

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

On this May 16, 2016, The Planning and Zoning Commission of the City of Corinth, Texas, met in a Special 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
Dwayne Zinn
Breien Velde
Marc Powell
Bill Morgan

Members Absent:

Haven Hendrik

CALL TO ORDER

The Special 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. Morgan delivered the invocation.

CONSENT AGENDA

1. Consider and act on Minutes from the April 18, 2016 Planning and Zoning Commission Special Session.

MOTION made by Mr. Zinn to approve the consent agenda.

SECONDED by Mr. Powell

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

2. Consider and act on the G4 Corinth Addition, Lots 1 and 2, Block A Preliminary Plat being 2.21 acres in the City of Corinth, Denton County, Texas. (This site is located at the southeast corner of N. Corinth Street and Walton Drive.

Ms. Levy gave an overview of the preliminary plat request—a proposed Domino’s on lot one. She said the plat meets all of the requirements of the ordinance, except for the driveway spacing.

Mr. Clint Bissett, Homeyer Engineering, presented the request for the preliminary plat. The preliminary plat covers lots one and two, but tonight's final plat will only be for lot one. There will be additional room for another tenant in the building, in addition to the Domino's.

Mr. Zinn asked about lot two, with half of the fire lane going out to the service road. Mr. Bissett answered they have not reached out to TXDOT about that as of yet.

Mr. Hanson asked if the preliminary plat is approved and the City Council does not approve the major subdivision waiver. Ms. Levy said the preliminary plat would then go away, because it is contingent on the approval of the waiver.

MOTION by Mr. Hanson to approve the preliminary plat subjected to the approval of the major subdivision waiver.

SECONDED by Mr. Zinn.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

3. Consider and act on the G4 Corinth Addition, Lots 1 and 2, Block A Final Plat being 2.21 acres in the City of Corinth, Denton County, Texas. (This site is located at the southeast corner of N. Corinth Street and Walton Drive.

Ms. Levy said this is the final plat companion item for the preliminary plat. She also said the fire lane on the south side is being abandoned on this plat and has been approved by the Fire Department.

Mr. Zinn asked if the location of the new fire lane on lot two has been brought up with TXDOT. And, he asked about the applicant stating only the final plat will be on lot one. Ms. Levy said the applicant misspoke and was referring to the site plan.

MOTION made by Mr. Hanson to approve the final plat subject to approval of the major subdivision waiver by the City Council.

SECONDED by Mr. Powell.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

4. Consider and act on the Site Plan for Domino's Pizza on property legally described as 2.21 acres situated in the J. P. Walton Survey, Abstract Number 1389, City of Corinth, Denton County, Texas. (This property is located on the southeast corner of N. Corinth St. and Walton Dr.)

Ms. Levy said this is the companion site plan for lot one only—this will be a full service Domino's without a drive-thru. It will have outdoor seating and meets all of the standards of Unified Development Code except for one landscape item. This parcel has two corners and they are unable to meet the minimum requirement of 40 feet and down to the 175 feet. But, they are meeting the square footage requirement. They will be adding extra shrubs to make up for this exception.

MOTION made by Mr. Zinn to recommend approval of the site plan pending final approval of the major subdivision waiver.

SECONDED by Mr. Hanson.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO RECOMMEND APPROVAL CARRIES

5. Consider and act on Lot 1, Block A of the Pentecostals of Corinth Addition Preliminary Plat being 2.68 acres out of the J. Baker Survey, Abstract Number 48, in the City of Corinth, Denton County, Texas.

Ms. Levy gave an overview of the preliminary plat request—an existing church is expanding to an existing tract of land that extends onto Crawford Rd. There is a replat companion request with this project. There are some blanket easements ONCOR no longer needs. All other requirements have been met.

Mr. Morgan asked if the Commission's recommendation needs to take into consideration the easement abandonment. **Ms. Levy** said that will be done by separate instrument and does not factor into the recommendation.

Mr. Dale Hoelting, DEH Consulting, presented himself for questions.

Mr. Zinn asked about the driveway proximity and why a waiver is not needed for this project. **Ms. Levy** said this is a fire lane and is internal. **Mr. Zinn** said this is a fire lane as well. **Ms. Levy** said the other one was driveway spacing. **Mr. Zinn** said this is a proposed driveway as well. **Ms. Levy** said that would be the distance between driveways. **Mr. Zinn** asked about the other waiver—seems to be the same situation. **Ms. Levy** said she will have to check on that and that as far as she knew, this meets all of the requirements. **Ms. Cabbage** said the driveway is on Crawford Road—a residential private street—the same requirements do not pertain.

MOTION made by Mr. Morgan to recommend approval of the preliminary plat.

SECONDED by Mr. Powell.

5-0. All in favor.

Ayes: Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes: none
Present but not voting: Breien Velde
Absent: Haven Hendrik

MOTION TO APPROVE CARRIES

6. TO HEAR PUBLIC OPINION REGARDING A REPLAT OF PENTECOSTALS OF CORINTH ADDITION, LOT 1R, BLOCK A BEING A TOTAL OF 2.68 ACRES LEGALLY DESCRIBED AS ALL OF LOT 1, BLOCK A, PENTECOSTALS OF CORINTH AND A PORTION OF A 0.78-ACRE TRACT OF LAND IN THE J. BAKER SURVEY, ABSTRACT NO. 48, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property is located on the southeast corner of F.M. 2181 and Crawford Rd.)

PUBLIC HEARING opened at 7:28 PM.

Ms. Levy said this is a residential replat and requires a public hearing. They are taking in additional acreage along Crawford Road. They will be coming along with a site plan in the future.

Kennon Maxson, 3407 Brookshire Run, Corinth, Texas, had questions regarding the replat request.

PUBLIC HEARING closed at 7:31 PM.

6a. Consider and act on Lot 1R, Block A of the Pentecostals of Corinth Addition Replat being a total of 2.68 acres legally described as all of Lot 1, Block A, Pentecostals of Corinth Addition and a portion of a 0.78-acre tract of land out of the J. Baker Survey, Abstract Number 48, in the City of Corinth, Denton County, Texas.

Ms. Levy said this is the action item of the replat and that they will need to meet all of the items of site plan on a future agenda.

Mr. Hanson asked about the change in the drainage easement. **Ms. Levy** said they will have to handle the drainage from the property and there will be a detention pond.

Mr. Hoelting said the existing ditch along the south side of the property—the flow will not be altered but the pond is being expanded to handle the increase parking and runoff. Staff and the reviewing engineer has approved the plans.

MOTION made by Mr. Zinn to approve the replat as submitted.

SECONDED by Mr. Hanson.

5-0. All in favor.

Ayes: Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes: none
Present but not voting: Breien Velde
Absent: Haven Hendrik

MOTION TO APPROVE CARRIES

7. TO HEAR PUBLIC OPINION REGARDING THE RODGERS-O'BRIEN BUSINESS PARK ADDITION REPLAT OF LOT 2R, BLOCK B BEING 4.98 ACRES SITUATED IN THE H. H. SWISHER SURVEY, COUNTY ABSTRACT NO 1220 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. This property is located at 3831 FM 2181 behind Aldi Foods.

PUBLIC HEARING opened at 7:42 PM.

Ms. Cabbage gave an overview of the project including the history of the tracts in the planned development. She also said that in the past, dealing with various plats and development of the site, City Council asked for the detention pond to be fenced and outfitted with a fountain. Both of these enhancements will be done with this project. She spoke about the latest engineering letter that was handed out to the Commission prior to the presentation of this agenda item. Staff recommends approval of the replat contingent on the engineer letter—its comments being addressed.

Mr. Hanson asked how to incorporate the letter into the recommendation. Ms. Cabbage answered yes.

Ms. Cabbage spoke about the process of the platting and site plan. Plats need to be done prior to the site plan.

PUBLIC HEARING closed at 7:43 PM.

7a. Consider and act the Rodgers-O'Brien Business Park Addition Replat of Lot 2R, Block B being 4.98 acres situated in the H. H. Swisher Survey, County Abstract No. 1220 in the City of Corinth, Denton County, Texas.

MOTION made by Mr. Hanson to approve the replat subject to compliance with the items in the Freese and Nichols letter dated May 2, 2016.

SECONDED by Mr. Zinn.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

8. Consider and act on the Site Plan for North Texas Storage legally described as Rodgers-O'Brien Business park Addition Lot 2-R zoned Planned Development Commercial (PD 2) being 4.98 acres in the City of Corinth, Denton County, Texas.

Ms. Cabbage gave a presentation of the site plan request. She spoke about the site plan data summary sheet in the Commissioner's packets and said that is inaccurate—the calculations used were from the Unified Development Code and not the planned development—their parking is perfect, number wise. And, signage is shown but will be approved through separate process.

Mr. Hanson asked if the pond has water in it all of the time. Ms. Cabbage answered yes.

Mr. O’Neal Gray, North Texas Storage, gave a brief presentation of the site plan request—a new self-storage facility.

Ms. Cabbage said the site has been zoned since before 1999 and always has allowed mini storage as a use. She said staff asked for office/warehouse to be added to just storage—and they complied.

Mr. Rush asked if the office/warehouse space governed by the gate hours. Ms. Cabbage said it is gated and there is 24 hour access.

MOTION made by Mr. Zinn to recommend approval of the detailed site plan as presented.

SECONDED by Mr. Morgan.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

RECESS started at 7:55 PM.

RECESS ended at 8:02 PM.

9. Consider and act on the Bill Utter Ford Addition Preliminary Plat for Lot 2-R, Block A being 18.417 acres legally described as Bill Utter Ford Addition Block A, Lot 1 and Block A, Lot 2 and including Tract 26 situated in the L. Bates Survey, County Abstract 204, the M.E.P. and P.R.R. Survey, County Abstract 911 and the G. Walker Survey, County Abstract 1330 and the L. H. Bates Survey, County Abstract 204 located in the City of Corinth and the City of Denton, Denton County, Texas.

Ms. Cabbage said they are combining all of the lots into one lot—the zoning aspect of the project was approved by the Commission just a few weeks ago. The preliminary plat has met all of the requirements of the State and City—and staff recommends approval.

Mr. Kyle Vrla, Dynamic Engineering, gave a presentation of the preliminary plat request.

Mr. Hanson asked about the handout that given to the Commission. Ms. Cabbage said the letter has comments that are minimal in nature and that Mr. Brownlee is comfortable with these comments being addressed prior to going to City Council.

Ms. Cabbage said some of the easements are being vacated by this plat. The site plan addresses new requirements that need to be brought up to date with the development of the existing site.

Mr. Rush asked about the number of items listed on the handout, Freese and Nichols is only involved later in the process. Ms. Cabbage said they are involved the entire way through.

Mr. Hanson asked that the letter concerns more than just the preliminary plat—Ms. Cabbage answered yes—all three agenda items.

MOTION made by Mr. Morgan to approve the preliminary plat as presented.

MOTION re-stated by Mr. Morgan to approve the preliminary plat pending the resolution of the letter dated May 10, 2016 from Freese and Nichols.

SECONDED by Mr. Hanson.

Mr. Hanson said this is a long list of items yet to be resolved—and that these lists are getting too long prior to approval and hopes this particular list is taken care of.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes:	none
Present but not voting:	Breien Velde
Absent:	Haven Hendrik

MOTION TO APPROVE CARRIES

10. TO HEAR PUBLIC OPINION REGARDING THE BILL UTTER FORD ADDITION LOT 2-R, BLOCK A, 18.417 ACRES BEING A REPLAT OF BILL UTTER FORD ADDITION BLOCK A, LOT 1 AND LOT 2 AND INCLUDING TRACT 26 SITUATED IN THE L. BATES SURVEY, COUNTY ABSTRACT 204, THE M.E.P. AND P.R.R. SURVEY, COUNTY ABSTRACT 911 AND THE G. WALKER SURVEY, COUNTY ABSTRACT 1330 AND THE L. H. BATES SURVEY, COUNTY ABSTRACT 204 IN THE CITY OF CORINTH AND THE CITY OF DENTON, DENTON COUNTY, TEXAS.

PUBLIC HEARING opened at 8:20 PM.

PUBLIC HEARING closed at 8:21 PM.

10a. Consider and act on the Bill Utter Ford Addition Lot 2-R, Block A being 18.417 acres being a replat Bill Utter Ford Addition Block A, Lot 1 and Lot 2 and including Tract 26 situated in the L. Bates Survey, County Abstract 204, the M.E.P. and P.R.R. Survey, County Abstract 911 and the G. Walker Survey, County Abstract 1330 and the L. H. Bates Survey, County Abstract 204 located in the City of Corinth and the City of Denton, Denton County, Texas.

Ms. Cabbage said this request is for combining three lots into one. All requirements appear to have been met except for the items listed on the letter.

Mr. Vrla said that all of the comments that were not addressed on the letter have been addressed in the most recent resubmittal.

MOTION made by Mr. Zinn to approve the replat pending the comments being addressed in the letter dated May 10, 2016 from Freese and Nichols.

SECONDED by Mr. Powell.

5-0. All in favor.

Ayes:	Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
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Noes: none
Present but not voting: Breien Velde
Absent: Haven Hendrik

MOTION TO APPROVE CARRIES

11. Consider and act on the Site Plan for the Bill Utter Ford Dealership zoned Planned Development C-3 and Planned Development C-2 on 16.652 acres legally described as Bill Utter Ford Addition Block A, Lot 1, Bill Utter Ford Addition Block A, Lot 2 and Tract 26 out of the L. Bates Survey, County Abstract 204 in the City of Corinth, Denton County, Texas.

Ms. Cabbage said the client has been a pleasure to work with. Staff recommends approval.

Mr. Zinn asked about the front row of parking where the future ROW is acquired—being only two feet of landscaping buffer. Mr. Vrla said that requirement was in the planned development ordinance—only Phase One plans are out and this is designed in accordance with those.

MOTION made by Mr. Zinn to recommend approval of the site plan pending the comments being addressed in the letter from dated May 10, 2016, to Fred Gibbs from Rebecca Diviney.

SECONDED by Mr. Hanson.

5-0. All in favor.

Ayes: Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Bill Morgan
Noes: none
Present but not voting: Breien Velde
Absent: Haven Hendrik

MOTION TO RECOMMEND APPROVAL CARRIES

ADJOURN

Meeting adjourned at 8:30 PM.

MINUTES APPROVED THIS 27th DAY OF June, 2016.



Brian Rush, Planning and Zoning Commission Chairman



Nathan Abato, Planning and Zoning Commission Secretary