

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

On this February 22, 2016, The Planning and Zoning Commission of the City of Corinth, Texas, met in a Regular Session at Corinth City Hall, located at 3300 Corinth Parkway, Corinth, TX. 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:**

Brian Rush  
Bruce Hanson  
Marc Powell  
Dwayne Zinn  
Breien Velde  
Bill Morgan

**Members Absent:**

Haven Hendrik

**CALL TO ORDER**

The Regular Session Meeting of the Planning & Zoning Commission of the City of Corinth, Texas, was called to order by Brian Rush at 7:00 p.m.

**INVOCATION**

**Mr. Powell** delivered the invocation.

**CONSENT AGENDA**

1. Consider and act on Minutes from the December 14, 2015 Planning and Zoning Commission Special Session Holiday Schedule.

**MOTION** made by Mr. Hanson to approve the consent agenda.

**SECONDED** by Mr. Powell.

**5-0. All in favor.**

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan  
Noes: none  
Absent: Haven Hendrik

**MOTION TO APPROVE CARRIES**

2. Consider and act on a request from the applicant, Thomas Fletcher with Kimley-Horn Associates, authorized representative for the property owner, for a Major Waiver to City of Corinth Ordinance No. 13-05-08-20, Unified Development Code (UDC) to allow construction of public improvements prior to approval of the associated preliminary and final plat within a 16' easement provided on property legally described as the remainder 27.648 acres being Tracts 2 and 2c out of the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, County Abstract No. 153 in the City of

Corinth, Denton County, Texas. Consider and act on Lots 3 & 4, Block A of the Parkridge Pass Addition Final Plat being 2.18 acres out of the E. Marsh Survey, Abstract Number 833 in the City of Corinth, Denton County, Texas.

**Ms. Cubbage** presented an overview of the request—in order for sewer service to reach Valencia, it will need to be extended across the commercial lot that is not being platted at this time, needs a Major Subdivision Waiver.

**Mr. Hanson** asked what the expected action is of the Commission. Ms. Cubbage answered that the Planning and Zoning Commission will make a recommendation on the variance/Major Waiver request.

**MOTION** made by Mr. Hanson to recommend approval.

**SECONDED** by Mr. Zinn.

**MOTION** to **AMEND** the **MOTION** made by Mr. Powell to include: approval should be subject to the filing of easement documents.

**SECONDED** by Mr. Zinn.

**5-0. All in favor.**

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan, Breien Velde  
 Noes: none  
 Absent: Haven Hendrik

**VOTE** on **MOTION** to recommend approval of the major subdivision waiver:

**5-0. All in favor.**

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan, Breien Velde  
 Noes: none  
 Absent: Haven Hendrik

### **MOTION TO APPROVE CARRIES**

3. Consider and act on the Final Plat of Valencia Lots 1-30, Block A; Lots 1-11, Block B; Lots 1-10, Block C; Lots 1-10, Block D; Lots 1-10, Block E; Lots 1-17, Block F being 27.752 acres out of the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, County Abstract 153 in the City of Corinth, Denton County, Texas.

**Ms. Cubbage** presented an overview of the final plat request—86 lots, but does not include the commercial lot—only the residential subdivision. There's only one stipulation—that this is contingent on as long as City Council approves the major subdivision waiver. She would also like to add another stipulation, this be approved contingent on TXDOT's approval of the driveways. There have been a lot of problems with driveways along FM 2181.

**MOTION** made by Mr. Hanson to approve contingent on TXDOT approval of the driveways and City Council approval of the major subdivision waiver.

**SECONDED** by Mr. Zinn.

**5-0. All in favor.**

Ayes: Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan, Breien Velde  
 Noes: none  
 Absent: Haven Hendrik

**MOTION TO APPROVE CARRIES**

4. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JIM DEWEY, JR. AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, SURESH SHRIDHARANI FOR A ZONING CHANGE FROM SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED) TO PLANNED DEVELOPMENT SF-4 ON 14.8722 ACRES OF LAND SITUATED IN THE BROOK BEALL SURVEY, ABSTRACT NO. 58, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

**PUBLIC HEARING** opened at 7:14 PM.

**Mr. Jim Dewey**, JDJR Engineers, 2500 Texas Dr., Irving, TX—gave an overview of the zoning change request. He said this is a great location for the 51 homes. As far as the PD goes, it's not to increase density or lot sizes. There's a gas line running under the southern end of the property with greenspace planned to go above it. Almost 18% of the site will be open space. They're proposing variances on the setbacks in order to build larger, nicer homes. The current requirements allow for 30% coverage, and we are looking for a little bit more. Also, they are adding more articulation to get away from the boxy look.

**Greg Gatzky**, 1622 Birch, voiced concerns about the development. He spoke about the density of the homes—the variance from 25 foot separating properties to 20 foot. Also, he is concerned about the drainage.

**Fred Bald**, 2702 Warwick, voiced his concern about his backyard fence line, noise control and dust—during the construction process.

**Mr. Hanson** asked about the difference between the public park and the HOA one. Mr. Dewey explained that the gas company preferred an alternate design from their initial design.

**Andy Duffy**, 2607 Clark, voiced his concerns about the drainage. He said since the improvement of Lake Sharon, their properties flood every time it rains.

**Matt Legere**, 2713 Clark, voiced his concern about the 15 foot gap between his fence line and the gas line easement—and the ultimate drainage issues.

**Mr. Dewey** reiterated that the density is not being increased—just asking for flexibility in some of the setbacks. Not every house will be at 20 feet, but this will allow for more architectural options. And, not every home will go back to the rear building line. There be 8-10 different building plans. Regarding drainage, they will abide by all City requirements. He said there is an open ditch that they will need to analyze. As an engineer, he is responsible for the public's safety. This developer is a great guy and will take care of these issues during construction.

**Mr. Zinn** asked about the screening to the north. Mr. Dewey said on the Parkridge side there will be a masonry screening wall. On the north it will be lot-by-lot, usually an 8 foot board on board.

**PUBLIC HEARING** closed at 7:32 PM.

**4a.** Consider and act on a zoning change from SF-4, Single Family Residential (detached) to Planned Development SF-4 on 14.8722 acres of land situated in the Brook Beall Survey, Abstract No. 58, in the City of Corinth, Denton County, Texas. (This property is located on the west side of Parkridge Road, south of Lake Sharon Drive.)

**Ms. Levy** gave an overview of the zoning change request. The public park went before City Council in December and was approved.

**Mr. Hanson** asked about the rear building line setback, 30 feet going to 20 feet. Ms. Levy answered yes.

**Mr. Zinn** asked about the primary purpose of the variance on the rear setback. Ms. Levy said this was for a larger footprint for larger homes—smaller yards and larger living areas are becoming more popular now.

**Mr. Dewey** said this allows the homeowner an *option* to build a larger home—all attached garages.

**Mr. Hanson** asked about the setbacks on corner lots and side entry garages. Ms. Levy said side entry garages will only be accessed on the side if it's an interior lot—not for corner lots—which is accommodating a larger footprint for a larger home. Mr. Hanson asked about the word “except” in the proposed ordinance. Ms. Levy said side entry garages cannot face the side on a corner lot.

**Mr. Morgan** asked about the 8-10 prepackaged plans for the subdivision—how many meet the current requirements? Mr. Dewey said he did not know.

**Mr. Hanson** asked for clarification and a copy of the UDC section regarding the parking regulations.

**Ms. Levy** said the requirement is 15 feet for the house setback—a corner lot with a garage is a 25 foot setback from the side entry. The applicant has asked for the carte blanche 15 feet from the corner. The stipulation was that they can have the 15 foot setback for the corner lot, but that will not include side entry garages.

**Ms. Cabbage** said 2.09.03 does not mention side entry garages. Mr. Hanson said okay.

**MOTION** made by Mr. Zinn to recommend approval of the PD zoning request to the City Council as requested.

**SECONDED** by Mr. Hanson.

**5-0. All in favor.**

Ayes:	Marc Powell, Brian Rush, Dwayne Zinn, Bruce Hanson, Bill Morgan, Breien Velde
Noes:	none
Absent:	Haven Hendrik

**MOTION TO APPROVE CARRIES**

**ADJOURN**

Meeting adjourned at 8:30 p.m.

MINUTES APPROVED THIS 28<sup>th</sup> DAY OF March, 2016.



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Brian Rush, Planning and Zoning Commission Chairman



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Nathan Abato, Planning and Zoning Commission Secretary