

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



**PLANNING & ZONING COMMISSION**

**Monday, December 09, 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 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 October 28, 2024.
2. Consider and act on a request by the Applicant, Eagle Surveying, for a Replat of the Classic Mazda Addition Subdivision, being  $\pm 5.36$  acres located at 5000 South I-35E. (Case No. RP23-0004)
3. Consider and act on a request by the Applicant, Rockbrook Development, for a Preliminary Plat for the Quarry Townhomes Addition Subdivision, being  $\pm 9.0007$  acres located at 3000 Parkridge Drive. (Case No. PP24-0002)
4. Consider and act on a request by the Applicant, Ridinger Associates, for approval of a Final Plat of the Hillside of Corinth Subdivision, being  $\pm 24.189$  acres located at 1909 Post Oak Drive. (Case No. FP24-0005)
5. Consider and act on a request by the Applicant, Urban Strategy, for approval of a Final Plat of the Phelan Industrial-Corinth Subdivision, being  $\pm 8.462$  acres located at 1116 N Corinth Street. (Case No. FP24-0006)
6. Consider and act on a request by the Applicant, Corwin Engineering, for approval of a Final Plat of the Oak Ridge Park Subdivision, being  $\pm 57.963$  acres located at 2300 Lake Sharon Drive. (Case No. FP24-0007)

**E. BUSINESS AGENDA**

7. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on request by the Applicant, Bridgeview Multifamily LLC, to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the building elevations of Planned Development 67 (PD-67) on approximately  $\pm 6.5$  acres, with the subject properties being located at 3650 Corinth Pkwy. (Case No. ZAPD24-0009 PD-67 Bridgeview Corinth Elevations Amendment)
8. 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, Miguel Angel & Antonio Murillo 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 ±2.2 acres from SF-2 Single Family to MX-C Mixed Use Commercial, with the subject properties being located at the northeast corner of N Corinth St and Shady Shores Rd. (Case No. ZMA24-0008 MX-C Rezoning)

9. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a City initiated request to amend UDC Subsection 3.04 – Construction Plans and Procedures to require Development Agreements to be associated with Construction Plan approval and to clarify timing of Construction Release. (Case No. ZTA24-0007 UDC Construction Plans and Procedures Amendment)
10. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend UDC Subsection 2.06.02.K – Building Height. (Case No. ZTA24-0008 UDC MX-C Building Height Amendment)

**F. RECESS REGULAR SESSION**

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

**H. WORKSHOP AGENDA**

11. Receive presentation and hold an informal discussion regarding a proposed Planned Development (PD) Concept Plan for a single family development on approximately 16.77 acres on the east side of Post Oak Drive, south of Church Street and north of Lake Sharon Drive. (Case No. ZAPD24-0010 – Saddlebrook PD)
12. Receive a brief presentation and hold a discussion on the steps an Applicant follows when going through the rezoning and site plan processes.

**I. ADJOURN WORKSHOP SESSION**

**J. RECONVENE REGULAR SESSION**

**K. EXECUTIVE SESSION\*\***

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the “Texas Open Meetings Act”), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

**Section 551.071 – Legal Advice.** (1) Private consultation with its attorney to seek advice about a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

- a. Planning & Zoning Commission Training

**L. RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS**

**M. 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, December 6, 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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December 6, 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**