

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

On this the 23rd day of September, 2019, 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

Members Absent

Brian Rush
Bruce Hanson
Wade May
Lindsey Baker

Robert Pace
William Davis

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Meeting Called to Order by Brian Rush at 6:32PM

Roll Call was conducted by Brian Rush at 6:32PM

Members Present

Members Absent

Brian Rush
Bruce Hanson
Wade May
Lindsey Baker

Robert Pace
William Davis

A Quorum was Present

II. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance Recited at 6:34PM

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting on August 19, 2019.

Motion Made by Bruce Hanson to approve the minutes as presented

Seconded by Lindsey Baker

5-0 All in favor:

Ayes: Brian Rush, Bruce Hanson, Wade May, Lindsey Baker
Nays: None
Not Voting: None
Absent: Robert Pace, William Davis

MOTION TO APPROVE AS PRESENTED PASSES

IV. PRESENTATIONS:

A. "Director's Report" on City Council meeting items from the preceding City Council meetings and other relevant information.

Ben Rodriguez, Planning Manager, Presented the item. The City Council approved the requirements under state law discussed in the last session at the August 22nd meeting. They approved the Tax Increment Reinvestment Zone on September 5th. Board appointments were made on the September 19th meeting along with the approval of the subdivision waiver for the Magnolia Center project and the adoption of the 2019-2020 Fiscal Year budget and tax rate. The Comprehensive Plan Advisory Committee has met twice since the Commission's last session. They have been tasked with assisting staff and our consultants with the Comprehensive Plan. A joint meeting is being held tomorrow with Planning and Zoning Commission and City Council. The Commissioners are all invited. Staff are also holding joint training for Planning and Zoning Commissioners with Lake Dallas, Shady Shores and Hickory Creek.

Bruce Hanson asked what is happening with the rail stop with respect to the Tax Increment Reinvestment Zone.

Ben Rodriguez stated that the City is currently in discussion with DCTA in order to construct a rail stop. The exact location of the stop has not been determined.

Bruce Hanson asked if they had come down on their price since the previous discussions.

Ben Rodriguez stated that he is not aware of those specific details and referred the question to the City Manager's Office.

Lindsey Baker asked for who has been appointed to the board for the upcoming year.

Ben Rodriguez stated that he will send her a list of who the members will be.

B. Presentation of National Planning Month Proclamation.

Item was not discussed.

V. AGENDA:

A. Make Recommendation to City Council for the Appointment of Chair and Vice-Chair for the Planning and Zoning Commission for Fiscal Year 2019-2020.

1. Staff Presentation

Ben Rodriguez recommended that the Planning and Zoning Commission postpone this item until the next session.

2. Take Action

Motion Made by Bruce Hanson to postpone the item until the next agenda

Seconded by Lindsey Baker

5-0 All in favor:

Ayes: Brian Rush, Bruce Hanson, Wade May, Lindsey Baker

Nays: None

Not Voting: None

Absent: Robert Pace, William Davis

MOTION TO POSTPONE ITEM PASSES

B. The Planning and Zoning Commission will hold a public hearing, consider testimony, and act upon a request for a zoning change from C-2, Commercial to Planned Development (PD) with a base zoning district of C-2, Commercial in order to operate a motorcycle dealership with light repairs on 6.079 acres acre tract of land legally described as Kensington Park Addition, Block A Lot 3 in the City of Corinth, Denton County, Texas, and is more commonly known as 7700 South I-35E. This property is located north of FM 2181, south of Riverview Drive, east of S. Garrison Rd. and west of IH35. (Twisted Cycles Planned Development)

1. Staff Presentation

Ben Rodriguez presented the item. The project is located at the former Discount Tire facility. Discount tire has place restrictions on the property to prevent the sale of tires and the operation of a tire shop at the facility. This applicant's business is not affected by this restriction because the restrictions do not apply to motorcycles. The applicant will be using the site in its current layout. TxDOT will take right-of-way at some point in the future but no timeline has been established for this event and is presently a non-issue. The applicant is seeking to put in a light repair shop and site for the sale of motorcycles. The applicant has asked to be allowed to store some motorcyces outside during the day but would store cycles inside at night. The applicant is asking to be permitted to construct a shade canopy for the outside storage of motorcycles. The reason for requesting the PD is that the present zoning ordinance does not have a use for Motorcycle Sales and this will be corrected in the future.

Lindsey Baker asked for verification that the change only applies to this lot.

Ben Rodriguez stated that this is correct.

2. Applicant Presentation

Tanner Comey, Twisted Cycles, stated that he is moving here to open a motorcycle business. The applicant does not intend to store bikes outside, knowing that this is a big concern. He is available for questions.

Linsey Baker thanked him for submitting a clear description of the project.

3. Public Hearing

Public Hearing Opened and Closed at 6:38PM.

4. Staff Response

N/A

5. Take Action

Motion Made by Lindsey Baker to recommend approval as presented

Seconded by Bruce Hanson

5-0 All in favor:

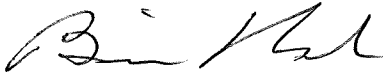
Ayes: Brian Rush, Bruce Hanson, Wade May, Lindsey Baker
Nays: None
Not Voting: None
Absent: Robert Pace, William Davis

MOTION TO RECOMMEND APPROVAL AS PRESENTED PASSES

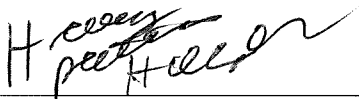
VI. ADJOURNMENT:

Meeting Adjourned at 7:45 PM

MINUTES APPROVED THIS 18th DAY OF NOVEMBER, 2019.



Brian Rush, Planning and Zoning Commission Chairman



Patrick Hubbard, Planning and Zoning Commission Secretary