

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

On this the 24<sup>th</sup> day of April, 2017, the Planning and Zoning Commission and the Capital Improvements Advisory Committee 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  
Charles Mills  
Marc Powell  
Dwayne Zinn

**Members Absent**

Breien Velde

**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 7:02 p.m. Chuck Mills delivered the invocation.

**CONSENT AGENDA ITEM:**

1. Consider and act on Minutes from the March 27, 2017 Planning and Zoning Commission Regular Session.

**MOTION** made by Mr. Powell to approve the minutes.

**MOTION SECONDED** by Mr. Hanson.

**5-0 All in favor:**

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

**MOTION TO APPROVE CARRIES**

**BUSINESS AGENDA ITEM:**

2. Consider and act on the site plan for Corinth First Baptist Church on property legally described as First Baptist Church Addition Block A, Lot 1 zoned SF-4 Single Family Residential in the City of Corinth, Denton County, Texas and having a physical address of 3033 Meadowview Drive.

**Ms. Barbara Cubbage** gave a brief presentation on the site plan request. She said prior to 2014 there were no requirements for the Planning and Zoning Commission and City Council to review site plans—they were always done at the building plan review stage. She also stated that the current Unified Development Code (UDC) requires a new site plan for additions of 10% or more to the building or the addition of 20 or more parking spaces—which is the reason for tonight’s meeting.

**Ms. Barbara Cubbage** said the new parking lot will be added to the southeast corner of the site with 43 new parking spaces. The church has met the UDC landscape requirements and all applicable Americans with Disabilities Act requirements. She said there are still a few remaining comments that need to be addressed by

the applicant's engineer, and staff recommends approval contingent on the revisions required by the remaining comments.

**Mr. Hanson** asked when the original submittal was made to the City. Ms. Barbara Cabbage said staff received the original submittal in January.

**Mr. Hanson** asked which current design standards the referenced review letter was referring to. Mr. Brownlee, City Engineer, said they will have to have a six inch and 3,600 PSI pavement which is the City's current minimum design standards. He said the applicant met the original plan's design standards. Mr. Brownlee said the City will work with them on the pavement thickness and possibly take their geo-technical report into consideration. He also said the paving will be privately maintained and will have no fire lanes. Mr. Brownlee also said that their drainage plans were based off of the original plans from 1999 and that standards have changed. He reiterated that tonight's meeting is not to approve the engineering plans but the overall site layout. After the site plan is approved they will enter the permitting process.

**Mr. Rush** asked if there has been any discussion with the school about the drainage. Mr. Brownlee said they are not being asked to upgrade their facilities—and are trying to have no downstream impact.

**Mr. Hanson** asked if there will be any changes to the current fire lane. Mr. Brownlee said the hydrants are already there—and there will be no other changes.

**Mr. Hanson** asked when this item will go to City Council. Ms. Cabbage said May 18. Mr. Hanson asked if that is sufficient time for the remaining items to be addressed. Ms. Cabbage said they can push it back to the next meeting if needed.

**MOTION** made by Mr. Hanson to recommend approval of the site plan as presented, subject to the following clarifications: that the gravel used for parking be removed, or, that parking is prohibited on the gravel; and the engineering comments concerning the drainage, detention and paving be completed prior to the City Council meeting.

**Mr. Hanson** said he has concerns about the drainage and wants City Council to understand that tonight's approval is based on the drainage issues be addressed—he wants downstream impacts to be mitigated.

**Mr. Rush** asked the applicant's engineer, Kyle Bennett, if the church intends on prohibiting parking on the gravel. Mr. Bennett said the gravel is not intended for parking but has also been used for the dumpster placement.

**MOTION SECONDED** by Mr. Zinn.

**5-0 All in favor:**

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

**MOTION TO RECOMMEND APPROVAL CARRIES**

**ADJOURN**

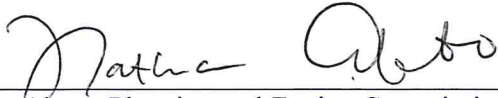
Meeting adjourned at 7:22 p.m.

MINUTES APPROVED THIS 26<sup>th</sup> DAY OF June, 2017.



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Brian Rush, Planning and Zoning Commission Chairman



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Nathan Abato, Planning and Zoning Commission Secretary