



MINUTES
PLANNING & ZONING COMMISSION
WORKSHOP & REGULAR SESSION
Monday, March 24, 2025, at 6:30 PM
City Hall | 3300 Corinth Parkway

On the 24th day of March 2025 at 6:30 P.M., the Planning & Zoning Commission of the City of Corinth, Texas met in Regular Session at the Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:
Chair Alan Nelson
Vice-Chair Mark Klingele
Rebecca Rhule
Adam Guck

Commissioners Absent:
KatieBeth Bruxvoort

Staff Members Present:
Melissa Dailey, Director of Community and Economic Development
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. PLEDGE OF ALLEGIANCE

C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on February 17, 2025.
2. Consider and act on a request by the Applicant, Brightland Homes, LTD, for approval of a Final Plat of the Taylor Estates Subdivision, being ±9.653 acres located at 2313 Lake Sharon Drive. (Case No. FP25-0001)
3. Consider and act on a request by the Applicant, Brandon Chynoweth, for a Replat of the Holman Addition Subdivision, being ±2.188 acres located at 3408 Parkridge Drive. (Case No. RP25-0001)

Vice-Chair Klingele made a motion to approve the consent agenda as presented, seconded by Commissioner Guck.

Motion passed unanimously: 4-for, 0-against.

E. BUSINESS AGENDA

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the signage regulations of Planned Development 44 (PD-44) on approximately ±11 acres, with the subject properties being generally located at 6557, 6633, 6643, and 6651 S I-35E.

Matthew Lilly, Planner, provided an overview of the proposal and recommended approval as presented.

Chair Nelson asked if all of the existing signs with the planned development would be in conformance with the MX-C Sign Standards.

Lilly confirmed that they would be.

Chair Nelson asked if the City anticipated any signage being replaced.

Lilly stated that some of the tenants in the planned development were looking to switch and an amendment to the MX-C standards had been recommended to grant additional flexibility in sign design.

Chair Nelson opened and closed the Public Hearing at 6:36 P.M.

Vice-Chair Klingele made a motion to recommend approval of Case No. ZAPD25-0002 PD-44 Signage Amendment as presented, seconded by Commissioner Guck.

Motion passed unanimously: 4-for, 0-against.

5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Unified Development Code Section 5.02 – Words and Terms Defined to amend the definition for Gym or Health/Fitness Center.

Matthew Lilly, Planner, provided an overview of the proposal and recommended approval as presented.

Vice-Chair Klingele asked if anyone had come forward with a proposal for a pickleball or basketball court.

Lilly stated that there had been some inquiries about pickleball, and that this amendment would allow those uses by right in the presented base zoning districts.

Vice-Chair Klingele asked if any of these uses had been turned away.

Lilly stated that he had no knowledge of anyone being turned away.

Commissioner Guck asked if there were different regulations for indoor verses outdoor sports facilities or recreational uses.

Lilly stated that there were not different zoning regulations.

Chair Nelson asked if this was to allow similar indoor recreational facilities to an existing facility on Swisher Road.

Lilly confirmed that this would allow for those uses so long as the other design regulations of the subject zoning districts were met.

Commissioner Rhule asked if there was a plan for a pickleball facility in the Millennium development and asked if this amendment would apply to that zoning district.

Lilly confirmed this.

Chair Nelson opened and closed the Public Hearing at 6:41 P.M.

Commissioner Rhule made a motion to recommend approval of Case No. ZTA25-0004 Gym or Health/Fitness Center Definition Amendment as presented, seconded by Commissioner Guck.

Motion passed: 4-for, 0-against.

F. ADJOURN REGULAR SESSION

Chair Nelson adjourned the regular session at 6:42 P.M.

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

Chair Nelson opened the Workshop Session at 6:43 P.M.

H. WORKSHOP AGENDA

6. Conduct a workshop and hold an informal discussion on a draft Active Transportation Plan.

Melissa Dailey, Director of Community and Economic Development, provided an overview of the proposed active transportation plan.

Chair Nelson asked if the entirety of Post Oak was envisioned to become two lanes.

Dailey confirmed that it would become two lanes.

Commissioner Guck asked if there were any cities with a comparable size to Corinth that have implemented road diets and expressed concerns with the proposal in terms of the impact on traffic and public opinion.

Dailey explained that the existing bike infrastructure in the City was not up to par with accommodating current bike traffic and safety issues.

Commissioner Guck stated that he would prefer to address the areas with high accidents rather than making sweeping changes around the city.

Commissioner Rhule agreed with Commissioner Guck and stated that she was frustrated with not being able to see comparable cities in size to Corinth when making planning decisions. She asked that more context be given on the vehicles per day and how this was applicable to reducing lanes.

Dailey stated that roads with less than 10,000 vehicles per day could accommodate the traffic with one lane each way.

Commissioner Rhule asked for confirmation that the current proposal would see Post Oak reduced to two lanes.

Dailey confirmed this.

Commissioner Rhule asked if the eastern portion of Corinth Parkway would be reduced to two lanes and expressed concerns with traffic and speed. She stated that she felt the overall plan was unrealistic and expressed concerns with the impacts to other roads like Silver Meadow Lane.

Commissioner Guck stated that he felt the plan was premature and that the City should wait to see how new developments would affect pedestrian and vehicular metrics.

Chair Nelson asked if the metrics being utilized were based on current data or future development.

Dailey stated that the plan took future development into account.

Chair Nelson stated that he felt the bike lanes were more intended for adults and that kids would likely continue to use sidewalks.

Dailey stated that the plan incorporated shared use paths in several areas that could accommodate both bicyclists and pedestrians.

Commissioner Guck stated that he understood that when Forth Worth had implemented a similar plan that they had actually experienced an uptick in bike accidents.

Commissioner Rhule asked that more attention be paid to addressing the safety issues where pedestrian accidents were highest.

Vice-Chair Klingele asked what was driving the study and the changes to the thoroughfares.

Dailey stated that this had been going on for several years with the City pushing for a more bikeable and pedestrian friendly community, with these elements being incorporated into most of the new developments in the City and stated that the study had been initiated by City Council and Public Works.

Vice-Chair Klingele stated that he felt this plan was more oriented towards increasing a walkability score than improving functionality.

Commissioner Guck agreed and stated that it did not appear that there had been much of a call from the public for the proposed changes.

Chair Nelson asked if a train stop was still planned in the City.

Dailey stated that there had been some recent discussions on a train stop but that these discussions were still preliminary.

Commissioner Guck asked what the next steps were on this plan.

Dailey stated that another workshop would be held with City Council and then public hearings for a final decision on the Active Transportation Plan would be scheduled for both the Commission and City Council.

Commissioner Guck asked if there was any funding planned to be allocated towards the proposed improvements.

Dailey stated that this would be analyzed once a plan was approved. She reiterated that the proposed plan addressed the issues of the one size fits all approach to street design of the UDC.

7. Conduct a workshop and hold an informal discussion on a draft Downtown Corinth Plan.

Melissa Dailey, Director of Community and Economic Development, provided an overview of the proposed active transportation plan.

Commissioner Guck asked if retail interest was still difficult to find in Corinth.

Dailey stated that the density of the proposed downtown would allow for additional retail and would be able to support these uses.

Commissioner Guck stated that the plan appeared piecemeal and that a larger retail development could be more cohesive.

Dailey stated that the City and developers could only work on one lot at a time as they become available.

Chair Nelson asked what was being done with the existing hospital building.

Dailey stated that Denton County had purchased the building but that they had not yet shared their plans for it.

Commissioner Rhule asked that ecology and sustainability initiatives be incorporated into the plan.

Dailey stated that replanting of trees in the downtown was being encouraged and that the end product would be heavily treed.

Commissioner Rhule reiterated that additional focus be placed on plantings.

Commissioner Guck asked where the funding would be coming from for all of the proposals.

Dailey stated that incentives would be provided through the EDC and TIRZ once more development occurred.

Commissioner Guck asked if there were any other incentives that could be used.

Dailey explained that the EDC had previously acquired and rezoned several properties and had been able to sell these properties to developers at a discounted cost.

Commissioner Guck asked if there had been any discussions with relocating Metroplex Cabinets.

Dailey stated that this had been examined but was not currently feasible.

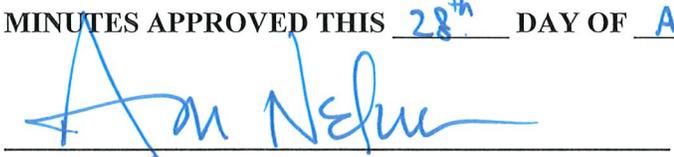
Commissioner Guck stated that this was an area where he thought bikeability made sense but that this could cause issues at main arteries in terms of safety, traffic, and citizen complaints.

Minutes
Planning and Zoning Commission
March 24, 2025

I. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 7:52 P.M.

MINUTES APPROVED THIS 28th DAY OF April, 2025.



A handwritten signature in blue ink, appearing to read "Alan Nelson", is written over a horizontal line.

Alan Nelson, Planning and Zoning Commission Chairman