



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, March 23, 2026, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 23rd day of March 2026 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

Ben Thompson

Sabrina Lomosad

Commissioners Absent:

Jeff Swartwout

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 Alan 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 February 23, 2026.

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

Motion passed unanimously: 5-for, 0-against

E. BUSINESS AGENDA

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Corinth Southside Holdings LLC, to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the developmental standards of

Planned Development No. 55 (PD-55) on approximately ± 5.3 acres, with the subject properties being generally located at the southwest corner of FM 2181 and FM 2499.

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

Commissioner Guck asked if the current standards of PD-55 include outdoor seating.

Lilly stated that the planned retail building on Lot 2 integrated an outdoor patio area but that the proposed amendment does not include outdoor seating on Lot 2.

Chair Nelson asked if the proposed parking meets the standards for the use category with the highest requirements.

Lilly confirmed this and stated that they are providing one parking space per 200 square feet of floor area.

Chair Nelson opened the Public Hearing at 6:37 PM.

Chair Nelson closed the Public Hearing at 6:38 PM.

Vice Chair Klingele made a motion to recommend approval of Case No. ZAPD26-0015 as presented, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, North Forest Office Space – Fort Worth LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ± 2.5 acres from Planned Development No. 49 (PD-49) to MX-C Mixed Use Commercial, with the subject property being generally located at the northwest corner of Corinth Parkway and Shady Rest Lane.

Melissa Dailey, Director of Community & Economic Development, gave an overview of the proposal and recommended denial as presented.

Chair Nelson asked if the black line shown around the subject property in the PD-49 concept plan depicts the building setback.

Dailey confirmed this and stated that there is a drainage easement fronting Corinth Parkway.

Chair Nelson stated that the buildings shown in the concept plan cross the building setback line and asked if they would be able to build in this area.

Dailey stated that the image being shown is a conceptual plan that would later go through the civil engineering process which would determine if this area could be built upon.

Chair Nelson asked if Building C shown in the concept plan could potentially be up to 5-stories.

Dailey stated that in the concept plan, Building C calls for a restaurant that could be up to 4-stories, and that the height restrictions were calculated based on the distance from adjacent single-family homes.

Chair Nelson asked if the surface parking would be adequate to handle a multi-story building.

Dailey stated that if more parking spaces were needed, the concept plan could be amended.

Commissioner Guck asked what zoning designation requires the building to front the street.

Dailey stated that the property would need to be zoned as MX-C, mixed-use commercial.

Commissioner Guck asked if the current standards of PD-49 have the buildings fronting Corinth Parkway.

Dailey stated that she does not recall whether PD-49 clarifies this.

Chair Nelson asked if the green area shown in the southern area of concept plan is a drainage area.

Dailey confirmed that there is an existing drainage area fronting Corinth Parkway.

Commissioner Guck asked what PD amendments would be needed to develop this site.

Dailey suggested that PD-49 be amended to maintain retail frontage on Corinth Parkway, such as a corner retail building paired with office spaces.

Commissioner Guck asked if the City is considering a road diet for Corinth Parkway.

Dailey confirmed this and stated that if the City Council were to approve this, there would be street parking on Corinth Parkway.

Chair Nelson asked if the only proposed access to the site is via Shady Rest Lane.

Dailey stated that there is also a shared drive with The Goddard School of Corinth.

Adam Burke, North Forest Office Space – Fort Worth LLC, stated that their company specializes in developing office buildings, that they are requesting a straight rezoning because of the limitations the PD-49 concept plan has relating to allowed uses, and that they believe this rezoning request is in accordance with the Corinth 2040 Comprehensive Plan.

Chair Nelson asked what their customer base typically looks like.

Burke stated that the typical clientele includes 80% professional, 15-20% medical services, and 10% dental. He stated that their company only develops single-story buildings and that businesses that would be located in the office spaces would operate 9 AM-5 PM.

Chair Nelson opened the public hearing at 6:55 PM.

Levi Harris, 3700 Park Wood Ct., stated that he supports this proposal.

Chair Nelson closed the public hearing at 6:56 PM.

Dailey stated that a straight rezoning to MX-C is being proposed, which would allow a building up to 5 stories by right.

Commissioner Thompson asked whether an amendment to PD-49 would allow for office use by right.

Dailey stated that an office use would be permitted by amending PD-49 and that Staff would ask for a different building form and that consideration be given to the addition of a retail space.

Chair Nelson asked if amending PD-49 would allow for an office development.

Dailey stated that an amendment to PD-49 would require a separate proposal at a future meeting and noted that Staff would request a different building form and for retail to be incorporated into the site plan.

Chair Nelson asked for clarification regarding the building form.

Dailey stated that the building would need to be orientated towards Corinth Parkway and comply with the architectural standards of PD-49.

Commissioner Guck made a motion to recommend denial of Case No. ZMA26-0001 as presented, seconded by Commissioner Lomosad.

Motion passed unanimously: 5-for, 0-against

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Subsection 3.05.16.A –Drainage and Storm Water of the Unified Development Code to establish a required conservation pool water level for retention ponds.

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

Chair Nelson asked if an HOA is required to maintain the conservation pool water level during drought conditions.

Lilly clarified that it is not a requirement during drought conditions.

Vice Chair Klingele asked if HOA maintenance during drought conditions was proposed at the last Planning and Zoning Commission Regular Session on February 23rd, 2026.

Lilly stated that it was not previously proposed and that the language presented was to provide further clarification.

Commissioner Guck asked if “conservation pool elevation” is referring to depth or elevation.

Lilly stated that elevation is related to the design conditions and level refers to how the water moves.

Commissioner Thompson stated that “design depth” meets the intent of this proposed UDC amendment.

Commissioner Guck stated that at the February 23rd, 2026 Planning and Zoning Commission Regular Session, depth and elevation were used interchangeably.

Lilly stated that it was previously unclear what the minimum design depth was going to be and how much of the pond needed to be at the specified depth.

Commissioner Thompson stated that at the last regular session meeting he was concerned with the proposal to maintain a conservation pool design depth of 3 to 5 feet.

Lilly stated that Staff mentioned that concern to Public Works, so they decided to propose a minimum conservation pool design depth of 3 feet.

Commissioner Thompson asked how Public Works determined that a minimum of 50% of the surface area of the pond is to maintain the minimum conservation pool depth of 3 feet.

Dailey stated that Shield Engineering, the City's 3rd party engineer, looked at the language presented and comments from commissioners from the last regular session meeting.

Commissioner Guck asked if this proposed amendment would apply to all existing retention ponds.

Lilly stated that this amendment would only apply to new constructions.

Chair Nelson asked if existing retention ponds would need to be redesigned to follow these standards.

Dailey stated that these standards would apply to new developments and that existing developments will maintain their current pond maintenance protocols.

Commissioner Thompson asked if an approved non-potable source can be used to fill the retention pond.

Lilly stated that it can, but it is not required.

Chair Nelson opened and closed the Public Hearing at 7:13 PM.

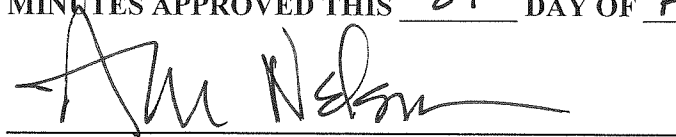
Commissioner Thompson made a motion to recommend approval of Case No. ZTA26-0008 as presented, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 7:14 PM.

MINUTES APPROVED THIS 27 DAY OF APRIL, 2026.

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

Alan Nelson, Planning and Zoning Commission Chairman