

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

On this the 23rd day of January, 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

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

Members Absent

CALL TO ORDER

The Regular Session of the Planning and Zoning Commission and the Capital Improvements Advisory Committee 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 December 12, 2016 Planning and Zoning Commission Special Holiday Session.

MOTION made by Mr. Hanson to approve the minutes.

MOTION SECONDED by Mr. Zinn.

5-0 All in favor:

Ayes: Breien Velde, Marc Powell, Dwayne Zinn, Brian Rush, Bruce Hanson
Noes: None
Present but not voting: Charles Mills

MOTION TO APPROVE CARRIES

BUSINESS AGENDA ITEM:

2. Present to the Capital Improvements Advisory Committee of the City of Corinth, Texas an updated report on the City's Land Use Assumptions, Capital Improvements Plan and Impact Fees for Water, Wastewater, and Roadway Systems.

Mr. Brownlee, City Engineer, introduced Kimley-Horn, stating they have been working with City staff on updating the City's Water, Waste Water, and Roadway Impact Fees.

Mr. Anthony Samarripas, with Kimley-Horn, presented the findings from the report on the City's Land Use Assumptions, Capital Improvements Plan and Impact Fees for Water, Wastewater, and Roadway Systems.

Mr. Zinn asked about the Roadway Impact Fees and the cost estimates for various projects—the differences in concrete prices in different areas of the City. Mr. Jeff Witaker, with Kimley-Horn, said he did not know the answer but will look into it.

Mr. Zinn asked if demolition costs are considered in the reconstruction costs of two-lane roadways. Mr. Witaker said they only have five or six pay items in there and include the cost of demolition in there as well.

Mr. Hanson asked about the Roadway Impact Fee update for Project 12, the description lists the dollar amount being removed from the cost due to a Denton County ICA agreement as \$1 million dollars. But, the table lists it as \$100,000. Mr. Samarripas said the amount is supposed to be \$1 million dollars and that the table needs to be corrected.

Mr. Mills asked what the City of Lewisville does since they are listed as having zero impact fees. Mr. Witaker says not every city has impact fees and that Lewisville just does not have any.

3. Authorize the Chairman of the Capital Improvements Advisory Committee to file the Committee's written comments with the City Council regarding the updated report as presented.

The Planning and Zoning Commission and the Capital Improvements Advisory Committee listed the Committee's following comments to be filed with the City Council regarding the updated report:

- a. Clarify/Correct Concrete Costing Differences: Roadway Impact Fees for Various Cost Estimates: Dobbs Road new greenway minor arterial road, prices for 8 inch concrete paving with a 6 inch curb is listed at \$48/square yard. But, at Walton Drive and Shady Shores Road, the cost drops to \$35/square yard for the same paving section.
- b. Clarify/Correct whether excavation and demolition costs are included in the projected construction costs of new roads.
- c. Clarify/Correct Discrepancies: Roadway Impact Fee Update for Project Number 12: In the Description, \$1 million dollars is listed as being removed from the cost due to a County of Denton ICA agreement, but, in the table the amount is listed as \$100,000.
- d. Clarify/Correct all tables.

MOTION made by Mr. Hanson to authorize the Chairman of the Capital Improvements Advisory Committee to file the Committee's written comments with the City Council regarding the updated report as presented.

MOTION SECONDED by Mr. Zinn.

5-0 All in favor:

Ayes: Breien Velde, Marc Powell, Dwayne Zinn, Brian Rush, Bruce Hanson
Noes: None
Present but not voting: Charles Mills

MOTION TO AUTHORIZE CARRIES

PUBLIC HEARING:

4. TO HEAR PUBLIC OPINION REGARDING A REPLAT OF OXFORD AT LAKE VIEW ADDITION, LOT 1, BLOCK 1, BEING A TOTAL OF 8.826 ACRES LEGALLY DESCRIBED AS LOT 1R, BLOCK 1, TALLAL ADDITION, IN THE H.H. SWISHER SURVEY, ABSTRACT NO. 1220, CITY OF CORINTH, DENTON COUNTY, TEXAS. (THIS PROPERTY IS LOCATED ON THE NORTH SIDE OF F.M. 2181, AND THE EAST SIDE OF S. GARRISON RD.)

Public Hearing opened at 7:35 PM.

Ms. Levy presented the replat request for Oxford at Lake View. The zoning for this development was approved last September. There will be five multi-family buildings on the site—two will have retail and commercial uses in them on the ground floor. Staff is recommending approval with no stipulations.

Mr. Mickey Thomas, with MJ Thomas Engineering, gave a brief presentation of the replat request.

Public Hearing closed at 7:38 PM.

- 4a. Consider and act on Lot 1, Block 1 of the Oxford at Lake View Addition Replat, being a total of 8.826 acres legally described as Lot 1R, Block 1, Tallal Addition, in the H.H. Swisher Survey, Abstract No. 1220, City of Corinth, Denton County, Texas. (This property is located on the north side of F.M. 2181, and the east side of S. Garrison Rd.)

Mr. Hanson asked if a detailed site plan will be brought forward after the replat is approved. Ms. Levy said the applicant has already submitted a site plan that was approved with the planned development.

Mr. Zinn asked if the construction plans have been completed and approved. Ms. Levy said they have been both completed and approved.

MOTION made by Mr. Zinn to approve the replat as presented.

MOTION SECONDED by Mr. Powell

5-0 All in favor:

Ayes: Breien Velde, Marc Powell, Dwayne Zinn, Brian Rush, Bruce Hanson
Noes: None
Present but not voting: Charles Mills

MOTION TO APPROVE CARRIES

PUBLIC HEARING:

5. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE PROPERTY OWNER AND APPLICANT, RAMONA OSBURN, SENIOR VICE PRESIDENT AT TEXAS HEALTH RESOURCES BEHAVIORAL HEALTH, FOR A ZONING CHANGE THROUGH AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 13-05-02-08, AS AMENDED, AND A PORTION OF PLANNED DEVELOPMENT ORDINANCE NO. 99-03-18-05, AS AMENDED, BY AMENDING THE ZONING TO PLANNED DEVELOPMENT C-2 COMMERCIAL DISTRICT AND ADDING "HOSPITAL" AS A PERMITTED USE ON LOT 1, BLOCK A, CORINTH MEDICAL CENTER ADDITION BEING 5.00 ACRES IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

Public Hearing opened at 7:42 PM.

Ms. Cabbage gave a brief presentation on the zoning request. She explained that the hospital was not originally allowed in the planned development, but it was allowed in the overlay district—which has since been removed from City ordinance. The ordinance that has been drafted for this zoning request now follows the current Unified Development Code. The only changes being made to the site is the addition of a courtyard—they will also be taking away a large oxygen tank that is currently stored outside of the building.

Mr. Hanson asked where the ten foot wall will go. Ms. Cabbage said it will in the back of the building, towards Walton.

Ms. Tammy Testa, with Corgan Architecture, gave a brief presentation on the zoning request. She said the courtyard will be 18 feet by 10 feet in size.

Mr. Hanson asked if existing parking spots will be converted into the courtyard. Ms. Testa answered that no parking will be changed—there is a current grassy area that will be used for the courtyard.

Public Hearing closed at 7:50 PM.

- 5a. Consider and act on an ordinance amending the Comprehensive Zoning Ordinance being a part of the Unified Development Code, Ordinance No. 13-05-02-08, as amended, and a portion of Planned Development Ordinance No. 99-03-18-05, as amended, by amending the zoning to Planned Development C-2 Commercial District and adding “Hospital” as a Permitted Use on Lot 1, Block A, Corinth Medical Center Addition being 5.00 acres in the City of Corinth, Denton County, Texas.

Ms. Cabbage said this item will be going to City Council on March 2, 2017.

MOTION made by Mr. Zinn to recommend approval to the City Council as presented.

MOTION SECONDED by Mr. Hanson.

5-0 All in favor:

Ayes: Breien Velde, Marc Powell, Dwayne Zinn, Brian Rush, Bruce Hanson
Noes: None
Present but not voting: Charles Mills

MOTION TO RECOMMEND APPROVAL CARRIES

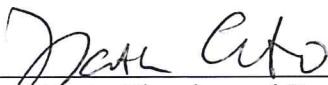
ADJOURN

Meeting adjourned at 7:53 p.m.

MINUTES APPROVED THIS 27th **DAY OF** February, 2017.



Brian Rush, Planning and Zoning Commission Chairman



Nathan Abato, Planning and Zoning Commission Secretary