

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



**PLANNING & ZONING COMMISSION**

**Thursday, July 11, 2024 at 5:30 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. BUSINESS AGENDA**

1. Make a recommendation to the City Council on a 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 5 properties totaling approximately ±10.9 acres from Planned Development No. 44 (PD-44) to MX-C Mixed Use Commercial, with the subject properties being generally located at the northeast corner of Lake Sharon Dr and S I-35E. (Case No. ZMA24-0004 Millennium MX-C Rezoning)

**E. 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: **Monday, July 8, 2024 at 12:00 PM.**

A handwritten signature in black ink, appearing to be "Melissa Dailey", written over a horizontal line.

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

July 8, 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.

**BRILLE IS NOT AVAILABLE**



**CITY OF CORINTH**  
**Staff Report**

<b>Meeting Date:</b>	7/11/2024	<b>Title:</b>	City-Initiated Rezoning Request to MX-C for Millennium Development (ZMA24-0004)
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" 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**

Make a recommendation to the City Council on a 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 5 properties totaling approximately ±10.9 acres from Planned Development No. 44 (PD-44) to MX-C Mixed Use Commercial, with the subject properties being generally located at the northeast corner of Lake Sharon Dr and S I-35E. (Case No. ZMA24-0004 Millennium MX-C Rezoning)

**Item Summary/Background/Prior Action**

A public hearing was held on the above case at the Planning & Zoning Commission meeting on June 24, 2024. Due to an error in the motion made at the meeting referencing a different agenda item, this application is placed on the agenda for this meeting for action by the Commission. Below is the information regarding this zoning application provided in the staff report for the June 24, 2024 meeting.

The City is requesting a rezoning of 5 properties owned by Millennium Place located at S I-35E and Lake Sharon Drive. The applicant has completed a zoning request application authorizing the City to proceed on this request. 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 in the downtown area and area south of downtown where this property is located.

The properties are currently zoned PD-44 with base zoning of MX-C. A portion of the property has been developed with two multi-family buildings, a retail building, and a wedding venue. The building form and public realm requirements within MX-C zoning standards are consistent with the intent stated in PD-44 for the Millennium development – to be “Corinth’s premier mixed-use destination for both citizens and passersby to enjoy the dining, retail, office and residential opportunities”. Walkability and connectivity are key elements of PD-44. When PD-44 was adopted in 2016, the current MX-C standards did not exist. MX-C standards that were adopted by the City Council in April of this year are a form-based code with less emphasis on use and more focus on building form. The new MX-C standards address the public realm, creating a walkable, connected development and community – these are not elements of the existing PD-44 requirements.

The existing PD-44 includes the design map below which shows multiple development pad sites surrounded by surface parking. MX-C standards allow for a higher density development of up to 5 stories (PD-44 allows up to 4 stories) and would not allow for surface parking in front and surrounding each building. PD-44 does not allow for structured parking without a Specific Use Permit while MX-C not only allows structure parking but encourages it by restricting the location of surface parking. Structured parking in MX-C zoning must be wrapped with retail at the ground level. Additionally, a minimum 40’ front setback is required in Area A of the PD-44 development and minimum 30’ front setback in Area B whereas MX-C has a maximum setback of 20’ to encourage development that has a building edge near the property line.



Rezoning to MX-C is consistent with the comprehensive plan goal of Transit Oriented Development and will allow flexibility for a development that will maximize the use of the remaining land in the Millennium development and create a walkable, connected mixed-use development that provides significant retail development opportunities.

**Public Notice**

The public hearing on this application was held on June 24, 2024 and posted for that meeting.

**Letters of Support/Protest**

As of the date of this report, the City has received two (2) letters 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.

**Staff Recommendation**

Staff recommends approval of the proposed amendment as presented.

**Motion**

“I move to recommend approval of Case No. ZMA24-0004 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

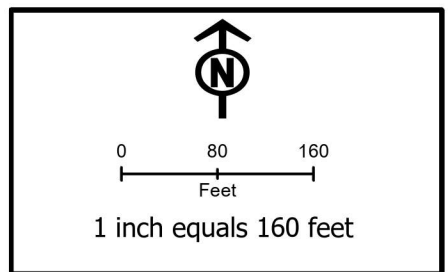
**Attachments**

1. Existing Zoning Map showing properties proposed to be rezoned
2. Amended 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
5. Letters from Property Owner located within 200 feet of subject property

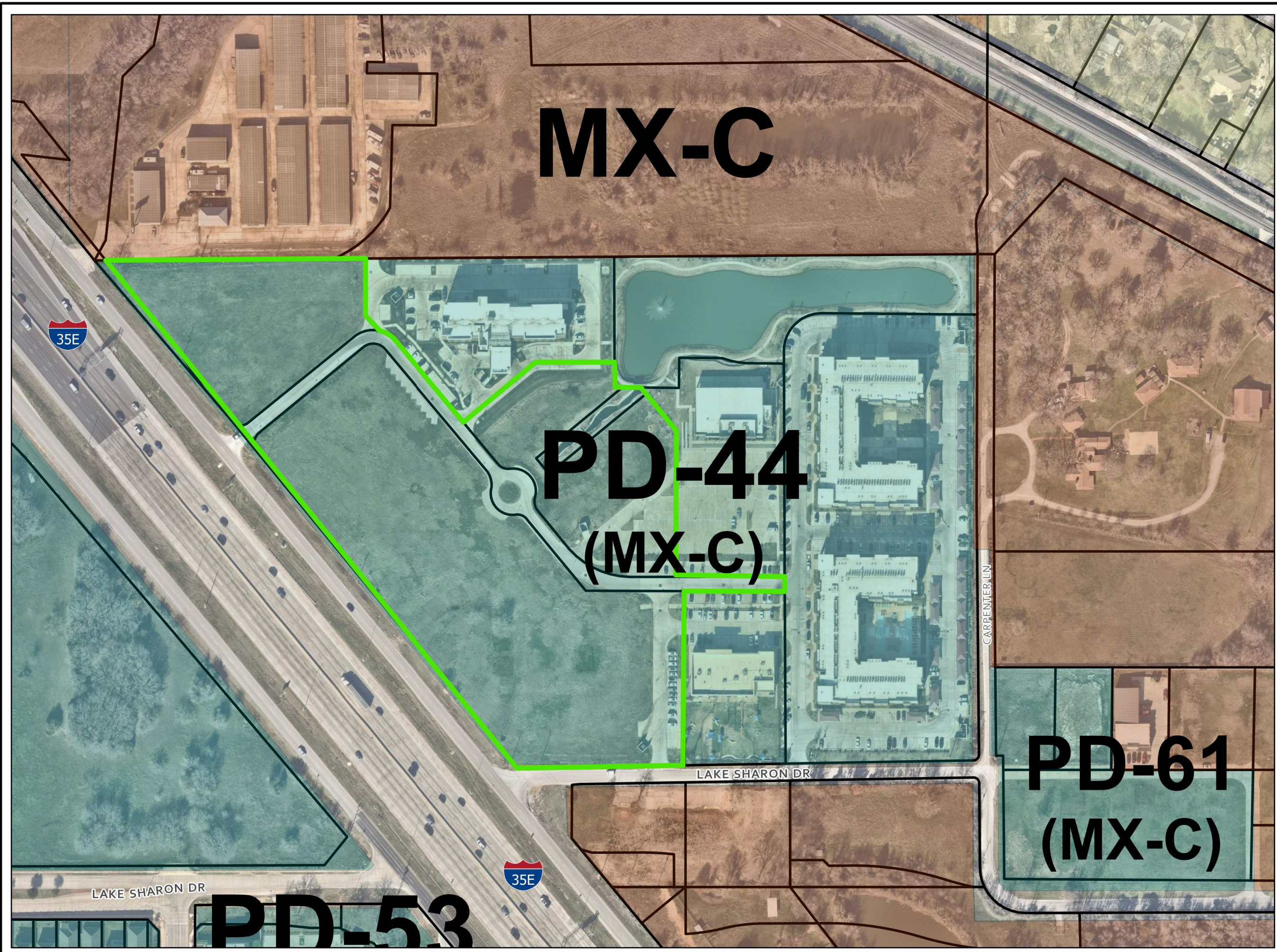
*Attachment 1*  
**Existing Zoning**

- Zoning Districts
- MX-C Mixed Use Commercial
  - PD Planned Development
  - SF-2 Single Family Residential
  - SF-3 Single Family Residential
- Zoning Area

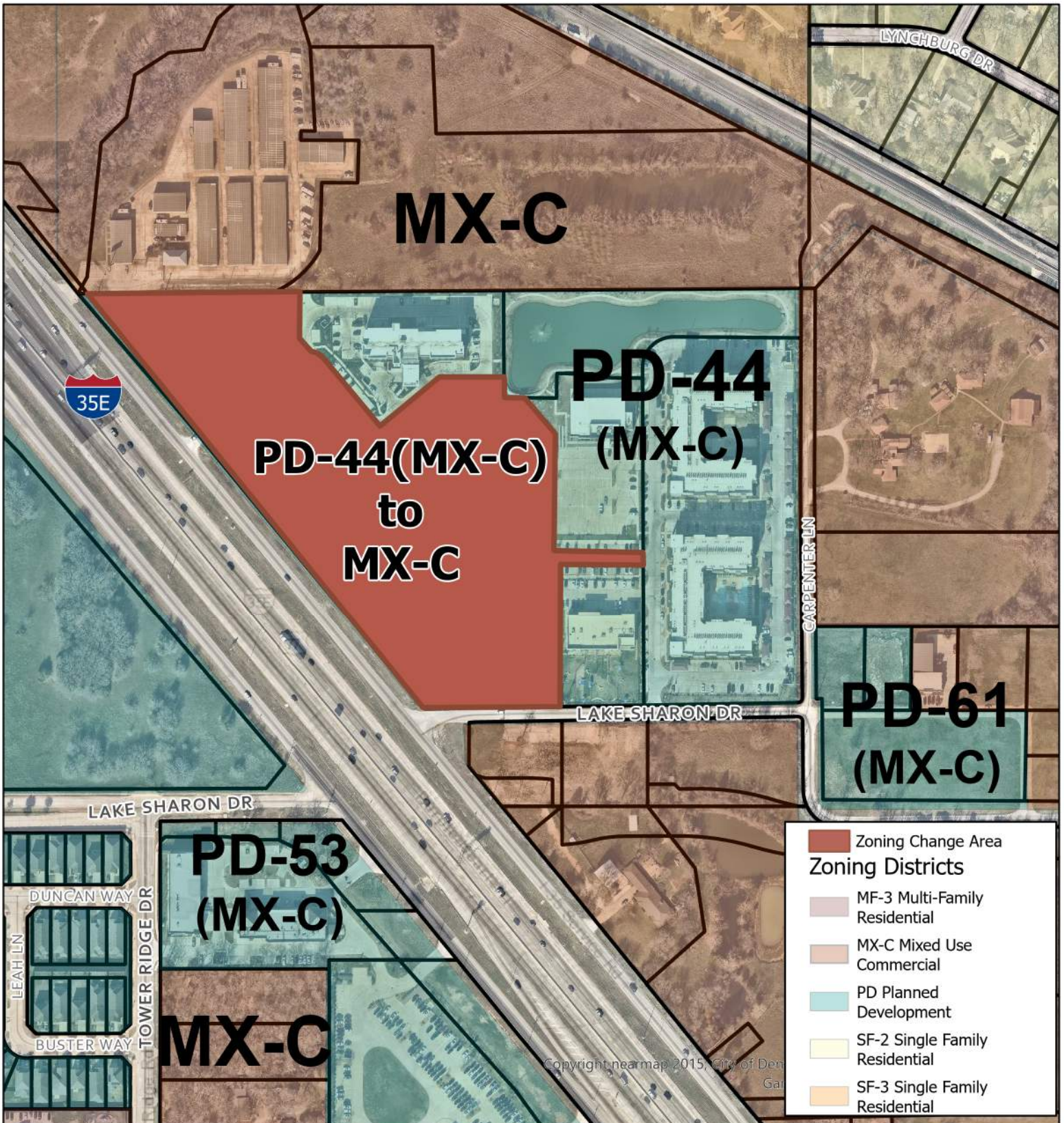
6/18/2024



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**Zoning Change Attachment 2**  
PD-44 (MX-C) to MX-C



**Zoning Change Area**

**Zoning Districts**

- MF-3 Multi-Family Residential
- MX-C Mixed Use Commercial
- PD Planned Development
- SF-2 Single Family Residential
- SF-3 Single Family Residential



# 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

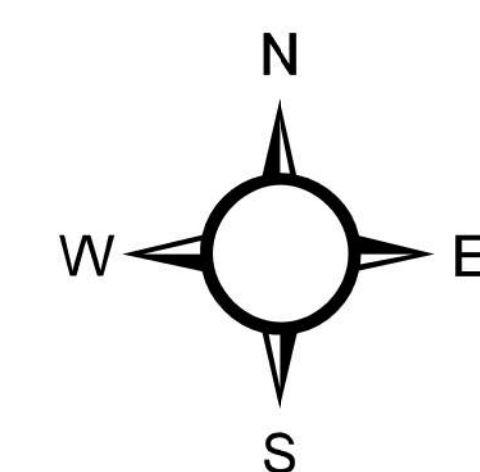
Date	Ordinance #
12/17/2020	20-12-17-40
5/5/2022	22-05-05-13
3/2/2023	23-03-02-04
3/2/2023	23-03-02-06
1/18/2024	24-01-18-03

**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

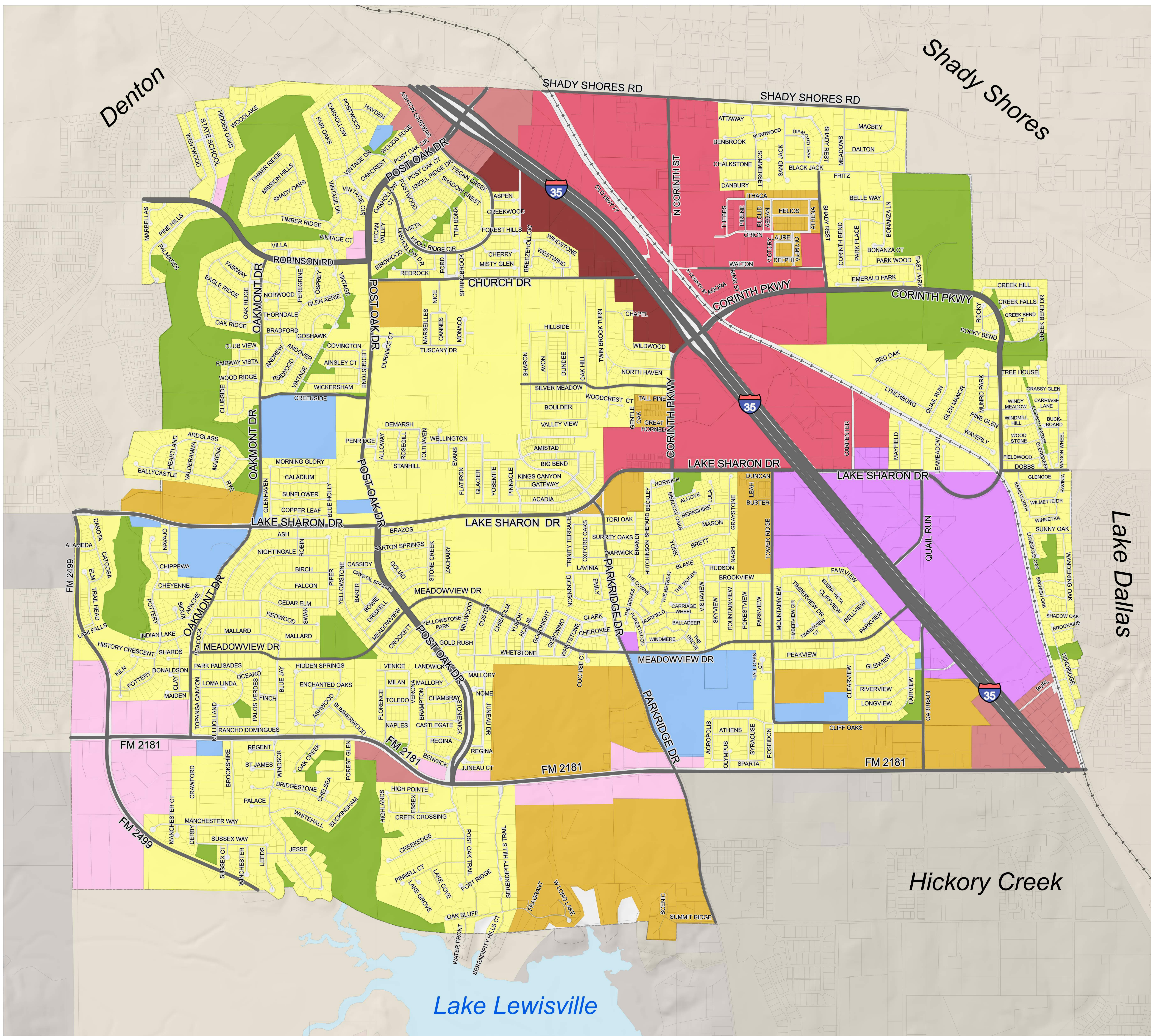


0 0.25 0.5  
Miles

1/18/2024

Print Date: 1/29/2024

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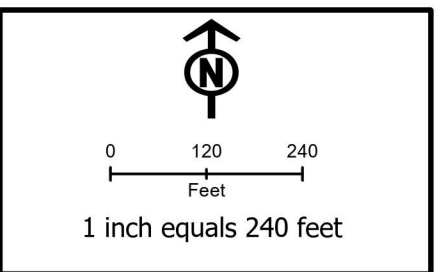


### Proposed Zoning Change

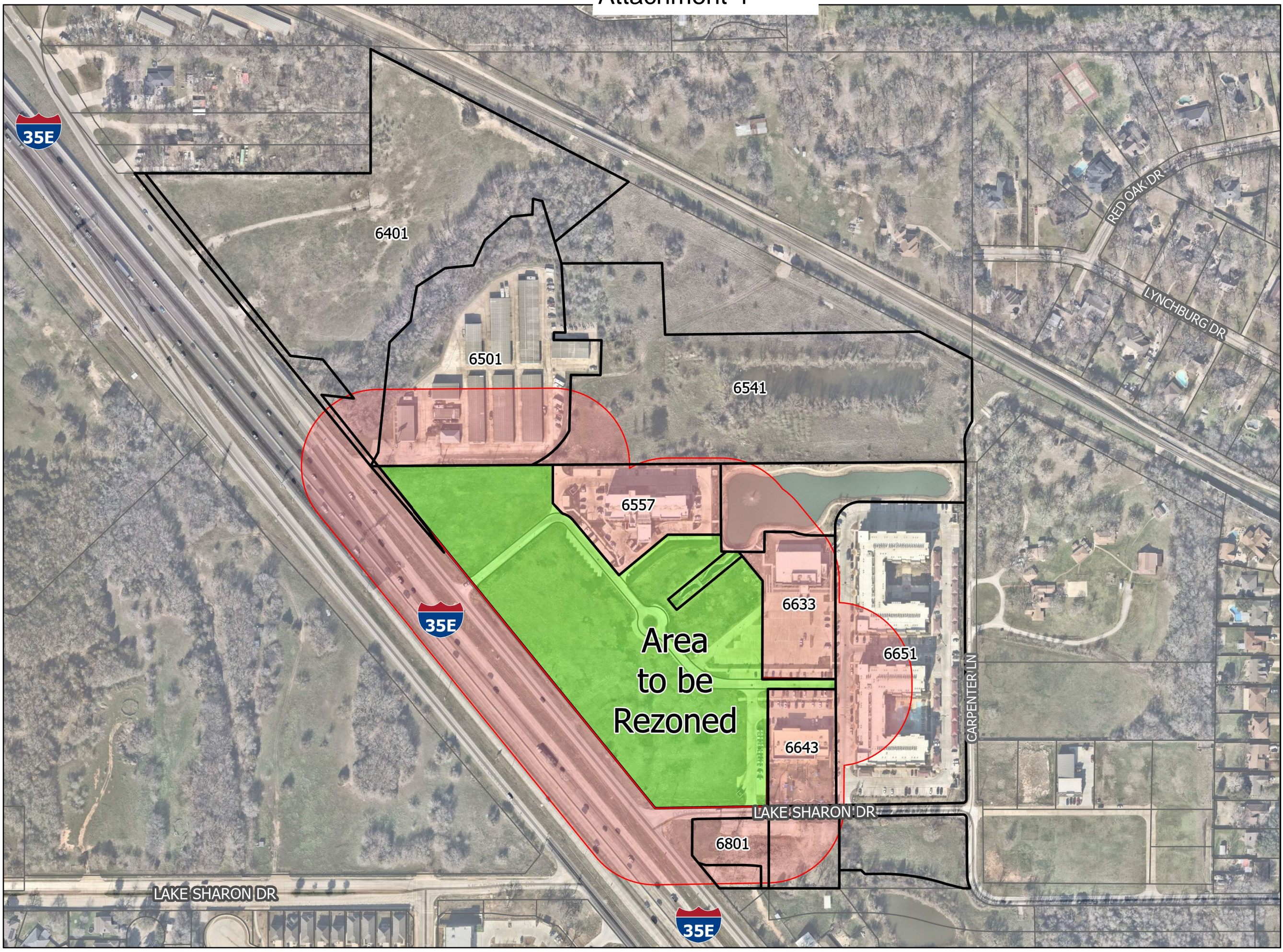
Property Being Rezoned to MX-C (ZMA24-0004)

- Area to Be Rezoned
- Properties within 200 ft of area proposed to be rezoned from PD-44 to MX-C Mixed-Use Commercial

6/5/2024



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Planning and Zoning Commission Meeting  
Date: **MONDAY, June 24, 2024 at 6:30 P.M.**

Section D, Item 1.

City Council Regular Meeting  
Date: **THURSDAY, July 18, 2024 at 6:30 P.M.** \* (see below for additional information)

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 24, 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, July 18, 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 5 properties totaling approximately ±10.9 acres from Planned Development No. 44 (PD-44) to MX-C Mixed Use Commercial, with the subject properties being generally located at the northeast corner of Lake Sharon Dr and S I-35E. (Case No. ZMA24-0004 Millennium MX-C Rezoning)

\*The July 18, 2024, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 24, 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 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](mailto: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.

my property is 6501 S Stemmons Fwy Cubes mart  
TOSCANA Palms LLC  
Let Corinth Grow!!

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

Signature: **(REQUIRED)**

Ronald Weisfeld, managing Member  
(Please Print)

Ronald Weisfeld  
(Signature)

rweisfeld@hotmail.com  
214-336-9450



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- 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. 44 (PD-44), as adopted by Ordinance No. 16-08-18-26, to remove 5 properties totaling approximately ±10.9 acres generally located at the northeast corner of Lake Sharon Dr and S I-35E. (Case No. ZAPD24-0005 PD-44 Boundary Amendment)

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Let Corinth Grow!!

Thank you for your time to serve on the board and council

my property is 6501 Stemmons Frwy - Cubesmart

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

Signature: **(REQUIRED)**

Ronald Weisfeld, managing member  
 (Please Print)  
 Toscana Farms, LLC

*Ronald Weisfeld*  
 (Signature)