



MINUTES
PLANNING & ZONING COMMISSION
SPECIAL WORKSHOP SESSION
Monday, April 14, 2025, at 6:30 PM
City Hall | 3300 Corinth Parkway

On the 14th day of April 2025 at 6:30 P.M., the Planning & Zoning Commission of the City of Corinth, Texas met in Special 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
Caroline Seward, Director of Parks and Recreation
Glenn Barker, Director of Public Works

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

Chair Nelson opened the Workshop Session at 6:30 P.M.

B. WORKSHOP AGENDA

1. Conduct a workshop and hold an informal discussion on existing projects and initiatives in the City relating to Corinth Habitat Restoration and Conservation Initiatives.

Melissa Dailey, Director of Community and Economic Development, introduced Caroline Seward, Director of Parks and Recreation to give an overview of the Corinth Habitat Restoration and Conservation Initiatives.

Caroline Seward, Director of Parks and Recreation, explained that the City of Corinth is part of the East Cross Timbers ecoregion that has a specific sand prairie area that has been eroding. To help restore the sand prairie to its original habitat, the City has partnered with the University of North Texas Environmental Sciences to install erosion mesh control and plant a mix of native wildflowers. In the fall of 2024, the City of Corinth had a workday with students and staff from UNT, along with Keep Corinth Beautiful volunteers to work on this project. Now, you can see wildflowers start to bloom in the area. The erosion mat will eventually biodegrade.

Director Seward also stated that staff have been working on pond restoration with the UNT students. There was a bad algae problem and native aquatic plants were placed in the pond to improve water quality and control the algae growth. We also added more plants to the butterfly garden to attract pollinators. We also have bluebird boxes around the gardens to encourage Texas bluebirds to nest. The City is a Tree City USA which means that Corinth dedicates \$2.00 per capita towards tree-planting and maintenance. Also, the City just received the Goldstar award through Keep Texas Beautiful which means the City is doing a lot of education, outreach,

research, and trash cleanup. We have 75 trees to be planted this year. The City has two stream cleans each year. Parks and Rec is open to suggestions for other projects and events.

Glenn Barker, Director of Public Works, stated that the City of Corinth took third place in the Keep Texas Beautiful award this year.

Melissa Dailey, Director of Community and Economic Development, stated that tying in with everything else going on, there is a recommendation to redo the planting at city hall to make it more of a plaza and use those native plants that are compatible with what we are trying to do to attract wildlife. She also stated that new developments in the downtown area require street tree planting, and we have a planting plan for the plaza area which will include thousands of plants. We also want to talk to DCTA and DART about what we can plant along the rail trail.

Commissioner Gluck asked regarding the CLOMR and FEMA, if there are going to be draining issues regarding Agora Park Creek. Glenn Barker responded that the Corp of Engineers has reviewed what 's been done as far as leaving the creek natural, and they are fine with it.

2. Conduct a workshop and hold an informal discussion on a city-initiated rezoning of the Gibson Heights Subdivision from C-2 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential.

Melissa Dailey, Director of Community and Economic Development, provided an overview of this item. She stated this is a City initiated rezoning. The Gibson Heights neighborhood is one of the oldest neighborhoods in the city and there are 18 homes located here. Two of the houses recently burned down to the point of having to be rebuilt but they cannot be rebuilt without rezoning.

Chair Nelson asked if any of the homes were owner occupied.

Dailey responded that some are and some aren't. This is one single street with no curb and gutter, houses that were mostly built in the 70s. One of the owners came to City Hall to ask about rebuilding their house. Staff looked at the options. The first option which is to do nothing, does not allow the homeowner to rebuild. The second option is to do a straight zoning to SF-4. The third option is to rezone to MX-C, which is consistent with the Mixed-Use node in the Comprehensive Plan, though there would be challenges with some of the requirements not necessarily matching this kind of neighborhood setting. Therefore, staff is recommending a PD with an SF-4 base and that will allow them to rebuild and incorporate some requirements to make the rebuilds better.

Chair Nelson asked if there is a minimum house size requirement.

Dailey responded that there is a minimum requirement for SF-4 zoning and it would be whatever is in the Code.

Commissioner Guck asked if there any restrictions on building a two-story home versus one story.

Dailey responded that there is height max in SF-4 but not a restriction on two-story.

Chair Nelson asked if the homeowners of the burned houses were planning to completely scrape the site.

Dailey responded that the burned structures would be removed, and they would have to meet all of the building codes and set back requirements.

Commissioner Klingele asked if this would affect only those that are rebuilding.

Dailey responded that current houses are nonconforming but grandfathered in.

Commissioner Rhule asked if there is anything in the Code about the driveway having to be paved.

Dailey responded that they have to be paved, and the driveway would have to be brought up to Code.

Commissioner Rhule asked if there are other properties that have issues like this in Corinth.

Dailey responded that she was not aware of any.

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

Melissa Dailey, Director of Community and Economic Development, introduced Glenn Barker, Director of Public Works to provide the background on this item.

Barker stated that we already have an active transportation plan started in 2020 with the Parks Master Plan. The new Transportation Plan provides a means and method. It provides staff with future guidance, a complete street plan that provides a layout for developers and Public Works, so if we need to put in a sidewalk, we know what size. It's also a Comprehensive Mobility Plan, expanding the network for non-motorized vehicles to create a safe network for bicyclists and pedestrians of all ages.

Caroline Seward, Director of Parks and Recreation, stated the Active Transportation Plan fits in perfectly with what Parks and Recreation is trying to do which is to enhance and connect walking trails throughout the City and provide a safe route for citizens around the I-35 area. Trails and bike paths are considered linear parks.

Chair Nelson asked -how do you propose to get across I35?

Barker stated that only Lake Sharon and Corinth Parkway will have sidewalks with a pedestrian walk signal.

Commissioner Guck asked if cyclists are using the sidewalk or the road when going under I35.

Barker responded that if a trail is designed as an 8-to-10-foot trail, cyclists should be using the trail. Currently in this area, it is just a six-foot sidewalk, so cyclists should be using the road. The proposed plan will have signage and a separate lane for cyclists.

Commissioner Rhule asked if the traffic count was based on current traffic.

Barker responded yes.

Dailey responded that staff provided Freese and Nichols with all of the current development information and anything that was coming and they looked at those as well. This was factored into the Freese and Nichols recommendation.

Commissioner Rhule asked about Corinth Parkway traffic. It's lot of traffic for one lane.

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Barker replied that is even more of a reason to have a bike lane there.

Dailey mentioned that there is also a Circulation Study going on right now for the downtown area that will address some of the transportation issues. Staff will bring this back to the Planning and Zoning Commission at the May meeting to discuss how this will impact the UDC.

I. ADJOURNMENT

There being no further business before the Commission, the Workshop Session was adjourned at 8:10 P.M.

MINUTES APPROVED THIS 28th DAY OF April, 2025.



Alan Nelson, Planning and Zoning Commission Chairman