

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, February 26, 2024 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

AGENDA

A. CALL REGULAR SESSION 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 Workshop and Regular Session held on January 22, 2024.
2. Consider the approval of minutes for the Planning & Zoning Commission Workshop and Regular Session held on February 5, 2024.
3. Consider and act on a request by the Applicant, Ridinger Associates, for a Preliminary Plat for the Hillside of Corinth Subdivision, being ± 24.189 acres located at 1909 Post Oak Drive. (Case No. PP24-0001)
4. Consider and act on a request by the Applicant, Rockbrook Development, for a Preliminary Plat for the Quarry Townhomes Addition Subdivision, being ± 9.0007 acres located at 3000 Parkridge Drive. (Case No. PP24-0002)
5. Consider and act on a request by the Applicant, Vazquez Engineering, for a Replat of the Corinth 2499 Corners Subdivision, being ± 5.299 acres located at the southwest corner of FM 2181 (Teasley Lane) and FM 2499 (Village Parkway). (Case No. RP24-0001)
6. Consider and act on a request by the Applicant, Mark Brandon Chynoweth, for a Replat of the Holman Addition Subdivision, being ± 2.188 acres located 3408 Parkridge Drive. (Case No. RP24-0002)

E. BUSINESS AGENDA

7. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicants, Goddard School and Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, for the purpose of expanding the boundaries of the Oak Ridge Park Planned Development District 68 (PD-68) to incorporate the approximately ± 1.9 acre tract immediately adjacent and located at 2600 Lake Sharon Drive (Tract 2) into the boundaries of PD-68 for the purpose of zoning Tract 2 to permit the single family or Licensed: Child Care Center use development. (Case No. ZAZPD24-0002 PD-68 Amendment)

8. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Wolverine Interests LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, by rezoning approximately ± 4.6 acres generally located at the southeast corner of N. Corinth Street and Walton Drive from PD-21, a Planned Development with a base zoning district of C-2 Commercial, to a Planned Development with a base zoning district of MX-R Mixed Use Residential, for the development of a mixed-use development. (Case No. ZAPD22-0009 – Corinth City Center)
9. Conduct a Public Hearing to consider testimony and act on a rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, by amending the boundary of PD-21, as adopted by Ordinance No. 99-03-18-05, to remove approximately ± 4.6 acres generally located at the southeast corner of N. Corinth Street and Walton Drive. (Case No. ZAPD23-0004 PD-21 Boundary Amendment)
10. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on City initiated text amendments to Section 2.06.02. – MX-C, Mixed Use Commercial of the City of Corinth Unified Development Code. (Case No. ZTA24-0003 – MX-C Zoning Amendments)
11. Conduct a Public Hearing to consider and provide a recommendation to the City Council on a request to amend Section 1, “Provisions and Procedures,” and Section 3, “Subdivision Regulations,” of the City’s Unified Development Code to 1) allow for the administrative approval of certain plat applications by the Director of Planning & Development, 2) allow for Applicants to request multiple 30-day extensions of the time for plat approval, and 3) remove requirement for a new application and new application fee should a plat application be disapproved. (Case No. ZTA24-0002 UDC Platting Amendments)

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, February 23, 2024 at 12:00 PM.**



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

February 23, 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