

****PUBLIC NOTICE****



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

Monday, November 15, 2021 at 6:30 PM

City Hall | 3300 Corinth Parkway

Pursuant to section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The videoconferencing technology can be accessed at www.cityofcorinth.com/remotesession. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. If you will not be in attendance, you may submit any public hearing questions to Miguel.Inclan@cityofcorinth.com.

AGENDA

A. CALL TO ORDER, ROLL CALL, AND ANNOUNCE A QUORUM PRESENT

B. PLEDGE OF ALLEGIANCE

C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

D. WORKSHOP AGENDA

1. Introduction of new Planning & Zoning Commissioners and Planning & Development Department Staff
2. Hold an orientation related to the duties, responsibilities, and functions of the Planning & Zoning Commission
3. Informal discussion on preliminary draft language amending the text of the Unified Development Code (UDC) Section 4.02.11 – Screening Requirements for Residential and Nonresidential Properties where Nonresidential Construction Abuts Residential Zoning Classifications.

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.

4. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on June 28, 2021.
5. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on July 26, 2021.
6. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on August 23, 2021.

F. BUSINESS AGENDA

7. Consider and make a recommendation to the City Council for the Appointment of a Chair and Vice-Chair for the Planning & Zoning Commission for Fiscal Year 2021-2022.

8. Consider and act upon a Replat of Lot 1, Block A, into Lots 1 - 4, Block A, of the E. Blount Subdivision, being ±21.011 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located north of Lake Sharon Drive, south of Valley View Drive, west of North Corinth Street, and east of Evans Road. (RP21-0001 E. Blount Subdivision Replat)

G. DIRECTOR'S REPORT

9. Director's Report on City Council meeting items from the preceding City Council meetings and other relevant information.

H. ADJOURNMENT

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City's attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

As a majority of the Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, November 12, 2021 at 11:00 AM.**

John S Webb

John Webb, AICP
Director of Planning and Development Services
City of Corinth, Texas

November 12, 2021

Date of Notice

Corinth City Hall is wheelchair accessible. Person with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE



CITY OF CORINTH

Staff Report

Meeting Date:	11/15/2021	Title:	Informal Discussion of Draft Text Language Amending Masonry Screening Wall Requirements
Ends:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input type="checkbox"/> Owner <input type="checkbox"/> Customer <input type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input checked="" type="checkbox"/> Governance Policy <input type="checkbox"/> Ministerial Function		

Item/Caption

Informal discussion on preliminary draft language amending the text of the Unified Development Code (UDC) Section 4.02.11 – Screening Requirements for Residential and Nonresidential Properties where Nonresidential Construction Abuts Residential Zoning Classifications.

Item Summary/Background/Prior Action

At the October 21st City Council Workshop, staff provided a briefing in regard to amending UDC Section 4.02.11 to permit alternative options to the requirement that all nonresidential construction abutting residential zoning classifications install a 6’ masonry screening wall along the property line.

Council discussed the following key points and directed staff to discuss this item with the Planning and Zoning Commission to receive feedback prior to initiating the formal public hearing process.

Key Points:

- Design alternatives to the masonry screening wall requirement would be appropriate in certain instances considering character of a property or area, unique site conflicts, the intensity of the nonresidential use, or where it is not a “best practice” to require a masonry wall given the uniqueness of the situation and proposed site design. Examples:
 - Enterprise Car Rental project currently under construction where the strict application of the masonry wall requirement created a “no man’s land” between a masonry wall an existing fence line/tree line on the abutting residential boundary.
 - Low intensity uses such as one-story office buildings that may not necessitate a masonry wall to provide adequate screening.
 - Projects where interconnectivity among land uses is desired to promote walking and a more urban development pattern, such as the area envisioned for Agora at Corinth.
- Alternative design options included:
 - Opaque vegetative screens (living screen), berms, combination of masonry wall, decorative metal with vegetative screen.
 - No screening requirement based on uniqueness of an area e.g., Agora where the interconnectivity of uses and walkability may be impeded by the strict requirement to install a masonry wall, or any screening.
- While a vegetative screen requires maintenance, it is typically less expensive to install and provides a more appealing screen.

- Permit the alternative design options on a city-wide basis for all nonresidential construction when abutting residential zoning classification uses considering the defined evaluation criteria listed in the Alternative Compliance process.
- Establish an Administrative review and approval process (staff level) with option to defer to the City Council.

Staff Recommendation/Motion

N/A



**PLANNING & ZONING COMMISSION SPECIAL SESSION
AND REGULAR SESSION MEETING - MINUTES**

Monday, June 28, 2021 at 6:00 PM

City Hall | 3300 Corinth Parkway

Pursuant to section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The videoconferencing technology can be accessed at www.cityofcorinth.com/remotesession. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. If you will not be in attendance, you may submit any public hearing questions to Miguel.Inclan@cityofcorinth.com.

A. CALL A SPECIAL SESSION TO ORDER, ROLL CALL, AND ANNOUNCE A QUORUM PRESENT

Chair Brian Rush called the Special Session to order at 6:05 PM.

Commissioners present: Chair Brian Rush, Vice Chair Wade May, Cody Gober, Jennifer Olive, Rodney Thornton, Billy Roussel.

The Commission convened into closed session.

B. PLEDGE OF ALLEGIANCE

C. CLOSED SESSION

The Planning & Zoning Commission will recess into closed session to consider the following matters pursuant to Chapter 551 of the Texas Government Code.

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

Item I 3

D. RECONVENE INTO REGULAR SESSION, CALL REGULAR SESSION TO ORDER AT 6:30 P.M. AND ANNOUNCE A QUORUM PRESENT

The Planning & Zoning Commission reconvened in Regular Session at 6:56 PM.

E. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Roussel was designated as the Alternate Member.

F. CITIZENS COMMENTS

In accordance with the Open Meetings Act, the Commission is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments

will be limited to three (3) minutes. Comments about any of the published agenda items are appreciated by the Commission and may be taken into consideration at this time or during that agenda item. All remarks and questions addressed to the Commission shall be addressed to the Commission as a whole and not to any individual members thereof. Section 30.041B Code of Ordinances of the City of Corinth.

Tiffany Sanford, 1305 Ardglass Trail, stated that she is not in favor of the proposed rezoning. She stated that her concern was that the applicant wants this proposal to be treated as a multifamily property. She further stated her concerns are the parking space allotment being insufficient for the development, and that she was concerned about the proposed roundabout being unsafe for students walking in the area.

Theresa Goughan, 1400 Ballycastle Lane, stated that she was less than 200 feet from the development, and stated that she had concerns about traffic generated by this development becoming a danger for children walking to school. She had concerns about the accuracy of the traffic study being done when many people are working from home and students may not be all attending school in person. She stated that this does not fit the surrounding neighborhood, which is a country club neighborhood. She stated that with the dog park being too close to her home would not give her peace. She stated that opening Rye Road would add traffic to the Larkspur subdivision. She asked that something more fitting for a country club neighborhood be placed at the location.

Chris Nader, Valderamma Lane, stated that her biggest concern is that Rye Road not be connected and that their subdivision be left independent. She stated that the people have already invested in the neighborhood and there was no need to cannibalize the existing neighborhood for new residents. She stated that nobody has had any issues getting in and out of the existing neighborhood. She stated that the basic thing the City of Corinth needs to realize is that they already have citizens that purchased in this neighborhood and that this is going to be a problem with traffic in the area.

G. DIRECTOR'S REPORT

- 1. Director's Report on City Council meeting items from the preceding City Council meetings and other relevant information.

Director Beadle informed the Commission that the Boards and Committees dinner is scheduled for August 26th.

Applications for P&Z are open, and interviews will be conducted on September 8 & 9. She stated that the Commissioners up for reappointment have been notified.

H. 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.

- 2. Consider and act upon approval of minutes from the Planning & Zoning Commission Meeting held on April 26, 2021.

Motion by Vice Chair Wade May, seconded by Commissioner Olive, to approve the minutes of the April 26, 2021 meeting.

Motion carried unanimously: 5-yes, 0-no.

I. BUSINESS AGENDA

- 3. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request to amend the zoning classification from PD-6 Planned Development District, Ordinance

No. 87-12-17-24, for Two Family Garden Homes and PD 24 Planned Development District, Ordinance No. 99-12-16-45 for Two Family Garden Homes, Townhomes, and Neighborhood Shopping to PD Planned Development District with a base zoning district of MF-1 Multi-Family Residential, on approximately 24.595 acres of land within the A.H. Serren Survey, Abstract No. 1198 and the B. Merchant Survey, Abstract No. 800, City of Corinth, Denton County, Texas. The property is generally located at the northwest corner of Lake Sharon Drive and Oakmont Drive and east of FM 2499. (Avilla Fairways PD ZAPD20-0004)

Director Beadle presented the item to the Commission, stating that she would recap the concerns raised in the February meeting and how staff is addressing the concerns.

Ms. Beadle stated that one of the concerns raised is that the proposal does not comply with the comprehensive plan, and presented the development concept statement from the original Oakmont Master Plan approved as an ordinance in 1987, which called for a variety of land uses including multi-family.

Ms. Beadle explained to the Commission that the subject tracts fall under cumulative zoning, and showed the Commission how cumulative zoning permits uses permitted by a lesser-intensive land use in higher-intensity land use districts.

Ms. Beadle provided an overview of the comprehensive planning process in Corinth and the Mixed Residential Place Type identified in the Future Land Use Plan, which permits a range of residential uses including multi-family. She explained that the development is labeled multi-family due to it being a number of units within one single lot. She informed the Commission that staff had reviewed articles by the Wall Street Journal and the Urban Land Institute which identified this type of development as being part of the missing middle-housing options that communities must address to provide housing options for residents.

Ms. Beadle explained to the Commission that the golf course serves as a buffer and that elements from the reading materials provided to the Comprehensive Plan committee are included in this proposal.

Ms. Beadle stated that a Traffic Impact Analysis was commissioned by the City which evaluated the options residents provided. She further stated that the results of the study identified that the current infrastructure supports the Applicant's proposal, and that staff could not recommend options that went against the Unified Development Code, subdivision regulations, and the Comprehensive Plan.

Ms. Beadle stated that should detention be required, four buildings will be eliminated to construct sufficient detention. She informed the Commission that the development would not be permitted to discharge more storm water than what is currently discharged.

Ms. Beadle stated that the school has been zoned for more dense land uses since 1987 and they were informed by mail both in February and for this meeting.

Ms. Beadle informed the Commission that the dog park had been relocated further south from its previous location.

Ms. Beadle showed proposed elevations and architectural elements including roof pitch, facade materials, decorative fencing, in addition to the construction of sidewalks and trails, and the dedication of right-of-way.

Ms. Beadle explained that the roundabout is part of the Master Thoroughfare Plan, and not a part of this development.

Ms. Beadle stated that the developer hosted a series of neighborhood meetings with residents.

Ms. Beadle reiterated that the development complies with the Comprehensive Plan.

Ms. Beadle provided the Commission with the dates the public notifications were published and mailed.

Commissioner Gober asked for an explanation of the level of service E as described in the presentation.

John Lough, Consulting Engineer, explained the ratings system to the Commission, stating that this system is not like the A-F system in school.

Commissioner May asked for more details about the E level of service.

Mr. Lough stated that the level of service is taken from the busiest 15 minutes of the busiest hour of the morning and the evening.

Chair Rush asked if an adjustment was made due to the pandemic.

Mr. Lough stated that they used 2019 data which was the latest available, and that adjustments for growth were made.

Josh Eadie, Development Manager for NexMetro Communities, provided a presentation to the Commission.

Mr. Eadie stated that their target clients are renters by choice, and gave more information on the requirements that clients must meet.

Mr. Eadie provided more information on the profile of the residents of their existing developments.

Chair Brian Rush opened the Public Hearing.

After a considerable amount of comments from the public in person and via videoconference, the Chair closed the Public Hearing.

Commissioner Gober asked Mr. Eadie for clarification regarding the tree count visually represented versus what would be constructed.

Mr. Eadie stated that this is a preliminary concept plan and not a landscape plan. He stated that they will comply with all urban forestry and landscape requirements.

Commissioner Gober asked about the wrought iron fence, stating that his personal opinion would be for an actual brick fence to be built there, because of uncertainty as to the appearance. He stated he preferred a full masonry wall versus wrought iron.

Mr. Eadie stated that they would rather have a wrought iron fence to audit the backyards of the proposed residences to ensure that nothing prohibited is done. He stated that a wrought iron fence is a better maintenance item than a full masonry wall. He stated that masonry columns or pilasters have been requested in other projects and they would be open to do that in this project.

Commissioner Gober asked if all fences in the project would be wrought iron.

Mr. Eadie stated that the fences along the interior and outer streets would be board on board, and the wrought iron fence would be along the 13th hole.

Commissioner Olive expressed concern about the durability of the materials and the appearance.

Mr. Eadie stated that the materials used are quality materials and if there were any concerns about elevations they are open to change them.

Commissioner Olive stated that she believed the siding does not appear characteristic to the area.

Commissioner May asked if any other properties owned by Avilla were next to a golf course.

Mr. Eadie stated that none in Texas but one in Colorado is next to a golf course.

Commissioner May stated that the elevations in the Justin project shown do not mimic the proposed appearance, which is a concern from residents.

Mr. Eadie stated that it was a fair assessment and that materials could change if requested.

Commissioner May stated that expectations are different in this area.

Mr. Eadie stated that the applicant would be willing to change the materials if requested.

Chair Rush asked for clarification on Rye Road and how this would serve this development.

Mr. Eadie stated that this is to assist in circulation in the area, and that it was not entirely necessary for the project, which is why they proposed other options such as closing it or a crash gate. He stated that they stand in the middle in terms of a decision regarding Rye Road.

Commissioner Gober asked City Staff to explain how frequently the existing PD is looked at to ensure that it is still acceptable.

Director Beadle stated that it was zoned in 1987, and property rights and legal challenges would be obstacles to opening existing zoning districts to verify viability. She stated that once an applicant requests zoning and it is approved through ordinance, that is their right.

Commissioner Gober asked if the Traffic Study is available to the public.

Director Beadle stated that the Traffic Study is available as an appendix to the agenda packet published on Friday, and clarified the number of letters of opposition and support.

Commissioner Gober asked Director Beadle to clarify the role of the Commission.

Director Beadle stated that the role of the Commission is to evaluate requests for plats and zoning against the Comprehensive Plan and their role is to provide a recommendation to the City Council. She stated that their recommendations would go to the City Council for review.

Vice Chair May asked when the Unified Development Code was published.

Director Beadle stated that it is a living document, and that sections have been amended. She stated that staff constantly monitors the regulations, new trends, and adopts new standards. She provided the example of adopting the integrated storm water management standards.

Vice Chair May asked for clarification regarding evaluating Planned Developments.

Director Beadle stated that staff does not initiate reviews of planned developments and that zoning applications come from landowners.

Vice Chair May asked why the applicant requested multi-family.

Director Beadle stated that the applicant requested MF-1 zoning for a variety of reasons, stating that the proposed density is less than what is allowed by the MF-1 zoning district.

Vice Chair May asked if anyone could develop multi-family at the site by right.

Director Beadle stated that for the portion designated as neighborhood shopping could be developed into multi-family at 24 units per acre without requiring review by the Commission or City Council.

Vice Chair May asked if the city provides notification to developers about land being available.

Director Beadle stated that the city does not.

Vice Chair May asked about the function of Rye Road.

Director Beadle provided explanation of what factors are considered regarding planning consideration for streets.

Commissioner Olive asked about what are the plans for the intersection of Lake Sharon Drive and FM 2499.

Director Beadle stated that the City has funded its portion, and is working with Denton so they can fund their part of the proposed traffic signal. She stated that TxDOT has approved the traffic signal and it is estimated to be installed in 2 years.

Chair Rush asked the applicant if parking was assigned.

Mr. Eadie stated that parking was not assigned and that every car belonging to a resident would be registered, and that cars belonging to guests would be towed if parked improperly. Mr. Eadie made a mention of gates being installed.

Chair Rush asked the applicant to clarify his comment about gates.

Mr. Eadie stated that gates are not planned for this project but it would be a concession if requested.

Director Beadle stated that it was the city's preference not to have gates and that building a masonry wall as opposed to a wrought iron fence would be detrimental to the existing trees not contemplated to be removed in this plan.

Commissioner Gober asked for clarification regarding visitor parking rules.

Mr. Eadie stated that all cars, even visitors would need to be registered if staying for longer than a day.

Commissioner Thornton asked the applicant about guest registration.

Mr. Eadie stated that all is automated through an app and that guests and vehicles could be registered through the app and that all problems are addressed immediately.

Motion by Commissioner Thornton to deny the proposal.

Motion fails due to lack of second.

Motion by Vice Chair May to approve the application as presented with the material modifications as discussed, with the usage of rock and brick facia with no hardi-board. Seconded by Commissioner Gober.

Motion carried: 4-yes; 1-no

Yes: May, Gober, Olive, Rush

No: Thornton

J. ADJOURNMENT

There being no business before the Commission the meeting was adjourned at 9:35 PM.



PLANNING & ZONING COMMISSION MEETING - MINUTES
Monday, July 26, 2021 at 6:30 PM
City Hall | 3300 Corinth Parkway

Pursuant to section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The videoconferencing technology can be accessed at www.cityofcorinth.com/remotesession. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. If you will not be in attendance, you may submit any public hearing questions to Miguel.Inclan@cityofcorinth.com.

A. CALL TO ORDER, ROLL CALL, AND ANNOUNCE A QUORUM PRESENT

Vice Chair Wade May called the meeting to order at 6:30 P.M.

All members are present and are voting members.

B. PLEDGE OF ALLEGIANCE

C. DIRECTOR'S REPORT

1. Director's Report on City Council meeting items from the preceding City Council meetings and other relevant information.

Director Helen-Eve Beadle informed the Commission that the Avilla Fairways rezoning application was not approved by the City Council.

She stated that invitations for the Annual Board and Commissions Banquet were emailed to them, and that formal invitations are in their places.

She informed the Commission that applications for the Planning & Zoning Commission are due to the City Secretary and interviews will be held in September. Commissioners who would like to serve another term are required to reapply.

She let the Commission know that the North Central Texas Council of Governments is holding a Planning & Zoning Workshop on August 19 and 20 and asked the Commission to inform her if they would like to attend.

D. BUSINESS AGENDA

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request to amend the zoning classification on an approximate 20.859 acres of land within the H. Garrison Survey, Abstract No. 507, City of Corinth, Denton County, Texas. The property is generally located at the southwest corner of Interstate 35E and Corinth Parkway. An approximate 19.9863 acres of the tract is currently zoned as MX-C Mixed Use Commercial and an approximate .8727 acres of the tract does not currently have a zoning designation but is subject to the SF-1 zoning district regulations per the Unified Development Code. The proposed rezoning would result in the entire tract being designated as PD, Planned Development District with a base zoning of MX-C Mixed Use Commercial. (The Parkway District ZAPD21-0001)

Director Beadle presented the item to the Commission.

She stated that the project is a mixed-use development located at the southwest corner of I-35E and Corinth Parkway. The site is relatively flat, treed, with Lynchburg Creek traversing the southern boundary.

She stated that the purpose of the request is to amend the zoning from the current Mixed-used Commercial, MX-C, to a PD with a base zoning of MX-C.

She provided the Commission with a background on the project, which is considered a catalyst piece in the City's Mixed Use Transit Oriented District. She stated that the City of Corinth Strategic Plan and Comprehensive Plan adopted a vision to attract high quality development with a variety of uses and place types.

She provided more information of the parcels composing the proposed development, which are now owned by the Economic Development Corporation.

She also informed the Commission that this district combines several elements of the Mixed-Use Transit Oriented District place type outlined in the Future Land Use and Development Strategy of the Envision Corinth Comprehensive Plan and provided examples of the intent of this place type.

Director Beadle then presented the Concept Plan to the Commission, providing information on each of the blocks that compose this development. She stated that the five land use blocks include sit down restaurants, an 80 room hotel, higher density urban lofts, townhomes, and a park and trail system. The development will have a pedestrian promenade connecting the northeast area of the property to the southern boundary at the park and open space.

She provided the Commission with a breakdown of the land uses proposed for each block and their acreage, including the right-of-way. She also provided a brief overview of access, transportation and parking, informing the Commission that the street sections and parking design are designed to encourage walkable areas.

She stated that evaluating the industry standard parking ratio, with the location of the site being within half a mile of a future rail stop, results in an appropriate parking ratio for the proposed multi-family development.

She also provided information on parks, trees and open space standards. Each block will have landscape buffers, trees will be planted based on Unified Development Code standards, and there will be a tree preservation area that will serve as a buffer and transition from the neighborhood to the north and west of the site.

She also informed the Commission that the applicant is proposing unique materials and architectural standards for this site, all of which comply with current building codes. She provided a more detailed breakdown of these architectural standards, that permit for a higher-end development with varying features different from what is commonly seen in other places.

She presented the proposed signage for the development, which encourages the use of multi-tenant monument signs visible from I-35E. She stated that these multi-tenant signs could go up to 30 feet in height.

She then clarified that there are certain items that are not covered by the zoning process but that are a common concern for residents. She stated these include stormwater, floodplain, and wetland management. She stated that the City is working with the Federal Emergency Management Agency to remove homes

from the floodplain, and that this development cannot contribute to the flooding problems. She mentioned that this project will comply with all flood management standards, including a drainage assessment, detention, and flood protection.

She also presented a list of other non-zoning related development regulations that the development shall comply.

Director Beadle then provided an assessment of the application's compliance with the Comprehensive Plan, and the public notification process as required by the Unified Development Code and the Texas Local Government Code. She also provided information on the neighborhood meeting and the attendance numbers for this meeting.

Director Beadle recommended approval as presented.

Austin Gray, representing Realty Capital Management L.P., spoke to the Commission in favor of the project and presented the project to the Commission.

Commissioner Cody Gober asked if the rendering shown in the presentation would be what the project would look like.

Gray responded in the affirmative.

Commissioner Roussel asked whether light pollution is considered with this project in its proximity to the neighborhood.

Gray responded that the project was not in that detail yet, supported by Tim Coltart, another representative of Realty Capital.

Director Beadle provided a brief overview of lighting regulations and stated the applicant shall comply.

Commissioner Olive asked if the HVAC units will be shielded.

Gray stated they would be shielded.

Commissioner Olive asked where the balconies would be facing, and whether some would face the street.

Gray answered that there will be balconies facing the street.

Commissioner Olive expressed concern about angled parking.

Dan Quinto, Realty Capital, stated that angled parking takes less space and facilitates movement. He stated that a pickup truck is used as a model for parking spaces.

Commissioner Olive asked if there is a buffer between parking for the townhomes and the trail.

Gray stated that there will be tandem spaces behind the garages, and that the townhomes are proposed to have an alley in the rear for access. He stated that the grading would be evaluated during the site planning process.

Vice Chair May opened the public hearing.

Rebecca Ruhle, 1904 Sharon Drive, stated that she was excited about the project and that it was a better fit over what had been previously proposed for that site before. She stated that she did not notice the signs for the neighborhood meeting until the day of the meeting. She expressed that though the results of the

survey show that residents want more retail and services, this project focuses on adding more residences. She stated that she has concerns regarding drainage issues existing in the area and would like the City to be forward thinking with concepts such as permeable parking. She also stated that she did not feel the hotel was good in that location.

Denise Wetzel, Meadows Drive, stated that while she will not be directly affected by the project, she feels that the proposed height of the multifamily would be too high. She also had concerns regarding the parking deck and the purpose of the buildings in Block C. She also had a question on the colors and stated that they she felt the colors would be boring colors and to avoid monotonous colors. She wished that the developer could acquire the property all the way to Lake Sharon.

Vice Chair May closed the public hearing.

Commissioner Olive asked for the timeline for the crosswalks under the highway.

Director Beadle stated that the pedestrian connections are already constructed on the west side of that intersection.

Commissioner Olive also asked if there were concerns with sidewalks being close to a high-speed corridor.

Director Beadle stated that she had no concerns.

Vice Chair May asked if the Economic Development Corporation owned all of the parcels.

Director Beadle answered that it does.

Vice Chair May asked who owned the property to the south of this site, and whether that site to the south would eventually develop cohesively with this development.

Director Beadle stated that the property to the south is not owned by the EDC, but that both are under the Mixed Use TOD place type, and that a PD would be necessary, which must comply with the high standards expected of the current property being discussed.

Vice Chair May asked about the floodplain management in the site.

Director Beadle stated that the floodplain evaluation through FEMA is being performed later this week.

Vice Chair May expressed that this is a major concern for the area.

Director Beadle informed Commissioner Olive that screening of mechanical equipment would be required through landscaping or a wall.

Vice Chair May asked the applicant to clarify the parking for the site, including the parking deck.

Austin Gray provided more details on the parking design and layout for the property.

Vice Chair May asked the applicant what is their level of confidence that they can attract quality restaurants to the site.

Gray responded that they have good relationships with several retails and restaurants.

Commissioner Olive asked about the signage for the development and whether the additional signage on Corinth Parkway would be necessary with the pylon sign along I-35E.

Tim Coltart responded that this is about placemaking and directing traffic appropriately around the site. The signs will be different throughout the development to establish a scene and that the signs will be consistent in color, font and logo.

Commissioner Roussel asked about the type of hotel envisioned for the site.

Gray responded that they are in talks with a dual-brand hotel developer for a select-service development which would include a full-service and long-term stay component.

Motion by Commissioner Gober to recommend approval as presented. Seconded by Commissioner Roussel

Motion carried unanimously 5-yes; 0-no.

E. ADJOURNMENT

There being no business before the Commission, the meeting was adjourned at 7:44 PM.



PLANNING & ZONING COMMISSION MEETING - MINUTES

Monday, August 23, 2021 at 6:30 PM

City Hall | 3300 Corinth Parkway

Pursuant to section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The videoconferencing technology can be accessed at www.cityofcorinth.com/remotesession. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. If you will not be in attendance, you may submit any public hearing questions to Miguel.Inclan@cityofcorinth.com.

A. CALL TO ORDER, ROLL CALL, AND ANNOUNCE A QUORUM PRESENT

Vice Chair Wade May called the meeting to order at 6:37 PM.

Commissioners Present: Vice Chair Wade May, Cody Gober, Billy Roussel III, Rebecca Rhule, Rodney Thornton (virtual attendance).

A quorum was present.

B. PLEDGE OF ALLEGIANCE

C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

All Commissioners present were designated as voting members.

D. BUSINESS AGENDA

1. Consider and act upon an application for a Replat for Lot 1R, Block A of the Anchor Bay Storage Addition Subdivision, being ±18.94 acres, situated in the L.H. Bates Survey, Abstract Number 204, within the City of Corinth, Denton County, Texas. The property is located at 2750 Shady Shores Road. (RP21-0004 Anchor Bay Storage Addition Subdivision)

Miguel Inclan, Planner, presented the item to the Commission and provided an overview of the site.

Mr. Inclan added that there were comments that were not originally present in the Staff report that would need to be addressed by the Applicant before submitting the Replat for final approval.

Mr. Inclan recommended that the Planning & Zoning Commission approve the item as presented subject to conditions.

Motion by Commissioner Thornton, seconded by Commissioner Roussel, to Approve the Replat for Anchor Bay Storage Addition Subdivision subject to the condition that the Applicant shall satisfactorily address all Staff Review Comments as presented in the Staff Presentation and Staff Report, the Business Compliance Actions for Life Safety and Platting Issues as outlined in the Code Compliance Agreement, and the plat shall not be filed until all conditions have been completed, inspected, and approved by the City.

Motion carried unanimously: 5-yes; 0-no.

E. ADJOURNMENT

There being no business before the Commission, the meeting was adjourned at 6:47 PM.



CITY OF CORINTH
Staff Report

Meeting Date:	11/15/2021	Title:	Blount Subdivision Replat (RP21-0001)
Ends:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Governance Focus:	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

Item/Caption

Consider and act upon a Replat of Lot 1, Block A, into Lots 1 - 4, Block A, of the E. Blount Subdivision, being ±21.011 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located north of Lake Sharon Drive, south of Valley View Drive, west of North Corinth Street, and east of Evans Road. (RP21-0001 E. Blount Subdivision Replat)

Item Summary/Background/Prior Action

The purpose of this Replat is to subdivide the 1-lot property into four lots for the purpose of conveyance of property to Meritage Homes, developers of the Ashford Park Planned Development (PD-57, approved by City Council on February 18, 2021). The Blount family will retain ownership of the proposed Lot 2, Block A, while Lots 1, 3, and 4, Block A, will be conveyed to Meritage Homes.

This Replat had been considered by the Planning & Zoning Commission on March 22, 2021. At that time, the proposal was to subdivide the 1-lot subdivision into three lots for the purposes stated above. The Commission voted to approve the Replat subject to conditions. The Applicant is requesting reconsideration of the Replat to add Lot 4 for purposes of conveyance and reserving said Lot 4 for future landscaping and ROW dedication. Adding Lot 4 will ensure compliance with zoning requirements at the time of construction of the Parkridge Drive extension during Phase 1 of the Ashford Park development.

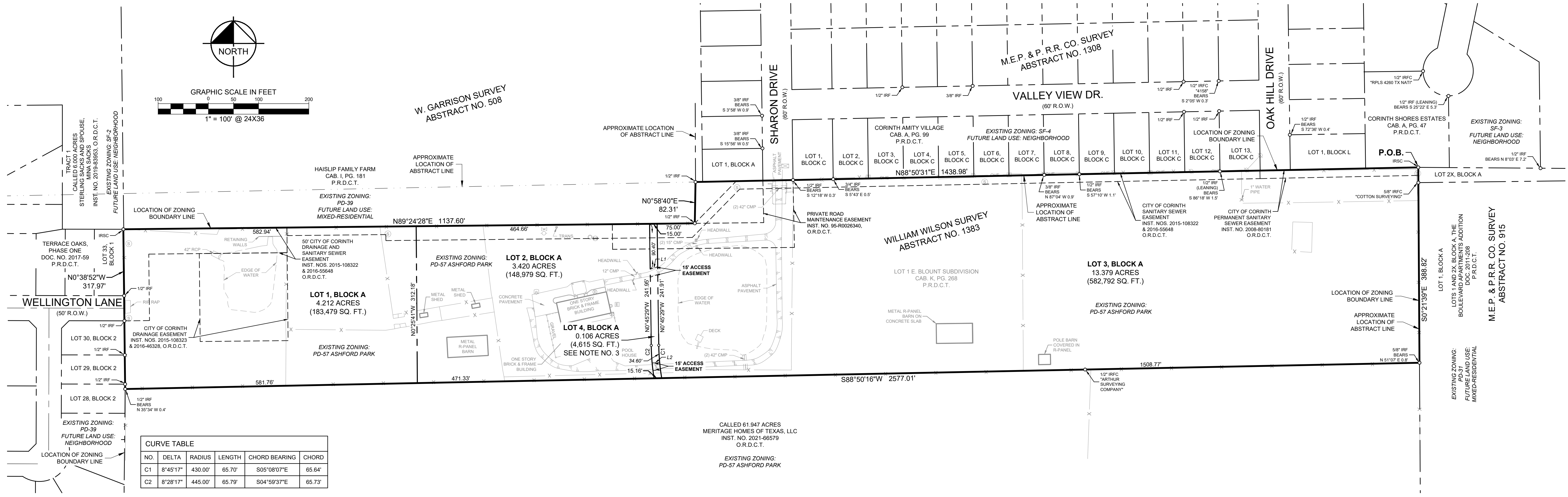
Because the Replat has not been filed for recordation at Denton County, it is considered a resubmittal and continuation of the original case, RP21-0001.

Per Chapter 212 of the Texas Local Government Code, all plat resubmittals must be acted upon by the Planning & Zoning Commission within 15 days from the date the City of Corinth received a resubmittal. Therefore, action must be taken at this meeting or the Replat will be deemed automatically approved.

Staff Recommendation/Motion

The approval conditions previously set by the Planning & Zoning Commission have been successfully addressed by the Applicant. The revised Replat meets the requirements of the Unified Development Code and all applicable regulations as reviewed by Planning & Development staff.

Staff recommends the following motion: **Motion to approve the E. Blount Subdivision Replat (RP21-0001) as presented.**

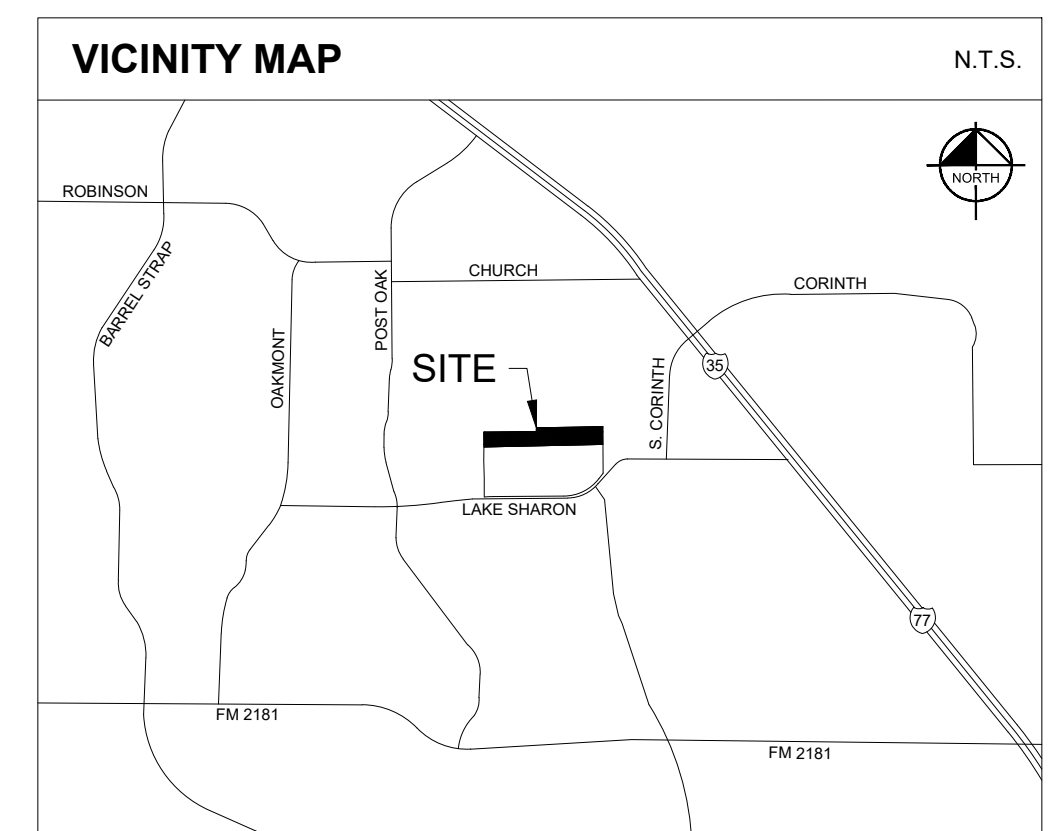


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°45'17"	430.00'	65.70'	S05°08'07"E	65.64'
C2	8°28'17"	445.00'	65.79'	S04°59'37"E	65.73'

- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849329.
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 481210389H, for Denton County, Texas and incorporated areas, dated June 19, 2020, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Lot 4, Block A is being created for the purpose of conveyance. It shall be reserved for future landscaping and Right-of-Way only.

LEGEND	
(E)	ELECTRIC BOX
(G)	GUY ANCHOR
(U)	UTILITY POLE
(A)	AIR UNIT
(B)	BASKET BALL GOAL
(I)	IRRIGATION VALVE
(RF)	IRON ROD FOUND
(CMP)	CORRUGATED METAL PIPE
(RSP)	REINFORCED CONCRETE PIPE
(O.R.D.C.T.)	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
(P.R.D.C.T.)	PLAT RECORDS OF DENTON COUNTY, TEXAS

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	STORM SEWER LINE
---	OVERHEAD UTILITY LINE
---	OH
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT



REPLAT
E. BLOUNT SUBDIVISION
LOTS 1, 2, 3 AND 4, BLOCK A

21.011 ACRES

WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
CITY OF CORINTH, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 100'	SG	KHA	NOV. 2021	061179290	1 OF 2

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-928
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240
P. (972) 770-1300
Contact: Bryan Moody, P.E.

OWNER / APPLICANT:
Meritage Homes
8840 Cypress Waters Blvd.
Dallas, TX 75092
P. (972) 580-6302
Contact: Matthew Paggiora

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

We, MERITAGE HOMES OF TEXAS, LLC, DARLENE S. BLOUNT, AND ELMO M. BLOUNT, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the William Wilson Survey, Abstract No. 1383, City of Corinth, Denton County, Texas, and being all of Lot 1 E. Blount Subdivision, according to the Final Plat thereof recorded in Cabinet K, Page 268 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1, common to the northwest corner of Lot 2X, Block A of The Boulevard Apartments Addition, according to the Final Plat thereof recorded in Document No. 2011-208 of the Plat Records of Denton County, Texas, being on the southerly line of Corinth Shores Estates, according to the plat thereof recorded in Cabinet A, Page 47 of the Plat Records of Denton County, Texas;

THENCE South 0°21'39" East, departing the southerly line of said Corinth Shores Estates, along the easterly line of said Lot 1, the westerly line of said Lot 2X and the westerly line of Lot 1, Block A of said The Boulevard Apartments Addition, a distance of 388.82 feet to the southeast corner of said Lot 1, common to the northeast corner of a called 61.947 acre tract of land described in a deed to Meritage Homes of Texas, LLC, as recorded in Instrument No. 2021-66579 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod found for witness bears North 51°07' East, 0.8 feet;

THENCE South 88°50'16" West, departing the westerly line of said Lot 1, Block A, along the southerly line of said Lot 1, the northerly line of said 61.947 acre tract, a distance of 2577.01 feet to the southwest corner of said Lot 1, common to the northwest corner of said 61.947 acre tract, being on the easterly line of Terrace Oaks, Phase One, according to the plat thereof recorded in Document No. 2017-59 of the Plat Records of Denton County, Texas, from which, a 1/2 inch iron rod found for witness bears North 35°34' West, 0.4 feet;

THENCE North 0°38'52" West, along a westerly line of said Lot 1 and the easterly line of said Terrace Oaks, Phase One, a distance of 317.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, common to the northeast corner of said Terrace Oaks, Phase One, being on the southerly line of a called 6.000 acre tract of land described as Tract 1 in a deed to Sterling Sacks and spouse, Mina Sacks, as recorded in Instrument No. 2019-83953 of the Official Records in Denton County, Texas;

THENCE North 89°24'28" East, along a northerly line of said Lot 1 and the southerly line of said 6.000 acre tract, passing at a distance of 0.80 feet a fence post corner found for the southeast corner of said 6.000 acre tract, common to the southwest corner of Haislip Family Farm, according to the plat thereof recorded in Cabinet I, Page 181 of the Plat Records of Denton County, Texas, and continuing along the same course and along the southerly line of said Haislip Family Farm, for a total distance of 1137.60 feet to a 1/2 inch iron rod found for the southeast corner of said Haislip Family Farm, common to an ell corner of said Lot 1;

THENCE North 0°58'40" East, along a westerly line of said Lot 1 and the easterly line of said Haislip Family Farm, distance of 82.31 feet to a 1/2 inch iron rod found for the northerly northwest corner of said Lot 1;

THENCE North 88°50'31" East, departing the easterly line of said Haislip Family Farm, along a northerly line of said Lot 1, the southerly line of Corinth Amity Village, according to the plat thereof recorded in Cabinet A, Page 99 of the Plat Records of Denton County, Texas, and the southerly line of Corinth Shores Estates, according to the plat thereof recorded in Cabinet A, Page 47 of the Plat Records of Denton County, Texas, a distance of 1438.98 feet to the POINT OF BEGINNING and containing 21.011 acres (915,250 square feet) of land, more or less.

And designated herein as the E. BLOUNT SUBDIVISION, LOTS 1, 2, 3 AND 4, BLOCK A Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: Meritage Homes of Texas, LLC, an Arizona limited liability company

Name: _____

Title: _____

Date: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he is _____, and that he is authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public, State of Texas

Owner: _____

Name: Elmo M. Blount, an individual

Date: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for The State of Texas, on this day personally appeared Elmo M. Blount, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he is Elmo M. Blount, and that he is authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public, State of Texas

Owner: _____

Name: Darlene S. Blount, an individual

Date: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for The State of Texas, on this day personally appeared Darlene S. Blount, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she is Darlene S. Blount, and that she is authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public, State of Texas

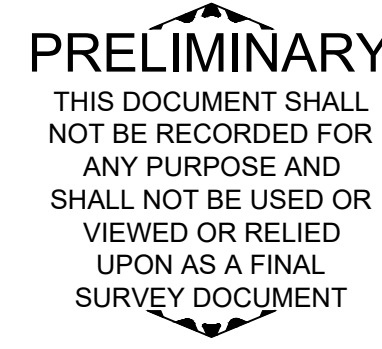
SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylvania Gunawan, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

Date: _____



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Sylvania Gunawan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public, State of Texas

CERTIFICATE OF REPLAT APPROVAL

APPROVED this, the _____ day of _____, 2021, by the City of Corinth, Texas.

Chairman, Planning and Zoning Commission
City of Corinth, Texas

Witness by hand this _____ day of _____, 2021.

City Secretary
City of Corinth, Texas

REPLAT E. BLOUNT SUBDIVISION LOTS 1, 2, 3 AND 4, BLOCK A

21.011 ACRES

WILLIAM WILSON SURVEY, ABSTRACT NO. 1383 CITY OF CORINTH, DENTON COUNTY, TEXAS



6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	SG	KHA	NOV. 2021	061179290	2 OF 2

ENGINEER / SURVEYOR: Kimley-Horn and Associates State of Texas Registration No. F-928 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, TX 75240 P: (972) 770-1300 Contact: Bryan Moody, P.E.

OWNER / APPLICANT: Darlene S. Blount and Elmo M. Blount 2250 Sharon Drive Corinth, TX 76210 P: (214) 422-8099 Contact: Darlene S. Blount and Elmo M. Blount

OWNER / APPLICANT: Meritage Homes 8840 Cypress Waters Blvd. Dallas, TX 76092 P: (972) 380-6302 Contact: Matthew Paggiora