

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

On this June 27, 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  
Dwayne Zinn  
Breien Velde  
Marc Powell

**Members Absent:**

Haven Hendrik  
Bill Morgan

**CALL TO ORDER, INVOCATION**

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. Mr. Powell delivered the invocation.

**CONSENT AGENDA**

1. Consider and act on Minutes from the May 16, 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, Breien Velde  
**Noes:** none  
**Absent:** Bill Morgan, Haven Hendrik

**MOTION TO APPROVE CARRIES**

2. Consider and act on the Site Plan for Victory Life Church on property 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 Dr.)

**Ms. Levy** gave a brief overview of the site plan request. She said staff is recommending approval of the request.

**Mr. Wayne Weatherhead**, Pastor of Victory Life Church, gave a brief history of the church. He mentioned the church has been outgrown with the current available space. Mr. Weatherhead gave a presentation of the site plan request.

**Mr. Dale Hoelting**, with DEH Consulting, gave a PowerPoint presentation of the site plan request.

**MOTION** by Mr. Zinn to approve the site plan as presented. **SECONDED** by Mr. Powell.

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

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

**MOTION TO RECOMMEND APPROVAL CARRIES**

- 3 TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT, JUSTIN LANSDOWNE, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, COSERV, FOR A REPLAT OF COSERV ADDITION LOTS 2R AND 5R BEING A REPLAT OF LOTS 2 AND 5 COSERV ADDITION RECORDED IN DOC. NO. 2012-201 PRDCT ZONED I, INDUSTRIAL IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property has a physical address of 7701 IH 35E).

**AGENDA ITEM WITHDRAWN BY APPLICANT**

- 3a. Consider and act on a replat of CoServ Addition Lots 2R and 5R being a replat of lots 2 and 5 CoServ Addition recorded in Doc. No. 2012-201 PRDCT zoned I, Industrial in the City of Corinth, Denton County, Texas.

**AGENDA ITEM WITHDRAWN BY APPLICANT**

4. TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT, JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER COSERV, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE ON PROPERTY ZONED I, INDUSTRIAL LEGALLY DESCRIBED AS LOT 5, COSERV ADDITION IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS LOCATED SOUTH OF CORINTH PARKWAY BETWEEN THE DENTON KATY TRAIL / RAIL CROSSING AND COSERV'S PRIVATE DRIVE METER LANE. (This site is proposed as Lot 2R, CoServ Addition by replat.)

**AGENDA ITEM WITHDRAWN BY APPLICANT**

- 4a. Consider and act on a Specific Use Permit (SUP) to allow Outside Storage on property zoned I, Industrial legally described as Lot 5, CoServ Addition in the City of Corinth, Denton County, Texas. (This site is proposed as Lot 2R, CoServ Addition by replat.)

**AGENDA ITEM WITHDRAWN BY APPLICANT**

5. TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT, JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER COSERV, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW A CELL TOWER ON PROPERTY ZONED I, INDUSTRIAL LEGALLY DESCRIBED AS LOT 2, COSERV ADDITION IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (The approximate location of the Cell Tower is behind 2507 Quail Run.)

**AGENDA ITEM WITHDRAWN BY APPLICANT**

- 5a. Consider and act on a Specific Use Permit (SUP) to allow a Cell Tower on property zoned I, Industrial legally described as Lot 2, CoServ Addition in the City of Corinth, Denton County, Texas.

**AGENDA ITEM WITHDRAWN BY APPLICANT**

6. Consider and act on a site plan of CoServ Addition Lot 2R in the City of Corinth, Denton County, Texas.

**AGENDA ITEM WITHDRAWN BY APPLICANT**

7. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, VF PROPERTIES LLC, TO AMEND PLANNED DEVELOPMENT ORDINANCE 14-02-20-08 (PD 37) ON 1.0 ACRES LEGALLY DESCRIBED AS PARKRIDGE PASS ADDITION, LOT 2, BLOCK A IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property is located east and adjacent to 3001 FM 2181.)

**PUBLIC HEARING** opened at 7:10 PM.

**Ms. Cabbage** gave a brief history and a presentation of the planned development amendment request. She mentioned that some of the residential adjacency requirements are not being met—but the building looks beautiful. She also stated that all four sides of the building are not the same. She stated that the dumpster placement is required to be at least 50 feet from the property line.

**Ms. Cabbage** spoke about class one building materials and that the 80% rule applies to the materials, not the color of the materials. She said if they were to apply that to all sides of the building, staff would recommend approval.

**Ms. Cabbage** said the landscaping square footage requirement has been met with variable spacing.

**Mr. Justin Lansdowne**, with G&A Consultants, gave a PowerPoint presentation of the amendment request. He stated that due to an increase in parking and traffic, in lieu of a 20 foot rear landscape buffer, they are proposing a six foot tall solid masonry wall to screen car lights from the property. In regards to the dumpster, he said lot one has there dumpster in the same proposed location, and that this dumpster will meet the eight foot wall screening requirement as well.

**PUBLIC HEARING** closed at 7:25 PM.

- 7a. Consider and act on amending Planned Development Ordinance 14-02-20-08 (PD 37) on 1.0 acres legally described as Parkridge Pass Addition, Lot 2, Block A in the City of Corinth, Denton County, Texas.

**Ms. Cabbage** said this recommendation will need to go before City Council. She also said the signed letter Mr. Dwaine Rowe is only an agreement between two property owners and does not pertain to the ordinances.

**Mr. Hanson** asked about D-3 and lot one—if the landscape buffer was not met. Ms. Cabbage said lot one is a little different—it has different elevations and additional separation. He asked if a provision in lot one to do without the buffer. Ms. Cabbage said the site plan was approved as presented—which was without a buffer.

**Mr. Zinn** asked about the 10 spaces at the back and if they were not in there, would they be meeting the requirements. Ms. Cabbage said the applicant is meeting the requirements, by providing more than 31 spots.

**Mr. Zinn** asked about the DATCU branch buffer. Ms. Levy said there is a variable buffer but not the full 20 feet.

**Mr. Hanson** said the proposed parking spaces equals 47, and the city's requirement is 31—due to the building not having a retail component.

**Mr. Zinn** asked about the difference in the lighting plan and what the box is next to the dumpster. It was determined that it was an electrical box.

**Mr. Hanson** asked about D-6 and that a metal panel is being shown as a façade material. Ms. Cubbage said the building looks very nice and it is her job to point out which ordinances have not been met. She said that is not allowed in the 100% masonry requirement. She said that would be accepted by staff as an alternative compliance.

**Mr. Hanson** asked the applicant for an explanation for not following the ordinance on the façade materials on each elevation. Mr. Lansdowne said the 12 foot metal panel is part of the elevation but is beyond the elevation of the structure—not on the face of the building. Dr. Vignolo, VRF Properties, said this was done for no particular reason, that this was the way he designed it.

**Mr. Hanson** asked the intent of the residential adjacency building material requirements. Ms. Cubbage said this is for neighboring properties, to make it look nice for the side they are looking at.

**MOTION** by Mr. Hanson to recommend approval with the following exceptions: the 20 foot rear yard buffer has to apply; and the north facing façade has to comply with the Unified Development Code—adding additional building materials. **SECONDED** by Mr. Powell.

**Mr. Hanson** said it is important to have the rear buffer, because the other lot is helped out with the elevation changes. Additionally, it is important to have similarly attractive four sides of the building due to residential adjacency concerns. He also stated he is not excited about the dumpster being located on the back line like it is, but it was allowed like that on lot number one—and expects City Council to allow it like that again. He stated he does not know where else they would put it if it was to be located elsewhere—not without a complete redesign.

**Mr. Rush** stated he agrees with the placement of the dumpster because the dump truck would be there a little less time because of the proximity of the dumpster on lot number one—which is important for when running a diesel for time-in and time-out, and would be a benefit to the residents.

**MOTION** by Mr. Zinn to amend the motion to: not apply the rear 20 foot landscape buffer to the dumpster enclosure. **SECONDED** by Mr. Hanson.

**Mr. Hanson** says he agrees with the motion, and that the ten spaces that are along the rear would be where the buffer would go, and there is real no other place for the dumpster.

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

**Ayes:** Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Breien Velde

**Noes:** none

**Absent:** Bill Morgan, Haven Hendrik

#### **MOTION TO AMEND THE MOTION CARRIES**

**Mr. Zinn** stated that where the dumpster is located, the drop off begins, and, unless a huge retaining wall was built at the future development along the north—those lots will probably be designed deeper to keep the natural features.

Ms. Cabbage asked Mr. Lansdowne if there was 20 feet back there between the fire lane and the property line. Mr. Lansdowne answered yes.

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

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

**MOTION TO RECOMMEND APPROVAL CARRIES**

- 8. Consider and act on the Site Plan for Parkridge Pass Addition, Lot 2, Block A in the City of Corinth, Denton County, Texas.

Ms. Cabbage said this is procedural. This will go before City Council and there will be no ordinance associated with it—so she recommends doing the same thing as they did with the amendment.

MOTION by Mr. Hanson to recommend approval of the site plan, subject to the same exceptions made for agenda item # 7a. SECONDED by Mr. Zinn.

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

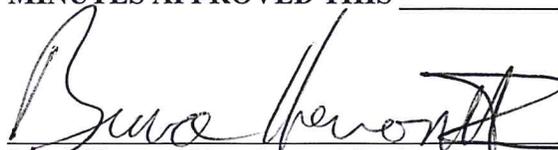
**Ayes:** Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Breien Velde  
**Noes:** none  
**Absent:** Bill Morgan, Haven Hendrik

**MOTION TO RECOMMEND APPROVAL CARRIES**

**ADJOURN**

Meeting adjourned at 8:05 PM.

MINUTES APPROVED THIS 25<sup>th</sup> DAY OF July, 2016.

  
\_\_\_\_\_  
Bruce Hanson, Planning and Zoning Commission Vice Chairman

  
\_\_\_\_\_  
Nathan Abato, Planning and Zoning Commission Secretary