

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, July 22, 2024 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

AGENDA

- A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- B. PLEDGE OF ALLEGIANCE**
- C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**
- D. 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.

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on June 24, 2024.
2. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on July 11, 2024.
3. Consider and act on a request by the Applicant, Kimley-Horn and Associates Inc., for approval of a Preliminary Plat of the Greenway Trails Subdivision, being ± 14.168 acres of land generally located east of North Corinth Street, south of Shady Shores Road, and north of North Central Texas College. (Case No. PP24-0003)
4. Consider and act on a request by the applicant, Mycoskie & Associates Inc., for approval of a Replat of Lot 1R Block A of the A.L. Lamascus Addition, being ± 6.5 acres of land located at 3650 Corinth Parkway. (Case No. RP24-0005 – A.L. Lamascus Addition Lot 1R Block A [Bridgeview Corinth])

E. BUSINESS AGENDA

5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a [City Staff initiated] request to amend UDC Subsection 2.09.02.G. – Mitigation Requirements for Protected Trees Removed to adjust the Sliding Scale Categories for the Replacement Rates for Protected Trees and Credits for Healthy Protected Tree Preservation Efforts. (Case No. ZTA24-0004 UDC Tree Preservation Amendments) – **Withdrawal Requested by Staff**
6. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on City initiated request on behalf of the property owner, Super Rustic LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone 2 properties totaling approximately ± 1 acre from C-2 Commercial to MX-C Mixed Use Commercial, with the subject properties being located at 5855 S I-35E and 5857 S I-35E. (Case No. ZMA24-0005 5855 & 5857 S I-35E MX-C Rezoning)
7. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Tri Pointe Homes DFW 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 a Planned Development (PD) with a base zoning district of SF-4 Single Family for the development of ±234 lots on approximately ±48.4 located at 3790 Parkridge Drive. (Case No. ZAPD24-0003 Enclave at Canyon Ranch)

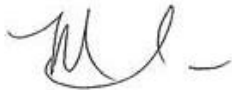
F. DIRECTOR'S REPORT

G. 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, July 19, 2024 at 12:00 PM.**



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

July 19, 2024
Date of Notice

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