

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

On this the 11th day of September, 2017, 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

Bruce Hanson
Brian Rush
Marc Powell
Breien Velde
Chuck Mills
Dwayne Zinn

Members Absent

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. Marc Powell delivered the invocation.

CONSENT AGENDA ITEM:

1. Consider and act on Minutes from the July 24, 2017 Planning and Zoning Commission Regular Session.

MOTION made by Mr. Zinn to approve the minutes.

MOTION SECONDED by Mr. Hanson

5-0 All in favor:

Ayes:	Marc Powell, Brian Rush, Bruce Hanson, Breien Velde, Dwayne Zinn
Noes:	None
Absent:	None
Present but Not Voting:	Chuck Mills

MOTION TO APPROVE CARRIES

PUBLIC HEARING:

2. TO HEAR PUBLIC OPINION REGARDING THE FINAL REPLAT OF AMHERST ADDITION BLOCK 6, LOTS 1-17, 18X; BLOCK 7, LOTS 1-11; BLOCK 8, LOTS 1-17, 18X; BLOCK 9, LOTS 1-6, 14.8722 ACRES BEING A REPLAT OF PART OF FORESTWOOD I, SITUATED IN THE BROOK BEALL SURVEY, COUNTY ABSTRACT 58 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. This property is located on the west side of Parkridge Drive north of Meadowview Drive and South of Warwick Drive.

PUBLIC HEARING opened at 7:10 PM.

Ms. Barbara Cabbage gave a brief presentation on the final replat request. She said the applicant is ready to begin developing the new residential subdivision. She said the detention area will be enclosed by a wrought iron fence. A masonry screening wall will be along Parkridge. This is a replat request because the original Forestwood

development was platted and filed with the County, however, the public improvements were never completed nor accepted by the City.

Mr. Mills asked about the area to the south and if that is where the existing road is. Ms. Cabbage answered yes. He also asked what will be the separation to the existing subdivision to the south. Mr. Jim Dewey, with JDJR Engineers, said there is a 50'-60' buffer due to the gas line. This is where the open space and detention areas will be located.

Mr. Mills asked about the south fence line and if it incorporates the existing gravel road. Mr. Dewey said the gravel road is for the gas line company access, and there will be new fences behind houses to the north of the road. The plat does not show fences. The new fences will be built as each house is built.

Mr. Mills asked if the fences around the park will be wood. Mr. Dewey said that is up to each homeowner. Mr. Mills said he hates alleys, especially with wood fences. Mr. Dewey said he understands the concern but he has not specified that any type of fence is required. He said he can ask the developer about restricting wood fencing around the park.

Mr. Fred Gibbs said he is willing to work with the developer on installing some deed restrictions and the requirements of a tubular steel fence.

PUBLIC HEARING closed at 7:27 PM.

BUSINESS ITEM:

Consider and act on a Final Replat of Amherst Addition Block 6, Lots 1-17, 18X; Block 7, Lots 1-11; Block 8, Lots 1-17, 18X; Block 9, Lots 1-6, 14.8722 acres being a replat of part of Forestwood I, situated in the Brook Beall Survey, County Abstract 58 in the City of Corinth, Denton County, Texas.

Mr. Zinn said the lots and blocks do not match the description and the business portion of this agenda item should be amended for clarity.

Ms. Cabbage said it is a typo and we can deal with it. Mr. Hanson asked which one is the typo, the packet or the plat. Ms. Cabbage said the one on the plat. Mr. Hanson asked if this has any ramifications with regards to the public announcement. Ms. Cabbage said that because it is a typo there will be no issue—human error is allowed.

Mr. Zinn said that there is several areas on the plat that are unclear and seem to miss dimensions and asked if they can be clarified prior to plat filing. Specifically, there is no dimension on the back of first lot, 17X, to the open space, and on Amherst Drive, between lots 1 and 11. Mr. Dewey said he will clarify and add the missing dimensions.

MOTION made by Mr. Zinn to approve the replat request with the condition that the engineer and survey make sure that all dimensions on the plat are labeled and are correct prior to filing.

MOTION SECONDED by Mr. Powell.

MOTION AMENDED by Mr. Hanson to specifically add dimensions where Dickinson Drive joins Parkridge Drive, where Amherst Drive joins Parkridge Drive, and on the south east corner at Lot 1, Block 1 and the east line of 17X of open space.

MOTION AMENDMENT SECONDED by Mr. Zinn.

Mr. Hanson said he added this to make sure the original motion is not vague. Mr. Zinn agrees the dimensions should be added for clarity.

5-0 All in favor:

Ayes: Marc Powell, Brian Rush, Bruce Hanson, Breien Velde, Dwayne Zinn
Noes: None
Absent: None
Present but Not Voting: Chuck Mills

MOTION TO AMEND THE MOTION CARRIES

Mr. Hanson said that the advertisement was incorrect, but the plat itself is correct.

Mr. Zinn asked if the advertisement for the replat includes a link to the plat. Ms. Cabbage answered yes and she will consult with the City Attorney to make sure all bases are covered.

5-0 All in favor:

Ayes: Marc Powell, Brian Rush, Bruce Hanson, Breien Velde, Dwayne Zinn
Noes: None
Absent: None
Present but Not Voting: Chuck Mills

MOTION TO APPROVE CARRIES

PUBLIC HEARING:

3. TO HEAR PUBLIC OPINION REGARDING AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE (UDC) ORDINANCE NO. 13-05-02-08, AS AMENDED, SECTION 2.10.08 SITE PLANS.

PUBLIC HEARING opened at 7:36 PM.

Mr. Fred Gibbs gave a brief presentation on the agenda item. He said this is a result of a City Council Workshop from earlier this year in an effort to clean up some of the UDC (Unified Development Code). Development process time is always a hot button and this request to change up the site plan process will help make the process more efficient. Currently it takes two months. This amendment will allow staff to approve the site plans in house if the plan meets all of the requirements. If there is a request for alternative compliance, they will have the opportunity to come before Planning and Zoning and City Council. A lot of cities currently do this.

Mr. Fred Gibbs spoke about the letter of credit criteria amendment request. Currently the ordinance restricts the letter of credits to institutions located within Denton and Dallas counties. This often delays the process as well. This amendment opens up the restriction to the entire country. In regards to the litigation, staff can limit the institution to be located within in the State of Texas.

PUBLIC HEARING closed at 7:46 PM.

BUSINESS ITEM:

Consider and act on an ordinance amending the Comprehensive Zoning Ordinance being a part of the Unified Development Code (UDC) Ordinance No. 13-05-02-08, as amended, Section 2.10.08 Site Plans.

Mr. Hanson asked about the site plan amendment and the conditions which will allow staff to approve them in house. Mr. Gibbs said every development is required to do a comprehensive site plan package. This amendment will allow staff the ability to approve in house if all requirements are met per the ordinance. Mr. Gibbs is hoping this will be an incentive for developers to comply with the requirements.

Mr. Hanson asked for clarification on how site plans take up to two months. Mr. Gibbs explained that preparing packets and waiting on last-minute-changes can kick them to the next month's meeting. He also said there's a strict deadline for submitting items to the City Council packets. This amendment will allow for more flexibility.

Mr. Powell asked if there is no deviations, it is fast-tracked through. Mr. Gibbs answered yes.

Mr. Zinn said there is a number of cities that do this and it works well.

MOTION made by Mr. Zinn to recommend approval of the change to the Unified Development Code as presented.

MOTION SECONDED by Mr. Powell.

Mr. Hanson hopes this has the cause and effect of having builders comply with our rules, but still questions the multi-month process as it applies to developers.

5-0 All in favor:

Ayes:	Marc Powell, Brian Rush, Bruce Hanson, Breien Velde, Dwayne Zinn
Noes:	None
Absent:	None
Present but Not Voting:	Chuck Mills

MOTION TO RECOMMEND APPROVAL CARRIES

BUSINESS ITEM:

4. Consider and act on an ordinance amending the Subdivision Regulations being a part of the Unified Development Code (UDC) Ordinance No. 13-05-02-08, as amended, Section 3.04.05 E Security for Completion of Improvements.

Mr. Gibbs reiterated the need to be practical and flexible to open up the restrictions on banks.

Mr. Velde asked about adding the legal verbiage in the ordinance for if there is a problem they will have to handle it in Texas. Mr. Gibbs answered yes, staff will ensure that is added.

Mr. Hanson asked if this to allow any bank that is able to do business in the state of Texas. Mr. Gibbs said that needs to be changed from state of Texas to the United State of America. Mr. Hanson asked if this for any bank in the United States. Mr. Gibbs answered yes.

Mr. Zinn suggested that the City Attorney check it over in regards to any bank having a license to bank in the state of Texas. Mr. Gibbs said that they actually may be correct because that is what he and the City Attorney discussed, and the previous verbiage change may not have to be made.

Mr. Velde said he has experience with this in the corporate world and the City of Corinth can contractually require litigation must be handled in Texas, regardless of where the bank's license is.

MOTION made by Mr. Hanson to recommend approval as presented.

MOTION SECONDED by Mr. Zinn.

MOTION TO RECOMMEND APPROVAL CARRIES

5-0 All in favor:

Ayes:	Marc Powell, Brian Rush, Bruce Hanson, Breien Velde, Dwayne Zinn
Noes:	None
Absent:	None
Present but Not Voting:	Chuck Mills

ADJOURN

Meeting adjourned at 8:00 p.m.

MINUTES APPROVED THIS 18 DAY OF December, 2017.



Brian Rush, Planning and Zoning Commission Chairman



Patrick Hubbard, Planning and Zoning Commission Secretary