



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION**

Monday, August 25, 2025, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 25th day of August 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

KatieBeth Bruxvoort

Staff Members Present:

Melissa Dailey, Director of Community & Economic Development

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 Special Session held on July 14, 2025.
2. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on July 28, 2025.
3. Consider and act on a request by the Applicant, Kairos Real Estate, for a Final Plat of Murillo Market Townhomes Project, being ±2.158 acres located at the northeast corner of N. Corinth St and Shady Shores Rd.

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

Motion passed unanimously: 5-for, 0-against

E. BUSINESS AGENDA

4. 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.

Melissa Dailey, Director of Community & Economic Development, provided an overview of the proposal and recommended approval with a condition that a minimum of 50% of residential lots provide a minimum 70 sq ft front porch.

Chair Nelson asked if the applicant had spoken to the adjacent property owners to the west about putting the lift station on their property.

Dailey stated that she is not aware of what communications have taken place, but at this time the lift station is on site. She stated that if any changes were to be made, it would be shown on the civil construction plans.

Chair Nelson asked if the lift station would be sized to take future developments into account.

Dailey confirmed this. She stated that sizing the lift station to accommodate adjacent future developments would be coordinated with Public Works and that the Applicant is open to doing this.

Chair Nelson asked if the lift station would be able to accommodate adjacent properties, as well as future growth.

Dailey stated that she cannot answer that, as civil construction plans have not been completed at this time.

Chair Nelson asked what is being proposed regarding fencing and screening.

Dailey stated there would be wood rear fencing on all sides of the PD, apart from Lake Sharon Dr.

Chair Nelson asked if the fences would be a standard 6 ft.

Dailey confirmed this.

Chair Nelson asked if the paneling on the fence would be vertical.

Dailey confirmed this.

Chair Nelson stated that the Applicant had previously mentioned a concern about not meeting the Staff recommended condition that at least 50% of residential lots provide a minimum 70 sq ft front porch, but it looks like there were 11 plans that the Applicant could choose from.

Dailey stated that there were 13 plans that have porches that exceed 70 sq ft and Staff believes that this is an adequate number of plans for 26 homes in order to meet this recommended condition.

Chair Nelson stated Plan No. 2470 has 5 different elevation options with variations of porch size, referring to the picture being shown.

Dailey stated the Applicant could pick Plan No. 2470 with either elevations P or Q, as they both have a minimum of a 70 sq ft porch, referring to the picture being shown.

Chair Nelson stated that most of the plans have porches that exceed 70 sq ft.

Vice-Chair Klingele asked for the lot size of the adjacent development, Ashford Park.

Dailey stated that Ashford Park's lot size is 50 ft by 100 ft, as well as the developments directly north and south of the PD.

Vice-Chair Klingele asked if the PD has 5,000 sq ft lots.

Dailey stated that they are required to be a minimum of 5,500 sq ft lots and will have a minimum dimensions of 50 ft by 100 ft.

Commissioner Rhule stated the retention pond takes up most of the green space in the southwest corner and that she believes they need to reconsider a usable green space, such as converting the northeast corner lot or front southeast lot to useable green space.

Dailey stated in the past, retention ponds have been able to be used as green space if it has amenities such as trails and benches.

Commissioner Rhule asked if the retention pond would have amenities.

Dailey confirmed this.

Commissioner Rhule stated that the planned amenities for the retention pond had not been shared yet.

Dailey stated Staff had asked that a trail be provided around the retention pond during the 1st submittal, as per the Staff presentation being shown.

Commissioner Rhule stated that she finds that disappointing and lackluster.

Commissioner Guck asked how Staff would enforce the recommended condition.

Dailey stated that it would be enforced through permitting.

Commissioner Guck asked if a new homeowner would be restricted if all the homes with a minimum of 70 sq ft front porch had already been built and sold.

Dailey stated that it is typical for multiple homes to be under construction at the same time.

Commissioner Guck stated that buyers don't typically get to pick which homes are going to be a certain floorplan, limiting the consumer's choice.

Commissioner Rhule asked for clarification on Staff's recommended condition.

Dailey stated that once the homes are built, 26 homes must have a minimum of a 70 sq ft front porch.

Commissioner Rhule asked how the term front porch is defined in the referenced article on the presentation being shown.

Dailey stated that in the article the author delineated between front and side porches.

Commissioner Rhule asked if there is a specific definition or square footage used in the referenced article.

Dailey stated that front porches are defined as 100 sq ft or greater in the referenced article.

Commissioner Rhule stated that 100 sq ft is not how front porch is defined in the referenced article.

Dailey stated that it was clear the author was referring to useable front porches.

Commissioner Rhule stated that front porch is a relative term unless given a definition.

Jason Kilpatrick, Ridinger Associates, stated that the Applicant would like a recommendation about Staff's requested condition, as it restricts the home builder.

Commissioner Rhule asked if any efforts have been made since the last meeting about speaking with adjacent property owners about putting the lift station on their property.

Kilpatrick stated that he has not been involved with that, but that the current plan is to put the lift station on the proposed development and provide a connection to the adjacent properties.

Chair Nelson opened the Public Hearing at 6:55 P.M.

Jannifer Green and Troy Marlin, 2218 Stanhill Dr., stated he and his wife are concerned with removing trees on the northside of the PD, near their property, as the trees provide a privacy screen and support local wildlife, and asked to speak with nearby property owners and the developer regarding this concern.

Don Glockel, 2101 Lake Sharon Dr., stated that he has not heard from the City about potentially putting the lift station on his property and is concerned about fencing around the PD.

Angela Farrell, 2475 Post Oak Rd., stated that she is concerned that someone put markings on trees to be cut down on her property, parking, and asked for an 8 ft fence between her property and the PD.

Chair Nelson closed the Public Hearing at 7:04 P.M.

Chair Nelson asked if a double fence is required on the west side of the PD.

Dailey stated that back-to-back fences are not generally recommended and that there would be a solid fence line along the west side of the PD. She stated that a condition could be added for a fence along the west side of the PD.

Chair Nelson asked why the trees on the north side of the PD are going to be removed.

Dailey stated that the tree preservation plan does not apply to private lots since they can be removed by right, as per the ordinance.

Commissioner Guck made a motion to recommend approval of Case No. ZAPD25-0003 with the condition that a minimum 8 ft fence be provided around the PD where adjacent properties meet, seconded by Vice-Chair Klingele.

Commissioner Guck recommended tree preservation on the north facing side of the PD and a slope within the retention pond.

Motion passed unanimously: 5-for, 0-against

5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request for a specific use permit by the Applicant, McAdams, to allow for a Private Car Wash and Fueling Station on approximately ±16.3 acres located at 7701 S Stemmons Freeway.

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

Chair Nelson asked if the fuel tanks will be inground or above ground.

Lilly stated that he was not sure, but the Applicant's engineer would be able to expand on that.

Chair Nelson stated he is concerned with spill containment and asked if this was a CoServ project.

Lilly stated it was and that it would be private with no public access.

Commissioner Guck asked if this was near CoServ and how big of a change this project would be.

Jorge Almendares, McAdams, stated the fuel tanks will be above ground and that there will be a 6-inch containment around the fuel tanks.

Vice-Chair Klingele asked how many fuel tanks there would be and the capacity of each.

Almendares stated there would be 3 large fuel tanks and 2 smaller ones, with about 5,000 gallons.

Vice-Chair Klingele asked if each fuel tank would be 5,000 gallons or if that was the total capacity.

Almendares stated that he would need to verify that, but he believed it would be 5,000 gallons total for all the fuel tanks.

Vice-Chair Klingele asked if a 6-inch containment around the fuel tanks would be satisfactory to contain any spillage.

Almendares confirmed this.

Chair Nelson asked if they would be recycling water from the car wash.

Almendares confirmed this and stated that the purpose of the car wash is to protect the safety of workers and support public health.

Vice-Chair Klingele asked if the fuel station and car wash would be operational 24 hours a day.

Almendaras stated he would have to verify that but assumed that if there was an emergency, it would be operational in that event.

Chair Nelson opened and closed the Public Hearing at 7:22 PM.

Vice-Chair Klingele made a motion to recommend approval of Case No. SUP25-0002 as presented, seconded by Commissioner Guck.

Motion passed unanimously: 5-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 the City of Corinth Comprehensive Plan "Envision Corinth 2040" Master Thoroughfare Plan by realigning the Carpenter Lane Future Collector Roadway to connect Lake Sharon Drive to Corinth Parkway.

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

Chair Nelson asked if this project was imminent.

Lilly stated it was not but that if any new developments were to happen along the Carpenter Lane Future Roadway, they would need to build their proportional share.

Commissioner Guck asked if this proposed roadway would affect the storage businesses that would be along the future roadway.

Lilly stated that it would and if the properties were redeveloped, they would have to build their share of the road.

Commissioner Guck asked if there were any current plans to develop the area near the proposed roadway.

Lilly stated that there were, but that they were still in the preliminary stages.

Commissioner Rhule asked for the traffic control plan along this roadway and stated that the Corinth Parkway and I-35E intersection is already busy.

Lilly stated that it would be a two-lane road and that there would not be a median strip which would help traffic coming towards the interstate.

Commissioner Rhule stated this proposed roadway does not seem practical as there are other nearby routes.

Commissioner Guck asked if there would be features along this proposed roadway that would allow for it to be walkable and bikeable.

Lilly confirmed this.

Commissioner Guck stated this roadway would enhance interconnectivity.

Lilly agreed and stated that this proposed roadway would enhance connectivity through several means of transportation, such as vehicular and active transportation.

Chair Nelson opened and closed the Public Hearing at 7:27 PM.

Commissioner Bruxvoort made a motion to recommend approval of this item, seconded by Commissioner Guck.

Chair Nelson, Vice-Chair Klingele, Commissioner Guck, and Commissioner Bruxvoort voted in favor of the motion. Commissioner Rhule voted in opposition of the motion.

Motion passed: 4-for, 1-against.

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 7:28 P.M.

MINUTES APPROVED THIS 21 DAY OF Oct, 2025.

Alan Nelson

Alan Nelson, Planning and Zoning Commission Chairman