



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

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

City Hall | 3300 Corinth Parkway

On the 28th day of July 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

Adam Guck

Rebecca Rhule

Commissioners Absent:

KatieBeth Bruxvoort

Staff Members Present:

Matthew Lilly, Planner

Deep Gajjar, Planner

Sarah Rhodes, Planning Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair 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 May 19, 2025.
2. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on June 26, 2025.
3. Consider and act on a request by the Applicant, Long Lake Development LLC, for a Replat of Lot 24 Block A, Lots 5-9 Block B, Lot 14 Block C, and Lot 1X Block F of the Long Lake Phase 1 Subdivision to create 6 residential lots, 2 X lots, and establish the Canyon Ranch Estates Subdivision, being ± 6.551 acres generally located east of Serendipity Hills Trail and North of Oak Bluff Drive.
4. Consider and act on a request by the Applicant, Kairos Real Estate, for a Final Plat for the Murillo Market Townhomes Project, being ± 2.158 acres located at Northeast corner of N. Corinth St and Shady Shores Rd. (Case No. PLAT25-0007)

5. Consider and act on a request by the Applicant, I-35E Millennium LP, for a Preliminary Plat for the Millennium Mixed Use Project, being ± 19.269 acres located at IH 35E, Corinth TX. (Case No. PLAT25- 0008)

Chair Nelson made a motion to approve the consent agenda as presented.

Vice Chair Klingele made a motion to pull Item number 3 from consent agenda, seconded by Commissioner Rhule.

Chair Nelson asked if the commission wanted to discuss or table this item.

Matthew Lilly, Planner, stated that the commission cannot table a plat and must approve or deny the item.

Vice Chair Klingele made a motion to deny Item number 3 of the consent agenda, seconded by Commissioner Rhule.

Motion passed unanimously: 4-for, 0-against

Chair Nelson made a motion to approve Items 1,2,4, and 5 from consent agenda, 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 rezoning request by the Applicant, Ridinger Associates Inc., to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential (Detached) to a Planned Development with a base zoning district of SF-4 Single Family Residential (Detached) for the development of ± 54 lots on approximately ± 13.1 acres generally located at 2215 and 2217 Lake Sharon Drive.

Matthew Lilly, Planner, provided an overview of the proposal and recommended approval with the condition that a minimum of 50% of residential lots provide a minimum 70 sq ft front porch.

Chair Nelson asked for confirmation that there was a total of 54 lots.

Lilly confirmed this.

Chair Nelson asked the density of the PD.

Lilly replied that it is 4.1 dwelling units per acre.

Commissioner Rhule asked how the development went from 46 lots on 10.61 acres to 54 lots on 13 acres.

Lilly said that developers spoke with property owners to the east and incorporated 3 more acres.

Commissioner Rhule asked what the original density of the development was.

Lilly stated that the density was originally 4.6 lots per acre.

Commissioner Rhule asked if the density was now 4.1 lots per acre.

Lilly confirmed it is.

Chair Nelson asked if the purpose of oversizing the lift station was to accommodate development to the west.

Lilly stated he believes the lift station would be designed to be easily upsized in the future.

Chair Nelson asked how the lot to the west would access the lift station.

Lilly stated it has not been determined yet.

Chair Nelson asked where the lift station is located.

Lilly stated it would be north of the retention pond.

Commissioner Rhule asked if a future street would potentially cut through the open space to connect to the west.

Lilly stated that only the sewer line would run under open space, and a street stub was being provided in the northwest corner to connect to the west.

Chair Nelson asked how the minimum lot size of 5,500 sf would be achieved with a minimum lot width of 50 ft, and a minimum lot depth is 100 ft.

Lilly stated the lot would have to either be longer or wider than the minimum standards to achieve the minimum lot size.

Chair Nelson asked for the lot dimensions of the property to the north, Terrace Oaks.

Lilly stated it is 50 feet.

Chair Nelson asked the lot dimensions of the property to the east.

Lilly stated they were also 50 feet.

Commissioner Rhule asked if the two previously mentioned properties have the same front setbacks as the PD.

Lilly stated that he does not know for sure but believes both are a little further back.

Chair Nelson asked if all drainage would go toward the retention pond in the southwest corner.

Lilly confirmed this.

Chair Nelson asked if it was a retention or detention pond.

Lilly stated it would be a retention pond.

Chair Nelson asked where the outflow of the pond would go.

Lilly stated that he does not have an exact answer but that he assumes it would flow into the Lake Sharon drainage as it is the low point.

Chair Nelson asked how drainage issues are being addressed on Lake Sharon Dr. and Post Oak Dr.

Lilly stated that the retention pond should help and that Public Works is working on a detention project on the Haislip Property.

Commissioner Rhule asked if the retention pond would have access for wildlife and children who may have fallen in to get out.

Lilly stated that Staff and the developer have not discussed those designs yet.

Reginald Rembert, Rembert Enterprises, introduced himself and made a presentation regarding the requested amendment.

Commissioner Guck asked for an estimate on square footage of the houses.

Rembert stated it is currently 1,500 square feet but offered to limit them to 1850-1900 square feet in exchange for removing the condition of 70 square foot porches.

Chair Nelson asked for confirmation that if they did 40 square foot front porches, if they would raise the minimum square footage from 1,500 to 1,800.

Rembert stated that if they raise their minimum square footage of the homes, they would like to get rid of the requirement to have 70 square foot front porches. Rembert stated that all houses, regardless of square footage, would have covered front porches.

Chair Nelson asked if the picture being shown depicted a 70 square foot front porch.

Rembert stated that it is not; it is likely a 40 or 50 square foot porch.

Chair Nelson asked if the image shown is the plan packet that would be used.

Rembert stated it is only one of eleven.

Chair Nelson asked if they have the others.

Rembert stated that he does not have all of them with him.

Chair Nelson asked if the other five do not have porches.

Rembert stated that all the homes have porches.

Commissioner Rhule asked if they were not in the PD.

Lilly stated that they are not a part of the PD which only includes representative images.

Rembert stated that four of the plans have large porches and that the size of porches varies based on the plans and elevations.

Commissioner Rhule asked the date of the traffic study that was used.

Lilly stated that it is a traffic threshold worksheet, which determines whether a full traffic study is needed.

Commissioner Rhule asked for confirmation that a traffic study was not completed.

Lilly provided clarification that a traffic threshold worksheet was used and is based upon engineering standard manual.

Commissioner Rhule asked if only data was used, rather than completing a traffic study.

Lilly confirmed this.

Commissioner Rhule asked Rembert to discuss the retention pond.

Rembert stated that the retention pond would have a fountain with retaining walls inside, surrounded by a metal fence. The retention pond design has not been fully completed but it would include amenities such as trees, trails, and likely benches.

Commissioner Rhule stated that the retention pond is along a major wildlife corridor. She stated she would like the pond to be designed to allow animals to get out.

Rembert stated that he would discuss with his engineers.

Jason Kilpatrick, Ridinger Associates, introduced himself and stated that they are going to try to avoid walls in the design of the retention pond. He stated they are going to try to make a maximum slope of 4:1 so that animals and people will be able to get out and that walls would be a last resort.

Commissioner Rhule stated that she would ask for it either way since it is a growing issue.

Kilpatrick agreed.

Chair Nelson asked for clarification about moving the lift station further west onto the adjacent property.

Kilpatrick stated that moving the lift station on the property to the west would be 2-2.5 feet lower and provide better access to the frontage along Lake Sharon Dr, but that they currently do not have the ability to put the lift station to the west as the property owner has not been contacted. He clarified that the lift station could still be located on their property.

Chair Nelson asked if the lift station would be underground.

Kilpatrick stated that most of the lift station would be underground but some elements, such as sensors, would be above ground.

Lilly stated that there is currently a requirement for plants to be provided around the elements above ground.

Chair Nelson asked for clarification that the above ground elements are not a pump station.

Lilly confirmed this.

Commissioner Rhule asked how much space the lift station takes up.

Kilpatrick stated it is typically 15 by 15 feet, with a single car drive so that City trucks can service it.

Chair Nelson asked if the lift station would flow upstream.

Kilpatrick confirmed that it would flow upstream towards Ashford Park.

Chair Nelson asked which street it would flow toward.

Kilpatrick stated it would flow toward the stub street.

Chair Nelson asked for confirmation that the stub street is the street in the middle of the conceptual plan.

Kilpatrick confirmed this. There would be a force main that takes wastewater north toward the stub street and then through Ashford Park where it would then gravity flow.

Chair Nelson asked if the wastewater would gravity flow once it gets to Ashford Park.

Kilpatrick confirmed this.

Commissioner Rhule asked where the heritage trees are located.

Kilpatrick stated there is one near the retention pond along Lake Sharon Dr., two in the open space north of the retention pond, and one in open space in the northeast corner of the subdivision.

Commissioner Rhule asked for an estimate on the amount of usable green space excluding the retention pond and the lift station.

Kilpatrick stated that he believes it is 2.03 acres of open space.

Commissioner Rhule stated that she would like to see more usable open space and suggested that the lot north of the green space in the northeast corner be converted to open space.

Rembert stated that he believes they currently have a lot of open space within this subdivision and are already meeting the ordinance for green space. He stated that they have already given up multiple lots for tree preservation.

Commissioner Rhule asked if they could create more open space with the bottom lot on the southeast corner.

Rembert stated he does not want to give up more lots for open space.

Commissioner Rhule stated she is looking for a compromise.

Rembert stated that he feels like they have already compromised with the lift station and planting trees in open space on 25 feet on center.

Chair Nelson stated that they could go back to SF-2.

Rembert stated that he believes they have exceeded expectations and would be preserving the view going down Lake Sharon Dr.

Commissioner Rhule stated they must be more selective because of the limited space Corinth has for more development and this is the reason for being asked to further compromise.

Rembert stated that he understands but as a developer it is difficult to remove another lot.

Chair Nelson opened the Public Hearing at 7:15 P.M.

Peter Farrell, 2475 Post Oak Dr., asked if a fence could be built between the development and his property and expressed concern about a pond on his property that has the tendency to overflow to the east during storms.

Don Glockel, 2101 Lake Sharon Dr., stated that he is not opposed to the subdivision. He expressed concerns with drainage, fencing, two-story homes that would look over onto his property, and the potential lift station built on his property which had not been discussed with him.

Joe Bednar, 2501 Post Oak Dr., stated he is not opposed to the development but expressed concerns with the retention pond, drainage, and recommends placing a fencing between his property and the development.

Johnny Crabtree, 1708 Post Oak Dr., stated he is not opposed to the development.

Chair Nelson closed the Public Hearing at 7:27 P.M.

Chair Nelson asked if the City engineer is aware of the site drainage issues.

Lilly stated that Glenn Barker, Director of Public Works, is aware but that he was not sure if Shield Engineering, the City's consulting engineer, was aware since they had not yet reviewed any engineering plans. He stated that the location of the retention pond is at a low point so it can collect excess water and resolve the drainage issues.

Chair Nelson asked why the lift station on a separate property has not been discussed with property owners.

Lilly stated that this location had been mentioned as a potential option but that the exact location had not yet been determined. He reiterated that the property owners' consent would be needed if they moved forward with this option.

Chair Nelson asked if the layout and PD was as far as the detail currently went.

Lilly confirmed this and stated that it is known that a lift station will be needed but exact details have not been worked out yet.

Commissioner Guck stated that drainage needed to be considered during the construction process.

Lilly stated that a stormwater prevention plan is required prior to construction.

Commissioner Rhule asked what would happen if the developer chose not to have a lift station after the Planning and Zoning Commission and City Council approved the PD.

Lilly stated that development could not happen since they don't have sewer and that regardless of the property the lift station is on, one is needed for this development.

Chair Nelson asked if there is a fence or screen required between the west side of the property and Mr. Glockel's property.

Lilly stated that he doesn't believe there is, but that Staff would not have an issue adding that as a condition.

Chair Nelson asked how the commission would know if their concerns would be considered if this PD was approved. He stated that he would like the PD to move forward but would like it to come back to the Planning and Zoning Commission to ensure it was being designed in a way that takes all the concerns into account.

Lilly stated that the developer is required to meet the iSWM requirements which would address the concerns with drainage. He stated that in the PD, there is currently language about how Staff are in the process of working with developers regarding the size of the lift station.

Chair Nelson asked if there would be any requirements for developers to present all this information to adjacent property owners.

Lilly stated the current meeting is all that is required.

Commissioner Rhule stated she has been personally affected by two different developments where developers and engineers said that her property would not be affected. Because of this she is not sure how comfortable she is with this PD.

Lilly stated that he is aware of her situation.

Commissioner Guck stated that the commission is in a tough spot since they are not aware how exactly the mitigation efforts for drainage will be addressed. He asked for confirmation that water and sewage regulations would dictate what would happen on this property.

Lilly confirmed this and that the developers would have to follow the same standards that every other development does.

Chair Nelson asked if the ordinance requires the property to be designed to accommodate the property owners to the west.

Lilly stated that it is required to not make the existing conditions worse. He stated that if drainage is coming into the site, it would need to be considered.

Chair Nelson stated he was asking about sanitation.

Lilly asked if Chair Nelson could repeat his question.

Chair Nelson asked how the design of the lift station would benefit the adjacent properties.

Lilly stated it would give an opportunity for the adjacent property owners to connect to the sewer system. He stated there is currently not a nearby sewer connection for these properties.

Chair Nelson asked if there is language in the PD that requires the developer to size the lift station to accommodate the adjacent property owners.

Lilly confirmed there is language in the PD discussing working with the City on sizing of the lift station.

Dale Ridinger, Ridinger Associates, stated that they will not adversely affect properties to the west since drainage flows east. He stated that the pond on Peter Farrell's property had been surveyed and that there would be a swell or pipe installed to collect water to bring it to the retention pond. He stated that the exact size of the retention pond is unknown at this time, but if the retention pond could be smaller and still meet requirements, they will provide more green space. He stated that the plan is to outlet the retention pond to the pipe that goes under Lake Sharon Dr. He stated that water will flow out of the retention pond at a pre-developed rate, as per the ordinance. He stated that there currently has not been an opportunity to discuss with an adjacent property owner about putting the lift station on his property, but they plan on speaking with him soon. He stated that there will have to be a lift station and if it's on their property, an easement will have to be provided for adjacent property owners.

Glockel stated if the lift station went on his property there would have to be an easement to get it back to the development. He stated that if they left the lift station on the development, they could install a pipe to his property using the existing ROW.

Rembert stated that they originally planned to put the lift station on their property, but the City had asked to upsize it, and specifics have not been discussed.

Ridinger stated that the details will be discussed.

Rembert stated that a lift station is required for this property and that it will remain on their property unless an agreement is made with the adjacent property owner.

Bednar stated that there is not any green space for drainage from the Farrell property to flow into the retention pond.

Vice-Chair Klingele asked if Bednar's property was in the top-left corner of the proposed PD concept.

Bednar stated that he believes that is the Farrell property.

Kilpatrick stated that they are planning on stopping the stub road 10 ft short and putting a drop inlet or pipe so that drainage from properties to the west and north can flow south.

Chair Nelson asked if drainage from the Terrace Oaks subdivision flows south.

Kilpatrick confirmed this and stated that their outflow drains to the stub road which is why they planned on putting a pipe or drop inlet there which would eventually get to the retention pond.

Chair Nelson asked if the northwest corner lot would be prone to flooding.

Kilpatrick stated that it probably won't because the discharge is far enough away.

Chair Nelson asked if they would need to get an easement to direct the outflow.

Kilpatrick stated they would not because it is already flowing toward the property. He stated that the discharge coming onto the development will flow toward the stub road and if there is development on the adjacent property there would already be pipes to connect to.

Chair Nelson stated that they can require a fence or a screen along the property.

Rembert stated that they do not have an issue with requiring a fence, and they planned on doing that already. He stated that the development cannot occur without a lift station, but they are willing to work with the City on upsizing. He stated that they are requesting the commission to waive the requirement for 70 sf front porches as it will hinder the project.

Chair Nelson asked if 70 sf front porches would stop the development.

Rembert stated it would because the builder would walk.

Chair Nelson stated they could get an architect to redesign.

Rembert stated that builders do not redesign a product for a specific subdivision. He stated that most builders they work with don't have 70 sf front porches.

Chair Nelson stated that they already have some plans that have the 70 sf front porch.

Commissioner Rhule stated that the front porch provides shade, preventing the sun from going directly into the window.

Commissioner Rhule stated that there are many assumptions being made and believes some more conversations need to occur before proceeding.

Lilly asked what assumptions there are concerns with.

Chair Nelson stated that it is issues the lift station and drainage.

Lilly stated that these issues come up with every development. He stated that it is not feasible for applicants to pay for engineering before getting zoning approval. He stated that applicants will have to meet all codes before getting approval from engineers and Public Works.

Commissioner Rhule stated she has concerns with adjacent property owners being affected and that conversations with the property owners had not been had prior to this application.

Commissioner Guck stated that it appears that Staff and developers are not in agreement about the front porch sf requirement. He asked why this requirement had been asked.

Lilly stated that Melissa Dailey, Director of Development Services, had asked for this, because it has been incorporated into recent PDs. He stated that Staff believe porches are an important element for these communities. He stated that Staff were deferring this decision to the Planning and Zoning Commission and City Council due to the disagreement between the applicant and Staff. He reiterated that a lift station is required to develop and would be designed to accommodate adjacent properties.

Commissioner Rhule stated that the commission represents Corinth's residents and tries to be thoughtful in all decisions.

Vice-Chair Klingele stated that his concern was not about the lift station, but rather that the lift station on another property had not been discussed with the owner prior to this meeting. He stated that he is concerned with drainage and does not want to exacerbate the issue.

Lilly stated that he understands the concern but believes that there were not any more assumptions being made with this PD than other PDs. He reiterated that the application is not at the stage where engineering occurs.

Commissioner Rhule made a motion to table the item to a future meeting with a condition that language be added requiring a fence along the western property line, seconded by Commissioner Guck.

Vice Chair Klingele recommended that Staff and the applicant discuss the porch requirement prior to the next meeting.

Motion passed unanimously: 4-for, 0-against

6. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend multiple sections of the Unified Development Code, including UDC Subsection 2.07.03 – Use Chart, UDC Subsection 2.07.04.A.14 – Outside Display Standards, and UDC Subsection 5.02 – Words and Terms to differentiate and define temporary and permanent outside 1 display, to add these uses to the use chart, and to provide conditional development standards for these uses.

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

Chair Nelson asked what determines the difference between temporary and permanent outside display.

Lilly stated that anytime it did not meet the temporary standards, it would be considered permanent. He stated that there is not a specific number of days for something to be considered permanent.

Chair Nelson opened and closed the Public Hearing at 8:06 PM.

Commissioner Rhule made a motion to recommend approval of Case No. ZTA25-0004, Outside Display UDC Text Amendments, as presented, seconded by Commissioner Guck.

Motion passed unanimously: 4-for, 0-against

7. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a City-initiated request to amend Subsection 4.02.08.K – Hazardous Fences in High Density Areas of the Unified Development Code to prohibit barbed wire and other hazardous fencing.

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

Vice-Chair Klingele asked if residential properties with animals would have to remove their barbed wire.

Lilly confirmed that they would not as this amendment only applies to commercial and industrial properties.

Commissioner Guck asked if there are other ways to deter someone from climbing a fence.

Lilly confirmed that there is, such as the fence at Corinth City Hall.

Chair Nelson opened and closed the Public Hearing at 8:10 PM.

Commissioner Guck made a motion to recommend approval of Case No. ZTA25-0005 Hazardous Fencing UDC Text Amendment, as presented, seconded by Commissioner Rhule.

Motion passed unanimously: 4-for, 0-against

F. ADJOURNMENT

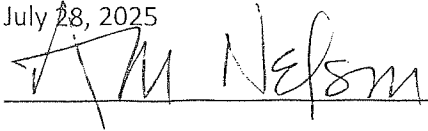
There being no further business before the Commission, the Regular Session was adjourned at 8:11 P.M.

MINUTES APPROVED THIS 25 DAY OF August, 2025.

Minutes

Planning and Zoning Commission

July 28, 2025

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

Alan Nelson, Planning and Zoning Commission Chairman