



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, April 28, 2025, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 28th day of April 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:

Vice-Chair Mark Klingele
KatieBeth Bruxvoort
Rebecca Rhule
Adam Guck

Commissioners Absent:

Chair Alan Nelson

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

Vice-Chair Klingele 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 March 24, 2025.
2. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on April 14, 2025.
3. Consider and act on a request by the Applicant, Bridge Tower Homes, for a Preliminary Plat for the Saddlebrook Subdivision, being ± 16.71 acres located at 1960 Post Oak Drive. (Case No. PLAT25-0001)
4. Consider and act on a request by the Applicant, CCM Engineering, for a Final Plat for the American Eagle Harley Davidson Addition Subdivision, being ± 9.413 acres located at 5920 S I-35E. (Case No. PLAT25-0002)
5. Consider and act on a request by the Applicant, Long Lake Development LLC, for a Preliminary Plat for the Canyon Ranch Estates Subdivision, being ± 24.26 acres generally located south of FM 2181 and East of Serendipity Hills Trail. (Case No. PLAT25-0003)

Commissioner Guck made a motion to approve the consent agenda as presented, seconded by Commissioner Rhule.

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

E. BUSINESS AGENDA

6. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a request by the Applicant, Long Lake Development LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to amend the street regulations of Subdistrict C of Planned Development 73 (PD-73) with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential on approximately ± 106.5 acres, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail.

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

Michael Ingle, Developer for Canyon Lake Ranch, introduced himself and made a presentation regarding the requested amendment.

Commissioner Rhule asked if the entire PD was gated.

Ingle replied that the acre lots would be gated.

Commissioner Rhule asked why the sidewalks would not be ADA compliant.

Ingle explained that this was due to the significant topography on site.

Commissioner Rhule asked how residents with a physical disability would be accommodated.

Ingle stated that there is not an accommodation that would work on that street.

Commissioner Guck asked the Applicant if anything was proposed for new connections to the trails.

Ingle stated that designated walkable paths would be located on the street. There would be a lane for pedestrians similar to a bike path.

Commissioner Guck asked what the proposed impact to drainage was.

Ingle stated that it is easier to create drainage paths down to Long Lake without having to have inlets and stormwater along the entire street and that swells with culverts would solve the drainage problem.

Guck asked how drivability would be impacted by the ditches and pedestrian areas.

Ingle stated that they would be willing to build the surface area for sidewalks but not the curb and gutter.

Commissioner Guck stated that his main concern with the proposed design was safety.

Commissioner Rhule asked if street lighting was still being provided.

Ingle confirmed that it was.

Vice-Chair Klingele opened and closed the Public Hearing at 6:45 P.M.

Melissa Dailey provided clarification that the sidewalk would be ADA compliant so long as it follows the grade of the existing topography.

Commissioner Guck made a motion to recommend denial of Case No. ZAPD25-0001 PD-73 Canyon Lake Ranch Street Standards Amendment as presented, seconded by Commissioner Rhule.

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

7. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a City-initiated rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from C-2 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential on approximately ±6.2 acres generally located at 99-115 Burl Street..

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

Vice-Chair Klingele opened the Public Hearing at 6:53 P.M.

John Clickner, 114 Burl Street, stated he was in complete support of the zoning amendment.

Vice-Chair Klingele closed the public hearing at 6:53 P.M.

Commissioner Guck made a motion to recommend approval of Case No. ZAPD25-0004 Gibson Heights Planned Development as presented, seconded by Commissioner Rhule.

Motion passed: 4-for, 0-against.

8. Conduct a Public Hearing to consider testimony and make recommendation to City Council on a city-initiated request to amend Unified Development Code (UDC) Section 2, "Zoning Regulations" Subsection 2.09.01 Landscape Regulations, Subsection 2.07.03 Use Chart and Subsection 2.09.06 Nonresidential Architectural Standards.

Deep Gajjar, Planner, provided an overview of the proposal and recommended approval as presented.

Commissioner Guck asked if the amendments would only apply to new development.

Gajjar confirmed this.

Vice-Chair Klingele opened and closed the Public Hearing at 7:01 P.M.

Commissioner Guck made a motion to recommend approval of Case No. ZTA25-0001 as presented, seconded by Commissioner Rhule.

Motion passed: 4-for, 0-against.

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9. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on an amendment to the City of Corinth Comprehensive Plan "Envision Corinth 2040" to adopt and incorporate the 2025 Downtown Plan.

Melissa Dailey, Director of Community and Economic Development, provided an overview of the proposal and recommended approval as presented.

Commissioner Guck asked where funding would come from in a PID.

Dailey stated that this was a tax that would be applied to a certain area where this tax would be paid back into improvements in the area.

Commissioner Bruxvoort asked if this was like an HOA.

Dailey stated that they were very similar.

Commissioner Rhule asked if the City had looked at surrounding similar sized cities when drafting the plan.

Dailey stated that Staff had reviewed the Downtown Denton Plan but that she was not aware of a road diet being implemented in these cities.

Commissioner Guck asked if the Active Transportation Plan was separate from the Downtown Plan.

Dailey confirmed this.

Vice-Chair Klingele opened and closed the Public Hearing at 7:23 P.M.

Commissioner Bruxvoort stated that some of the modern architecture that was presented was probably not the best aesthetic for Corinth.

Dailey stated that she understood and that the examples provided were more for form than architectural style.

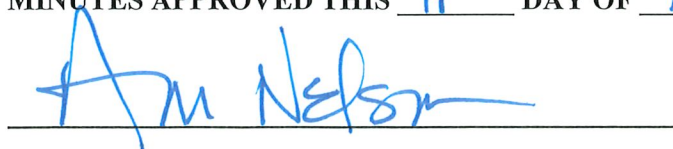
Commissioner Guck made a motion to recommend approval of the 2025 Downtown Corinth Plan as presented, seconded by Commissioner Bruxvoort.

Motion passed: 4-for, 0-against.

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 7:27 P.M.

MINUTES APPROVED THIS 19th DAY OF May, 2025.



Alan Nelson, Planning and Zoning Commission Chairman