



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

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

City Hall | 3300 Corinth Parkway

On the 23rd day of February 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

Commissioners Absent:

Sabrina Lomosad
Jeff Swartwout

Staff Members Present:

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 November 10, 2025.
2. Consider and act on a request by the Applicant, TriPointe Homes, for a Final Plat of Enclave at Canyon Ranch project, being ±48.163 acres located at the southwest corner of Parkridge Drive & FM 2181.

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

Motion passed unanimously: 4-for, 0-against

E. BUSINESS AGENDA

3. 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 require a permanent pool water level for retention ponds.

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

Chair Nelson asked about the existing City requirements for retention ponds.

Lilly stated that currently there is not a requirement for preserving a specific water level within retention ponds which has created maintenance challenges.

Commissioner Thompson asked if the City would continue to permit detention ponds.

Lilly stated that although detention ponds are still permitted in some areas, a UDC amendment was adopted last year requiring retention ponds on public-facing areas.

Commissioner Thompson asked if the proposed UDC amendment requires the conservation pool at a specific depth or elevation, recommended tying the conservation pool depth to a specific pond size, asked that sedimentation be addressed and whether a secondary water source would be required to supply the pond.

Lilly stated that the language presented is to ensure aesthetic elements are maintained, rather than the standards of engineering a retention pond.

Commissioner Thompson stated that he agrees with the requirement to maintain a conservation pool depth, but that specifying an exact depth should be further evaluated due to sedimentation. He expressed concern about the cost of maintaining retention ponds and that if requirements are not met, water could be shut off.

Lilly clarified that the proposed UDC amendment states that irrigation withdrawals must be suspended during extended dry periods and that many of the existing irrigation systems around the city withdraw from the waterlines rather than the retention pond.

Commissioner Guck asked if these standards would be addressed during the planning process and only apply to new developments.

Lilly confirmed this.

Commissioner Guck asked how water circulation is an option given that standing water poses a health risk.

Lilly stated that retention ponds require a fountain but may be turned off when conservation pool levels are insufficient for operation.

Chair Nelson stated that the comments made are significant and need further clarification.

Chair Nelson opened the Public Hearing at 6:47 PM.

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Commissioner Guck made a motion to table Case No. ZTA26-0008 to the March 23rd, 2026 Planning and Zoning Commission Meeting, seconded by Commissioner Thompson.

Motion passed unanimously: 4-for, 0-against

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 6:48 P.M.

MINUTES APPROVED THIS 23 DAY OF MARCH, 2026.



Alan Nelson, Planning and Zoning Commission Chairman