

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

On this September 12, 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
Marc Powell

Members Absent:

Breien Velde

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 August 22, 2016 Planning and Zoning Commission Regular Session.

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

SECONDED by Mr. Zinn

4-0. All in favor.

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

MOTION TO APPROVE CARRIES

BUSINESS AGENDA

Mr. Zinn recused himself from this agenda item.

PUBLIC HEARING opened at 7:07 PM.

2. Consider and act on a zoning change from C-2, Commercial to Planned Development C-2 (PD C-2) on property legally described as 3.2882 acres being a portion of Lot 1, Block A, Swisher 35-E Addition in the City of Corinth, Denton County, Texas. (This property is located at on the northeast corner of IH 35E and Swisher Road.)

Ms. Cabbage gave a brief presentation on the zoning change request. She said the original plat is three lots and the uses are commercial (C2 Commercial). The rezoning is for two lots, one for landscaping and detention, and the other for a storage facility. Mini storage is only allowed in industrial zoned areas. The use and an increased height in stories are being proposed—and a lower parking ratio. They are also asking for a lowering in the architectural articulations—to go below the roof line. And, the roof pitch or a parapet is not being provided.

Mr. Chris Anderson, with Provident Realty, gave an overview of the request. He said this project would be a good use for the site. He said the back gate to Burl is for emergency access only. All doors to the units will face the interior of the site. The pitched roofs on the single story buildings were an oversight, but can be addressed easily. He said the whole development was given a traffic study that shows the least amount of traffic for any type of use.

Daniel Martinez, 3303 Windridge Ln., is opposed to the zoning change request—provided the Commissioners with a petition from his neighbors.

Ronal & Jennifer Hill, 3310 Windridge Ln., is opposed to the zoning change request.

Chris Huddleston, 600 Wedgewood Way, is opposed to the zoning change request.

PUBLIC HEARING closed at 7:30 PM.

2a. Consider and act on a zoning change from C-2, Commercial to Planned Development C-2 (PD C-2) on property legally described as 3.2882 acres being a portion of Lot 1, Block A, Swisher 35-E Addition in the City of Corinth, Denton County, Texas. (This property is located on the north bound IH 35E frontage road north of Swisher and south of Burl St.)

Ms. Cabbage said the City and developers are not required to do an environmental study for this type of request. She also said if Burl Street is to be gated and is shown on the site plan and plat, it will be enforced that way. The petition will be taken to the City Secretary's office. She said staff recommends adding articulations above the roof line—and office-warehouse.

Mr. Hanson said there is not a specific lot right now to apply the zoning to. Ms. Cabbage said if the plat is approved tonight, by the time the zoning request goes to City Council, there will be a specific, legal property.

Mr. Hanson asked about the legal metes and bounds. Ms. Cabbage said the legal description was provided in the Commissioners' packets.

Mr. Powell asked about the two and a half stories or 40 foot maximum—is this an and/or? Ms. Cabbage said it is not, it is both.

Mr. Hanson asked about parking regulations. Ms. Cabbage said the ratio is 1-1000 for a storage facility.

Mr. Hanson asked if the fire department had any issues with the height of the tallest building. Ms. Cabbage answered no.

Mr. Rush asked if the fire lane and the gated lane to Burl Street are legally described as ingress and egress. Ms. Cabbage answered that the gated fire lanes will have an OptiCom system for emergency services. Mr. Rush asked if the owner of the property is allowed to use that as an access at will. Ms. Cabbage answered no.

Mr. Hanson asked about staff's recommendation—an unmet preference of adding office warehouse. Ms. Cabbage suggested 5,000 square feet or several spaces incorporated into the site.

Mr. Hanson asked about infrastructure development—who and when. Ms. Cabbage said the developer will put it in—any developer must install it prior to receiving a building permit. Mr. Brownlee said all of the utilities are being extended throughout the site with a master development plan. He said staff is very confident that utility plans will be there for the development.

Mr. Powell asked about the single story units—should have had a parapet wall or gabled. Ms. Cabbage said anything under 6,000 square feet is required to have a pitched roof.

Mr. Hanson asked about the applicability of another storage facility—as the best use on this site. Mr. Anderson said he used a market study and a needs analysis for the area and that is how he arrived at that conclusion. Boats and cars will not be stored at this site.

Mr. Rush asked if the alarms will be audible. Mr. Anderson said they will not be audible.

Mr. Hanson asked why the applicant has not incorporated office warehouse into this project. Mr. Anderson said he is not in the business of doing that.

MOTION made by Marc Powell to approve the zoning change request recommending that the single story storage buildings provide a pitched roof and the gate to Burl Street is labeled on the site plan as “Emergency Access Only”.

SECONDED by Bruce Hanson.

Mr. Hanson said the hotel is already a 40 foot building which is allowed—and cannot see any reason that that would prevent the project from moving forward.

AMENDMENT TO THE MOTION made by Bruce Hanson to add 5,000 – 10,000 square feet of office warehouse to the storage facility site and that the “Emergency Access” on Burl Street be added to the ordinance calling it out as “Emergency Access”.

AMENDMENT SECONDED by Brian Rush

3-0 All in favor:

Ayes:	Brian Rush, Bruce Hanson, Marc Powell
Noes:	None
Absent:	Breien Velde

MOTION TO RECOMMEND APPROVAL CARRIES

Mr. Zinn recused himself from this agenda item.

3. TO HEAR PUBLIC OPINION REGARDING THE FINAL PLAT OF SWISHER 35-E ADDITION, LOTS X1, X2, 2A, AND 4-10, BLOCK A, BEING 10.307 ACRES AND BEING A REPLAT OF SWISHER 35-E ADDITION, LOTS 1 AND 3, BLOCK A, RECORDED IN DOC. NO. 2009-44 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property is located at on the northeast corner of IH 35E and Swisher Road.)

PUBLIC HEARING opened at 8:16 PM.

Ms. Cubbage gave a brief overview of the replat request, it is three pages. One page removes easements from the original plat—and the signature page. She said the plat meets the requirements of the City, State, and County.

Mr. Hanson asked about the platting process—if it could have been brought about regardless of a zoning change request. Ms. Cubbage affirmed this statement.

Ronald & Jennifer Hill, 3310 Windridge Ln., neither opposed nor in support of the request.

Melody Parlett, 603 Wedgewood Way, neither opposed nor in support of the request.

Daniel Martinez, 3303 Windridge Ln., is opposed of the request.

Chris Huddleston, 600 Wedgewood Way, neither opposed nor in support of the request.

PUBLIC HEARING closed at 8:25 PM.

3a. Consider and act on the Final Plat of Swisher 35-E Addition, Lots X1, X2, 2A, and 4-10, Block A, being 10.307 acres and being a replat of Swisher 35-E Addition, Lots 1 and 3, Block A, recorded in Doc. No. 2009-44 in the City of Corinth, Denton County, Texas. (This property is located at on the northeast corner of IH 35E and Swisher Road.)

Ms. Cabbage said public notification on a zoning change requires letters sent to all property owners within 200 feet, a posting in the City’s newspaper, and signage that was placed on IH 35E and Burl Street. The replat only requires the signage and newspaper notification.

Mr. Powell asked about staff’s outstanding review comments—Ms. Cabbage said everything has been address except for the TXDOT driveway. Mr. Brownlee says the City had to go back to TXDOT to get it reapproved since it was first platted 10 years. TXDOT has given conceptual approval.

Mr. Rush asked Mr. Brownlee’s opinion on the traffic concerns. Mr. Brownlee said there will be some cut through traffic but it will be primarily through the development.

Mr. Hanson asked about the plat and the approximate location of the curb cuts—if those are part of the plat—and if TXDOT has finished their review. Mr. Brownlee said those are the exact locations, and that TXDOT has approved of the layout as shown.

MOTION made by Mr. Hanson to approve the Final Plat of Swisher 35-E Addition, Lots X1, X2, 2A, and 4-10, Block A.

SECONDED by Mr. Powell.

3-0 All in favor:

Ayes: Brian Rush, Bruce Hanson, Marc Powell
Noes: None
Absent: Breien Velde

ADJOURN

Meeting adjourned at 8:40 PM.

MINUTES APPROVED THIS 26th **DAY OF** SEPTEMBER, 2016.



Brian Rush, Planning and Zoning Commission Chairman

Bruce Hanson Vice



Nathan Abato, Planning and Zoning Commission Secretary