering of existing zoning districts and neighborhoods.

Chair Nelson stated that he felt that they had essentially let the market drive the density in the TOD and other areas, but that he was concerned about how increasing the density elsewhere would affect existing single family residential areas.

Dailey pointed out that large lot houses and styles may not be marketable in the future.

Chair Nelson stated that he was familiar with the neighborhood that was presented and that he appreciated that setbacks had been maintained in this area.

Dailey stated that this was due to it being an existing neighborhood but conceptually in new neighborhoods a new context can be created.

6. Conduct a workshop and hold an informal discussion 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-4 Single Family Residential (detached) and C-1 Commercial to a Planned Development District with a base zoning district of SF-4 Single Family Residential (detached) to accommodate a planned single family neighborhood consisting of multiple lot sizes on approximately ±57 acres generally located south of Lake Sharon Drive, west of Trinity Terrace and Dickinson Drive, north of Custer Road and Meadowview Drive, and east of Zachary Drive. (ZAPD23-0003 Oak Ridge Park)

Michelle Mixell, Planning Manager, provided Staff's presentation and pointed out many aspects of the proposal that were currently being evaluated. She highlighted the tiered layout of the different lot sizes, the

proposed street trees and open space areas, and the modification to the Collector Street currently shown in the Comprehensive Plan.

Chair Nelson asked if the street trees would be within the utility easements.

Mixell stated that Staff was still working through the design elements and that they were working with Public Works to ensure that utilities are not negatively affected.

Commissioner Smith asked if Public Works was looking into how to control the growth of street trees.

Mixell stated that they would be utilizing root barriers, increasing the width of the parkway between the sidewalk, and that the Applicant could speak more to how these trees will be installed and maintained.

John Arnold, Skoburg Company, provided a presentation on behalf of the Applicant and provided a background on current developments they have worked on in Corinth. He explained why they were asking for additional density including the current market and demographic demands, open space and tree preservation requirements, landscaping, detention, and improved architectural features. He went through several of the proposed amenities in the open space including walking trails and an ADA Inclusive Playground. He stated that the existing gas well will be removed 60 days after Skoburg Company finalizes and closes the purchase of the property. He went through the traffic expected to be generated by the development and their proposal to remove the connector street currently on the Master Thoroughfare Plan.

Chair Nelson asked what the setbacks from the street were for the different lots.

Arnold stated that Yellow lots have 25' front setbacks. He clarified that a franchise easement will be between the sidewalk and the house where there are street trees, and root barriers will be provided.

Chair Nelson asked who owned the sidewalks.

Arnold stated that the City owns the sidewalks.

Chair Nelson asked where utilities were planned to be located.

Arnold stated that the majority of utilities would be located under the street.

Chair Nelson asked what the franchise utilities were.

Arnold stated that this was gas, electric, and fiber optic that would be located in the same trench.

Chair Nelson asked if the HOA would maintain and landscape the larger SF lots.

Arnold stated that these lots would have a typical HOA, and that there would be one central HOA for the development.

Chair Nelson asked if the playground included any water features.

Arnold stated that it did not include water features.

Chair Nelson asked if the detention pond was dry.

Arnold stated that the smaller detention pond would definitely be dry and that they were evaluating if a wet detention pond was possible on the larger pond.

Chair Nelson asked if the current density was 5.6 units per acre.

Arnold confirmed this.

Commissioner Guck asked how trash pick-up and mail delivery would function.

Arnold stated that they would utilize central mailboxes, and that trash pickup would function as in a typical neighborhood.

Chair Nelson asked where the central mailboxes would be located.

Arnold stated that they had not picked a location yet.

Commissioner Guck asked if illumination would be included along the trails.

Arnold stated that they would include solar bollards along the trail.

Commissioner Rhule stated that she had concerns with there not being enough parking, was concerned with the density, and felt that there was too much diversity in lot size.

Commissioner Smith asked if the detention ponds were being sized to also accommodate the flow from surrounding areas.

Arnold stated that all flow onto the site was being evaluated and would be addressed.

Commissioner Smith asked how wide the alleys behind the Cottage lots would be.

Arnold stated they would be 12' wide.

Commissioner Smith asked how the visitor parking for the Mews lots was being addressed.

Arnold explained that these alleys were 20' wide and would allow for two-way traffic. Arnold stated that each of these units will have a two-car garage with room for two additional cars in the driveway and that 102 guest parking spaces were provided throughout the development.

Commissioner Smith asked if a few areas could be considered to incorporate additional parking.

Commissioner Bruxvoort asked if additional parking could be included around the park. She asked if some of the cottage lots could be swapped to 50' lots.

Chair Nelson stated that density was the primary concern.

Chair Nelson asked if the HOA would regulate if residents could use their garages for storage.

Arnold stated that they would look into possibly including language in the CCRs.

Commissioner Smith asked that the garage depth be increased from 20' to 24' to allow for larger vehicles.

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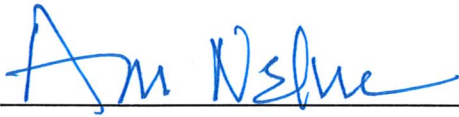
Commissioner Guck thanked the Applicant for working with the Commission and considering some of their ideas.

Commissioner Rhule thanked the residents for coming to the meeting.

**J. ADJOURNMENT**

There being no further business before the Commission, the Regular Session was adjourned at 8:10 PM.

MINUTES APPROVED THIS 13th DAY OF November, 2023.



Alan Nelson, Planning and Zoning Commission Chairman