

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, July 28, 2025 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 May 19, 2025.
2. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on June 26, 2025.
3. Consider and act on a request by the Applicant, Long Lake Development LLC, for a Replat of Lot 24 Block A, Lots 5-9 Block B, Lot 14 Block C, and Lot 1X Block F of the Long Lake Phase 1 Subdivision to create 6 residential lots, 2 X lots, and establish the Canyon Ranch Estates Subdivision, being ± 6.551 acres generally located east of Serendipity Hills Trail and North of Oak Bluff Drive.
4. Consider and act on a request by the Applicant, Kairos Real Estate, for a Final Plat for the Murillo Market Townhomes Project, being ± 2.158 acres located at Northeast corner of N. Corinth St and Shady Shores Rd. (Case No. PLAT25-0007)
5. Consider and act on a request by the Applicant, I-35E Millennium LP, for a Preliminary Plat for the Millennium Mixed Use Project, being ± 19.269 acres located at IH 35E, Corinth TX. (Case No. PLAT25-0008)

E. BUSINESS AGENDA

6. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Ridinger Associates Inc., 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 Residential (Detached) to a Planned Development with a base zoning district of SF-4 Single Family Residential (Detached) for the development of ± 54 lots on approximately ± 13.1 acres generally located at 2215 and 2217 Lake Sharon Drive.
7. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend multiple sections of the Unified Development Code, including UDC Subsection 2.07.03 – Use Chart, UDC Subsection 2.07.04.A.14 – Outside Display Standards, and UDC Subsection 5.02 – Words and Terms to differentiate and define temporary and permanent outside

display, to add these uses to the use chart, and to provide conditional development standards for these uses.

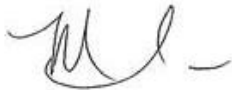
8. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Subsection 4.02.08.K – Hazardous Fences in High Density Areas of the Unified Development Code to prohibit barbed wire and other hazardous fencing.

F. 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 25, 2025 at 12:00 PM.**



Melissa Dailey, AICP, CEcD, CNU-A
Director of Community & Economic Development
City of Corinth, Texas

July 25, 2025
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