

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

On this the 26th day of September, 2016, the Planning and Zoning Commission of the City of Corinth, Texas, met in Regular 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
Marc Powell
Charles Mills

Members Absent

Brian Rush

CALL TO ORDER

The Regular Session of the Planning and Zoning Commission of the City of Corinth, Texas, was called to order by Bruce Hanson at 7:03 p.m. Marc Powell delivered the invocation.

CONSENT AGENDA

1. Consider and act on Minutes from the September 12, 2016 Planning and Zoning Commission Special Session.

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

SECONDED by Mr. Velde.

5-0. All in favor:

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

MOTION TO APPROVE CARRIES

2. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JOHN PIMENTEL REPRESENTING QUIKTRIP, AUTHORIZED REPRESENTATIVE FOR PROPERTY OWNER, A LITTLE FAMILY PARTNERS, L.P., FOR A ZONING CHANGE FROM C-2 COMMERCIAL DISTRICT TO PLANNED DEVELOPMENT (PD) C-2 COMMERCIAL WITH MODIFIED DEVELOPMENT STANDARDS ON APPROXIMATELY 10.381 ACRES OF LAND LEGALLY DESCRIBED AS A PART OF LOTS 1, 2 AND 3, BLOCK A, BRIARWOOD ADDITION IN THE G. MC GLOTHLIN SURVEY, ABSTRACT NO. 888, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. THIS PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF F.M. 2499 AND F.M. 2181.

PUBLIC HEARING opened at 7:05 PM.

Ms. Levy gave a presentation on the zoning request. The proposal is to change from C2-Commercial to PD C-2 with modified development standards. There will be three lots involved. She said the applicant

met with the Lake Sharon Home Owners' Association (HOA), for a total of two meetings. The HOA wanted to keep the tree buffer without a wall. There will also be a hardscape trail. She mentioned they are enhancing the gasoline canopies as requested by staff. However, staff would prefer a retention pond with an amenity when lots two and three develop. She is also recommending major subdivision waivers and Texas Department of Public Safety (TXDOT) permits for the driveways.

Mr. Hanson asked about the subdivision waivers. Ms. Levy said the proposal will not meet the required distance between the driveways.

Mr. John Pimentel, with QuikTrip, gave a brief presentation on the zoning change request.

Mr. Zinn asked about the proposed layout of the detention pond—if it will be walled or not. Mr. Lansdowne, with G&A Consultants, answered that it will have a hard edge. Mr. Zinn asked about the depth of the pond. Mr. Lansdowne answered four feet—with an Ameristar fence around it.

Yoon Sum Kim, 3023 Kiln Dr., is against the proposal.

Michael Reibly, 3024 Kiln Dr., is against the proposal.

PUBLIC HEARING closed at 7:25 PM.

BUSINESS ITEM

2a. Consider and act on a zoning change from C-2 Commercial District to Planned Development (PD) C-2 Commercial District on 10.381 acres of land legally described as part of Lots 1, 2 and 3, Block A, Briarwood Addition in the G. Mc Glothlin Survey, Abstract No. 888, in the City of Corinth, Denton County, Texas. This property is located on the northeast corner of F.M. 2499 and F.M. 2181.

Ms. Levy said staff is recommending approval with a couple of stipulations and as stated earlier. She also said she forgot to mention the installation of a solid screening wall on the east side of the site, which will not be done until the site further develops.

Mr. Zinn asked about the detention pond. Ms. Levy said the trail and natural preserve would be a nice feature for the site, more aesthetically pleasing.

Mr. Hanson asked about the conditional development standards, and the prohibited use of a carwash. Ms. Levy said that with a specific use permit (SUP), there are no modified development standards. Mr. Hanson also asked about pitched roofs—if staff is okay with no pitched roofs. Ms. Levy said staff is okay with it, there is a lot of articulation. Staff also wanted the metal sections be effice.

Mr. Powell said the Unified Development Code does not require a pitched roof for structures under 6,000 square feet. Ms. Cabbage said that would have been required but these are the ordinances that are being proposed.

Mr. Powell asked about the detention pond. Ms. Levy said the amenities will help with aesthetics, instead of just having a hole in the ground.

Mr. Hanson asked about façade materials and what the normal requirements would be. Ms. Levy said there are layers to the requirements—class two masonry would be allowed for straight zoning. With residential adjacency, pretty much all of the materials need to be masonry, unless there are landscape buffers

utilized. Mr. Hanson asked about the canopy roof materials for a C2. Ms. Levy answered that brick or stone columns and pitched roof would be required. She also said the building does not meet all of the material standards—there are modified standards within the request.

Mr. Zinn asked if staff would be more comfortable if the canopy material mirrored what is on the main building—and articulation. Ms. Levy said the applicant agreed to do the cornice features on top, but are going flat with the roof. And that staff would have liked the mirroring of the articulations.

Mr. Zinn asked for the reason not to use the masonry products on the canopy. Mr. Truitt Priddy, with QuikTrip, said the canopy materials are specifically manufactured for all of their canopies across the country—and that loading considerations are probably some of the reason for the selected materials.

Mr. Hanson asked about porcelain tile. Ms. Levy said it is not listed in our standards, to maybe ask the applicant on its durability. Mr. Priddy said it will be used on all of the articulation points—it is their prototype for every store.

Ms. Randi Rivera, with G&A Consultants, clarified an issue with the canopy. She said she broke up the ordinance in three areas—retail, office, and the gas station. The only building not requiring a pitched roof that is within 400 feet of residential adjacency and is under 6,000 square feet is the QuikTrip main building. The other buildings, if they are within 400 feet and are under 6,000 square feet, will have to have pitched roofs.

MOTION made by Mr. Powell to recommend approval of the zoning change from C-2 to PD C-2 subject to approval of major subdivision waivers of the driveway off of FM 2499, and one of the driveways off of FM 2181 at the time of platting; and that the Texas Department of Transportation (TXDOT) permits for the driveways are approved.

SECONDED by Mr. Zinn.

Mr. Powell said he thinks the meetings with the HOA show they are trying to be good neighbors. He said it would be a nice addition to that side of town.

Mr. Zinn said he is happy that this store will be one of their newer prototypes—hopes everything is put in the way it looks on paper. Also, the large tree buffer to the north—so many different things could have been done there, but they kept it as a nice buffer.

Mr. Hanson said a PD is supposed to bring in enhancements. He believes what has been proposed is accomplishing just that. Mr. Hanson also said this is similar to an SUP process, but we are getting something better.

5-0 All in favor:

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

MOTION TO RECOMMEND APPROVAL CARRIES

ADJOURN

Meeting adjourned at 8:04 p.m.

MINUTES APPROVED THIS 14th DAY OF November, 2016.



Brian Rush, Planning and Zoning Commission Chairman



Nathan Abato, Planning and Zoning Commission Secretary