



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, November 10, 2025, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 10th day of November 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:
Vice Chair Mark Klingele
Adam Guck
Jeff Swartwout
Sabrina Lomosad
Ben Thompson

Commissioners Absent:
Chair Alan Nelson

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

Vice Chair Klingele 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 October 27, 2025.

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

Motion passed unanimously: 5-for, 0-against

E. BUSINESS AGENDA

2. 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.

Melissa Dailey, Director of Community and Economic Development, provided an overview of the proposal and recommended approval as presented.

Vice Chair Klingele asked if the proposed townhomes would be three stories.

Dailey confirmed this.

Vice Chair Klingele asked what the height would be for the proposed commercial space along FM 2181 and the office spaces in option 2.

Dailey stated that all commercial buildings, excluding buildings 3 and 4, are proposed to be three stories, and that the office spaces in option 2 are proposed to be two stories.

Commission Swartwout asked why the plan being shown had fewer townhomes than the plan originally proposed.

Dailey stated that the Applicant and Staff revised the plan.

Commissioner Swartwout asked if the townhomes in the plan being shown were two stories and wider compared to the plan originally proposed.

Dailey stated that the townhomes are proposed to be three stories to accommodate two-car garages on the first floor and that two-story townhomes would have a much lower value.

Commission Swartwout asked why the plan being shown had fewer townhomes than the plan originally proposed.

Dailey stated that the original plan was not drawn to scale, making the townhomes appear narrower with one-car garages.

Commissioner Lomosad asked if the office spaces in option 2 would have a rear setback or vehicle access.

Dailey stated that there would be no vehicular access in the rear of the office spaces and that there would be a 5-foot setback.

Commissioner Guck asked what the speed limit is on FM 2181.

Dailey stated that it is 50 MPH.

Commissioner Guck asked what would happen if there was a request or a need for a deceleration lane on FM 2181.

Dailey stated that if a deceleration lane was needed, it would be constructed.

Commissioner Guck asked how that would be done.

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Dailey stated that the need for a deceleration lane would be determined during civil design phase and that if it resulted in a major change, it would require approval from the Planning and Zoning Commission and City Council. If it were to cause a minor change, it could be addressed through a minor PD amendment.

Commissioner Guck stated that the curvature of the road and speed limit does not seem to allow for access at three points along the property.

Dailey stated that the need for a deacceleration lane and issues with access points would be determined during traffic analysis.

Commissioner Thompson asked if the office spaces would be two stories.

Dailey confirmed this.

Commissioner Thompson asked what the height of the proposed office spaces would be.

Dailey stated that the Applicant could speak to that, but they would likely be around 25 feet tall.

Commissioner Guck asked to see the townhome elevations and the line of sight from adjacent properties.

Dailey stated that the developmental standards for mixed-use require a 20-foot setback to provide a transition to three stories and that the proposed townhomes would have a 25-foot setback.

Commissioner Guck asked if the setback was in relation to the adjacent building or property line.

Dailey stated that the setback is in relation to the property line.

Commissioner Swartwout asked if the vehicular access drive would be removed if the option with the office spaces was recommended.

Dailey confirmed this.

Commissioner Guck asked if the commission is being asked to vote on both options.

Dailey stated that if the Commission recommends approval, they need to specify which option they are recommending.

The Public Hearing was opened at the October 27th, 2025, Planning and Zoning Commission Regular Session.

Jackie Peak, 3354 Forest Glen Dr., stated that she and her husband are opposed to this proposed development and that they are concerned with the potential impact on wildlife, drainage, and pollution of the creek and lake.

Trevor Downie, 2207 High Pointe Dr., stated that he is concerned with the potential increase in traffic, the height of apartments and townhomes, and would prefer option 2 with the office spaces on the southern property line.

Michael Laughlin, 3360 Forest Glen Dr., stated that he is opposed to this proposed development and is concerned with potential impact on wildlife, safety on FM 2181, privacy, and would prefer option 2.

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Ashley Leibold, 1902 Bridgestone Dr., stated that she is concerned with drainage, density, the curvature of FM 2181 and would prefer option 2.

Linda McBride, 3379 Forest Glen Dr., stated that she is concerned with traffic, retail buildings next to homes, and the potential impact on wildlife and migratory flyways.

David Whited, 2203 High Pointe Dr., stated that he is opposed to this proposed development and is concerned with the height of the townhomes, privacy, traffic, potential impact on wildlife, and would prefer option 2.

James Page, 2205 High Pointe Dr., stated that he is concerned with traffic, the safety of children riding bikes on FM 2181, and privacy.

Virginia Holt, 3500 Buckingham Dr., stated that she is concerned with drainage, the potential disruption of migratory bird flyways, and stated that she believes this land would not be sufficient for mixed-use.

Kim Raplinger, 3600 Leeds Court, stated that she is concerned with the potential impact on the water quality of Lewisville Lake.

Melanee Carlow, 2211 High Pointe Dr., stated that she is concerned with privacy, light pollution, and the potential impact on nearby school districts.

Elisha Elsworth, 2204 Millwood Dr., stated that she is concerned with the potential impact on trees, wildlife, and traffic on FM 2181.

Alexa Berko, 2213 High Pointe Dr., stated that she is concerned with privacy and safety.

Naldine Berko, 2213 High Pointe Dr., stated that she is concerned with privacy, safety, and the potential impact on wildlife and nearby school districts.

Ty Farley, 2201 High Pointe Dr., stated that he is concerned with loss of shade trees on the property line, would prefer option 2, and asked for a privacy fence between homes and the commercial space.

Martin Keith, 3101 Florence Dr., stated that he is opposed to this proposed development and is concerned with traffic and the height of the townhomes.

Terry Clark, 2115 Venice Dr., stated that she is concerned with traffic on FM 2181, noise and air pollution, potential environmental impact, and stated that this land is not sufficient for mixed use.

Istvan Burko, 2213 High Pointe Dr., stated that he is concerned with a potential increase in noise and polluted runoff.

John Roark, 1804 Saint James Ct., stated that he is concerned with potential flooding, impact on wildlife, and an increase in traffic.

Herlinda Glasscock, 3207 Hidden Springs Dr., did not wish to speak and is opposed to this proposal.

Gail Carlos, 3201 Hidden Springs Dr., did not wish to speak and is opposed to this proposal.

Susan Harding-Friends, 1824 Oak Hill Dr., did not wish to speak and is opposed to this proposal.

Amy Pape, 3009 Enchanted Oaks Cir., did not wish to speak and is opposed to this proposal.

Amy Conine, 1705 Goshawk Ln., did not wish to speak and is opposed to this proposal.

Greg Davis, 3609 Leeds Ct., did not wish to speak and is opposed to this proposal.

Marcy Davis, 3609 Leeds Ct., did not wish to speak and is opposed to this proposal.

Virginia Holt, 3500 Buckingham Dr., asked if an AI data center would be permitted on this land.

Dailey stated that an AI data center, automobile uses, or heavy industrial are not permitted uses under mixed-use zoning; that restrictions on the height of lighting and the buildings would be included in the design statement and site plan which the developer would be required to follow; and that drainage and traffic studies would be conducted by engineers during the civil design process.

Paul Bosco, 2200 Corinth Holdings, stated that the proposed office space is intended as a flex space for local business, rather than an industrial facility. He stated that the floodplain will remain undisturbed and that drainage would be addressed during the civil design process. He stated that a deceleration lane would need to be approved by TXDOT and if option 2 was approved, the design statement would specify that there will not be southern-facing windows.

Commissioner Thompson asked if there would be any lighting on the rear side of the proposed office spaces.

Bosco stated the plan does not include lighting in the rear of the office spaces.

Commissioner Thompson asked if there was any flexibility with the rear setback of the proposed office spaces.

Bosco stated that if the access drive width were to be increased, the development would lose parking spaces which would result in loss of tenant support.

Dailey stated that the plan with office spaces originally had a five-foot setback, but it was changed to ten feet after the fire marshal reviewed it.

Commissioner Lomosad asked if the parking spaces accommodate the apartments.

Bosco stated that the parking spaces would be for both retail and residential uses.

Dailey stated that there are 1.5 parking spaces per unit and 1 parking space per 250 sq. ft. of commercial space.

Commissioner Swartwout stated that he is concerned with the drive-through backing up to the single-family homes and the associated noise.

Bosco stated that a coffee shop would likely be the best fit and that they plan on putting the drive-through speaker directly south of FM 2181.

Vice Chair Klingele closed the Public Hearing at 8:16 PM.

Commissioner Thompson asked how tall the conifer trees would be when planted.

Dailey stated that conifer trees grow about three to four feet a year but that the commissioners could add a condition that the trees need to be planted at a minimum height of 6 feet.

Commissioner Guck made a motion to recommend denial of Case No. ZAPD25-0009 as presented, seconded by Commissioner Swartwout.

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 city-initiated request to amend Subsection 4.02.10.A - Fence Construction of the Unified Development Code to amend the construction requirements for residential fences.

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

Vice-Chair Klingele asked which way the fence would face for security of a pool.

Lilly stated that this UDC amendment would not change that, and that there is a spacing requirement for the horizontal rails to prevent people from climbing a fence.

Dailey stated that this UDC amendment would allow for decisions to be made on a case-by-case basis.

Commission Thompson asked what type of plan fences are approved with.

Dailey stated that typically fence plans are a part of a PD and the reason for this is to mitigate issues of maintaining fences without having to go onto someone's property.

Commissioner Swartwout asked how other cities approach this issue.

Dailey stated other cities approach this issue with a code similar to the one being proposed.

Vice-Chair Klingele opened the Public Hearing at 8:24 PM

Vice-Chair Klingele closed the Public Hearing at 8:25 PM

Commissioner Guck made a motion to recommend approval of Case No. ZTA25-0008 as presented, seconded by Commissioner Swartwout.

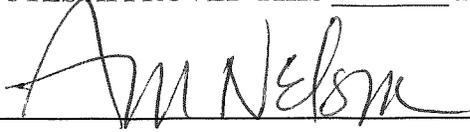
Motion passed unanimously: 5-for, 0-against

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 8:26 P.M.

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MINUTES APPROVED THIS 23 DAY OF FEB, 2026.



Alan Nelson, Planning and Zoning Commission Chairman