

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, June 03, 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 March 25, 2024.

E. BUSINESS AGENDA

- 2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a 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 Planned Development No. 21 (PD-21), as adopted by Ordinance No. 99-03-18-05 and amended by Ordinance No. 24-03-21-14, to remove 3 properties totaling approximately ± 7.8 acres generally located at 3300 Corinth Pkwy and the northeast corner of I-35E and Corinth Pkwy. Case No. ZAPD24-0004 PD-21 Boundary Amendment
- 3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on City initiated request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone 15 properties totaling approximately ± 36.1 acres from I Industrial, C-2 Commercial, and Planned Development No. 21 (PD-21) to MX-C Mixed Use Commercial, with the subject properties being generally located at 3300 Corinth Pkwy, 2700 W Shady Shores Rd, 1200 N. Corinth St, 1206 N. Corinth St, 1212 N. Corinth St, 3009 Walton Dr, 1501 N. Corinth St, west of N. Corinth St and south 1400 N. Corinth St, the northeast corner of N. Corinth St and Walton Dr, the northeast corner of I-35E and Corinth Pkwy, and the southeast corner of I-35E and Corinth Pkwy. Case No. ZMA24-0001 MX-C Rezoning

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, May 31, 2024 at 12:00 PM.**



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

May 31, 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



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION**

Monday, March 25, 2024, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 25th day of March 2024, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

- Chair Alan Nelson
- Vice-Chair Mark Klingele
- KatieBeth Bruxvoort
- Rebecca Rhule
- Adam Guck
- Chris Smith

Commissioners Absent:

- Crystin Jones

Staff Members Present:

- Michelle Mixell, Planning Manager
- Miguel Inclan, Planner
- Matthew Lilly, Planner
- Deep Gajjar, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:30 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALEGIANCE

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Workshop and Regular Session held on February 26, 2024.
2. Consider and act on a request by the applicant, Rak Real Estate Equities-Corinth, LLC, for approval of a Final Plat for the Corinth 35 Distribution Center Subdivision, being ± 6.249 Acres generally located at 2950 W Shady Shores Road. Case No. FP24-0001 - Corinth 35 Distribution Center
3. Consider and act on a request by the applicant, Platinum Construction, for approval of a Final Plat for the Assured Self Storage of Corinth Subdivision, being ± 7.02 Acres generally located at 5417 S I-35E. Case No. FP24-0002 – Assured Self Storage of Corinth

4. Consider and act on a request by the applicant, Kimley Horn, for a Replat of Lot 1, Block A of the Village Square at Corinth Subdivision, being ± 7.533 Acres generally located north of Walton Drive, west of Victory Way, and south of Orion Place. Case No. RP24-0003 - Village Square at Corinth

Vice-Chair Klingele made a motion to adopt the consent agenda, seconded by Commissioner Rhule.

Motion passed unanimously: 5-for, 0-against.

E. DIRECTORS REPORT

Michelle Mixell, Planning Manager, informed the Commission that the Bridgeview Corinth PD Amendment had been approved by City Council on March 7th, the proposed MX-C UDC Text Amendments had been continued to April 4th City Council meeting, and that the Goddard School PD and Corinth City Center PD had been approved by City Council on March 21st.

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 6:32 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2024.

Alan Nelson, Planning and Zoning Commission Chairman

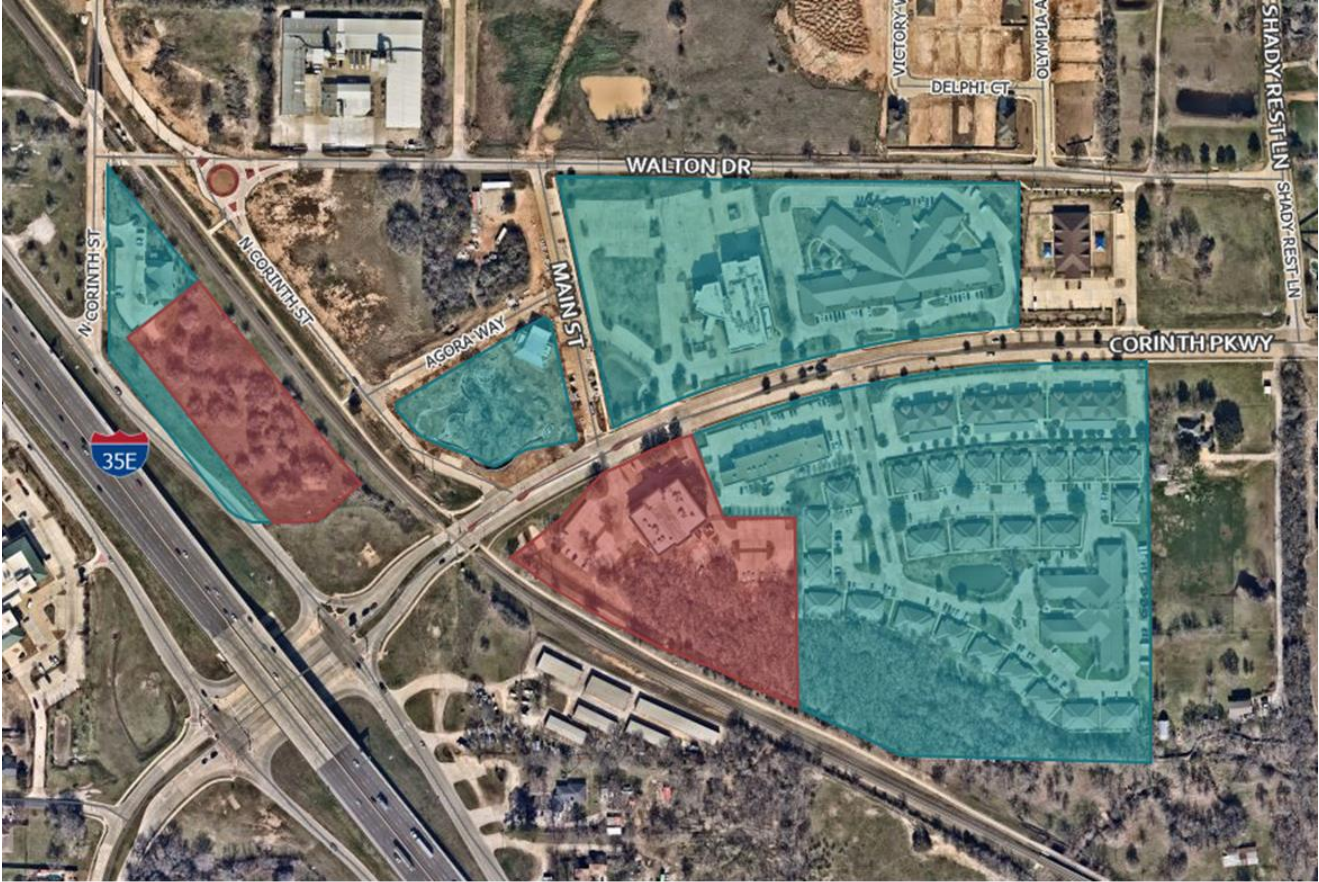


CITY OF CORINTH Staff Report

Meeting Date:	6/3/2024	Title:	PD-21 Boundary Amendment
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a 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 Planned Development No. 21 (PD-21), as adopted by Ordinance No. 99-03-18-05 and amended by Ordinance No. 24-03-21-14, to remove 3 properties totaling approximately ±7.8 acres generally located at 3300 Corinth Pkwy and the northeast corner of I-35E and Corinth Pkwy. Case No. ZAPD24-0004 PD-21 Boundary Amendment



- Properties to remain in PD-21 Boundary (C-2)
- Property to be removed from PD-21 Boundary

Item Summary/Background/Prior Action

The subject properties are identified as portions of “Tract 3” and “Tract 4” of Planned Development No. 21 – The Parks of Corinth (PD-21), approved March 18, 1998. Tracts 3 and 4 of PD-21 have a base zoning district of C-2 Commercial.

This item is being presented as a companion to a Zoning Change Application (Case No. ZMA24-0001 – MX-C Zoning Change), to change the base zoning of the subject sites to MX-C Mixed Use Commercial.

Compliance with the Comprehensive Plan

This boundary adjustment is in compliance with the Envision Corinth 2040 Comprehensive Plan.

Public Notice

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by:

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within the boundaries of PD-21 with a base district of C-2 Commercial, as well as those properties located within 200 feet of the boundaries of PD-21 with a base district of C-2 Commercial (see attached 200 FT Buffer Exhibit).
- The Applicant posted “Notice of Zoning Change” signs on the subject properties.
- The Public Hearing Notice was posted on the City’s website.

Letters of Support/Protest

As of the date of this report, the City has received no letters of support and no letters of opposition for this request. Letters received after this date will be presented to the Planning and Zoning Commission at the time of Public Hearing. See Attachment 2 – 200 ft Zoning Buffer Exhibit

Staff Recommendation

Staff recommends approval as presented, subject to the approval of the companion rezoning request (Case No. ZMA24-0001 – MX-C Zoning Change).

*Should the application for the MX-C Zoning Change be approved, this boundary amendment must be approved to remove the subject properties from PD-21 and allow the MX-C standards to govern the site. Should the application for a new Planned Development be denied, this proposed boundary amendment would be denied, and the subject properties would remain as entitled in PD-21, with a base zoning district of C-2 Commercial.

Motion

“I move to recommend approval of Case No. ZAPD24-0004 – PD-21 Boundary Amendment, as presented, subject to the approval of Case No. ZMA24-0001 – MX-C Zoning Change”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request

Supporting Documentation

Attachment 1 – Amended PD-21 Boundary Map

Attachment 2 – 200 ft Zoning Buffer Exhibit



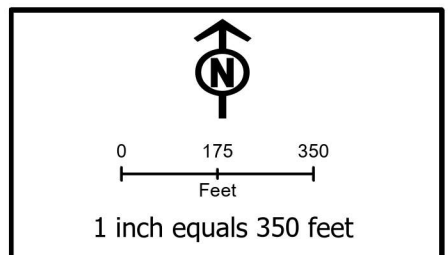
**ATTACHMENT 1:
AMENDED PD-21 BOUNDARY MAP**

Amended PD-21 Boundary Map

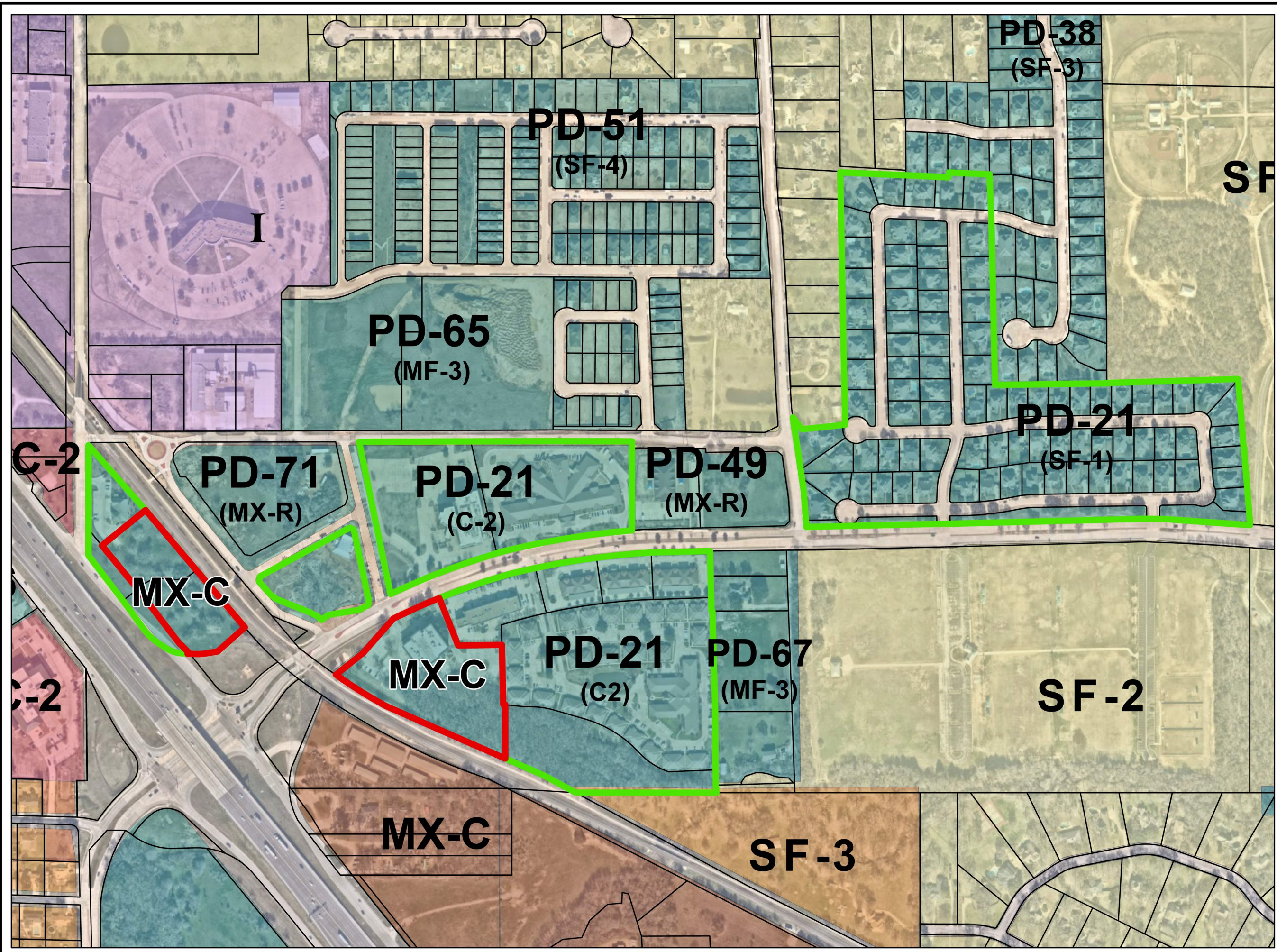
Zoning Districts

- C-1 Commercial
- C-2 Commercial
- I Industrial
- MX-C Mixed Use Commercial
- PD Planned Development
- SF-2 Single Family Residential
- SF-3 Single Family Residential
- MX-C
- New PD-21 Boundary

5/29/2024



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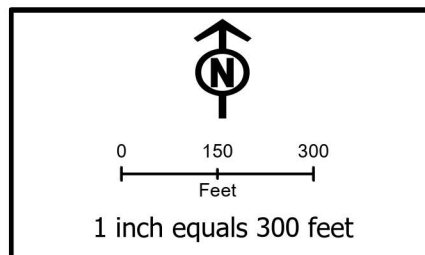
**ATTACHMENT 2:
200 FT ZONING BUFFER MAP**

Boundary Alteration

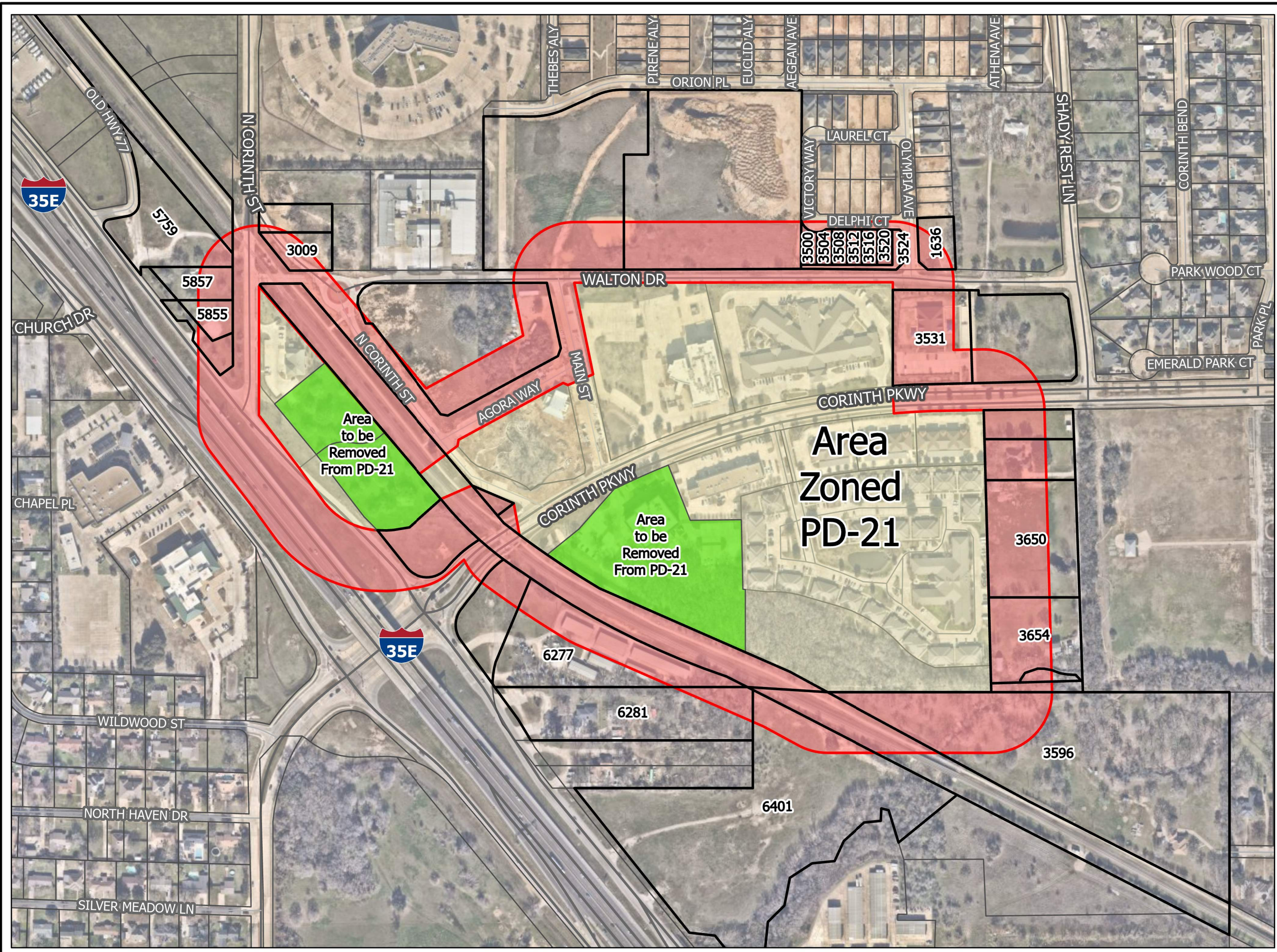
PD-21 Boundary Amendment
 (ZAPD24-0004)

- Area to be removed from PD-21
- Properties within PD-21
- Properties within 200 ft of PD-21

5/13/2024



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CITY OF CORINTH Staff Report

Meeting Date:	6/3/2024	Title:	City-Initiated Rezoning Request to MX-C for Various City/EDC Owned Properties (ZMA24-0001)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input checked="" type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on City initiated request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone 15 properties totaling approximately ±36.1 acres from I Industrial, C-2 Commercial, and Planned Development No. 21 (PD-21) to MX-C Mixed Use Commercial, with the subject properties being generally located at 3300 Corinth Pkwy, 2700 W Shady Shores Rd, 1200 N. Corinth St, 1206 N. Corinth St, 1212 N. Corinth St, 3009 Walton Dr, 1501 N. Corinth St, west of N. Corinth St and south 1400 N. Corinth St, the northeast corner of N. Corinth St and Walton Dr, the northeast corner of I-35E and Corinth Pkwy, and the southeast corner of I-35E and Corinth Pkwy. Case No. ZMA24-0001 MX-C Rezoning

Item Summary/Background/Prior Action

The City is requesting a rezoning of 15 properties owned by the City of Corinth and the Corinth Economic Development Corporation. The 2020 Comprehensive Plan identifies this area and these properties as “Mixed-Use TOD”, or Transit Oriented Development (see Attachment 3 – Land Use and Development Strategy map). The purpose and intent are stated to maximize the development of a mixed-use regional center in conjunction with a commuter rail stop on the DCTA line at Corinth Parkway and Interstate 35E, develop character and context befitting a new downtown with a range of urban residential, retail and office uses, and to become a destination for day and evening dining, entertainment and community festivals and events. An important transit option that is also highly conducive to development is the Denton Katy Trail which runs along the railroad downtown.

The properties are currently zoned Industrial, which is not an appropriate zoning for downtown, mixed-use TOD development, or PD-21 with C2 base zoning, which does not allow for the height, mix of uses, or urban form allowed for and required in MX-C zoning. The MX-C zoning category standards, which were recently revised and updated to be consistent with the intent of Mixed-Use TOD, are ideal for implementing the land use types and density outlined in the Comprehensive Plan for Mixed-Use TOD. Rezoning to MX-C will also provide an incentive and opportunity for mixed-use development on certain parcels that would be consistent with the goals for downtown development.

On May 6, 2024, the Corinth Economic Development Corporation voted unanimously to request a rezoning of the CEDC owned properties to MX-C. Those properties are: 1212 North Corinth Street, Pinnell Square Addition Block A, Lot 2 , J.P. Walton Block Lot ROW2, and J.P. Walton Block Lot 0ROW.

Public Notice

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within the boundaries of PD-21 with a base district of C-2 Commercial, as well as those properties located within 200 feet of the boundaries of PD-21 with a base district of C-2 Commercial (see Attachment 4 - 200 FT Buffer Exhibit).
- The Applicant posted “Notice of Zoning Change” signs on the subject properties.

- The Public Hearing Notice was posted on the City’s website.

Letters of Support/Protest

As of the date of this report, the City has received 1 letter of support and no letters of opposition from property owners located within 200 feet of the subject property. Letters received after this date will be presented to the Planning and Zoning Commission at the time of Public Hearing. See Attachment 4 – 200’ Zoning Buffer Exhibit and Correspondence from Property Owners

Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

Motion

“I move to recommend approval of Case No. ZMA24-0001 as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request

Attachments

1. Existing Zoning Map showing properties proposed to be rezoned
2. Proposed Zoning Map showing properties proposed to be rezoned
3. Land Use and Development Strategy Map from 2040 Comprehensive Plan
4. 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners



**ATTACHMENT 1:
PROPERTIES TO BE REZONED**


Properties Proposed for MX-C Zoning

Rezoned to MX-C (ZMA24-0001)

Current Zoning District

 PD-21 (C-2)

 Industrial

 No Zoning

**Areas
to be
Rezoned**

5/29/2024



0 254 508
Feet

1 inch equals 508 feet















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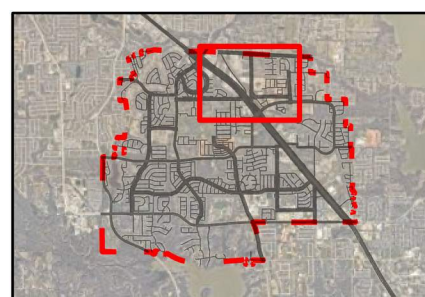
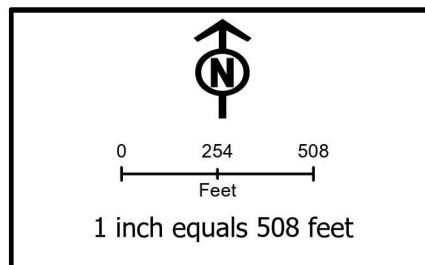
**ATTACHMENT 2:
PROPOSED ZONING MAP CHANGES**

Proposed Rezoning

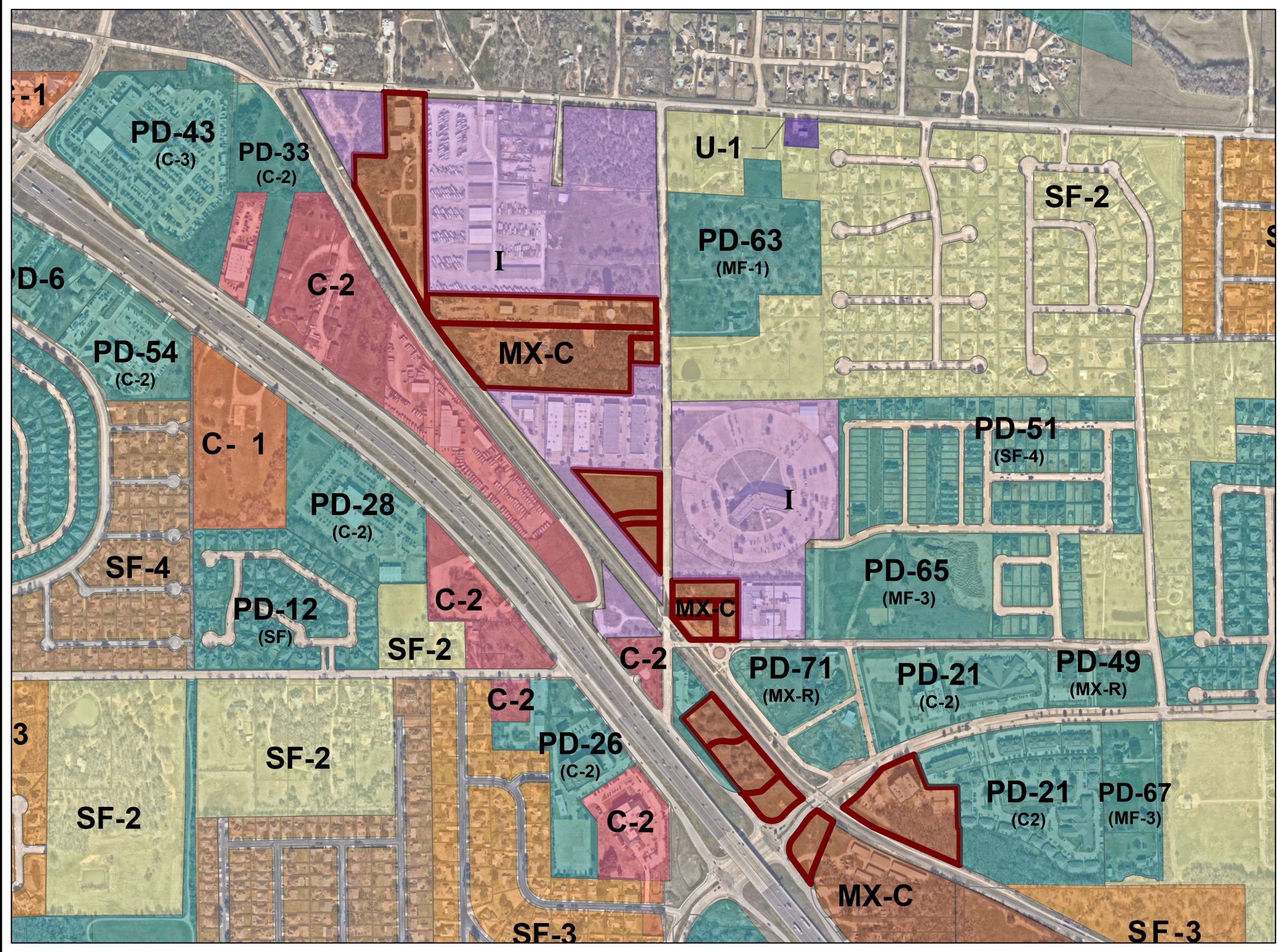
Rezoned to MX-C (ZMA24-0001)

-  Parcels Rezoned to MX-C
- Zoning Districts**
-  C-1 Commercial
-  C-2 Commercial
-  I Industrial
-  MF-3 Multi-Family Residential
-  MX-C Mixed Use Commercial
-  PD Planned Development
-  SF-1 Single Family Residential
-  SF-2 Single Family Residential
-  SF-3 Single Family Residential
-  SF-4 Single Family Residential
-  U-1 Utility

5/13/2024



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**ATTACHMENT 3:
LAND USE AND DEVELOPMENT STRATEGY MAP**

City of Corinth Land Use and Development Strategy

Future Land Use Classification

- Neighborhood
- Mixed-Residential
- Mixed Use - TOD
- Mixed Use - Node
- Retail/Commercial
- Corridor Commercial
- Office/Employment
- Institutional/Public/Civic
- Parks/Open Space

Road Classes

- Highway
- Major/Minor Arterial
- Collector
- Local

Revisions

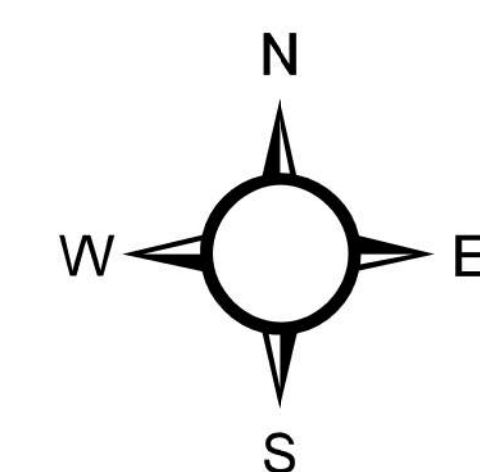
Date	Ordinance #
12/17/2020	20-12-17-40
5/5/2022	22-05-05-13
3/2/2023	23-03-02-04
3/2/2023	23-03-02-06
1/18/2024	24-01-18-03

Note: This Plan is to be administered in coordination with the Active Transportation Plan & Master Thoroughfare Plan

***A Comprehensive Plan shall not constitute zoning regulations or establish zoning boundaries**



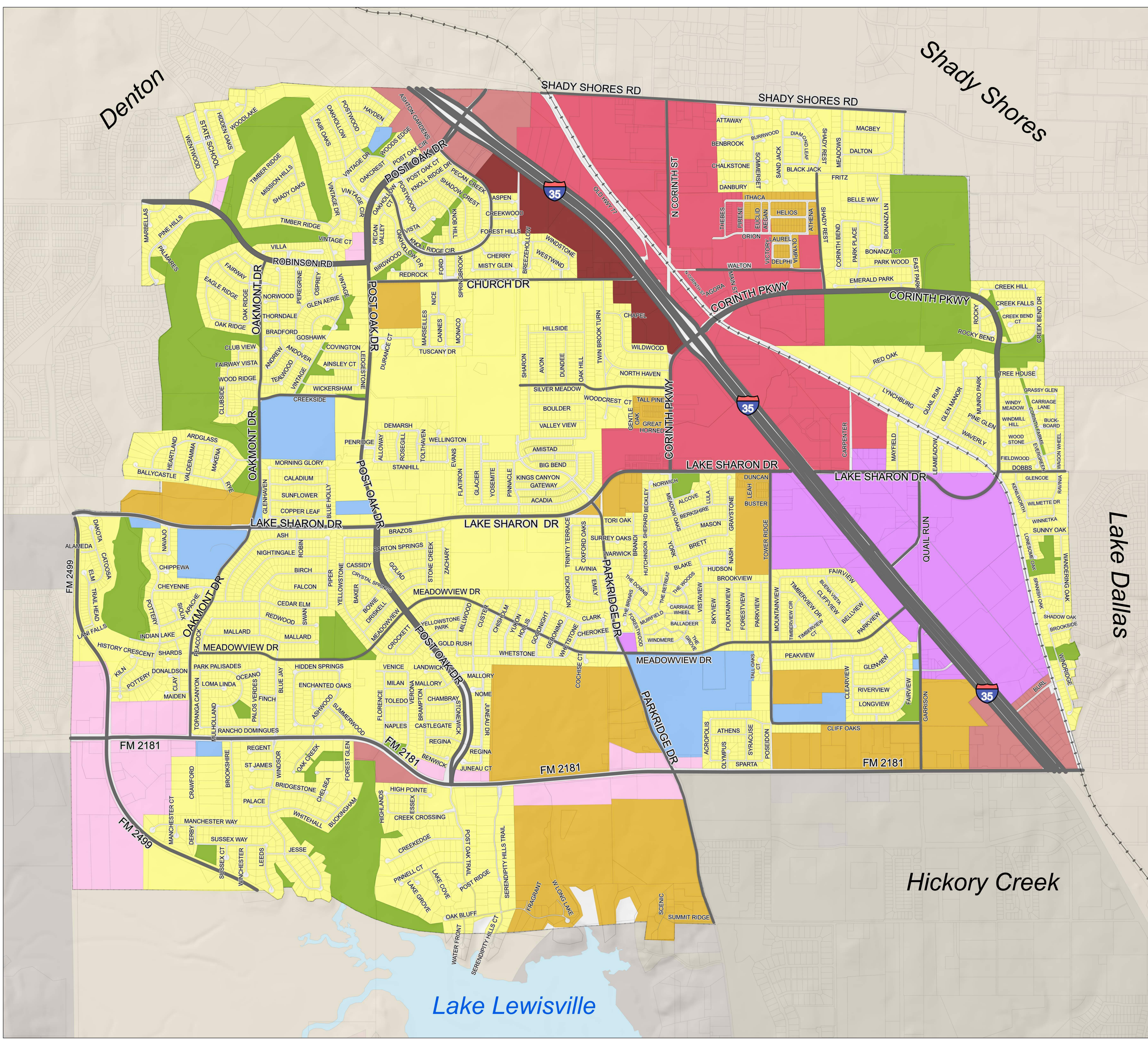
CORINTH
TEXAS



0 0.25 0.5
Miles

1/18/2024

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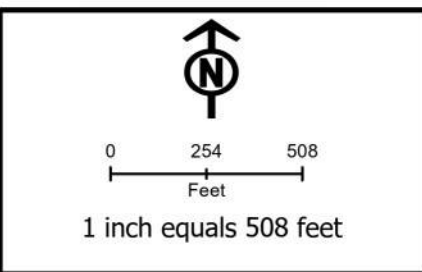
**ATTACHMENT 4:
200 FT BUFFER MAP AND CORRESPONDENCE FROM
PROPERTY OWNERS**

Proposed Zoning Change

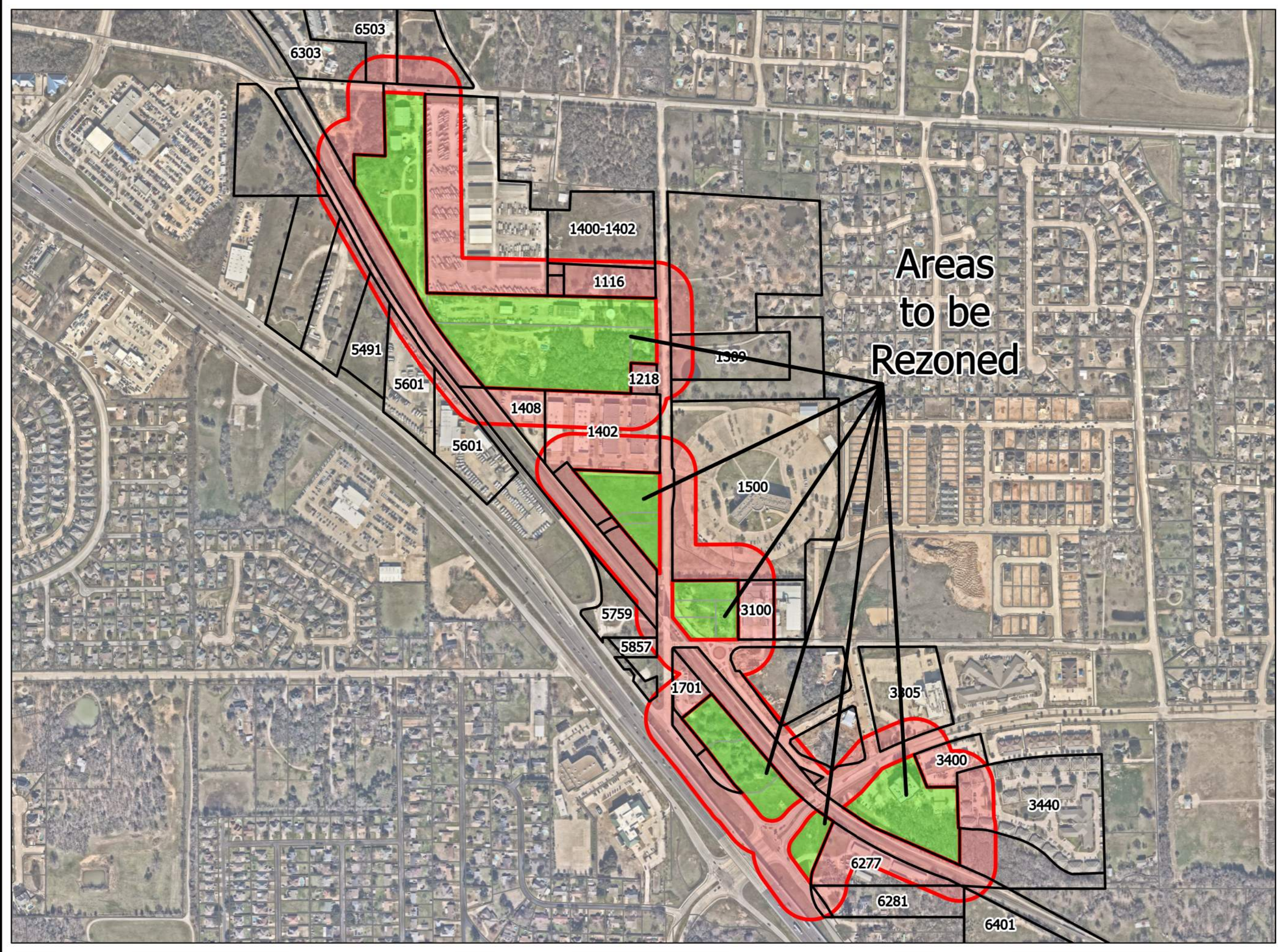
Rezoned to MX-C (ZMA24-0001)

- Area to be Rezoned
- Properties within 200 ft of area proposed to be rezoned to MX-C Mixed Use Commercial

5/13/2024



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Planning and Zoning Commission Meeting
Date: **MONDAY, June 3, 2024 at 6:30 P.M.**

RECEIVED
MAY 2024
Section E, Item 3.

City Council Regular Meeting
Date: **THURSDAY, June 20, 2024 at 6:30 P.M.** * (see below for additional information)

BY:

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 3, 2024, at 6:30 PM, the City of Corinth Planning and Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, June 20, 2024, at 6:30 PM and will consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone 15 properties totaling approximately ±36.1 acres from I Industrial, C-2 Commercial, and Planned Development No. 21 (PD-21) to MX-C Mixed Use Commercial, with the subject properties being generally located at 3300 Corinth Pkwy, 2700 W Shady Shores Rd, 1200 N. Corinth St, 1206 N. Corinth St, 1212 N. Corinth St, 3009 Walton Dr, 1501 N. Corinth St, west of N. Corinth St and south 1400 N. Corinth St, the northeast corner of N. Corinth St and Walton Dr, the northeast corner of I-35E and Corinth Pkwy, and the southeast corner of I-35E and Corinth Pkwy. Case No. ZMA24-0001 MX-C Rezoning

*The June 20, 2024, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 3, 2024. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of the area to be rezoned, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the amendment described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at planning@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: Opposition: of the proposal.

Name/Address/City: **(REQUIRED)**

Signature: **(REQUIRED)**

Robbie Baugh - NOTC
(Please Print)

Robbie Baugh
(Signature)