



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

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

**MONDAY, March 22, 2021 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.\*\***

**MINUTES**

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

*Chairman called the meeting to order at 6:30 P.M. and informed the public that the Avilla Fairways rezoning request was not on the agenda for the meeting.*

*Present: Chair Brian Rush, Vice-Chair Lindsey Baker (via zoom), Commissioner Cody Gober, Commissioner Jennifer Olive, Commissioner Billy Roussel, Commissioner Wade May*

*Absent: Commissioner Rodney Thornton*

A. Establish voting members and designate alternates.

*Voting Members: Chair Brian Rush, Vice-Chair Lindsey Baker, Commissioner Cody Gober, Commissioner Jennifer Olive, Commissioner Billy Roussel*

*Alternate: Commissioner Wade May*

**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.

*Director Beadle informed the commission that the City Council approved the Landmark at Tower Ridge Planned Development application and that the Avilla Fairways Planned Development application will be remanded back to the Commission for further review. She stated that there no set timeframe for that item to be reconsidered by the Commission. She stated that the meeting agendas are posted by 5:00 p.m. on Fridays before the meeting date and reminded the public of the place to locate to the agendas.*

**IV. AGENDA:**

A. Consider and act upon a Replat for Lots 1, 2 and 3, Block A of the E. Blount Subdivision, being ±21.011 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located approximately 1,000' north of Lake Sharon Drive, and south

of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. (RP21-0001 E. Blount Subdivision Replat)

1. Staff Presentation

*Miguel Inclan, Planner, presented the Replat to the Commission. He stated that the replat was for a portion of the property recently zoned as PD-57 for the Ashford Park development. He explained that purpose of the replat was to subdivide the existing subdivision for conveyance purposes and that the Blount family would retain ownership of the lot containing their homesite.*

*Mr. Inclan explained that the subject property will be subject to more Replats as the subdivision is developed, and that the Commission will be considering those replats when submitted.*

*Mr. Inclan stated that City Staff included comments in the replat document and the staff report that needed to be addressed by the applicant prior to recording the replat.*

*Mr. Inclan further stated that this plat is subject to the state-mandated 30-day deadline and the Planning and Zoning Commission must take action or the plat is deemed automatically approved.*

*Mr. Inclan provided the staff recommendation to approve the replat subject to the applicant addressing all of the comments and conditions noted in the replat document, the staff report, and accompanying documents as presented to the Commission.*

2. Applicant Presentation

*Matthew Pagoria, Meritage Homes, stated that this is part of the Ashford Park development.*

3. Take Action

*Motion by Commissioner Gober, seconded by Olive, to approve the replat subject to the conditions and comments identified by staff.*

*Motion carried unanimously 5-yes;0-No*

- B. Consider and act upon a Preliminary Plat for 455 Residential Lots, 16 Open Space Lots, 1 Amenity Center Lot of the Ashford Park, being ±82.96 acres of land situated in the William Wilson Survey, Abstract Number 1383, within the City of Corinth, Denton County, Texas. The property is generally located north of Lake Sharon Drive, South of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. (PP21-0002 Ashford Park Preliminary Plat)

1. Staff Presentation

*Miguel Inclan, Planner, presented the Preliminary Plat to the Commission and provided details on the request. He stated that the Preliminary Plat consists of 455 residential lots, 16 open space/tree preservation/parkland/detention lots, and 1 amenity center lot.*

*Mr. Inclan stated that the City Council approved PD-57 and this will be a phased development with four phases.*

*Mr. Inclan explained that the purpose of the Preliminary Plat was to provide a more detailed lot layout of the overall subdivision ahead of the final design process.*

*Mr. Inclan further stated that there were comments and conditions noted by staff in the Preliminary Plat and accompanying documents. He stated that the Preliminary Plat process precludes staff from corresponding with applicants to request and receive corrections. He then stated that the applicant shall be responsible to address all comments as a condition of approval for this Preliminary Plat.*

*Mr. Inclan informed the Commission that if the Preliminary Plat is approved, the developer can proceed to infrastructure design and construction plan review. He also informed the Commission that Final Plats for each phase will be brought to the Planning and Zoning Commission for consideration.*

*Mr. Inclan concluded his presentation by stating that the Preliminary Plat complies with Comprehensive Plan and existing Zoning, and that the state-mandated 30-day deadline applies, meaning that the Commission must take action or the plat will be deemed automatically approved.*

*Mr. Inclan provided the staff recommendation of approval of the Preliminary Plat subject to the applicant addressing all comments noted on the Preliminary Plat document, accompanying documents, the development report, and other conditions as presented by staff at the meeting; that the Preliminary Plat approval is subject to all regulations and requirements to satisfy the civil engineering construction plans and the Final Plat requirements; and that no land disturbance or tree removal shall occur until a Pre-Construction meeting is held and the applicant is given a notice to proceed by City Staff.*

2. Applicant Presentation

*The applicant did not speak.*

3. Take Action

*Motion by Commissioner Gober, seconded by Commissioner Roussel to approve the Preliminary Plat subject to the conditions as presented by staff.*

*Motion carried unanimously 5-yes;0-no*

**V. ADJOURNMENT:**

*There being no business before the Commission, Chair Brian Rush adjourned the meeting at 6:44 P.M.*

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

\_\_\_\_\_  
Brian Rush, Planning and Zoning Commission Chairman

\_\_\_\_\_  
Helen-Eve Beadle, Director of Planning and Development

Minutes Approved  
April 26, 2021  
  
No Signature