



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, April 27, 2026, at 6:00 PM

City Hall | 3300 Corinth Parkway

On the 27th day of April 2026 at 6:00 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:

Jeff Swartwout

Adam Guck

Ben Thompson

Commissioners Absent:

Chair Alan Nelson

Vice Chair Mark Klingele

Sabrina Lomosad

Staff Members Present:

Melissa Dailey, Director of Community & Economic Development

Glenn Barker, Director of Public Works

Matthew Lilly, Planner

Deep Gajjar, Planner

Sarah Rhodes, Planning Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Guck called the meeting to order at 6:00 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 23, 2026.

Commissioner Swartwout made a motion to approve the consent agenda as presented, seconded by Commissioner Thompson.

Motion passed unanimously: 3-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, 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 amend the base zoning of Area B of Planned Development No. 49 (PD-49), on approximately ±2.3 acres from

MX-R Mixed Use Residential to MX-C Mixed Use Commercial, and to amend the development regulations, 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 approval with the condition that Building 5 be limited to a use of Restaurant without Drive-In or Drive-through Service with a minimum floor area of 2,500 square feet.

Commissioner Guck asked whether the 60% fenestration requirement between 2 and 8 feet applies exclusively to windows, or if it encompasses other architectural elements.

Dailey stated that there are additional architectural elements within the MX-C code that must be adhered to.

Commissioner Guck asked which façade is subject to the fenestration requirements.

Dailey stated that the intent is for the fenestration requirements to apply to all publicly accessible streets, driveways or any public facing façades.

Jon McMahon, North Forest Office Space – Fort Worth LLC, stated that because the current PD has permitted restaurant use since its adoption, they are requesting that if a restaurant tenant is not secured after two years of good-faith marketing, Building 5 may be occupied by any allowable use under the MX-C code.

Commissioner Thompson asked if the Applicant had proposed to utilize underground detention.

McMahon confirmed this.

Commissioner Thompson asked if the developer is prepared to assume financial responsibility for the underground detention system.

McMahon confirmed this.

Commissioner Thompson asked if a concept plan amendment would be required should underground detention prove to be financially unfeasible.

Dailey stated that while a concept plan amendment would be required, Staff maintains that Building 5 is essential for defining the street edge. Furthermore, Public Works has confirmed the feasibility of the underground detention system, and Staff is prepared to collaborate with the Applicant on securing a restaurant tenant.

Commissioner Thompson asked for confirmation that the proposed PD amendment excludes the developer's request to allow general MX-C uses in Building 5 after a two-year marketing period.

Dailey stated that she is unaware of time limits being applied to zoning outside of Specific Use Permits and advised that any necessary adjustments be addressed through a formal PD amendment.

Commissioner Thompson asked if the Applicant would need to pursue a PD amendment as a resolution if a restaurant tenant cannot be secured for Building 5.

Dailey confirmed this.

Commissioner Swartwout stated that a time limit for securing a restaurant tenant is unnecessary and expressed confidence that a restaurant would be successful in this location.

Commissioner Guck stated that a restaurant remains one of the most significant market demands in this area.

Commissioner Swartwout asked if a shared access for the preschool, restaurant, and offices is acceptable to the City.

Dailey stated that the driveway is intended for mutual access per the existing PD and that according to two traffic studies, Corinth Parkway has the necessary capacity to handle the projected volume.

Commissioner Guck asked if The Goddard School of Corinth currently has its own parking and that it is not intended to be shared with the offices and restaurant.

Dailey confirmed this.

McMahon stated that North Forest Office Space – Fort Worth LLC have previously developed office parks next to daycares and pre-schools.

Commissioner Guck opened the Public Hearing at 6:23 PM.

Commissioner Guck closed the Public Hearing at 6:24 PM.

Commissioner Thompson made a motion to recommend approval of Case No. ZAPD26-0016 with the condition that Building 5 be limited to a use of Restaurant without Drive-In or Drive-through Service with a minimum floor area of 2,500 square feet, seconded by Commissioner Swartwout.

Motion passed unanimously: 3-for, 0-against

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being part of the Unified Development Code, from MX-C Mixed Use Commercial to a Planned Development with a base zoning district of I Industrial for the development of a new City facility building on approximately ±6.7 acres generally located at 2708 W Shady Shores Rd.

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

Commissioner Guck asked what other uses are proposed in the concept plan besides the training tower and city vehicle storage.

Gajjar stated that there is a modular building for office use and a bay garage for storage.

Dailey stated that Public Works' relocation is driven by the development of Azalea Meadows and that Staff looked at several other sites for the relocation of the Public Works facilities.

Glenn Barker, Director of Public Works, stated that the Fire Training Facility will be relocated within the site and noted that the bay garage also serves as a maintenance building and that Staff intends to mitigate potential complaints regarding outdoor storage by utilizing the bay for temporary indoor storage.

Commissioner Swartwout asked if the bay garage is intended for maintenance or storage.

Barker stated that the building is meant to serve as both a maintenance and storage building.

Commissioner Swartwout asked what the building located in the north is for.

Barker stated that the modular building in the north is for the Public Works office.

Commissioner Guck asked if the only access to the site is from Shady Shores Road.

Barker confirmed this and stated that there is fire access via North Corinth Street, through the existing Public Works site.

Commissioner Thompson asked if all of Public Works are relocating.

Barker confirmed this.

Commissioner Guck opened the Public Hearing at 6:33 PM.

Commissioner Guck closed the Public Hearing at 6:34 PM.

Commissioner Swartwout made a motion to recommend approval of Case No. ZAPD26-0017 as presented, seconded by Commissioner Thompson.

Motion passed unanimously: 3-for, 0-against

4. Receive a report and hold a discussion regarding current development.

Dailey presented the development update and answered questions from the Commission.

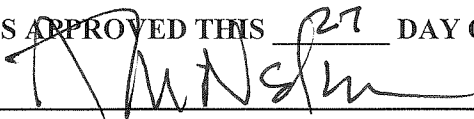
5. Receive a report and hold a discussion regarding the acceptance of grant funding from the Texas General Land Office to support a comprehensive update to the Unified Development Code (UDC).

Dailey gave an overview of the UDC comprehensive update and answered questions from the Commission.

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 6:55 PM.

MINUTES APPROVED THIS 27 DAY OF July, 2026.



Alan Nelson, Planning and Zoning Commission Chairman