



*** * * * PUBLIC NOTICE * * * ***

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
REGULAR SESSION**

MONDAY, JUNE 22, 2020 AT 6:30 P.M.

**AT CITY HALL – 3300 CORINTH PARKWAY
AND VIA WEB CONFERENCE MEETING**

**The City of Corinth is operating at Level Yellow status regarding COVID-19 and
Public Meetings are to follow CDC guidelines and Governmental Declarations.**

City Hall will be open to the public.

Information on how to access and participate in the video conference is provided below.**

AGENDA

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

II. PRESENTATIONS:

- A. “Director’s Report” on City Council meeting items from the preceding City Council meetings and other relevant information.

III. AGENDA:

- A. Conduct a public hearing to consider testimony and make a recommendation on an amendment and possible restatement to the City’s Comprehensive Master Plan “City of Corinth 2010 Comprehensive Plan” adopted by Ordinance No. 10-05-06-12 by adopting a new Comprehensive Master Plan entitled “Envision Corinth: 2040 Comprehensive Plan”. (Comprehensive Plan)
- Staff and Consultant Presentation
 - Public Hearing
 - Staff and Consultant Response
 - Take Action
- B. Consider and act upon a Preliminary Plat for Lot 1, Block A, of the Assured Self Storage of Corinth Addition, being 7.179 acres situated in the M.E.P & P.R.R. CO Survey, Abstract No. 911, the L.H. Bates Survey, Abstract No. 204, and the G. Walker Survey, Abstract No. 1330, within the City of Corinth, Denton County, Texas. (Assured Self Storage Preliminary Plat)

IV. ADJOURNMENT:

EXECUTIVE SESSION

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

As a majority of Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, **June 19, 2020 at 11:15 a.m.**



Helen-Eve Liebman
Director of Planning and Development Services
City of Corinth, Texas

June 19, 2020

Date of Notice

****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 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. Additionally, video and audio feed of the meeting may be accessed by visiting:**

<http://meetings.cityofcorinth.com>

If you will not be in attendance you may submit any public hearing questions to:

helen-eve.beadle@cityofcorinth.com

Questions will be read aloud so that they may be answered.

Corinth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE



Memorandum

To: **The Corinth Planning and Zoning Commission**
From: Helen-Eve Liebman, AICP, Planning and Development Director
Meeting Date: June 22, 2020
Re: Director's Report

City Council acted on the following items at the May 21, 2020 and June 4, 2020 City Council Meetings:

The City Council held the public hearing during the May 21, 2020 meeting for the Tower Ridge Planned Development District zoning case. Action was tabled to the June 4, 2020 City Council meeting for staff and the City Attorney to draft an incentive agreement for the City and Owner/Developer as an additional measure to ensure the amount of masonry materials for the homes.

The Owner/Developer requested the addition of fiber cement siding to the permitted building materials and those were approved to not exceed more than 70% of the combined percentage of exterior facades.

The item was unanimously approved by City Council on June 4, 2020.

Upcoming meeting dates:

Comprehensive Plan:

Thursday, July 16 City Council Public Hearing and Adoption
7:00 pm at City Hall

Park, Recreation & Open Space Master Plan:

Monday, July 27 P&Z Public Hearing and Recommendation to City Council
6:30 pm at City Hall
Thursday, August 20 City Council Public Hearing and Adoption
7:00 pm at City Hall

The following are general announcements:

Board & Commissioner Dinner: Our annual appreciation dinner for City board and commission members has been rescheduled to August 27, 2020. Staff will provide more information as the event gets closer.

Cybersecurity training: If you have not completed your cybersecurity training please do as soon as possible.

Memorandum

To: **The Corinth Planning and Zoning Commission**
From: Helen-Eve Liebman, AICP, Director of Planning and Development
Meeting Date: June 22, 2020
Re: Envision Corinth: 2040 Comprehensive Plan

Action Requested:

Conduct a public hearing to consider testimony and make a recommendation on the adoption of a new Comprehensive Master Plan entitled “Envision Corinth” to be adopted as a proposed amendment to and/or a restatement of the “City of Corinth 2010 Comprehensive Plan” adopted by Ordinance No. 10-05-06-12, as thereafter amended, including potential amendments to other related ordinances adopted as part of the City of Corinth 2010 Comprehensive Plan to be incorporated into the Envision Corinth. (Comprehensive Plan)

Background Information:

The City of Corinth has worked diligently with Kimley Horn and Associates on the drafting of a new comprehensive plan for the City of Corinth entitled *Envision Corinth: 2040 Comprehensive Plan*.

The Comprehensive Plan sets the foundation for the future development including, the zoning or rezoning of properties in the community, as well as addressing the City’s future roadway needs. The City has held numerous events for the Comprehensive Plan Advisory Committee, City board and commission members, and the general public to provide input on the formation the plan.

Some of the main changes within *Envision Corinth* compared to the 2010 Comprehensive plan are the removal of the “City Center district” from the area west of Amity Village between Lake Sharon Drive and Church Drive, and the establishment of a Transit-Oriented Mixed Use District east of Interstate 35-E, and north of Corinth Parkway across from City Hall.

Another key component that has been added to the *Envision Corinth* plan is an economic analysis of the City that provides the community with the estimated fiscal impacts for varying development scenarios so that staff and elected officials can make more informed decisions on future development proposals to ensure that they are not only appropriate for a particular location but are also fiscally beneficial to the City.

The Plan identifies:

- Existing Land Use Patterns
- Development Strategies
- Mobility
- Parks and Trails Strategies
- Economic and Fiscal Strategies
- Implementation

Additionally, *Envision Corinth* builds upon the foundation of the adopted Strategic Plan, *Embracing the Future, 2030* by addressing elements for improvement and direction.

Through *Envision Corinth: 2040 Comprehensive Plan*, we are committing to maintain the core values identified by the Comprehensive Plan Advisory Committee while providing the services and amenities desired by our current and future residents, businesses, and visitors.

Public Notices:

Notice of the public hearing was published in the June 5, 2020 edition of the Denton Record Chronicle.

Compliance with the Comprehensive Plan:

N/A

Supporting Documents:

VIA ONLINE ACCESS City of Corinth Planning & Development Webpage:

- **DRAFT** *Envision Corinth: 2040 Comprehensive Plan*
https://www.cityofcorinth.com/sites/default/files/fileattachments/planning_amp_development/page/133/envision_corinth_comprehensive_plan_draft.pdf
- **Staff Review Comments** – *Envision Corinth: 2040 Comprehensive Plan*
https://www.cityofcorinth.com/sites/default/files/fileattachments/planning_amp_development/page/133/staff_comments_envision_corinth_comprehensive_plan_draft.pdf

Staff Recommendation:

Staff recommends approval of the item subject to the final review comments provided through link:

https://www.cityofcorinth.com/sites/default/files/fileattachments/planning_amp_development/page/133/staff_comments_envision_corinth_comprehensive_plan_draft.pdf

Memorandum

To: **The Corinth Planning and Zoning Commission**
From: Helen-Eve Beadle, AICP, Planning and Development Director
Meeting Date: June 22, 2020
Re: Assured Self Storage Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Lot 1, Block A, of the Assured Self Storage of Corinth Addition, being 7.179 acres situated in the M.E.P & P.R.R. CO Survey, Abstract No. 911, the L.H. Bates Survey, Abstract No. 204, and the G. Walker Survey, Abstract No. 1330, within the City of Corinth, Denton County, Texas. (Assured Self Storage Preliminary Plat)

Background Information:

Last year the Texas Legislature made changes to platting time frame requirements. Due to these changes cities must act on plats within 30 days of receipt of an application. If the plat is not acted on it is deemed as approved.

Staff received the Preliminary Plat through email correspondence with the applicant's representative along with other predevelopment drawings. We have not received the following items to consider the drawing as a legitimate application for staff to begin a formal review.

- Application
- Plat Fee
- Tax Certificates
- Statement of Intent
- Required Number of Copies and Electronic Files

Staff contacted the representative asking what the intention of the plat was and indicated that the submitted materials did not meet the requirements for a complete application. There has not been a response. Additionally, staff contacted the representative and advised that the Preliminary Plat would need to be placed on a Planning & Zoning Commission agenda within the required timeframe, and that staff would be forced to recommend denial of the agenda item. At the time of posting of the agenda there had not been a response from the representative on the intent or withdrawal of the Preliminary Plat.

Public Notices:

N/A

Compliance with the Comprehensive Plan:

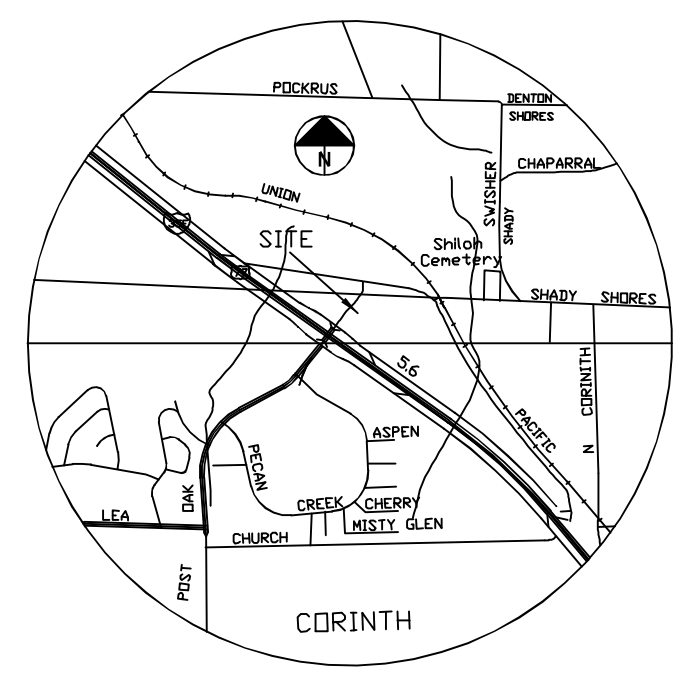
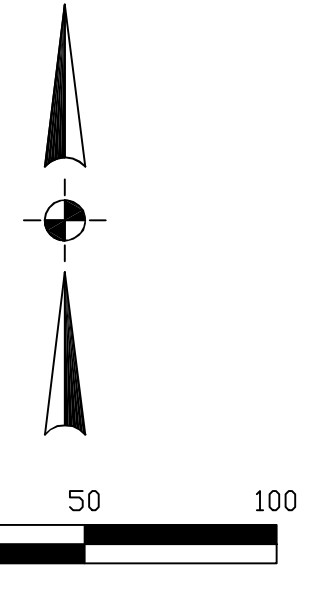
N/A

Supporting Documents:

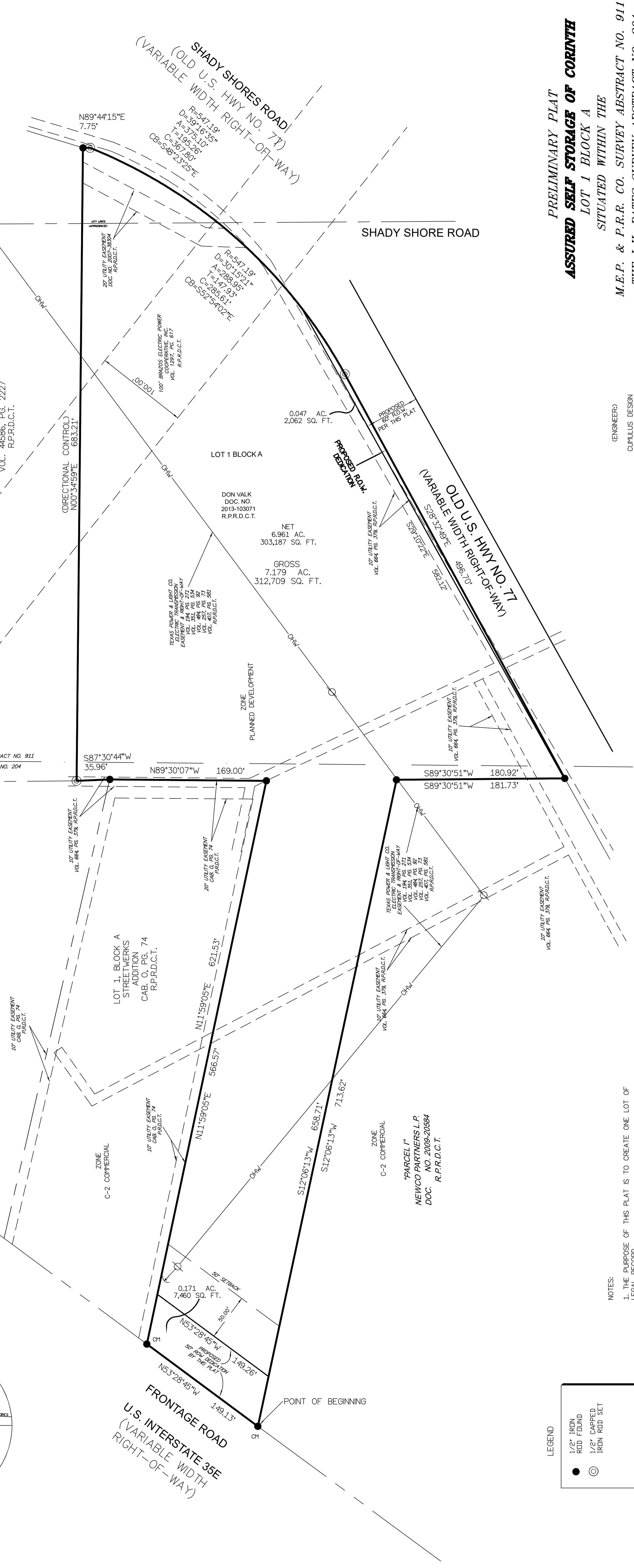
- Proposed Preliminary Plat

Staff Recommendation:

Staff recommends denial of the Preliminary Plat since it failed to meet the minimum application requirements.



VICINITY MAP
NOT TO SCALE



LEGEND

	1/2" IRON ROD FOUND
	1/2" CAPPED IRON ROD SET
	POWER POLE
	GUY WIRE

- NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF LEGAL RECORD.
 2. DIRECTIONAL CONTROL BEING NORTH 07°45'00" EAST IS BASED UPON GPS BASED ZONES, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202. COORDINATES SHOWN HEREON ARE ON GRID.
 3. CITY OF CORINTH 10 FOOT WATER AND SEWER EASEMENT, PER VOLUME 650, PG. 249, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; DOES APPLY TO THE SUBJECT PROPERTY AND IS UNPLOTTABLE.

PRELIMINARY PLAT
ASSURED SELF STORAGE OF CORINTH
 LOT 1 BLOCK A
 SITUATED WITHIN THE

M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 911
 THE L.H. BATES SURVEY ABSTRACT NO. 204
 G. WALKER SURVEY ABSTRACT NO. 1330
 CITY OF CORINTH, DENTON COUNTY, TEXAS.

(ENGINEER)
 CUMULUS DESIGN
 2080 N. HIGHWAY 360
 GRAND PRAIRIE, TX 75050
 CONTACT: PAUL CRAGIN
 TEL: 214-235-0367

(SURVEYOR)
 RANGEL LAND SURVEYING
 1012 TIMBERLINE DR.
 HEATH, TEXAS 75032
 TEL: 214-235-0367

Subject property lies in Zone X. No portion of subject property lies within a special flood hazard area according to the Flood Insurance Rate Map for Denton County and Incorporated Area, Map Number 48121C0390, dated April 18, 2011.