



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, October 27, 2025, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 27th day of October 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
Jeff Swartwout
Sabrina Lomosad

Commissioners Absent:

Vice Chair Mark Klingele
Adam Guck
Katiebeth Bruxvoort
Ben Thompson

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 Regular Session held on September 22, 2025.
2. Consider and act on a request by the Applicant, Kolibri Civil Engineers LLC, for a Replat of parts of Lots 1, 2, 3 and all of lots 4, 5, 6, 7, 8, Block One of the W.W White Subdivision to create 2 lots and establish the RBFCU Riverview Stampede Addition subdivision being ±3.799 acres generally located at the northwest corner of Riverview Dr and I-35E.
3. Consider and act on a request by the Applicant, McAdams, for a Replat of Lots 3R, 4, and 5R, Block A of the CoServ Addition Subdivision, being ±9.075 acres generally located at the southeast corner of Lake Sharon Dr and Quail Run Dr.

4. Consider and act on a request by the Applicant, Crestview Companies, for a Final Plat for the Parkridge and Teasley Addition Subdivision, being ±1.958 acres located at the northeast corner of Parkridge Drive & FM 2181.

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

Motion passed unanimously: 3-for, 0-against

E. BUSINESS AGENDA

5. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, 2200 Corinth Holdings LLC, 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 MX-C Mixed Use Commercial on approximately ±9.2 acres generally located at 2200 FM 2181.

Chair Nelson opened the Public Hearing at 6:32 PM.

Trevor Downie, 2207 High Pointe Dr., stated that he spoke on this proposed item last year when City Council denied the requested rezoning and believes that nearby residents were not given sufficient time to organize for this public hearing. He stated that he is concerned with the potential height of new structures, decreasing property value, traffic congestion, and stated that this area of land would not be sufficient for Mixed-Use.

Virginia Holt, 3500 Buckingham Dr., stated that she is concerned with disrupting migratory bird flyways, the loss of trees, and potential erosion.

Glenn Holley, 3807 Lake Cove Ct., stated that he is concerned with potential apartments being built next to single-family homes.

Commissioner Swartwout made a motion to table Case No. ZAPD25-0009 to the November 10, 2025, Planning and Zoning Commission Meeting, seconded by Commissioner Lomosad.

Motion passed unanimously: 3-for, 0-against

6. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, 2-10 Properties LLC, to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the regulations of Planned Development 26 (PD-26) to allow for a maximum flagpole height of 100 feet on approximately ±8.3 acres, with the subject properties being generally located at 5920 I-35E.

Matthew Lilly, Planner, gave an overview of the proposal and stated that Staff is not providing a recommendation for this request and is deferring to the recommendation of the Planning and Zoning Commission.

Chair Nelson asked how tall the current pole sign was on the subject property.

Lilly stated that he was unsure, but that the Applicant may be able to speak to this.

Chair Nelson stated that he is trying to get a sense of scale of a 100-foot flagpole.

Lilly stated that The Heyward Apartments, a nearby development, is 65 feet tall and that there are nearby Cities, such as Lewisville, that may have 100-foot flagpoles, but that Corinth currently does not have any.

Chair Nelson asked if the location of the pole sign would remain in the same location.

Lilly stated that he believes so.

Commissioner Swartwout asked what the size of the flagpoles at nearby car dealerships were and if the proposed flagpoles would cause a disruption or look out of place.

Lilly stated that he cannot answer if the proposed flagpoles would cause a disruption and believes some of the flagpoles at nearby car dealerships were 100 feet.

Melissa Dailey, Director of Community and Economic Development, stated that a 100-foot flagpole is about a ten-story building.

Lomosad stated that she was also concerned with the height of the flagpole.

Chair Nelson asked if TXDOT has any issues with the flagpole's proximity to their right-of-way.

Lilly stated that the Applicant would be able to speak to that.

Amanda Petty, Symonds Flags and Poles Inc., stated that if the flagpole does not cause disruption to the highway or drivers, TXDOT does not have an issue.

Commissioner Swartwout asked if Symonds Flags and Poles Inc. would be installing the flags.

Petty confirmed this.

Commissioner Swartwout asked if the proposed flagpoles would be made of the same material as other nearby flagpoles and be able to withstand high wind speeds.

Petty stated that the flagpoles are manufactured in Irving, Texas and the company has installed flagpoles all around the country.

Commissioner Swartwout stated that he wants to be sure the stability of the flagpole would be able to withstand high winds.

Petty stated that Symonds Flags and Poles Inc. has installed multiple flagpoles at Clay Cooley car dealerships in North Texas.

Dailey stated that the flagpoles would be permitted and inspected to ensure they meet all requirements.

Commissioner Swartwout asked who regulated the upkeep of the flags.

Petty stated that the company has a mobile van that can repair flags onsite.

Commissioner Swartwout asked if Harley Davidson would be under contract with Symonds Flags and Poles Inc to get their flags repaired.

Petty confirmed this.

Commissioner Swartwout asked how long the contract would last.

Petty stated that they continually renew their contract with customers.

Chair Nelson asked how much the flag would weigh.

Petty stated that she believes that the 40 by 60 feet flag would weigh 90 pounds.

Chair Nelson opened and closed the Public Hearing at 6:51 PM.

Commissioner Swartwout made a motion to recommend approval of Case No. ZAPD25-0008 as presented, seconded by Commissioner Lomosad.

Motion passed unanimously: 3-for, 0-against

7. Consider an alternative compliance request by the Applicant, Bates Martin Architects, in accordance with UDC Section 2.09.06.F. [Nonresidential Building Articulation] for the proposed CoServ Fleet Service building on approximately ±9.075 acres generally located at the southeast corner of Lake Sharon Dr and Quail Run Dr.

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

Commissioner Swartwout asked what enhanced glazing is.

Gajjar stated the City's Unified Development Code requires windows on the building facade that face public streets.

Dailey stated that glazing is the installation of windows.

Commissioner Swartwout asked if enhanced glazing includes more windows or bigger windows.

Dailey stated that the Applicant added windows to the top of the vehicle bays.

Gajjar stated that the picture being shown includes windows above the vehicle bays as requested by Staff, but when the plans were submitted there were no windows being shown.

Commissioner Lomosad asked if there would be any noise associated with this proposed project.

Mark Martin, Bates Martin Architects, stated that there would be noise but that the building would have a setback from the road.

Commissioner Swartwout asked what the general hours of operations were.

Martin stated that they would operate 8AM to 5PM, with possible exceptions during emergencies.

Commissioner Swartwout asked if associated noise from this building would typically occur between 8AM and 5 PM.

Martin confirmed this.

Dailey stated that the subject location is zoned Industrial, so this use was allowed by right.

Commissioner Lomosad made a motion to recommend approval of Case No. AC25-0002, seconded by Commissioner Swartwout.

Motion passed unanimously: 3-for, 0-against.

F. CALL WORKSHOP SESSION TO ORDER AND ANNOUNCE QUORUM PRESENT

G. WORKSHOP AGENDA

8. Conduct a workshop and hold an informal discussion on the City of Corinth platting process.

Melissa Dailey stated that Staff are requesting this workshop session be moved to a later meeting.

I. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 6:58 P.M.

MINUTES APPROVED THIS 10 DAY OF Nov, 2025.



Alan Nelson, Planning and Zoning Commission Chairman