



PLANNING & ZONING COMMISSION

Monday, July 27, 2026 at 6:00 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.corinthtx.gov/remotesession>

AGENDA

- A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT
- B. PLEDGE OF ALLEGIANCE
- C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES
- D. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

- 1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on April 27, 2026.

E. BUSINESS AGENDA

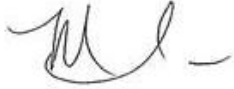
- 2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend multiple sections of the Unified Development Code including Subsection 2.03 – Zoning Districts, Subsection 2.04 – Residential Zoning Districts, Subsection 2.07.03 – Use Chart, and Subsection 2.08.04 – Residential Dimensional Regulations Chart to establish a Manufactured Homes zoning district.
 - 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 Subsection 2.07.03 – Use Chart and Subsection 5.02 – Words and Terms to define Vape and Vape Paraphernalia Shop and to add this use to the use chart.

F. ADJOURNMENT

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City's attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

As a majority of the Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Tuesday, July 21, 2026 at 9:00 AM.**



Melissa Dailey, AICP, CEcD, CNU-A
Director of Community & Economic Development
City of Corinth, Texas

July 21, 2026
Date of Notice

Corinth City Hall is wheelchair accessible. Person with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE



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 _____ DAY OF _____, 2026.

Alan Nelson, Planning and Zoning Commission Chairman



CITY OF CORINTH

Staff Report

Meeting Date:	7/27/2026	Title:	UDC Text Amendment – Manufactured Homes District – ZTA26-0009
Strategic Goals:	☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

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 Subsection 2.03 – Zoning Districts, Subsection 2.04 – Residential Zoning Districts, Subsection 2.07.03 – Use Chart, and Subsection 2.08.04 – Residential Dimensional Regulations Chart to establish a Manufactured Homes zoning district.

Item Summary/Background/Prior Action

On June 22, 2025, the Texas Legislature adopted Senate Bill 785 (S.B. 785) amending Section 1201.008 of the Texas Occupations Code which, among other provisions, requires a municipality with zoning regulations or zoning district boundaries to permit the installation, by right, of a new HUD-code manufactured home for use as a dwelling within the municipality’s boundaries under a residential zoning classification, type of residential zoning district, or a dedicated zoning classification for residential HUD-code manufactured homes.

In order to satisfy the requirements adopted by S.B. 785, Staff has recommended that the UDC be amended to adopt Subsection 2.04.10, “Manufactured Homes”, and amend Subsection 2.03.02, “Zoning Districts Established”, Subsection 2.07.03, “Use Chart”, and Subsection 2.08.04, “Residential Dimensional Regulations Chart”, to establish regulations for a dedicated zoning classification for residential HUD-code manufactured homes.

The proposed Manufactured Home (MH) District generally aligns with City’s Single-Family standards for residential dimensional regulations, while non-residential development generally aligns with Mixed-Use Commercial (MX-C) standards. For both residential and non-residential uses, core development controls, including development standards, fencing, parking and driveways, tree preservation and landscaping, and signage shall align with the MX-C standards. Pursuant to Chapter 1201 of the Texas Occupations Code, as amended, new HUD-code manufactured homes are permitted by right.

Uses		Residential Zoning Districts
Legend for Use Chart		MH, Manufactured Homes
P	Use is permitted in district indicated	
	Use is prohibited in district indicated	
S	Use is permitted in district upon approval of a 2.10.10 Specific Use Permit	
#	Use is permitted (or permitted by SUP) if the use complies with conditional development standards or limitations in the corresponding numeric end note in 2.07.04. Conditional Development Standards	
§	Reference for Future Reference	

Residential Uses	
Dwelling, Single Family (detached)	P
Dwelling, Single Family (attached-duplex)	P
Dwelling, Single Family (attached-townhouse)	P
Manufactured Home (HUD Code)	P
Modular (Industrialized) Home	P-3
Nonresidential Uses	
Adult Day-Care Services	S
Agricultural Use	P-4
Antique Shop	P
Art Gallery or Museum	P
Bank and Financial Institution	P
Barber, Beauty Shop or Personal Services	P
Bed and Breakfast Home/Bed and Breakfast Inn	S-24
Book Store	P
Bowling Alley	P
Child-Care: Foster Family Home (Independent)	P
Child Care: Foster Group Home (Independent)	P
Child-Care: Licensed Child-Care Home	P
Concrete Batching Plant, Temporary	P-7
Dance, Music, or Drama Studio	P
Educational Services Office	P
Firewood Sales	S-9
Golf Course	P
Grocery Store	P
Gym or Health/Fitness Center	P
Home Based Business	P-12
Laundry, Dry Cleaning Drop-Off/Pick-Up	P
Library	P
Massage Therapy, Licensed	P
Medical Clinic	P
Office, Professional, Medical or Business	P
Park, Playground, or Community Center, Public	P
Pet Shop (Retail Sales Only)	P
Photographer's or Artist's Studio/Film Processing	P
Photovoltaic Systems (Attached)	P
Photovoltaic Systems (Detached)	P-22
Play Field or Stadium, Public	P
Police or Fire Station	P
Portable Building	S-16
Printing/Duplication Shop or Mailing Center	P
Public Building	P
Public Parking Garage	P
Religious Facility	P
Restaurant without Drive-In or Drive-through Service	P
Retail Stores and Shops	P
School, Private	P
School, Public	P
Seamstress or Tailor Shop	P
Shoe Repair Shop	P
Temporary Building for New Construction	P-18

The Dimensional Regulations in the chart below apply to single-family detached dwellings, HUD-code manufactured homes, and modular (industrialized) homes within the proposed Manufactured Home District.

Residential Dimensional Regulations

Regulation	MH, Manufactured Homes
Open Space (Yard) Dimensions	
Minimum Front Yard Setback	20'
Minimum Side Yard Setback:	
Interior Lot	5'
Corner Lot	15'
Minimum Rear Yard Setback	20'
Garage Setback	25'
Lot Dimensions	
Minimum Lot Area	5,000 sq. ft.
Maximum Density	
Minimum Lot Width	50' at building line
Minimum Lot Depth	100'
Floor Area	
Minimum Floor Area	800 sq. ft.
Structure Height	
Maximum Height ⁽³⁾ (feet/stories)	35'/2½
Building Area Coverage	
Maximum Building Area (all buildings)	30%

The Dimensional Regulations in the chart below apply to non-residential and attached residential uses within the proposed Manufactured Home District. In the event of a conflict with other standards, these regulations shall prevail.

Attached Residential and Non-Residential Dimensional Regulations

Regulation	MH, Manufactured Homes
Front Setback	0' minimum, 20' maximum
Side Setback	0' minimum, except as required by building separation provisions in the Building Code adopted by the City
Rear Setback	3' minimum
Corner Setback	5' x 5' dedication when required by Contextual Setback Standards below

Contextual Setback Standards

The following standards shall apply and shall be collectively referred to as Contextual Setback Standards:

- a. Building front setback. Any building within a development shall have a front setback that is at minimum zero (0) feet and at maximum ten (10) feet.
- b. Buildings fronting public spaces. Buildings that front pocket parks, plazas, or other public spaces may exceed the maximum front setback set forth in the Non-Residential Dimensional Regulations Chart along areas where the parks, plazas or other public spaces are located.
- c. "On-street" parking or public walkways located on private property. If angled, perpendicular, or parallel parking is located on private property but functions the same as public on-street parking, the required front setback shall be measured from the edge of the public walkway. Similarly, if a required public walkway encroaches onto private property, the setback shall be measured from the walkway edge.
- d. Corner buildings. For corner buildings at street and alley intersections that do not include all-way stop signs or traffic signals, a triangular dedication measuring five (5) feet by five (5) feet shall be required. The triangle shall be measured from the property line and shall be designed and maintained so as to be clear of all visibility obstructions.
- e. Interior buildings: Interior buildings may be constructed if the project also includes frontage buildings that are oriented to face public streets. Specifically, buildings may exceed the maximum setback if at least sixty (60) percent of the public street frontage on each block face within the development contains buildings within the maximum setback of twenty (20) feet.

Public Notice

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publishment in the Denton Record-Chronicle
- The Public Hearing notice was posted on the City's Website

Staff Recommendation

Staff recommend approval as presented.

Motion

"I move to recommend approval of Case No. ZTA26-0009 as presented."

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request



CITY OF CORINTH Staff Report

Meeting Date:	7/27/2026	Title:	UDC Text Amendment – Retail Smoke, Tobacco and E-Cigarette’s or Vape Stores – ZTA26-0010
Strategic Goals:	☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

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 Subsection 2.07.03 – Use Chart and Subsection 5.02 – Words and Terms to define Retail Smoke, Tobacco and E-Cigarette’s or Vape Stores and to add this use to the use chart.

Item Summary/Background/Prior Action

The proposed unified development code (UDC) text amendment will add Retail Smoke, Tobacco, E-Cigarettes or Vape Stores as a listed use in the UDC Use Chart and establish conditional development standards and a definition for the use.

Currently, the UDC does not have a specific category for smoke shops, vape shops, or similar businesses. The proposed amendment will provide a clear classification for these businesses and create a clear review process. The amendment would allow the use in C-3-Commercial and I- Industrial only with the approval of a Specific Use Permit (SUP) and compliance with the proposed conditional standards. Requiring an SUP would allow each request to be reviewed individually by the Planning and Zoning Commission and approval from City Council to determine whether the proposed location is appropriate and compatible with surrounding uses.

The proposed amendments to the Unified Development Code are listed in detail below, with new language in red:

Section 2, “Zoning Regulations,” of the City’s Unified Development Code –

Amend 2.07.03 – Use Chart:

Use	SF-1	SF-2	SF-3	SF-4	SF-A	MX-D	MF-1	MF-2	MF-3	C-1	C-2	C-3	I	U-1	MX-R	MX-C	PD
Retail Smoke, Tobacco, and E-Cigarette/Vape Stores												S-27	S-27				20

Amend 2.07.04 – Conditional Development Standards:

“27. Retail Smoke, Tobacco and E-Cigarettes or Vape Stores

- i. The establishment shall not be located within 1,000 feet of a public or private elementary school, middle school, high school, licensed daycare center, public park, or public library.
- ii. The establishment shall not be located within 1,500 feet of another Retail Smoke, Tobacco, and E-Cigarettes or Vape Store.

- iii. Separation distances shall be measured in a straight line from the nearest property line of the subject property to the nearest property line of the protected use or another Retail Smoke, Tobacco, and E-Cigarettes or Vape Store.
- iv. Drive-through facilities shall not be permitted.
- v. The establishment shall comply with all applicable federal, state, and local laws governing the sale of tobacco products, nicotine products, electronic smoking devices, and vapor products.
- vi. Smoke, Tobacco and E-cigarette or Vape stores that are legally existing on the effective date of the enacting ordinance codified in this section may continue to operate as nonconforming uses and shall not be required to obtain a conditional use permit. However, any change or expansion of the nonconforming use may require compliance with this section and a conditional use permit.

Section 5, “Words and Terms,” of the City’s Unified Development Code –

“Retail Smoke, Tobacco, and E-Cigarette or Vape Stores”. A retail establishment where the primary business is the sale of tobacco products, electronic cigarettes, electronic smoking devices, vapor products, nicotine products, cigarettes, pipe tobacco, smoking and vaping accessories, and related paraphernalia. This use includes establishments commonly known as smoke shops, tobacco stores, and vape shops. This use does not include convenience stores, grocery stores, pharmacies, or motor fuel sales establishments where the sale of such products is incidental to the primary retail use.

Public Notice

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publishment in the Denton Record-Chronicle
- The Public Hearing notice was posted on the City’s Website

Staff Recommendation

Staff recommend approval as presented.

Motion

“I move to recommend approval of Case No. ZTA26-0010 as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request