



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**WORKSHOP AND REGULAR SESSION**

**Monday, February 5, 2024, at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

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On the 5<sup>th</sup> day of February 2024, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

Chair Alan Nelson  
Vice-Chair Mark Klingele  
Rebecca Rhule  
Adam Guck  
Crystin Jones

Commissioner Absent:

KatieBeth Bruxvoort  
Chris Smith

Staff Members Present:

Melissa Dailey, Director of Development Services  
Michelle Mixell, Planning Manager  
Miguel Inclan, Planner  
Matthew Lilly, Planner

**A. CALL WORKSHOP SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Chair Alan Nelson called the meeting to order at 6:30 PM.

**B. WORKSHOP AGENDA**

1. Provide a presentation and conduct an informal discussion on proposed text amendments for MX-C Mixed-Use Commercial Zoning District, Section 2.06.02 of the Unified Development Code.

Melissa Dailey, Director of Development Services, provided a presentation on proposed changes to the MX-C Mixed Use Commercial zoning district. She stated that the goal of these changes was to create a code that which could be utilized for straight zoning which would encourage development in the downtown area.

Chair Nelson asked what was being defined as a pedestrian light.

Dailey stated that this would be a 10- to 15-foot-tall light intended to light walkways rather than streets.

Chair Nelson asked if N. Corinth St was envisioned to be developed from the I-35 Service Road to Shady Shores Road.

Dailey confirmed this.

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Chair Nelson asked if there were any plans for further transportation improvements south of the downtown area.

Dailey stated that Lake Sharon Drive would be connected with an underpass and that additional local roads and private streets would be constructed as the area develops.

Chair Nelson asked if the proposed building material regulations were to ensure that certain materials are not utilized in the MX-C district.

Dailey stated that one of the only ways that cities are able to restrict certain building materials is to designate an area as culturally important, which may apply in the downtown area. She explained that developments that would be coming into this area would tend to be higher end developments and would likely utilize higher quality building materials. She also stated that incentives may be offered for certain developments to encourage the use of higher quality building materials.

Chair Nelson asked how the 40% tree canopy coverage for surface parking lots would be calculated.

Dailey stated that calculations would be based on the estimated coverage of mature trees, with the intent of encouraging the planting of larger shade trees.

Chair Nelson asked if this calculation would consider the total square footage of the parking lot.

Dailey confirmed this.

Chair Nelson raised concerns with adding tattoo shops as a permitted use in the MX-C district.

Dailey stated that this was a use that had been added in late and that it was ultimately up to the Commission on whether or not to include it but explained that tattoo shops are very common in downtown areas.

Commissioner Guck pointed out that the Commission would not be able to regulate the use once it is permitted and that it would instead be up to the property owner.

Dailey stated this was true to an extent but that the City should seek to encourage quality development, which was the overall goal of the proposed amendments.

Commissioner Guck asked if certain uses could not be permitted in the MX-C district.

Dailey stated that additional permitted uses could be added or removed.

Commissioner Guck asked if it would be possible to provide empirical data as what uses may have negative economic effects on surrounding businesses.

Dailey stated that she was not aware of any studies showing this type of data but explained that downtown areas in larger cities typically have a wide variety of uses coexisting in a relatively small area.

Commissioner Rhule asked if drainage, native plantings, and environmental impacts were being considered with the proposed amendments.

Dailey stated that the cities recommended plantings list is primarily native species, and that the City is an ISWM community and has to adhere to these regulations.

Commissioner Rhule asked if any additional regulations were being explored beyond these standards.

Dailey stated that the city was looking into the possibility of allowing the use of pervious pavers of city wide, but that Staff was open to looking into additional standards for both the MX-C district and city wide.

Commissioner Guck asked if incentives could be offered for incorporating pervious pavers or other similar design elements.

Dailey stated that incentives could certainly be leveraged to encourage these types of design elements.

Chair Nelson asked if it would be required for buildings to be LEED certified in the MX-C District.

Dailey stated that it would not be required but that the proposed regulations would allow for these types of developments and possibly include incentive opportunities.

Chair Nelson asked if the deed restrictions for individual developments would restrict the permitted uses.

Dailey stated that the permitted uses would be regulated by the MX-C District standards.

**C. ADJOURN WORKSHOP SESSION**

Workshop Session adjourned at 7:19 PM.

**D. CALL REGULAR SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Chair Nelson called the regular session to order at 7:19 PM.

**E. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**

Commissioner Jones was designated as a voting member.

**F. PLEDGE OF ALEGIANCE**

**G. CONSENT AGENDA**

Chair Nelson asked that each consent agenda item be voted upon separately.

2. Consider and act on a request by the Applicant, Skorburg Company, for a Preliminary Plat for the Oak Ridge Park Subdivision, being ±56.129 acres located at 2300 Lake Sharon Drive. (Case No. PP23-0004)

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

Motion passed unanimously: 5-for, 0-against.

**H. BUSINESS AGENDA**

3. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a request by the Applicant, Mycoskie & Associates, Inc., to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code of the City, by amending the Permitted Uses and Use Regulations of Planned Development No. 67 (PD-67) to incorporate certain non-residential uses fronting along Corinth Parkway on approximately ±6.5 acres generally located southwest of the intersection of Corinth Parkway and Shady Rest Lane. (Case No. ZAPD24-0001 – PD-67 Amendment)

Melissa Dailey, Director of Development Services, provided a presentation on behalf of Staff and recommended that the request be approved as presented.

Chair Nelson asked if the proposed on-street parking on Corinth Parkway would count towards parking requirements for the multi-family use.

Dailey stated that all required residential parking was internal and the on-street parking would be for the retail/restaurant use and for visitors.

Commissioner Rhule asked if on-street parking would be sufficient to serve a restaurant use.

Dailey stated that there would be sufficient parking as the space was approximately 2,000 SF.

Chair Nelson asked if the on-street parking would be timed.

Dailey stated that this was not part of the current proposal, but it may be possible that something like this be incorporated in the future.

Chair Nelson stated that he recalled there had been an issue in terms of an access easement when the zoning was previously approved and asked if this issue has been addressed.

Michelle Mixell, Planning Manager, stated that the current developer has purchased all of the subject properties and that the access easement to the lot in the back would be abandoned when the land is replatted.

Chair Nelson asked if the utility building on-site would remain.

Mixell confirmed this.

Vice-Chair Klingele asked if only one business would be located in the retail space.

Applicant stated that it would most likely be one business.

Chair Nelson asked where the grease trap would be located.

Applicant stated that she was not sure at that time and that this would dependent upon the use being retail or restaurant.

Chair Nelson opened the Public Hearing at 7:33 PM.

Chair Nelson closed the Public Hearing at 7:33 PM.

Commissioner Guck made a motion to recommend approval as presented, seconded by Commissioner Rhule.

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Motion passed unanimously: 5-for, 0-against.

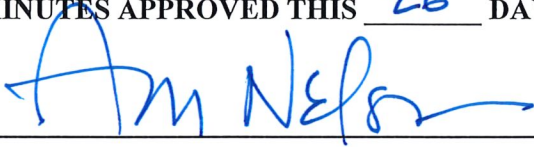
**I. DIRECTORS REPORT**

Director Dailey informed the Commission that she did not have a presentation.

**J. ADJOURNMENT**

There being no further business before the Commission, the meeting was adjourned at 7:34 PM.

MINUTES APPROVED THIS 26 DAY OF Feb, 2024.



Alan Nelson, Planning and Zoning Commission Chairman