



\* \* \* \* PUBLIC NOTICE \* \* \* \*

**NOTICE OF THE CITY OF CORINTH  
PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
MONDAY, SEPTEMBER 28, 2020 AT 6:30 P.M.  
CITY HALL – 3300 CORINTH PARKWAY  
AND VIA WEB CONFERENCE MEETING**

**MINUTES**

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

*Chairman Rush called the meeting to order at 6:30 P.M.  
Commissioners Baker, Holzwarth, Wade and Gober were in attendance.  
Commissioner Thornton was absent.*

**II. PLEDGE OF ALLEGIANCE:**

**III. PRESENTATIONS:**

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

*Planning and Development Director Helen-Eve Beadle presented the directors report.*

**IV. AGENDA:**

- A. A Replat of **Lake Dallas ISD School Addition**, Lot 1R-2, Block A, being approximately 56.983 acres situated in the Edwin Marsh Survey, Abstract No.833 being known as all of Lot 1R, Block 1 Lake Dallas ISD School Addition and all of unplatted Tract 33, and Tract 35, totaling 2.213 and 1.00 acres, respectively, as located in the SF-4 Zoning District.
- a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Hearing
  - d. Take Action

*Planning and Development Manager Michell Mixell presented the case to the Commission.*

*Planning and Development Manager Mixell stated that this is a replat for an existing school property under construction with an approved site plan. She explained that the applicant is requesting the replat in order to address the conditions of the site and be consistent with the site plan, to consolidate 3 parcels into one lot totaling 56 acres, dedicate new easements associated with current construction happening on site, dedicate new easements for existing facilities which currently lack easements, and to abandon easements where facilities were previously removed.*

*Ms. Mixell explained that the reason for the public hearing was because of the easements to hear any testimony. She stated the abandonment document or instrument is being drafted by the City Attorney and will be taken to the Council for action at the earliest convenience.*

*Ms. Mixell stated that the site plan was administratively approved in July of this year and construction is nearing completion. She reiterated that the purpose of the replat was to ensure consistency with the site plan. She further stated for*

*the record that Public Hearing Notices were published in the Denton Record Chronicle on September 12, 2020 and mailed to adjoining property owners within 200 feet of the subject property on September 10, 2020.*

*Ms. Mixell stated that staff has reviewed the replat and that it generally meets the City's technical requirements for the approval with conditions as noted on the development report dated September 24. She explained that one thing not in the report was a comment related to drainage concerns on the neighboring property [to the east along Tower Ridge Road] and the developer of that property has asked that the school district consider cooperating to provide an easement through the school district property. It was also her understanding that the easement would benefit tree preservation in doing so. She went on to state that the easement item is not part of the Development Report and asked that the item be added as part of the record.*

*Ms. Mixell asked the Commission to approve the replat with the conditions noted in the Development Report and the additional comment that was mentioned above. She stated the additional comment was to consider cooperating with the adjacent landowners to allow the option to include an additional grading and drainage easement along the eastern property line.*

*Ms. Mixell explained to the Commission that the reason why they were seeing a number of listed conditions or comments in the staff report was because this was the first plat coming before them that follows House Bill 4167, which is the shot clock provision. She explained the 30-day deadline from submission for the Planning & Zoning Commission to hear and approve, approve with conditions, or deny. She further explained that in the past, staff would have time to go back and forth with an applicant with the comments and they would be worked out. Now, with a shortened timeframe, staff needs to include the staff report any items that have not been addressed as conditions. The process that typically will occur is that the applicant will take the information, correct the plat and resubmit. From that time, the Local Government Code dictates that staff and the Commission will have 15 days to approve, approve again with conditions, or deny.*

**Chairman Rush opened the public hearing.**

**There being no speakers, Chairman Rush closed the public hearing.**

*Brian Sarhmann, representing the applicant, stated that they were working with the neighboring developer and the additional comment concerns would ultimately be approved by the School Board. He requested a clarification of whether the drainage easement would also be a public easement.*

*Planning Manager Mixell responded that she believed it would be a private easement that both school district and developer would agree to and she would obtain clarification from the City Engineer.*

*Chairman Rush asked if there were any questions for the City or the Applicant.*

*Commissioner Holzwarth moved to approve the replat as presented with the additional comment.*

*Commissioner Baker seconded the motion.*

*Chairman Rush asked to confirm if the motion included the comment related to the drainage easement.*

*Commissioner Holzwarth answered in the affirmative.*

***Motion Carried 5-Yes; 0-No***

**ADJOURNMENT:**

*There being no further business Chairman Rush adjourned the meeting at 6:42 P.M.*

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

Brian Rush, Planning and Zoning Commission Chair



Helen-Eve Beadle, Planning and Development Director

Minutes Approved  
November 16, 2020

No Chair Signature