

****MINUTES****



PLANNING & ZONING COMMISSION

Monday, April 26, 2021 at 6:30 PM

**Corinth Public Safety Complex - Conference Room | 3501 FM 2181,
Corinth, Texas 76210**

Pursuant to section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The videoconferencing technology can be accessed at www.cityofcorinth.com/remotesession. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. If you will not be in attendance, you may submit any public hearing questions to Miguel.Inclan@cityofcorinth.com.

MINUTES

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

1. Establish Voting Members and Designate Alternates

Chair Brian Rush called the meeting to order at 6:30 P.M.

Commissioners Present: Chair Brian Rush, Vice Chair Lindsey Baker, Jennifer Olive, Billy Roussel, Wade May

Commissioners Absent: Rodney Thornton, Cody Gober

The Planning & Zoning Commission established the members present as the Voting Members.

B. PLEDGE OF ALLEGIANCE

C. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair or Commission Member desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

Motion by Vice Chair Lindsey Baker, seconded by Commissioner Olive to approve the Minutes of the February 22, 2021 and March 22, 2021 Planning & Zoning Commission meetings.

Motion carried unanimously 5-yes;0-no.

2. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on February 22, 2021.
3. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on March 22, 2021.

D. PRESENTATIONS

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

Director Beadle presented her report to the Commission. She stated that she had nothing to report on City Council actions sent by the Commission. She informed the Commission that there would be a Special Called Meeting sometime in May before their regularly scheduled meeting. She stated that the special called meeting would cover education and training, and may include training on the iPads.

E. BUSINESS AGENDA

5. Conduct a Public Hearing to consider testimony and act upon a Replat for Lots 1R and 2, Block A of the Metroplex Cabinets Addition Subdivision, being ±9.719 acres, situated in the J.P. Walton Survey, Abstract Number 1389, within the City of Corinth, Denton County, Texas. The property is generally located north of Walton Drive, south of Black Jack Lane, Sand Jack Drive and Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane. (RP21-0002 Metroplex Cabinets Addition Replat)

Miguel Inclan, Planner, presented the item to the Commission. He stated that the replat is for a vacant property partially located within the boundaries of the Walton Ridge Subdivision, which was granted PD zoning by the City Council in December of 2020.

Mr. Inclan stated that the purpose of the Replat is for conveyance purposes, and to avoid creating a landlocked parcel, a 24' access easement is being required for Lot 2 via Lot 1R. He also stated that there were other staff comments and conditions noted in the Staff Report and the Replat document. He indicated that the Replat calls for the release of several existing easements which will require the provision of Release of Easement Letters to abandon such as part of the replat.

Mr. Inclan informed the Commission that this application falls under the 30-day deadline mandated by the State, and that Staff recommends approval with the conditions noted in the Staff Report and Replat document.

Chair Rush opened the Public Hearing.

No public comments were received.

Chair Rush closed the Public Hearing.

Motion by Vice Chair Lindsey Baker, seconded by Commissioner Olive, to approve the Replat subject to the Applicant addressing the Staff comments.

Motion carried unanimously 5-yes;0-no.

6. Consider and act upon a Replat for Lots 1R-1, 2, and 3, Block A of the North Central Texas College Addition No. 2 Subdivision, being ±34.325 acres, situated in the J.P. Walton Survey, Abstract Number 1389, within the City of Corinth, Denton County, Texas. The property is generally located north of Walton Drive, south of Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane. (RP21-0003 North Central Texas College Addition No. 2 Replat)

Miguel Inclan, Planner, presented the item to the Commission. He stated that the replat is for the NCTC property, a portion of which is partially located within the boundaries of the proposed Walton Ridge Subdivision, which was granted PD zoning by the City Council in December of 2020.

Mr. Inclan stated that the purpose of the Replat is for conveyance purposes, and that it ties in with the previous Replat and upcoming Preliminary Plat to be discussed later in the meeting. He stated that the Replat would subdivide the 1 lot NCTC property into 3 lots.

Motion by Commissioner May, seconded by Commissioner Roussel, to approve the Replat subject to the Applicant addressing Staff comments.

Motion carried unanimously 5-yes;0-no.

7. Consider and act upon a Preliminary Plat for 164 Residential Lots and 10 Open Space Lots, being ±36.220 acres, being a portion of Lot 1, Block A, Metroplex Cabinets Addition Subdivision, a portion of Lot 1R, Block A, North Central Texas College Addition No. 2 Subdivision, and Tracts 1, 3, and 4 out of the J.P. Walton Survey, Abstract No. 1389, within the City of Corinth, Denton County, Texas. The property is generally located north of Walton Drive, south of Black Jack Lane, Sand Jack Drive and Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane. (PP19-0001 Walton Ridge Preliminary Plat)

Miguel Inclan, Planner, presented the item to the Commission, and explained that this is the overall vision for the Walton Ridge Subdivision which incorporates portions of the Replats previously discussed. He stated that this plat is for 164 residential lots and 10 open space lots and serves as a continuation of a 2019 application.

He stated that the Civil Plans for this subdivision are under preliminary review, and there are potential changes that may be required in the northern portion of the subdivision for detention and could impact lot configuration in Block A. He stated that any changes would not exempt the applicant from meeting the minimum lot size requirements per PD-51.

Mr. Inclan also informed the Commission that the Application for Alternative Compliance for Tree Preservation is under review. He also informed the Commission as to the next steps in terms of infrastructure design and construction plan review, with the Final Plat being submitted for approval by the Planning & Zoning Commission at a later time.

Mr. Inclan stated that the application does not fall under the state-mandated deadline due to it being a 2019 application.

Chair Rush asked for clarification regarding the potential detention changes and asked if either the developer's engineer or the City's Engineer were waiting on each other.

Planning Manager Michelle Mixell provided a brief overview of the situation, stating that the Engineering teams are working on the preliminary design and that a design change may be required in the area contemplated as open space and detention. The entire parcel may need to be used for detention only and that an increase in the detention lot size may result in a slight reconfiguration.

Mr. Inclan clarified that this plat conforms to the requirements of their PD zoning and that any substantial changes would require a new Preliminary Plat application which would be submitted to the Commission for review.

Ms. Mixell stated that a new application was not foreseen by staff to be required.

Mr. Inclan pointed the area in question to the Commission and explained that the worst case scenario for the developer would be the potential loss of one lot to add the necessary detention.

Mr. Inclan also clarified a question by Commissioner May regarding public notification for this plat, stating that public notification and public hearings for plats are required in unusual circumstances such as the easement situation in the Metroplex Cabinets Replat. He stated that zoning public notification regulations are more stringent.

Motion by Vice Chair Baker, seconded by Commissioner Roussel, to approve the Preliminary Plat subject to the Applicant addressing Staff comments.

Motion carried unanimously 5-yes;0-no.

F. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:02 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2021.

Brian Rush, Planning and Zoning Commission Chairman

Helen-Eve Beadle, Director of Planning and Development

Minutes Approved June 28, 2021 No Signature
