



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, September 22, 2025, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 22nd day of September 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:

Deep Gajjar, Planner

Sarah Rhodes, Planning Coordinator

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

Chair Alan Nelson called the workshop session to order at 6:30 PM.

B. WORKSHOP AGENDA

1. Conduct a workshop and hold an informal discussion for a proposed planned development rezoning of approximately 9.1 acres generally located at 2200 FM 2181.

Deep Gajjar, Planner, stated that Staff are requesting this item be tabled to a future meeting.

Vice-Chair Klingele made a motion to table Item 1, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against

C. ADJOURN WORKSHOP SESSION

Workshop Session adjourned at 6:32 PM.

D. CALL REGULAR SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Nelson called the regular session to order at 6:32 PM.

E. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

F. PLEDGE OF ALEGIANCE

G. CONSENT AGENDA

2. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on August 25, 2025.

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

Motion passed unanimously: 5-for, 0-against

H. BUSINESS AGENDA

3. 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 2.09.01.A – Nonresidential Landscaping Requirements and UDC Subsection 2.09.01.B – Residential Landscaping Requirements to require the planting of shade trees between the sidewalk and curb of all streets adjacent to or within new developments.

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

Chair Nelson asked if trees would be required to be adjacent to the street in non-residential areas.

Gajjar confirmed this.

Chair Nelson asked if this text amendment would replace the requirement for developers to plant trees in the front yard of single-family residential homes.

Gajjar stated that front yards in residential areas would be required to have ornamental trees and parkways would be required to have shade trees, while the current requirement is to have shade trees in the front yard.

Chair Nelson asked if it would still be required to have ornamental trees in residential front yards.

Gajjar confirmed this.

Chair Nelson asked who would own the tree in the parkway.

Gajjar stated that the tree in the parkway would be maintained by the Homeowner's Association if there was one.

Chair Nelson asked if there would always be a Homeowner's Association.

Gajjar stated that there is not always a Homeowner's Association. If there was not, the tree would be owned and maintained by the developer.

Commissioner Rhule asked if a parkway is located between the sidewalk and street.

Gajjar confirmed this.

Commissioner Rhule asked what the general size of parkways were to allow for a tree to be planted.

Gajjar stated that it would be based on dimensions given in the Master Thoroughfare Plan.

Commissioner Rhule asked if those dimensions have been determined yet.

Gajjar stated that it has been determined, but that it is dependent on the size of the drive lane. For example, if the drive lane is 12 feet, the parkway width would be between 5 and 7 feet.

Commissioner Guck stated that it seems like there are determined measurements for the parkway width, but that it varies by street.

Gajjar confirmed this.

Commissioner Rhule asked what the measurement is for residential areas.

Gajjar stated that he believed it would be 11 to 12 feet of drive lane and 7 to 8 feet of parkway width, but it would be reduced if the sidewalks were larger.

Chair Nelson asked if the minimum size of sidewalks is 5 feet.

Gajjar confirmed this.

Chair Nelson asked if franchise utilities would still be located under the parkway.

Gajjar stated that if utilities were required to be under the parkway, the Director of Community and Economic Development would need to approve that and if the utilities cannot be moved elsewhere, an alternate solution would be needed, such as providing ornamental trees instead of shade trees in the parkway.

Chair Nelson stated that he cannot think of many exceptions and asked if utilities would go under or through the tree roots.

Gajjar stated that if there were existing utilities the plans would need to be worked out with the Director of Community and Economic Development.

Chair Nelson opened and closed the Public Hearing at 6:42 PM.

Commissioner Guck made a motion to recommend approval of Case No. ZTA25-0007, seconded by Commissioner Rhule.

Motion passed unanimously: 5-for, 0-against

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 6:42 PM.

MINUTES APPROVED THIS 27 DAY OF oct, 2025.



Alan Nelson, Planning and Zoning Commission Chairman