



PLANNING AND ZONING COMMISSION

CITY OF CORINTH, TEXAS

3300 CORINTH PARKWAY, CORINTH, TEXAS

SPECIAL HOLIDAY SESSION MEETING

MONDAY, DECEMBER 12, 2016 – 7:00 P.M.

City of Corinth ♦ 3300 Corinth Parkway ♦ Corinth, Texas 76208
940-498-3260 ♦ 940-498-3266 Fax ♦ www.cityofcorinth.com
Bill Heidemann, Mayor



*** PUBLIC NOTICE ***

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION SPECIAL HOLIDAY SESSION
MONDAY, DECEMBER 12, 2016 7:00 P.M.
CITY HALL – 3300 CORINTH PARKWAY**

CALL TO ORDER, INVOCATION

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chairman, Commissioner, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on Minutes from the November 14, 2016 Planning and Zoning Commission Special Holiday Session.

PUBLIC HEARING / BUSINESS AGENDA ITEM

2. TO HEAR PUBLIC OPINION REGARDING A REPLAT OF CVS CORINTH ADDITION, LOT 2R, BLOCK A AND LOT 3, BLOCK A, BEING A TOTAL OF 13.854 ACRES LEGALLY DESCRIBED AS ALL OF LOT 2, BLOCK A, CVS CORINTH ADDITION IN THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 888, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (THIS PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF F.M. 2181 AND F.M. 2499).
- 2a. Consider and act on Lot 2R, Block A and Lot 3, Block A of the CVS Corinth Addition Replat, being a total of 13.854 acres legally described as all of Lot 2, Block A, CVS Corinth Addition in the G.W. McGlothlin Survey, Abstract No. 888, in the City of Corinth, Denton County, Texas.

BUSINESS AGENDA ITEM

3. Consider and act on a Site Plan for Sonic drive-in restaurant to be located on Lot 3, Block A, CVS Corinth Addition in the City of Corinth, Denton County, Texas.

EXECUTIVE SESSION

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

As a majority of 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.

ADJOURN REGULAR SESSION

Posted this 2nd day of December, 2016 before 5:00 p.m. on the bulletin board at Corinth City Hall.

Nathan Abato
Planning and Zoning Commission
Planning and Development Coordinator
City of Corinth, Texas.

Corinth City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 940.498-3200 or FAX 940.498-7505 for more information.

BRALE IS NOT AVAILABLE

CONSENT AGENDA ITEM #1

Planning and Zoning Commission Special Holiday Session *December 12, 2016*

CONSENT AGENDA ITEM

1. Consider and act on Minutes from the November 14, 2016 Planning and Zoning Commission Regular Session Meeting.

AGENDA ITEM SUMMARY/BACKGROUND

Consideration of the minutes from the November 14, 2016 Planning and Zoning Regular Session Meeting.

FINANCIAL SUMMARY

Source of funding:

RECOMMENDATION

ATTACHMENTS / SUPPORTING DOCUMENTS

Copy of the minutes.

Submitted By: Nathan Abato, Planning and Development Department

Finance Review: NA

Legal Review: NA

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this the 14th day of November, 2016, the Planning and Zoning Commission of the City of Corinth, Texas, met in a Special Holiday Session at Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members, to wit:

Members Present

Breien Velde
Bruce Hanson
Dwayne Zinn
Brian Rush
Charles Mills

Members Absent

Marc Powell

CALL TO ORDER

The Special Holiday Session of the Planning and Zoning Commission of the City of Corinth, Texas, was called to order by Brian Rush at 7:02 p.m. Charles Mills delivered the invocation.

PUBLIC HEARING

1. TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT RICHARD FRONTERHOUSE, WITH GLENN THURMAN, INC., AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER MERITAGE HOMES OF TEXAS, LLC., FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW A "TEMPORARY CONCRETE BATCH PLANT" ON PROPERTY ZONED PLANNED DEVELOPMENT (PD) SF-4, SINGLE-FAMILY RESIDENTIAL DISTRICT ON APPROXIMATELY 0.568 ACRES OUT OF A TOTAL 31.368 ACRE TRACT OF LAND SITUATED IN THE WILLIAM C. GARRISON SURVEY, ABSTRACT NO. 508, THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1383 AND THE D.A. WARE SURVEY, ABSTRACT NO. 1580, CITY OF CORINTH, DENTON COUNTY, TEXAS, AND BEING A CALLED 18.789 ACRE TRACT OF LAND DESCRIBED IN DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN INSTRUMENT 2015-107509, DEED RECORDS, DENTON COUNTY, TEXAS, TRACTS ONE AND TWO DESCRIBED IN DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN INSTRUMENT 2015-107059 OF SAID DEED RECORDS AND TRACTS 1-5, DESCRIBED IN DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN INSTRUMENT 2015-107065 OF SAID DEED RECORDS. THIS PROPERTY IS LOCATED ON THE EAST SIDE OF POST OAK DRIVE, NORTH OF LAKE SHARON DRIVE.

PUBLIC HEARING opened at 7:05 PM.

Ms. Levy presented the request to the commissioners. It is a Specific Use Permit (SUP) request for a concrete batch plant for phase one of the Terrace Oaks residential subdivision. The development was approved at the end of 2014. This is a similar request to the Valencia SUP request. All of the conditional development standards are being met. The nearest distance is 300 feet, and the furthest is 940 feet. Staff is recommending approval with stipulations: a 30 day limit on the permit; returning the site to its original condition; the City will have the ability to revoke the permit if the work is completed prior to the 30 day limit.

Mr. Richard Fronterhouse, with Glen Thurman, Inc., gave a presentation on the SUP request. The batch plant is registered and reviewed with the Texas Commission on Environmental Quality (TCEQ). This plant will have a 10 cubic yard bucket. A water truck will always be onsite and all sand piles will be watered. There will be a 1,000 horsepower diesel generator on site. He is estimating between five and nine days of actual batching. The entire job will be about 9,000 cubic yards.

Greg Gideo, 2450 Post Oak Dr., spoke in favor of the request.

Angela Farrell, 2475 Post Oak Dr., had a question about the wash-off process.

Mr. Fronterhouse answered that there will be a poly-lined wash out pit to collect all wash off from the trucks.

PUBLIC HEARING closed at 7:21 PM.

- 1a. Consider and act on a Specific Use Permit (SUP) to allow a “Temporary Concrete Batch Plant” for approximately thirty days on property zoned Planned Development (PD) SF-4, Single-Family Residential District on approximately 0.568 acres out of a total 31.368 acre tract of land situated in the William C. Garrison Survey, Abstract No. 508, the William Wilson Survey, Abstract No. 1383 and the D.A. Ware Survey, Abstract No. 1580, City of Corinth, Denton County, Texas, and being a called 18.789 acre tract of land described in deed to Meritage Homes of Texas, LLC, recorded in Instrument 2015-107509, Deed Records, Denton County, Texas, Tracts One and Two described in deed to Meritage Homes of Texas, LLC, recorded in Instrument 2015-107059 of said Deed Records and Tracts 1-5, described in deed to Meritage Homes of Texas, LLC, recorded in Instrument 2015-107065 of said Deed Records. This property is located on the east side of Post Oak Drive, north of Lake Sharon Drive.

Ms. Levy reiterated the SUP request—allowing the developer to produce concrete onsite versus having it trucked in.

Mr. Hanson asked Ms. Levy to go over the stipulations again. Ms. Levy answered that staff is recommending approval subject to: the TCEQ approval of the permit; expiration of the SUP on the 30th day after a building permit has been issued; they will be required to return the site to its original condition; and that the SUP may be revoked at the time the work has been completed.

MOTION made by Mr. Zinn to approve the SUP request with staff recommendations.

AMENDMENT SECONDED by Mr. Hanson.

5-0 All in favor:

Ayes: Breien Velde, Bruce Hanson, Dwayne Zinn, Brian Rush, Charles Mills
Noes: None
Absent: Marc Powell

MOTION TO RECOMMEND APPROVAL CARRIES

Mr. Zinn recused himself from the remaining agenda items.

2. Consider and act on a Site Plan for the Panda Express Restaurant to be located on Lot 5, Block A, Swisher 35E Addition in the City of Corinth, Denton County, Texas.

Ms. Cabbage gave a presentation on the site plan request. She said there was an issue with the plat but that has been resolved. Staff is recommending approval of this request contingent on the filing of the plats—filing of the approved plat and then immediately filing an amending plat. The current zoning map allows for this use. She said the applicant is requesting to use a new product called Nichiha which is not on the approved materials list—but the commission is permitted to approve the product if it is shown to be as good a quality as the current masonry requirement. The other request from the applicant is to use a parapet roof instead of the required pitched roof. She said staff does not have a problem with this request.

Mr. Hanson asked about the amending plat process. Ms. Cabbage said that after the approval of the original plat, it was discovered that some of the lots did not comply with the current lot requirements. The developer was willing to amend the plat to ensure compliance for all of the lots.

Mr. Hanson asked if the amending plat will come back to the Planning and Zoning Commission. Ms. Cabbage answered that it will be an administrative decision/approval due to the size of the site not be altered. He also asked if the amending plat has been filed yet. Ms. Cabbage answered no—the developers' agreement has not been completed yet.

Mr. Hanson asked about Nichiha and if City Engineering has review it. Mr. Mike Brownlee said that would be more of a building code issue and would need to be looked at the by the Building Official. Ms. Cabbage said he has looked at it and has no issue with it. The only noncompliance issue with the product is that it is not currently on the approved materials list.

Mr. Mills asked if this material is used on other Panda Express sites. Mr. Eric Abeln, Heights Venture Architects, answered yes, it is a part of their branding.

Mr. Hanson asked about the desire of the masonry requirements—durability or a specific look. Ms. Cabbage said both, and that the Fire Chief is okay with the product as well.

MOTION made by Mr. Hanson to approve the site plan, subject to the filing of the amended plat.

AMENDMENT SECONDED by Mr. Velde.

Mr. Hanson said his only concern is the materials requirement for masonry products and the desire for masonry requirements to look like masonry—and that he is not sure if the intent of the requirement was to allow masonry products that mimic other looking materials. He suggests Council look at this requirement and update accordingly.

4-0 All in favor:

Ayes: Breien Velde, Bruce Hanson, Dwayne, Brian Rush, Charles Mills
Noes: None
Absent: Marc Powell
Recused: Dwayne Zinn

MOTION TO RECOMMEND APPROVAL CARRIES

3. Consider and act on a Site Plan for Arby's to be located on Lot 1R, Block A, Swisher 35E Addition in the City of Corinth, Denton County, Texas.

Ms. Cubbage gave a brief presentation on the site plan request. She said they are meeting and exceeding the City's requirements. There is a small amount of noncompliance with the masonry requirement—the current requirement is 100% class one masonry within residential—and class one does not include stucco. Additionally, it cannot be more than 85% of the same product. The applicant is requesting 100% brick with color variations. They are also asking for a parapet roof. She staff is recommending approval subject to the filing of the plat.

Mr. Hanson asked if there will be separate plat filing documents for each lot. Ms. Cubbage answered no.

MOTION made by Mr. Hanson to approve the site plan, subject to the filing of the amended plat.

AMENDMENT SECONDED by Mr. Velde.

Mr. Hanson asked about the developer exceeding the landscaping requirements. He also said it appears that the building will not be monotonous in color and material in regards to the 400 foot residential adjacency requirement.

4-0 All in favor:

Ayes: Breien Velde, Bruce Hanson, Dwayne, Brian Rush, Charles Mills
Noes: None
Absent: Marc Powell
Recused: Dwayne Zinn

MOTION TO RECOMMEND APPROVAL CARRIES

4. Consider and act on a Site Plan for Popeye's Restaurant to be located on Lot 1R, Block A, Swisher 35E Addition in the City of Corinth, Denton County, Texas.

Ms. Cubbage said this is very similar to the other requests tonight—the only issue being the request of the parapet roof. She staff recommends approval subject to the filing of the plat.

MOTION made by Mr. Velde to approve the site plan, subject to the filing of the amended plat.

AMENDMENT SECONDED by Mr. Mills.

4-0 All in favor:

Ayes: Breien Velde, Bruce Hanson, Dwayne, Brian Rush, Charles Mills
Noes: None
Absent: Marc Powell
Recused: Dwayne Zinn

MOTION TO RECOMMEND APPROVAL CARRIES

5. Consider and act on Minutes from the September 26, 2016 Planning and Zoning Commission Special Session.

MOTION made by Mr. Hanson to approve the minutes.

SECONDED by Mr. Velde.

4-0 All in favor:

Ayes: Breien Velde, Bruce Hanson, Dwayne, Brian Rush, Charles Mills
Noes: None
Absent: Marc Powell
Recused: Dwayne Zinn

MOTION TO APPROVE CARRIES

ADJOURN

Meeting adjourned at 7:53 p.m.

MINUTES APPROVED THIS _____ DAY OF _____, 2016.

Brian Rush, Planning and Zoning Commission Chairman

Nathan Abato, Planning and Zoning Commission Secretary

PUBLIC HEARING/BUSINESS ITEM #2 & 2a

Planning and Zoning Commission Special Holiday Session

December 12, 2016

AGENDA ITEM

2. TO HEAR PUBLIC OPINION REGARDING A REPLAT OF CVS CORINTH ADDITION, LOT 2R, BLOCK A AND LOT 3, BLOCK A, BEING A TOTAL OF 13.854 ACRES LEGALLY DESCRIBED AS ALL OF LOT 2, BLOCK A, CVS CORINTH ADDITION IN THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 888, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (THIS PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF F.M. 2181 AND F.M. 2499).
- 2a. Consider and act on Lot 2R, Block A and Lot 3, Block A of the CVS Corinth Addition Replat, being a total of 13.854 acres legally described as all of Lot 2, Block A, CVS Corinth Addition in the G.W. McGlothlin Survey, Abstract No. 888, in the City of Corinth, Denton County, Texas. (This property is located on the northwest corner of F.M. 2181 and F.M. 2499).

APPROVAL PROCESS

The Planning and Zoning Commission shall consider and act on this item. If the replat and the associated construction plans meet the requirements of the City of Corinth, Denton County and the State of Texas, the replat should be approved.

The applicant has also submitted a companion site plan for a proposed Sonic drive-in restaurant on proposed Lot 3, Block A. A site plan will be required prior to development of Lot 2R, Block A.

The Replat is a final action item for the Planning and Zoning Commission. The Commission's recommendation for the Site Plan will be forwarded to the City Council for final action on December 15, 2016.

AGENDA ITEM DESCRIPTION

The original CVS Corinth Addition plat included Lot 1, Block A, a 1.520 acre tract that was purchased by CVS pharmacy, and the remaining 13.854 acre property was owned by Corinth Retail 2499, L.L.C., and was platted as Lot 2, Block A.

Lot 2, Block A of the CVS Corinth Addition is now being replatted as Lot 2R, Block A, and Lot 3, Block A is being created for the purpose of development of a proposed Sonic drive-in restaurant.

Proposed Lot 3, Block A, currently owned by Corinth Retail 2499, L.L.C., is located on the north side of F.M. 2181, and west of F.M. 2499. The proposed 1,702 square foot Sonic restaurant will

have drive-in service, and covered outdoor seating with **no** drive-through window. Restaurant uses are an allowable use in the (C-2) Commercial zoning district.

Water will be detained in a pipe that will outfall to the drainage easement and drain into the floodplain. A site plan will be required for development on proposed Lot 2R, Block A prior to development on that lot.

The applicant is seeking approval of Lot 2R, Block A and Lot 3, Block A, CVS Corinth Addition Replat at this time.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

RECOMMENDATION

Staff recommends **Approval** of the Replat, subject to recordation of the CVS Corinth Addition final plat.

ATTACHMENTS/SUPPORTING DOCUMENTS

Replat

Submitted By: Lori Levy, AICP
Department: Planning and Development

Finance Review: Yes ___ NA X

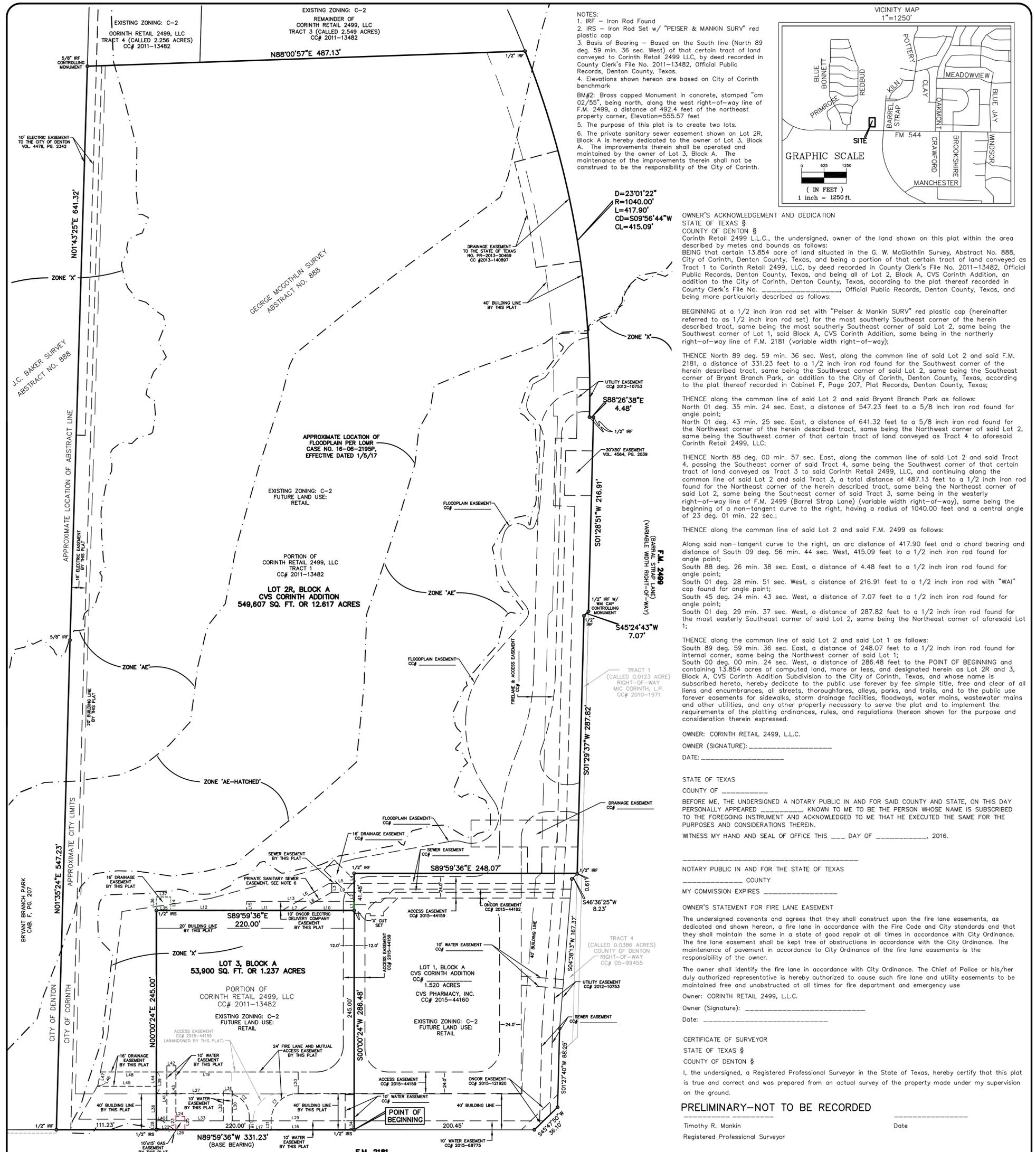
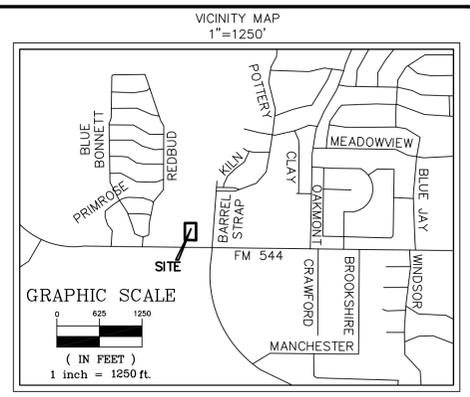
Legal Review: Yes ___ NA X

Director Review and Approval:

EXISTING ZONING: C-2
CORINTH RETAIL 2499, LLC
TRACT 4 (CALLED 2.256 ACRES)
CC# 2011-13482

EXISTING ZONING: C-2
REMAINDER OF
CORINTH RETAIL 2499, LLC
TRACT 3 (CALLED 2.549 ACRES)
CC# 2011-13482

- NOTES:
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. Basis of Bearing - Based on the South line (North 89 deg. 59 min. 36 sec. West) of that certain tract of land conveyed to Corinth Retail 2499 LLC, by deed recorded in County Clerk's File No. 2011-13482, Official Public Records, Denton County, Texas.
 4. Elevations shown hereon are based on City of Corinth benchmark
 5. The purpose of this plat is to create two lots.
 6. The private sanitary sewer easement shown on Lot 2R, Block A is hereby dedicated to the owner of Lot 3, Block A. The improvements therein shall be operated and maintained by the owner of Lot 3, Block A. The maintenance of the improvements therein shall not be construed to be the responsibility of the City of Corinth.



OWNER'S ACKNOWLEDGEMENT AND DEDICATION
STATE OF TEXAS §
COUNTY OF DENTON §
Corinth Retail 2499 L.L.C., the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:
BEING that certain 13.854 acre of land situated in the G. W. McGlothlin Survey, Abstract No. 888, City of Corinth, Denton County, Texas, and being a portion of that certain tract of land conveyed as Tract 1 to Corinth Retail 2499, LLC, by deed recorded in County Clerk's File No. 2011-13482, Official Public Records, Denton County, Texas, and being all of Lot 2, Block A, CVS Corinth Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in County Clerk's File No. _____, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the most southerly Southeast corner of the herein described tract, same being the most southerly Southeast corner of said Lot 2, same being the Southwest corner of Lot 1, said Block A, CVS Corinth Addition, same being in the northerly right-of-way line of F.M. 2181 (variable width right-of-way);

THENCE North 89 deg. 59 min. 36 sec. West, along the common line of said Lot 2 and said F.M. 2181, a distance of 331.23 feet to a 1/2 inch iron rod found for the Southwest corner of that certain tract, same being the Southwest corner of said Lot 2, same being the Southeast corner of Bryant Branch Park, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 207, Plat Records, Denton County, Texas;

THENCE along the common line of said Lot 2 and said Bryant Branch Park as follows:
North 01 deg. 35 min. 24 sec. East, a distance of 547.23 feet to a 5/8 inch iron rod found for angle point;
North 01 deg. 43 min. 25 sec. East, a distance of 641.32 feet to a 5/8 inch iron rod found for the Northwest corner of the herein described tract, same being the Northwest corner of said Lot 2, same being the Southwest corner of that certain tract of land conveyed as Tract 4 to aforesaid Corinth Retail 2499, LLC;

THENCE North 88 deg. 00 min. 57 sec. East, along the common line of said Lot 2 and said Tract 4, passing the Southeast corner of said Tract 4, same being the Southwest corner of that certain tract of land conveyed as Tract 3 to said Corinth Retail 2499, LLC, and continuing along the common line of said Lot 2 and said Tract 3, a total distance of 487.13 feet to a 1/2 inch iron rod found for the Northeast corner of the herein described tract, same being the Northeast corner of said Lot 2, same being the Southeast corner of said Tract 3, same being in the westerly right-of-way line of F.M. 2499 (Barrel Strap Lane) (variable width right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 1040.00 feet and a central angle of 23 deg. 01 min. 22 sec.;

THENCE along the common line of said Lot 2 and said F.M. 2499 as follows:

Along said non-tangent curve to the right, an arc distance of 417.90 feet and a chord bearing and distance of South 09 deg. 56 min. 44 sec. West, 415.09 feet to a 1/2 inch iron rod found for angle point;
South 88 deg. 26 min. 38 sec. East, a distance of 4.48 feet to a 1/2 inch iron rod found for angle point;
South 01 deg. 28 min. 51 sec. West, a distance of 216.91 feet to a 1/2 inch iron rod with "WAI" cap found for angle point;
South 45 deg. 24 min. 43 sec. West, a distance of 7.07 feet to a 1/2 inch iron rod found for angle point;
South 01 deg. 29 min. 37 sec. West, a distance of 287.82 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Lot 2, same being the Northeast corner of aforesaid Lot 1;

THENCE along the common line of said Lot 2 and said Lot 1 as follows:
South 89 deg. 59 min. 36 sec. East, a distance of 248.07 feet to a 1/2 inch iron rod found for interior corner, same being the Northwest corner of said Lot 1;
South 00 deg. 00 min. 24 sec. West, a distance of 286.48 feet to the POINT OF BEGINNING and containing 13.854 acres of computed land, more or less, and designated herein as Lot 2R and 3, Block A, CVS Corinth Addition 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: CORINTH RETAIL 2499, L.L.C.
OWNER (SIGNATURE): _____
DATE: _____
STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.
WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2016.

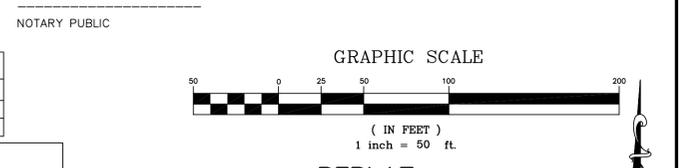
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY _____
MY COMMISSION EXPIRES _____
OWNER'S STATEMENT FOR FIRE LANE EASEMENT
The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that they shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner.
The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use
Owner: CORINTH RETAIL 2499, L.L.C.
Owner (Signature): _____
Date: _____

CERTIFICATE OF SURVEYOR
STATE OF TEXAS §
COUNTY OF DENTON §
I, the undersigned, a Registered Professional 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.

PRELIMINARY-NOT TO BE RECORDED

Timothy R. Mankin Date
Registered Professional Surveyor
STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.
Given under my hand and seal of office this ____ day of _____, 2016.



REPLAT
LOT 2R AND 3, BLOCK A
CVS CORINTH ADDITION

BEING A REPLAT OF
A 13.854 ACRE TRACT OF LAND SITUATED IN THE G. W. MCGLOTHLIN SURVEY, ABSTRACT NO. 888, CITY OF CORINTH, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK A, CVS CORINTH ADDITION, COUNTY CLERK'S FILE NO. _____, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO CORINTH RETAIL 2499 LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2011-13482, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS.

LINE TABLE

LINE	LENGTH	BEARING
L45	65.68'	N 89°59'30" W
L46	1.32'	N 29°32'09" E
L47	15.12'	N 10°52'20" E
L48	62.18'	S 89°59'30" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	47.13'	30.00'	90°00'35"	S 45°00'24" W	42.43'
C2	40.69'	26.00'	89°39'34"	N 45°09'49" W	36.66'

CERTIFICATE OF FINAL PLAT APPROVAL
Approved _____
Chairman, Planning and Zoning Commission Date
City of Corinth, Texas
The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of Lot 2R and 3, Block A, CVS Corinth Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the ____ day of _____, 2016, and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, 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 as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.
Witness by hand this ____ day of _____, 2016.

City Secretary
City of Corinth, Texas

ENGINEER: VASQUEZ ENGINEERING
1919 S. SHILOH ROAD, SUITE 440, LB 44
GARLAND, TEXAS 75042
469-951-3526
CONTACT: JUAN VASQUEZ
JVASQUEZ@VASQUEZENGINEERING.COM

OWNER: CORINTH RETAIL 2499, L.L.C.
14801 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
TEL: 972-980-8806
CONTACT: D. SILVERMAN
DSILVERMAN@MPARTNERS.COM

CERTIFICATE OF COMPLETION AND AUTHORIZATION TO FILE
Approved _____
Chairman, Planning and Zoning Commission Date
City of Corinth, Texas

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of Lot 2R and 3, Block A, CVS Corinth Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the ____ day of _____, 2016, and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, 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 as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.
Witness by hand this ____ day of _____, 2016.

City Secretary, City of Corinth, Texas

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.00'	N 00°00'24" E	L23	15.00'	N 00°00'24" E
L2	10.30'	N 00°00'24" E	L24	10.00'	S 89°59'36" E
L3	10.00'	N 00°00'24" E	L25	15.00'	S 00°00'24" W
L4	11.18'	N 00°00'24" E	L26	10.00'	N 89°59'36" W
L5	27.67'	S 89°59'36" W	L27	77.34'	S 89°59'36" E
L6	60.61'	S 60°00'24" W	L28	10.00'	N 00°00'24" E
L7	20.00'	S 89°59'36" E	L29	135.5'	S 89°59'36" E
L8	40.61'	N 60°00'24" E	L30	33.37'	N 00°00'24" E
L9	25.00'	N 89°59'36" W	L31	10.00'	N 89°59'36" W
L10	60.16'	S 89°59'36" E	L32	33.37'	S 00°00'24" W
L11	39.31'	N 89°59'36" W	L33	74.50'	N 89°59'36" W
L12	84.53'	N 89°59'36" W	L34	10.00'	S 00°00'24" W
L13	119.50'	N 89°59'36" W	L35	16.00'	N 89°59'36" W
L14	15.00'	S 00°00'24" W	L36	15.00'	N 00°00'24" E
L15	10.00'	S 00°00'24" W	L37	16.00'	S 89°59'36" E
L16	52.38'	N 89°59'36" W	L38	60.77'	N 00°00'24" W
L17	24.00'	N 89°59'36" W	L39	10.00'	S 00°00'24" W
L18	4.66'	S 00°20'02" E	L40	11.73'	S 89°59'26" W
L19	157.73'	S 89°59'36" E	L41	61.50'	N 00°00'24" E
L20	24.00'	N 00°00'24" E	L42	10.00'	S 89°59'36" E
L21	10.50'	N 00°00'24" E	L43	56.50'	S 00°00'24" W
L22	21.72'	S 89°59'36" E	L44	16.00'	S 00°00'24" W

JOB NO.: 16-0504
DATE: 9/8/2016
REV: 10/27/2016
10/31/2016
11/9/2016
11/22/2016
SCALE: 1" = 50'
DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

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Texas Society of Professional Surveyors
Member Since 1977

FIRM No. 100999-00

BUSINESS ITEM #3

Planning and Zoning Commission Special Holiday Session

December 12, 2016

AGENDA ITEM

BUSINESS: Consider and act on the Site Plan for Sonic drive-in restaurant on property legally described as 1.237 acres out of Lot 2, Block A, CVS Corinth Addition, in the City of Corinth, Denton County, Texas. (This property is located on the north side of F.M. 2181, west of F.M. 2499).

APPROVAL PROCESS

A Replat for this property is also a companion item on this agenda in order to create a separate proposed Lot 3, Block A for the Sonic restaurant.

Once the Planning and Zoning Commission takes final action on the replat, the Commission shall consider and make a recommendation on the site plan. The site plan is scheduled for final action at the December 15, 2016 City Council meeting. The Commission's recommendation will be forwarded to the City Council at that time.

AGENDA ITEM DESCRIPTION

The proposed Sonic drive-in restaurant is located immediately adjacent to CVS on the west, on the north side of F.M. 2181, west of F.M. 2499.

The proposed Sonic drive-in restaurant will have outdoor seating, 32 drive-up parking stalls and 14 regular parking spaces. The proposed restaurant will **not** have drive-through window service. Restaurant uses with outdoor seating and with drive-in service is an allowed use in the (C-2) Commercial zoning district. The applicant intends to build the 1,702 square foot restaurant building on the 1.237-acre proposed Lot 3, Block A.

Water will be detained in a pipe that will outfall to the drainage easement and drain into the floodplain. A site plan will be required for development on proposed Lot 2R, Block A prior to development on that lot.

The applicant is seeking approval of the site plan on proposed Lot 3, Block A, CVS Corinth Addition for the Sonic drive-in restaurant at this time, and is meeting all development requirements.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

RECOMMENDATION

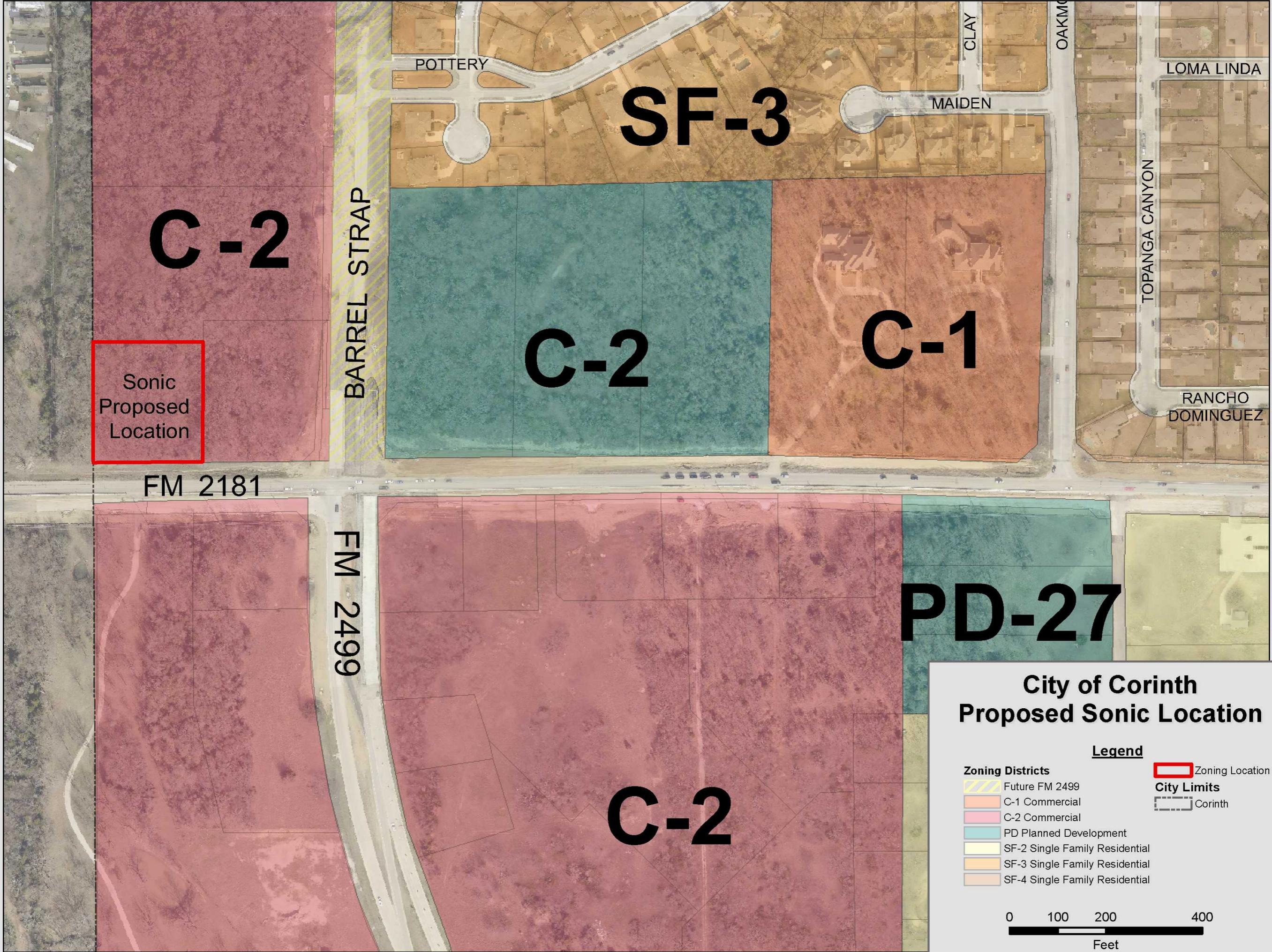
Staff recommends **Approval** of the site plan as presented.

ATTACHMENTS/SUPPORTING DOCUMENTS

Locator Map
Color Perspective
Color Facade
Site Plan
Landscape Plan
Architectural Elevations
Dumpster Enclosure
Lighting Plan

Submitted By: Lori Levy, AICP
Department: Planning and Development

Finance Review: Yes ___ NA X
Legal Review: Yes ___ NA X
Director Review and Approval



City of Corinth Proposed Sonic Location

Legend

<p>Zoning Districts</p> <ul style="list-style-type: none"> Future FM 2499 C-1 Commercial C-2 Commercial PD Planned Development SF-2 Single Family Residential SF-3 Single Family Residential SF-4 Single Family Residential 	<p>City Limits</p> <ul style="list-style-type: none"> Zoning Location Corinth
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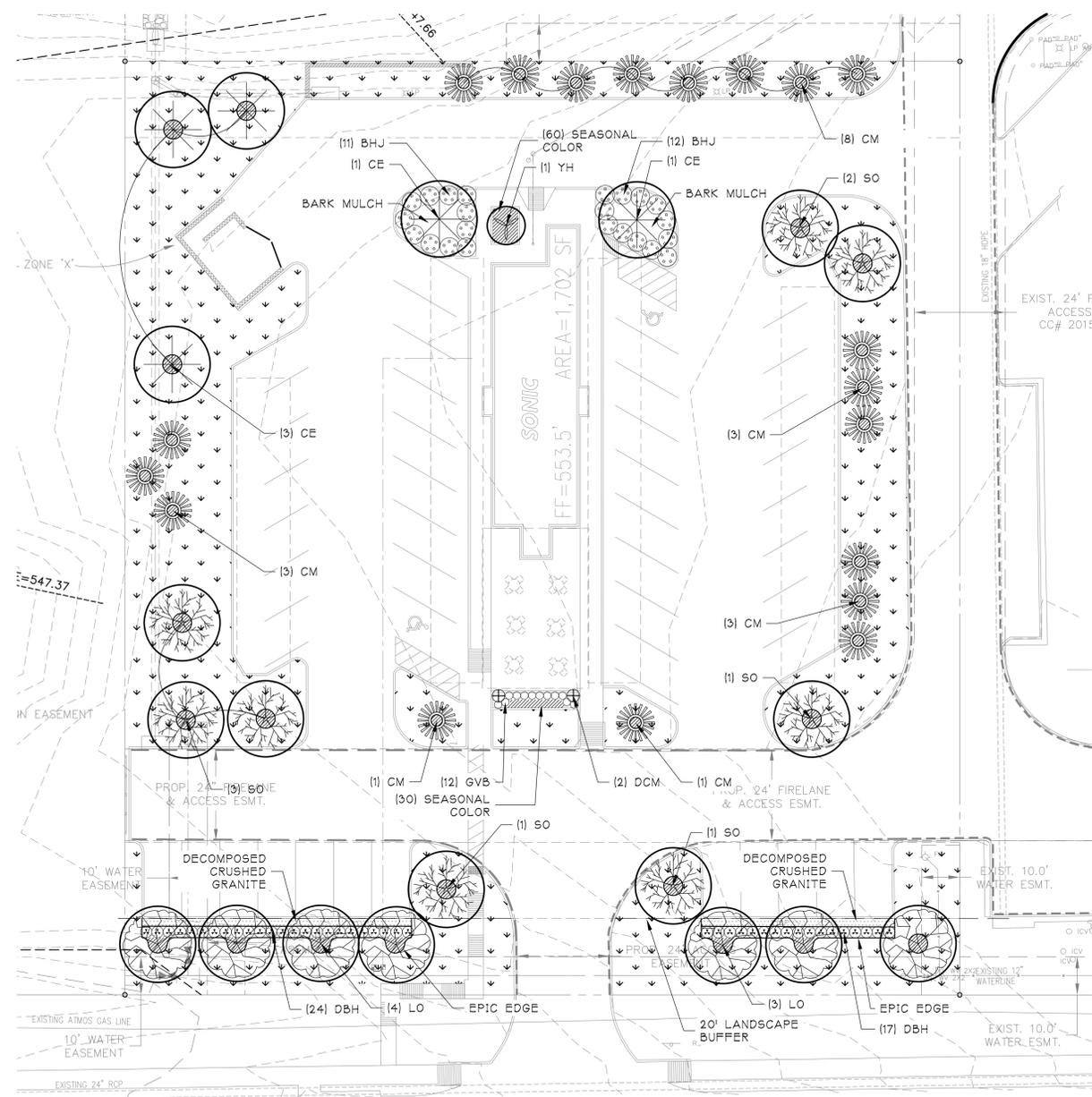
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Feet



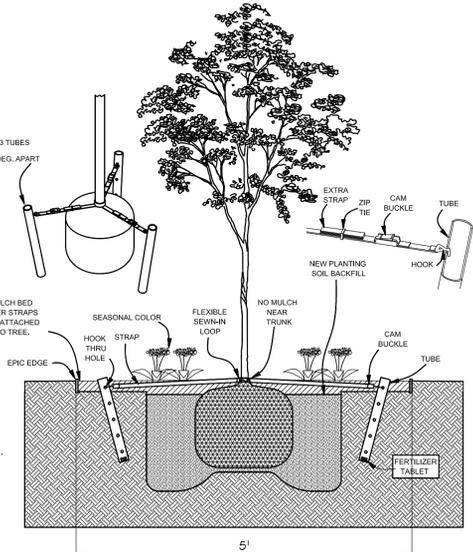
SONIC DRIVE-IN

Corinth, TX

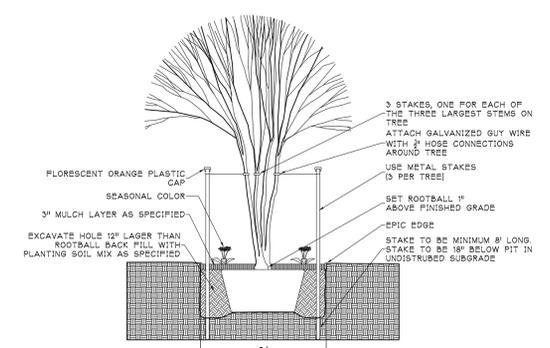


F.M. 2181
(VARIABLE WIDTH R.O.W.)

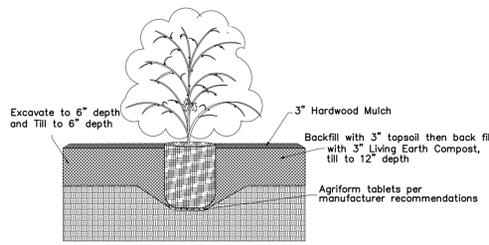
- SPECIFICATIONS:**
- TSK 20
 - 3- 20" PERFORATED SCH. 40 PVC TUBES
 - 3- 6" HARNESSES WITH SEW-IN LOOP
 - 3- CAM BUCKLES W/ HOOK
 - 3- ZIP TIES
 - 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS
 - TSK 36
 - 3- 36" PERFORATED SCH. 40 PVC TUBES
 - 3- 6" HARNESSES WITH SEW-IN LOOP
 - 3- CAM BUCKLES W/ HOOK
 - 3- ZIP TIES
 - 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS



1. TREE STAKING
NOT TO SCALE



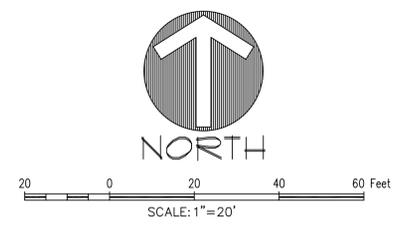
2. MULTI TRUNK TREE STAKING
NOT TO SCALE



3. SHRUB DETAIL
NOT TO SCALE

LEGEND

- (SO) SHUMARD OAK
Quercus shumardii
- (LO) LIVE OAK
Quercus virginiana
- (CE) CEDAR ELM
Ulmus crassifolia
- (CM) CRAPEMYRTLE
Lagerstroemia indica
- (YH) YAUPON HOLLY
Ilex vomitoria
- (BHJ) BAR HARBOR JUNIPER
Juniperus horizontalis 'Bar Harbor'
- (DCM) DWARF CRAPEMYRTLE
Lagerstroemia indica
- (DBH) DWARF BURFORD HOLLY
Ilex cornuta 'Dwarf Burford'
- (GVB) GREEN VELVET BOXWOOD
Buxus 'Green Velvet'
- SEASONAL COLOR
- BERMUDA SOG
- DECOMPOSED CRUSHED GRANITE



LANDSCAPE REGULATIONS
CORINTH, TX

LANDSCAPE BUFFERS

REQUIRED: (FM 2181) Landscape buffer width adjacent to collector street = 20'. Within the landscape buffer (1) shade tree (3" caliper minimum) shall be planted per 30 feet of landscape edge.
FM 2181 = 195 l.f. / 30 = 7 trees
195 x 20 = 3,900 s.f. of landscape buffer.
PROVIDED: 20' Landscape buffer and 7 (3" cal.) trees.
3,900 s.f. of landscape buffer.

REQUIRED: Where parking lots, drive, and access easements abut the landscaped edge, shrubs (5 gallon minimum) shall be planted to form a contiguous buffer along the common boundary line.
PROVIDED: Screening buffer with 41 (5 gallon) shrubs

INTERIOR PARKING LANDSCAPE

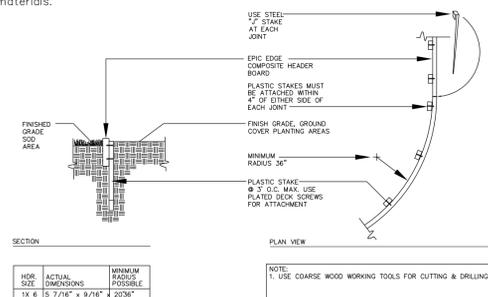
REQUIRED: There shall be ten (10) square feet of interior parking lot landscaping for each required parking space or a fraction thereof.
47 x 10 = 470 s.f. required landscaping.
There shall be one (1) shade tree (3" caliper minimum) or an ornamental tree for every ten (10) parking spaces or a fraction thereof.
47 / 10 = 5 required trees.
PROVIDED: 11,480 s.f. of interior landscaping
11 (3" cal.) trees and 20 ornamental trees

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
7	LIVE OAK	<i>Quercus virginiana</i>	3" cal.	10'-12'	per plan	Single trunk
8	SHUMARD OAK	<i>Quercus shumardii</i>	3" cal.	10'-12'	per plan	Single trunk
5	CEDAR ELM	<i>Ulmus crassifolia</i>	3" cal.	10'-12'	per plan	Single trunk
1	YAUPON HOLLY	<i>Ilex vomitoria</i>	15 gal.	5-6'	per plan	Full
19	CRAPEMYRTLE	<i>Lagerstroemia indica</i>	15 gal.	4-5'	per plan	Red
2	DWARF CRAPEMYRTLE	<i>Lagerstroemia indica</i>	5 gal.	18"	per plan	Dwarf Red
12	GREEN VELVET BOXWOOD	<i>Buxus 'Green Velvet'</i>	5 gal.	18"	2'-0" o.c.	Full
41	DWARF BURFORD HOLLY	<i>Ilex cornuta 'Dwarf Burford'</i>	5 gal.	18"	2'-0" o.c.	Full
23	BAR HARBOR JUNIPER	<i>Juniperus horizontalis 'Bar Harbor'</i>	5 gal.	6"	per plan	Full
575	SEASONAL COLOR		4" pot	9"	12" o.c.	

- LANDSCAPE NOTES:**
- Contractor shall stake out tree locations and bed configuration for approval prior to installation.
 - Contractor is responsible for verifying location of all underground utilities prior to construction.
 - It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans.
 - All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch.
 - Landscape edging shall be located as noted on plan.
 - Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
 - Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
 - A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
 - All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
 - Landscape areas shall be kept free of trash, litter and weeds.
 - An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for grass establishment prior to any permit release.
 - Irrigation Controller to have a Rain and Freeze Stat.
 - All landscape is to be greater than 8 feet from all underground utilities.
 - All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.
 - An irrigation system will be designed, installed, and functional prior to the approval of the Certificate of Occupancy.
 - The owner shall be responsible for the maintenance, establishment, and performance of plant materials.

- GENERAL NOTES:**
- Provide a 5 ft diameter tree ring for all canopy trees and 3 ft diameter rings for crapemyrtles for seasonal planting beds.



4. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
SCALE NTS



ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive - Lewisville, TX 75077
P: 972.317.0276 • F: 972.436.9715

SONIC DRIVE-IN
Lot 3, Block A
CVS CORINTH ADDITION
1237 Acres
in the
CORINTH
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

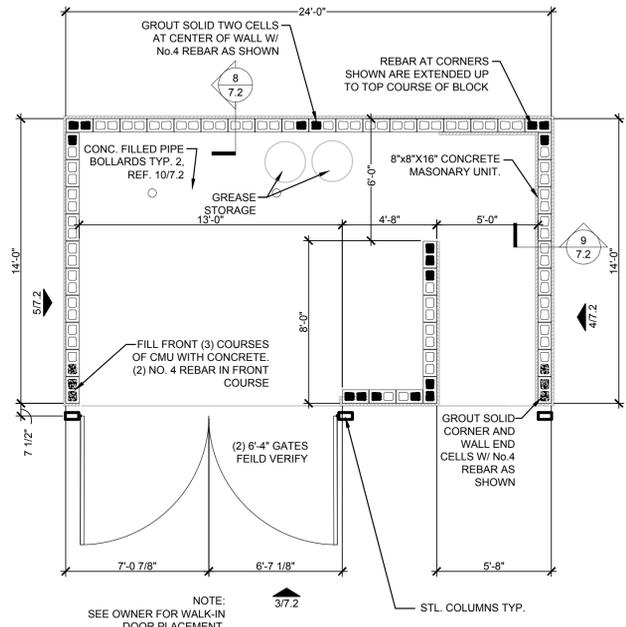
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Date: 8/30/2016
Scale: 1"=20'
Revisions:
9/8/2016
10/13/2016
11/17/2016

16178W

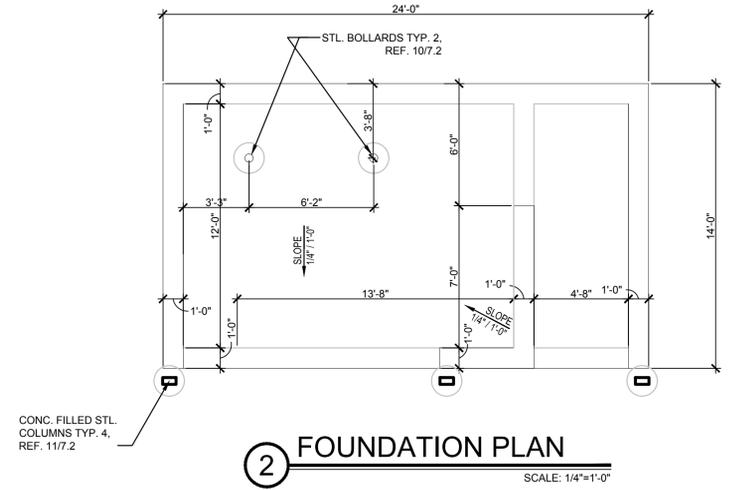
OWNER
THE ENCORE COMPANIES
14801 QUORUM DR. #180
DALLAS, TX
Ph. (214) 402-8702
Contact: JAY HOLMAN

DEVELOPER
THE ENCORE COMPANIES
1705 W. NW HWY, SUITE 260
GRAPEVINE, TX
Ph. (817) 329-7343
Contact: DENNIS CLARK

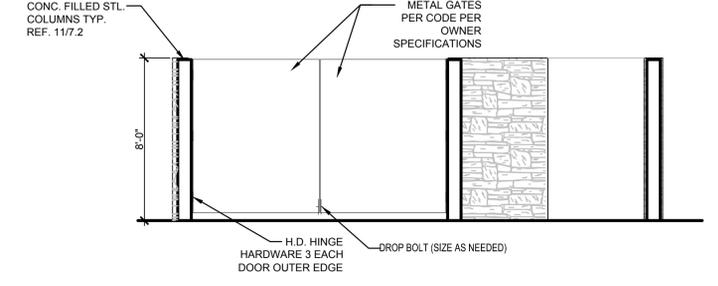
L1.0



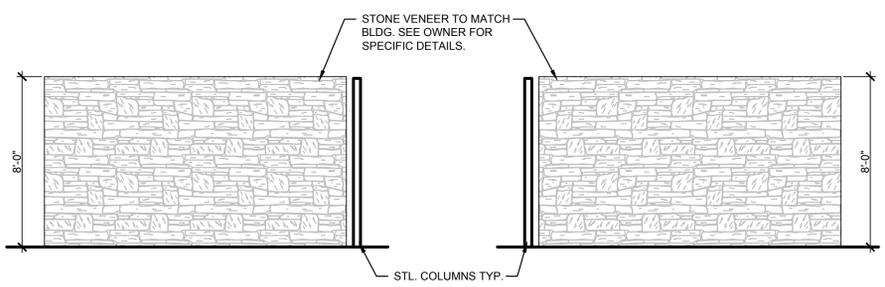
1 ENCLOSURE PLAN
SCALE: 1/4"=1'-0"
NOTE: SEE OWNER FOR WALK-IN DOOR PLACEMENT.
WALK THRU DOOR OPENING LOCATION PENDING CITY APPROVAL



2 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

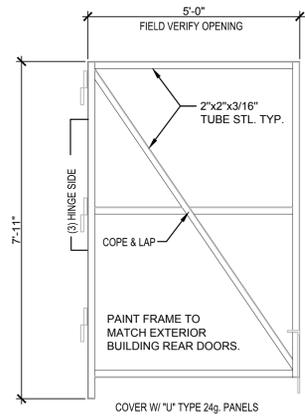


3 FRONT ELEVATION
SCALE: 1/4"=1'-0"

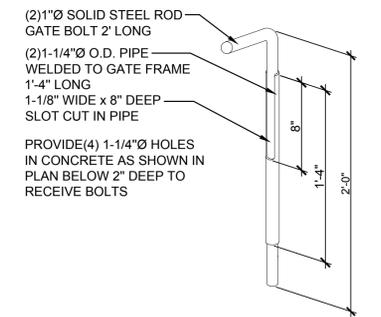


4 LEFT ELEVATION
SCALE: 1/4"=1'-0"

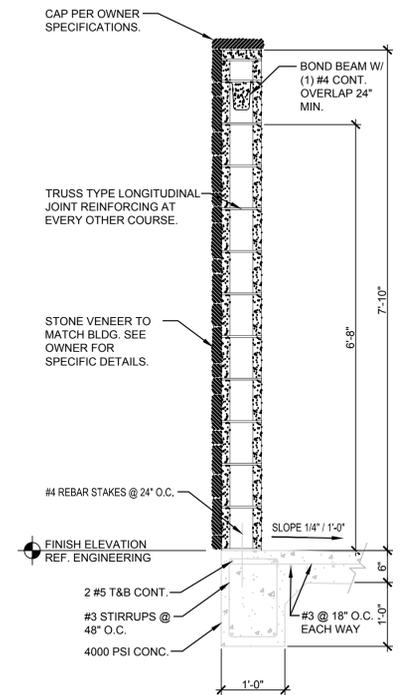
5 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



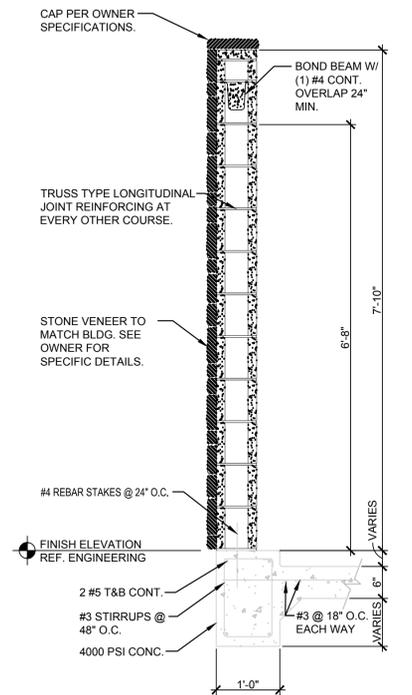
6 REAR WALL SECTION
SCALE: 1/2"=1'-0"



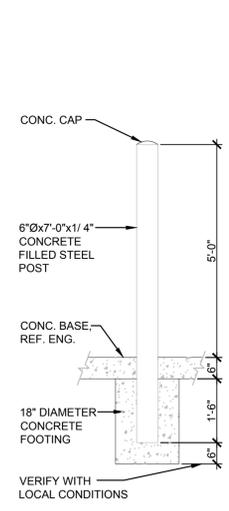
7 DROP BOLT
SCALE: 3/4"=1'-0"



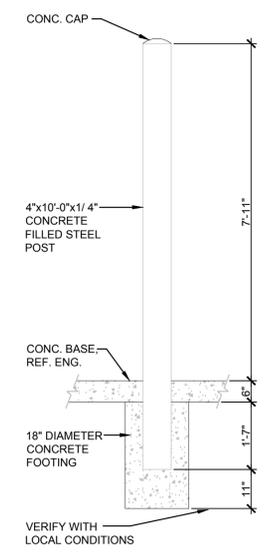
8 REAR WALL SECTION
SCALE: 3/4"=1'-0"



9 SIDE WALL SECTION
SCALE: 3/4"=1'-0"



10 BOLLARD DETAIL
SCALE: 1/2"=1'-0"



11 GATEPOST DETAIL
SCALE: 1/2"=1'-0"

DUMPS TER ENCLOSURE
SONIC DRIVE-IN
235 GRAUWYLER RD.
IRVING, TEXAS 75056

ENCORE REALTY CO. INC.
1705 W. NORTHWEST HWY.
SUITE 260
GRAPEVINE, TX. 76051
817-329-7343



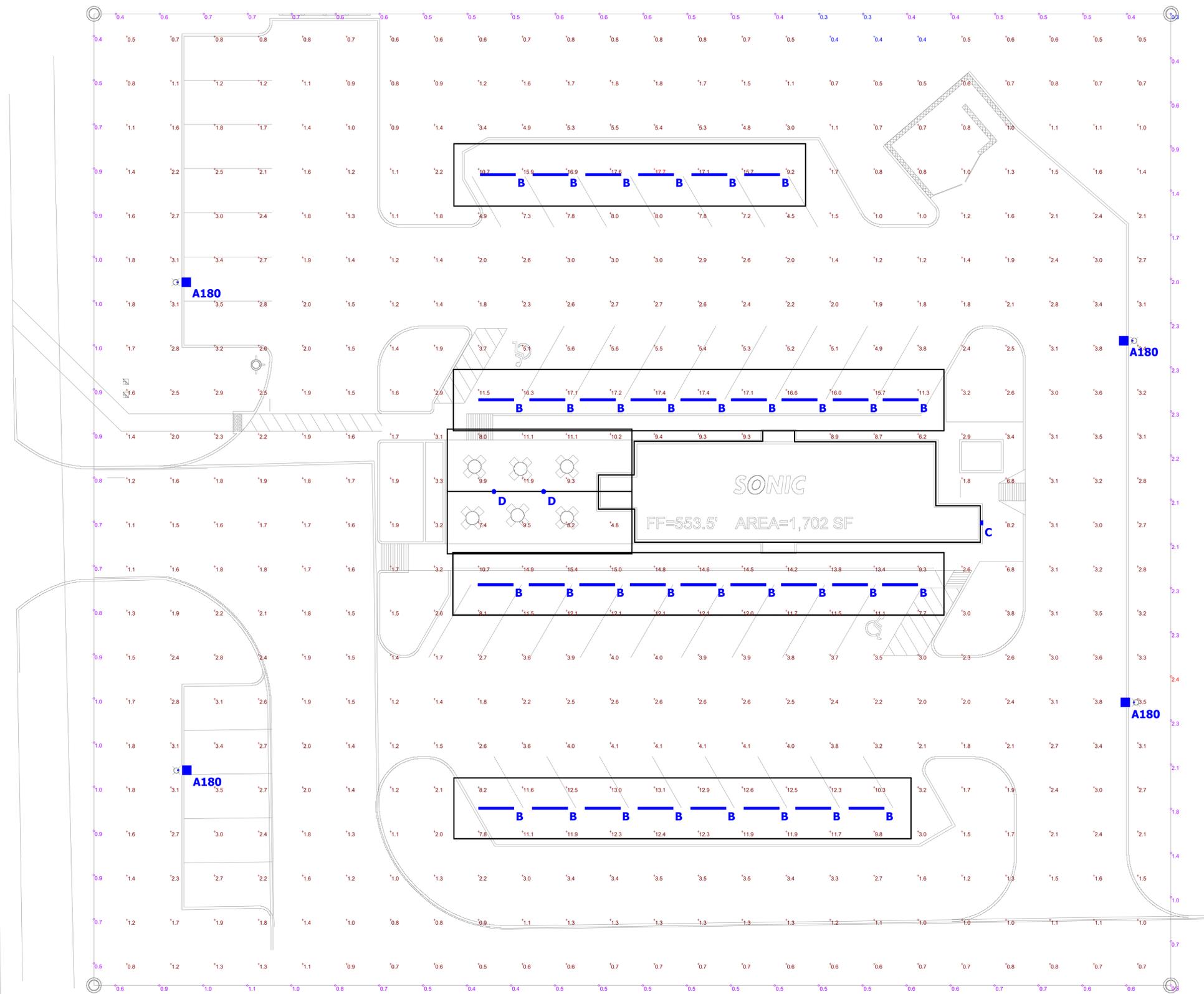
NO	DATE	REVISIONS
1	X	
2	X	
3	X	
4	X	
5	X	
6	X	



Woodland Consulting, LLC

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	A180	4	OPTEC	C0820-180-ALPM-N27-50-X-XX-XX	180W FIXTURE HEAD MOUNTED 28" AFG	18000	0.9	180
	B	32	LUMAX	CC543296	8" ALUMINUM STRIP - (4) LED T8 LAMPS - MOUNTED TO 9'-6" CANOPY	2000	0.9	28
	C	1	OPTEC	C0830-030-WPVM-N19-50-X-XX-XX	WALLPACK MOUNTED 12"-0" AFG	3000	0.9	30
	D	2	HUBBELL INDUSTRIAL	LWL-P-30-L-U-SK-P-WH	PENDANT MOUNTED 9'-6" AFG	4715	0.9	71

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE @ 0'-0" AFG		0.9 fc	2.4 fc	0.3 fc	8.0:1	3.0:1
PROPERTY LINE @ 5'-0" AFG (HIDDEN FOR CLARITY)		0.8 fc	2.9 fc	0.1 fc	29.0:1	8.0:1
SITE ALL		3.7 fc	17.7 fc	0.4 fc	44.3:1	9.3:1



Plan View
Scale - 1" = 12ft

LIGHTING PLAN
SONIC - CORINTH, TX

Designer
 JAW
 Date
 10/21/2016
 Scale
 VARIES
 Drawing No.
 Summary