



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, February 26, 2024, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 26th day of February 2024, 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
Vice-Chair Mark Klingele
KatieBeth Bruxvoort
Adam Guck
Crystin Jones
Chris Smith

Commissioners Absent:

Rebecca Rhule

Staff Members Present:

Melissa Dailey, Director of Planning and Development
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Planner
Deep Gajjar, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:29 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Jones was designated as a voting member.

C. PLEDGE OF ALEGIANCE

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Workshop and Regular Session held on January 22, 2024.
2. Consider the approval of minutes for the Planning & Zoning Commission Workshop and Regular Session held on February 5, 2024.
3. Consider and act on a request by the Applicant, Ridinger Associates, for a Preliminary Plat for the Hillside of Corinth Subdivision, being ±24.189 acres located at 1909 Post Oak Drive. (Case No. PP24-0001)

4. Consider and act on a request by the Applicant, Rockbrook Development, for a Preliminary Plat for the Quarry Townhomes Addition Subdivision, being ± 9.0007 acres located at 3000 Parkridge Drive. (Case No. PP24-0002)
5. Consider and act on a request by the Applicant, Vazquez Engineering, for a Replat of the Corinth 2499 Corners Subdivision, being ± 5.299 acres located at the southwest corner of FM 2181 (Teasley Lane) and FM 2499 (Village Parkway). (Case No. RP24-0001)
6. Consider and act on a request by the Applicant, Mark Brandon Chynoweth, for a Replat of the Holman Addition Subdivision, being ± 2.188 acres located 3408 Parkridge Drive. (Case No. RP24-0002)

Vice-Chair Klingele made a motion to adopt the consent agenda, seconded by Commissioner Guck.

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

E. BUSINESS AGENDA

7. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicants, Goddard School and Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, for the purpose of expanding the boundaries of the Oak Ridge Park Planned Development District 68 (PD-68) to incorporate the approximately ± 1.9 acre tract immediately adjacent and located at 2600 Lake Sharon Drive (Tract 2) into the boundaries of PD-68 for the purpose of zoning Tract 2 to permit the single family or Licensed: Child Care Center use development. (Case No. ZAZPD24-0002 PD-68 Amendment)

Michelle Mixell, Planning Manager, provided a presentation and explained that rather than expanding the boundaries of PD-68, it was determined to establish a separate planned development for the subject site. She stated that this proposal identified two different concept plans; one for a licensed child care facility and one for a single-family development and recommended approval as presented.

Commissioner Guck asked if the standards for the childcare use were based off standards for other childcare uses or if it was based off the single-family zoning.

Mixell explained that they had referenced existing childcare uses but that standards had been adjusted to better coexist with the adjacent single-family properties.

Chair Nelson asked if any screening requirements were required between the child care facility and single-family properties.

Mixell stated that residential adjacency standards would apply, and landscape screening would be required.

Chair Nelson asked what the accessory building would be used for.

Mixell stated that there was some flexibility regarding this standard, as an accessory structure was not being requested by the Applicant and the provision did not need to be included in the PD development standards.

Chair Nelson asked if the term accessory building could apply to a playground or similar structure.

Mixell explained that the term was meant to apply towards a shed or storage structure.

Chair Nelson asked if any taller lights would be included in the parking lot.

Mixell stated that only bollards would be permitted.

Chair Nelson stated that he felt taller lights would help with safety and functionality.

Director Dailey stated that the decision to only permit bollards was based on complaints from a similar facility with standard parking lot lighting. She explained that the proposed bollards would be designed to provide sufficient lighting for the parking lot.

Chair Nelson asked if the density of the Oak Ridge Park development would increase with Option B.

Mixell stated that this option would not impact the density of PD-68 given that it is a standalone PD.

Chair Nelson asked if there were any plans for a drive thru covered drop off area for the day care.

Jeremy Aune, Applicant, stated that there were not any plans for a drive thru drop off area.

Chair Nelson opened the Public Hearing at 6:49 PM.

Chair Nelson closed the Public Hearing at 6:50 PM.

Vice-Chair Klingele made a motion to recommend approval of Case No. ZAPD24-0002 – 2600 Lake Sharon Drive as presented, seconded by Commissioner Guck.

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

8. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Wolverine Interests LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, by rezoning approximately ±4.6 acres generally located at the southeast corner of N. Corinth Street and Walton Drive from PD-21, a Planned Development with a base zoning district of C-2 Commercial, to a Planned Development with a base zoning district of MX-R Mixed Use Residential, for the development of a mixed-use development. (Case No. ZAPD22-0009 – Corinth City Center)

Michelle Mixell, Planning Manager, provided a presentation and recommended approval as presented.

Chair Nelson asked what was hoped to be achieved by the LOMR.

Mixell stated that the Agora Park performed a CLOMR and as such, the City Engineer waived the need for a CLOMR on the subject site and that the LOMR for the subject site would be submitted at the same time as the park's LOMR.

Chair Nelson asked if this drainage channel would normally be dry or if this would be a water feature.

Mixell stated that this channel would have water in it, with a box culvert provided on the north and south side.

Nadia Christian, Applicant, stated that the intent was to preserve this area as an amenity/open space.

Chair Nelson asked if the parking garage would be required to have a total of 495 spaces at a minimum.

Christian stated that they were working with Staff to determine how the parking requirement included in the 380 Agreement would be accommodated in the parking garage.

Chair Nelson asked if the general intent was to have an approximately 500-space parking garage.

Christian confirmed this.

Commissioner Guck asked who would own and maintain the promenade area.

Mixell stated that once the improvements are in place and the property has been purchased, the Applicant would own and maintain this area.

Chair Nelson opened the Public Hearing at 7:09 PM.

Jill Kriesten, 3654 Corinth Parkway, stated that she was pro-development but that she had concerns with traffic in the area.

Austin Ortega, 2801 Custer Drive, stated that he had concerns with adding a train stop in the downtown area.

Chair Nelson closed the Public Hearing at 7:14 PM.

Commissioner Bruxvoort asked if Staff could walk through the general road improvements in the area.

Mixell stated that Shady Shores Road was planned to be widened, that the widening of I-35E was anticipated to begin in the next few years, and that Walton Drive would be widened with on-street parking being added. She stated that Staff was in the process of looking into additional improvements along N. Corinth St as well as the possibility of traffic calming measures along Corinth Parkway.

Chair Nelson asked if a TIA had been performed for the area as a whole.

Mixell stated that she would have to speak with Engineering to confirm this.

Commissioner Guck asked if they could go over the minimum unit size and maximum density.

Mixell stated that the 300 unit minimum was established by the EDC and that the site as a whole was constrained in terms of horizontal growth so vertical growth was the only option.

Commissioner Guck asked if the unit size was being reduced from 800 SF to 650 SF.

Mixell stated that the 800 SF minimum was from a more suburban district and that they were scaling from the most similar district to this proposal.

Vice-Chair Klingele made a motion to recommend approval of Case No. ZAPD22-0009 – Corinth City Center PD as presented, seconded by Commissioner Bruxvoort.

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

9. Conduct a Public Hearing to consider testimony and act on a rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, by amending the boundary of PD-21, as adopted by Ordinance No. 99-03-18-05, to remove approximately ±4.6

acres generally located at the southeast corner of N. Corinth Street and Walton Drive. (Case No. ZAPD23-0004 PD-21 Boundary Amendment)

Michelle Mixell, Planning Manager, provided a presentation and recommended approval as presented.

Chair Nelson opened the Public Hearing at 7:22 PM.

Chair Nelson closed the Public Hearing at 7:22 PM.

Vice-Chair Klingele made a motion to recommend approval as presented, seconded by Commissioner Guck.

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

10. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on City initiated text amendments to Section 2.06.02. – MX-C, Mixed Use Commercial of the City of Corinth Unified Development Code. (Case No. ZTA24-0003 – MX-C Zoning Amendments)

Melissa Dailey, Director of Planning and Development, provided a presentation and recommended approval as presented.

Commissioner Guck asked what kind of incentives could be offered for the environmentally sensitive design elements.

Dailey stated that this could take a number of forms including TIRZ funding.

Commissioner Smith asked if there were any requirements for sustainability certifications such as LEED.

Dailey stated that there were not currently any requirements. She stated that Staff was hoping funding would be provided in the next year to overhaul the UDC and that criteria and incentives for environmentally sensitive designs could be incorporated.

Commissioner Smith asked if wall art would be considered as signage and if this would affect signage maximums.

Dailey stated that wall art would not be considered as signage.

Chair Nelson asked if LED changeable signs would fall into the same category as cabinet signs.

Dailey stated that this would be allowed as a type of sign copy and is addressed in the proposed text.

Vice-Chair Klingele asked if LED signs would be permitted as a window sign.

Dailey stated that neon type signs were permitted as window signs.

Chair Nelson asked if larger style signs would be permitted.

Dailey stated that language could be incorporated to allow for discretion regarding creative signs.

Chair Nelson asked if most of the requirements were to encourage more subjectivity.

Dailey stated that there are objective requirements included but that the overall intent was to encourage creative signage that was compatible and is compatible with the scale and architecture.

Chair Nelson asked how disputes regarding the Planning Director's determination would be handled.

Dailey stated that this would depend on the scenario. A variance is an option.

Commissioner Smith asked if murals were included in the signage section.

Dailey stated that murals and signs were considered separately and that there were not any specific regulations pertaining to murals in the code.

Chair Nelson opened the Public Hearing at 7:57 PM.

Daniel Drews, 3616 Lynchburg Drive, stated that he was pro development but that his main concern was with excessive drainage into Lynchburg Creek.

Chair Nelson closed the Public Hearing at 8:00 PM.

Commissioner Smith recommended that tattoo parlors and vape and paraphernalia shops be listed as prohibited uses.

Chair Nelson asked if a convenience store selling vapes would be permitted.

Dailey stated that permitted uses were based on the primary use and that this scenario would be permitted as a convenience store use.

Commissioner Guck made a motion to recommend approval of Item 10 with the stipulation that vape and vape paraphernalia shops be added to the list of prohibited uses, seconded by Vice-Chair Klingele.

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

11. Conduct a Public Hearing to consider and provide a recommendation to the City Council on a request to amend Section 1, "Provisions and Procedures," and Section 3, "Subdivision Regulations," of the City's Unified Development Code to 1) allow for the administrative approval of certain plat applications by the Director of Planning & Development, 2) allow for Applicants to request multiple 30-day extensions of the time for plat approval, and 3) remove requirement for a new application and new application fee should a plat application be disapproved. (Case No. ZTA24-0002 UDC Platting Amendments)

Miguel Inclan, Planner, provided a presentation and recommended approval as presented.

Commissioner Guck stated that currently plats are approved publicly as part of public record and asked how approval of plats by Staff would enter the Public Record.

Inclan stated that a Staff Report would still be generated with the approval of each plat and that a Record of Action would be provided to the Applicant when the plat is approved or denied. He explained that the public could access the City's Development Dashboard to view current projects.

Commissioner Guck asked if there were any requirements as to how often the dashboard is updated.

Inclan stated that Staff updates the dashboard as regularly as possible and that the goal is to update the Dashboard weekly.

Commissioner Guck stated that he had concerns with accessing decisions on plats by the public.

Chair Nelson stated that public input would still be taking place during the zoning process and that generally plats do not include a public hearing and do not require input from the public.

Inclan confirmed this.

Chair Nelson asked if plats had ever been approved by default by not meeting the 30-day shot clock.

Inclan stated that this had not happened in Corinth but that he had witnessed this happen in other cities. He explained that this also works the other way, where if a proposed plat is submitted and is in good form, Staff could approve it faster administratively rather than waiting for the next P&Z meeting.

Chair Nelson opened the Public Hearing at 8:19 PM.

Chair Nelson closed the Public Hearing at 8:19 PM.

Vice-Chair Klingele made a motion to approve Item 11 as presented, seconded by Commissioner Guck.

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

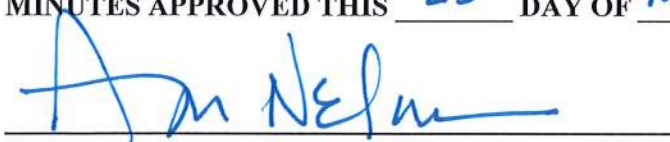
F. DIRECTORS REPORT

Director Dailey thanked Chair Nelson and Commissioner Bruxvoort for attending the Downtown Visioning Workshop held on February 9th and stated that Staff was in the process of preparing a report based on this workshop for the Commission and City Council to review.

G. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 8:21 PM.

MINUTES APPROVED THIS 25 DAY OF MAR 2024, 2024.



Alan Nelson, Planning and Zoning Commission Chairman