

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

On this the 24th day of July, 2017, 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, 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 Regular Session of the Planning and Zoning Commission of the City of Corinth, Texas, was called to order by Brian Rush at 7:01 p.m. Chuck Mills delivered the invocation.

CONSENT AGENDA ITEM:

1. Consider and act on Minutes from the June 26, 2017 Planning and Zoning Commission Regular Session.

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

MOTION SECONDED by Mr. Zinn

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

2. Consider and act on the site plan for Taco Bell on property zoned C-2, Commercial and legally described as Kensington Square Shopping Center Addition, Lot 7A, Block A, having a physical address of 4471 FM 2181 in the City of Corinth, Denton County, Texas.

Ms. Barbara Cabbage presented the agenda item to the commission. She said Taco Bell first applied for a building permit in Corinth in 1997 and the City's requirements were a lot less than what they are now. They have since gone through a couple of identity changes—Pizza Hut and KFC—both have come and gone. The zoning for the site is Commercial 2 which is appropriate for a restaurant with a drive-thru, and the land use is Retail and is appropriate for the use. Ms. Cabbage said their new proposal meets the City's ordinances. They submitted a letter seeking Alternative Compliance for the use of Nichiha as a masonry product. She mentioned staff will be proposing to add Nichiha as an approved class two masonry product in the future. The other product they are proposing to use is metal which will oxidize. She said the only concern she has is when the rust will run down off of the metal and onto the ground.

Ms. Cabbage went over the site plan and indicated it is not changing much from the original layout. She said they are adding additional landscaping to meet the current ordinance. The lighting complies with the current ordinance, and the infrastructure and fire lane are not changing.

Mr. Mike Stansberry, general counsel for Taco Bell, gave a brief presentation of the site plan request. He said they are planning on scraping the existing the building and to rebuild to run a single operation—no KFC or Pizza Hut.

Mr. Dwayne Zinn asked Mr. Stansberry if the metal on the awnings will be galvanized or aluminized. Mr. Stansberry answered yes.

Mr. Breien Velde asked how they will prevent the rust from staining the surrounding surfaces. Mr. Stansberry said he will have to look at the sidewalk to see if there is room for a planter box to catch the rust water. Mr. Velde also asked if the staining would cause slick surfaces. Mr. Stansberry said he has not experiences any safety hazard related to the staining.

Mr. Charles Mills asked how old the design is. Mr. Stansberry said the first one was used in November of 2015 and said they have had runoff from the oxidization but no safety hazards. He said he would like to design something to go under the panel to catch the rust water.

MOTION made by Mr. Zinn to recommend approval of the site plan and alternative compliance.

MOTION SECONDED by Mr. Powell.

Ms. Cubbage said the approval of the alternative compliance should be within the same approval of the site plan. Mr. Zinn said he thought that is what he said. Mr. Rush asked Mr. Zinn to restate the motion.

MOTION RESTATED by Mr. Zinn, to recommend approval of the site plan with alternative compliance.

MOTION SECONDED by Mr. Powell.

Mr. Bruce Hanson said he does not have a problem with the metal panels but he would not like the rust runoff that will occur in the future, and is recommending amending the motion subject to the applicant being able to demonstrate some form of catchment for the runoff to prevent staining.

MOTION AMENDED by Mr. Hanson to recommend approval of the site plan and alternative compliance, subject to the applicant demonstrating a form of catchment to prevent rust runoff staining the surrounding area.

MOTION SECONDED by Mr. Velde.

Mr. Dwayne Zinn said he did not include the amendment in his original motion because there is not a requirement to catch runoff from a downspout that will rust over time, and that he feels there is not much that can be done to ultimately prevent the rust runoff.

3-2 vote:

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

MOTION TO AMEND THE MOTION 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

MOTION TO RECOMMEND APPROVAL CARRIES

ADJOURN

Meeting adjourned at 7:30 p.m.

MINUTES APPROVED THIS 11th DAY OF September, 2017.



Brian Rush, Planning and Zoning Commission Chairman



Nathan Abato, Planning and Zoning Commission Secretary