

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

On this the 12th day of March, 2018, 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, 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

Brian Rush
Breien Velde
Marc Powell
Wade May
Chuck Mills

Members Absent

Dwayne Zinn
Bruce Hanson

CALL TO ORDER

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

INVOCATION

Marc Powell delivered the invocation.

BUSINESS AGENDA

BUSINESS ITEMS

1. Consider and act on Minutes from the February 26, 2018 Planning and Zoning Commission Regular Session Meeting.

Motion made by Marc Powell to approve.

Motion Seconded by Breien Velde.

4-0 All in favor:

Ayes:	Brian Rush, Bruce Hanson, Chuck Mills, Marc Powell
Nays:	None
Not Voting:	Wade May

MOTION TO APPROVE CARRIES

2. Consider and act on a request from the applicant Tom Tronzano, authorized representative for the property owner, BB3 Learning System, Inc. for a major subdivision waiver to the City of Corinth Ordinance No. 13-05-08-20, Unified Development Code (UDC) to allow a reduction in the minimum required distance from the intersection along a collector street to the proposed driveway on property legally described as a tract in the J.P. Walton Survey, Abstract No. 1389 and part of Lot 1, Block A, A.L. Lamascus Addition, in the City of Corinth, Denton County, Texas. This property is located on the northwest corner of Corinth Pkwy. and Shady Rest Lane.

Ms. Lori Levy, Senior Planner, presented items 2 and 3 as companion items. The property is currently zoned SF-2. The proposal is for the Goddard School, which is a daycare center, and for a mixed use retail center. Development for the Goddard School is imminent and everything included will serve as a site plan process and future action will not be required on this part. Area B will require a full site plan process because it is conceptual. The project meets the landscaping requirements and includes a bioswale to reduce the need for detention. This is part of the city's effort to produce low impact development and this infrastructure will be required for both tracts. Traffic threshold analysis was conducted and determined that there was no need for a full traffic impact study. The applicant has conducted meetings with the Home Owners Association near the property.

Mr. Jeremy Aune presented stating that he is a franchisee of the Goddard School. He stated that his primary interest is in the development of the Goddard School. The facility will have a capacity of 192 students. He stated that he is willing to work with the city on any project that may go in to the other portion of the property in the future.

Motion made by Marc Powell to Recommend Approval as Presented

Motion Seconded by Breien Velde.

4-0 All in favor:

Ayes:	Brian Rush, Bruce Hanson, Chuck Mills, Marc Powell
Nays:	None
Not Voting:	Wade May

MOTION TO RECOMMEND APPROVAL CARRIES

Mr. Wade May recused himself from Items 2 and 3 and left the dais.

PUBLIC HEARING AND BUSINESS ITEMS

PUBLIC HEARING

TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT TOM TRONZANO, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, BB3 LEARNING SYSTEM, INC. FOR A ZONING CHANGE FROM SF-2, SINGLE FAMILY RESIDENTIAL DISTRICT TO PLANNED DEVELOPMENT (PD) MX-R, MIXED USE RESIDENTIAL DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS IN ORDER TO DEVELOP A DAY CARE FACILITY ON ONE TRACT, AND A FUTURE MIXED-USE RESIDENTIAL AND/OR OFFICE/RETAIL DEVELOPMENT ON ANOTHER TRACT OF LAND ON PROPERTY LEGALLY DESCRIBED AS A TRACT IN THE J.P. WALTON SURVEY, ABSTRACT NO. 1389 AND PART OF LOT 1, BLOCK A, A.L. LAMASCUS ADDITION, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. THIS PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF CORINTH PKWY. AND SHADY REST LANE.

PUBLIC HEARING OPENED at 7:20 PM

Brian Rush read an email by Mr. Mike and Karen Danks, 3700 Parkwood Court, stating that they believe the Goddard School looks good but would like the applicant to address concerns with noise

by providing a 10' retaining wall and that a 100 year old tree removed as part of the road expansion would need to be part of the development. Mr. Rush read a second email seeking a written confirmation that they will provide a traffic management plan, drainage ponds and noise abatement. Otherwise Mr. and Ms. Danks stated that they could not support the project. Brian Rush read an email from Lisa Clawson at 1411 Park Place, in support of the project.

Mr. Mike Danks, 3700 Parkwood Court, stated that he would like to see a more thorough drainage plan and does not believe he has seen data to show that the bioswales will be effective. He stated that he believes this project should be required to provide a sound wall. In addition, he wants to see a traffic management plan.

Mr. Jeremy Aune stated that a traffic threshold was submitted and the city agreed that a full traffic impact analysis is not needed. In addition, the bioswale was requested by the city and he believes it will be sufficient. He also stated that the sound from the school will be minimal and he willing to work with the city on noise if it is necessary with the development of the retail.

Mr. Kevin Patel spoke as the applicant's engineer. He stated that the bioswale has been designed conceptually and the final design has not been completed. The design will discharge the water at the predevelopment rate and create no negative impact on the city roadway or downstream properties. He also stated that the numbers provided on the traffic threshold worksheet do not warrant a traffic impact analysis. He stated that the school is 350' from the neighborhood and noise presents no concern but noise will be addressed again with phase 2.

Ms. Karen Danks, 3700 Parkwood Court, stated that she is concerned about the compounding effect of noise from NCTC and emergency vehicles along with the school. She also stated that this is not a need for her subdivision.

PUBLIC HEARING CLOSED at 7:32 PM

BUSINESS

3. Consider and act on an ordinance for a zoning change from SF-2, Single-Family Residential District to Planned Development (PD) MX-R, Mixed Use Residential District with modified development standards in order to develop a day care facility on one tract, and a future mixed-use residential and/or office/retail development on another Tract of land on property legally described as a tract in the J.P. Walton Survey, Abstract No. 1389 and part of Lot 1, Block A, A.L. Lamascus Addition, in the City of Corinth, Denton County, Texas. This property is located on the northwest corner of Corinth Pkwy. and Shady Rest Lane.

Ms. Lori Levy, Senior Planner, entertained questions.

Mr. Marc Powell asked where bioswales were used previously in Corinth.

Ms. Lori Levy, Senior Planner, stated that bioswales were used at Huffines.

Mr. Chuck Mills asked if college traffic and traffic from the assisted living facility was included in the traffic threshold analysis.

Ms. Lori Levy, Senior Planner, stated that this is not included in this analysis.

Mr. Mike Brownlee, City Engineer, stated that traffic analysis does not look at traffic on the street. Instead it is focused on the land use and how it impacts the development of a property. There are several tests based on empirical data which did not trigger a need for traffic impact analysis. The roads are capable of handling the added traffic and the site access is able to handle additional traffic. It may result in a change in character moving from a single family to commercial.

Mr. Brian Rush asked about noise screening.

Ms. Lori Levy, Senior Planner, stated that the development will match the fencing with the property on the west, which is a rod iron fence with brick columns and landscaping. A solid wall is not being sought adjacent to the development because it is mixed use, but the PD did not waive the requirement for screening but alternate compliance is possible.

Motion made by Chuck Mills to Recommend Approval with the Exception That the Applicant Provide Plans for Sound Abatement

No Second

MOTION TO RECOMMEND APPROVAL WITH THE EXCEPTION THAT THE APPLICANT PROVIDE PLANS FOR SOUND ABATEMENT FAILS

Motion made by Marc Powell to Recommend Approval as Presented

Motion Seconded by Breien Velde.

Mr. Marc Powell stated that, not knowing what is going in the second phase, the proposal is a good design and the noise abatement for the Goddard School has a nice flow and he cannot speak to what the impact of the other piece is at this time.

Mr. Brian Rush stated that he does not see, given the distances, that noise will be a problem and remedies are available in the event that it does become a problem.

3-1 All in favor:

Ayes:	Brian Rush, Bruce Hanson, Marc Powell
Nays:	Chuck Mills
Not Voting:	Wade May

MOTION TO RECOMMEND APPROVAL CARRIES

ADJOURNED REGULAR SESSION at 7:55PM

MINUTES APPROVED THIS 26 DAY OF March, 2018.



Brian Rush, Planning and Zoning Commission Chairman



Patrick Hubbard, Planning and Zoning Commission Secretary