

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



**PLANNING & ZONING COMMISSION**

**Monday, September 23, 2024 at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

**View live stream: [www.cityofcorinth.com/remotesession](http://www.cityofcorinth.com/remotesession)**

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**AGENDA**

**A. CALL WORKSHOP SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT**

**B. WORKSHOP AGENDA**

1. Conduct a workshop and hold an informal discussion on the proposed Canyon Ranch Planned Development on approximately ±107 acres located at 2950 FM 2181.
2. Conduct a workshop and hold an informal discussion on a rezoning request by the Applicant, 2200 Corinth Holdings LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to MX-C Mixed Use Commercial on approximately ±6.3 acres located at 2200 FM 2181.

**C. ADJOURN WORKSHOP SESSION**

**D. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

**E. PLEDGE OF ALLEGIANCE**

**F. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**

**G. CONSENT AGENDA**

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

3. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on September 9, 2024.
4. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on August 26, 2024.
5. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on July 29, 2024.
6. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on July 22, 2024.

**H. BUSINESS AGENDA**

7. Consider and make a recommendation to the City Council on a request by Phelan-JK/JB Midwest LLC for a Major Subdivision Waiver for relief of the Required Internal Storage (Minimum Throat Length/Stacking) of the Unified Development Code (UDC) Section 3.05.05 – Access Management, to allow for a reduction to the required Minimum [Vehicular] Storage Length for the Phelan Corinth Distribution Center project located on approximately ±8.461 acres at 1116 North Corinth Street. [Case

No. MJSW24-0001: Phelan Corinth Distribution Center – Required Internal Storage (Minimum Throat Length/Stacking)]

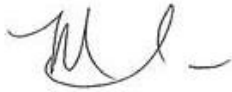
**I. DIRECTOR'S REPORT**

**J. ADJOURNMENT**

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City's attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

As a majority of the 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, September 20, 2024 at 12:00 PM.**



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Melissa Dailey, AICP  
Director of Planning and Development Services  
City of Corinth, Texas

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September 20, 2024  
Date of Notice

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Corinth City Hall is wheelchair accessible. Person 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**