



MINUTES
PLANNING & ZONING COMMISSION
WORKSHOP & REGULAR SESSION
Monday, February 17, 2025, at 6:30 PM
City Hall | 3300 Corinth Parkway

On the 17th day of February 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
Vice-Chair Mark Klingele
KatieBeth Bruxvoort

Commissioners Absent:
Rebecca Rhule
Adam Guck
Crystin Jones
Chris Smith

Staff Members Present:
Melissa Dailey, Director of Community and Economic Development
Miguel Inclan, Senior Planner
Matthew Lilly, Planner
Deep Gajjar, Planner

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 December 9, 2024.

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

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 rezoning request by the Applicant, Brandon Chynoweth, 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

to a Planned Development with a base zoning district of SF-2 Single Family Residential for the development of two (2) lots on approximately ± 2.188 acres of land located at 3408 Parkridge Drive. (Case No. ZAPD25-0001: Honey Rock Hill)

Miguel Inclan, Senior Planner, provided an overview of the proposal and recommended approval as presented.

Chair Nelson opened and closed the Public Hearing at 6:37 P.M.

Vice-Chair Klingele made a motion to recommend approval of Case No. ZAPD25-0001 Honey Rock Hill Planned Development as presented, seconded by Commissioner Bruxvoort.

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

3. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Bridge Tower Homes 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 to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of ± 97 lots on approximately ± 17 acres located at 1960 Post Oak Drive. (Case No. ZAPD24-0010 Saddlebrook Planned Development)

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

Glenn Barker, Director of Public Works, made a presentation regarding the infrastructure.

Chair Nelson asked if Post Oak would need to be widened to add in a left turn lane at the Post Oak and Creekside intersection.

Barker stated that the City already had sufficient ROW for this expansion.

Chair Nelson asked if all of the water and sewer would come off of Post Oak.

Barker explained that water would come from the Post Oak line and sanitary sewer would connect to the lift station at Provence.

Bob Ditthardt, Director of Development for Bridge Tower Homes, introduced himself.

Shaivali Desai, Bridge Tower Homes, provided a presentation on behalf of the Applicant and provided background information on the subject site. She stated that there are 97 detached units proposed with 4.1 acres of open space.

Chair Nelson asked if the landscaping would adhere to the Texas SmartScape code.

Dailey stated that NCTCOG has a list of drought tolerant plant species that landscaping would be chosen from.

Ditthardt added that the plants would be suitable for the alkaline soil in the area and drought tolerant.

Chair Nelson asked what type of fencing would be provided along the southern landscape buffer.

Minutes
Planning and Zoning Commission
February 17, 2025

Desai stated that this was an ornamental metal fence from which people can see the green space.

Ditthardt explained that there would also be a retaining wall along this fence line.

Chair Nelson asked what was discussed at the neighborhood meetings.

Desai stated that buffering was addressed along with drainage, traffic, water pressure, and architectural style.

Chair Nelson asked what the general consensus on the architectural style from neighbors was.

Ditthardt responded that the neighbors had expressed a preference for all brick structures.

Chair Nelson asked if the size of the lots was discussed at the neighborhood meetings.

Ditthardt stated that it was.

Chair Nelson stated that he felt the density of the development was not consistent with the surrounding developments.

Ditthardt stated that the higher density was to allow for additional open space and tree preservation.

Commissioner Bruxvoort asked how privacy would be maintained along the buffer area.

Desai stated that trees would be planted within the landscape buffer and that there would not be a significant difference in grade between the two developments.

Vice-Chair Klingele asked how many lots per acre were being proposed.

Desai stated that the density was 5.6 or 5.7 lots per acre.

Chair Nelson expressed concern with the density again.

Ditthardt commented that they understand the density concern but that it was a tradeoff to have more open space and trees.

Chair Nelson opened the Public Hearing at 7:21 P.M.

Paige Almond and Heather Bacon, 1960 Post Oak Drive, stated that she believed the proposed community was consistent with the country character of Corinth, that the development was consistent with the zoning to the north and south, and that the proposed collector road included in the proposal was beneficial to the City.

Peter Smith, 2302 Westerly Circle, stated that his primary concern was drainage and the amount of lots backing up to his lot.

Matthew Alexander, 2302 Westerly Circle, expressed concern with the amount of lots backing onto one lot, how the open space would be maintained, and expressed concern with the property looking into their backyard.

Jennifer Wheelock, 2701 Demarsh Lane, expressed concern with how close the houses were to each other, parking, alleys, and architectural style.

Minutes
Planning and Zoning Commission
February 17, 2025

Michael Richter, 2117 Demarsh Lane, expressed concern with water pressure, traffic, lot size, property values declining, and architectural style.

Jeff Endo, 2103 Demarsh Lane, expressed concerns with the lots backing onto his lot, water pressure, and drainage.

Joni Waverka, owner of 6.4 acres within the proposed PD, stated that alleys were already being utilized in other neighborhoods, and expressed support for the proposal.

Carl Malkiewicz, 2123 Demarsh Lane, expressed concern with density, drainage, and water pressure.

Alicia Dickerson, 2304 Westerly Circle, expressed concerns with density, water pressure, drainage, and asked if an HOA would permit rentals.

Chair Nelson closed the Public Hearing at 7:47 P.M.

Dailey explained that an HOA would be established to maintain the open space areas, that landscape screening would be provided along the southern boundary, and that the development is subject to iSWM requirements for drainage.

Commissioner Bruxvoort asked if the City had any regulations for short-term rentals.

Dailey stated that the City does not have an ordinance for short term rental.

Chair Nelson made a motion to recommend denial of Case No. ZAPD24-0010 Saddlebrook Planned Development as presented, seconded by Vice-Chair Klingele.

Motion passed: 3-for, 0-against.

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend UDC Subsection - 2.06.02.M - Architectural Standards. (Case No. ZTA25-0001 Fenestration and Tree Preservation (MX-C Regulation))

Miguel Inclan, Senior Planner, provided an overview of the proposal and recommended approval as presented.

Chair Nelson opened the Public Hearing at 7:58 P.M. and closed the Public Hearing at 7:58 P.M.

Vice-Chair Klingele made a motion to recommend approval of Case No. ZTA25-0001 as presented, seconded by Commissioner Bruxvoort.

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

5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend UDC Subsection – 3.05.19 C, Street Lighting. (Case No. ZTA25-0002 UDC Lighting Spacing)

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

Chair Nelson opened and closed the Public Hearing at 8:02 P.M.

Commissioner Bruxvoort made a motion to recommend approval of Case No. ZTA25-0002 as presented, seconded by Vice-Chair Klingele.

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

6. Conduct a Public Hearing, consider testimony, and act on a city-initiated request to amend Unified Development Code (UDC) Subsection 3.05.16 – Drainage and Storm Water to add a requirement for drainage basins to be designed as retention ponds when located between a building and a street, and/or completely bounded by streets, and/or viewable from a public space. (Case No. ZTA25-0003)

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

Chair Nelson opened and closed the Public Hearing at 8:07 P.M.

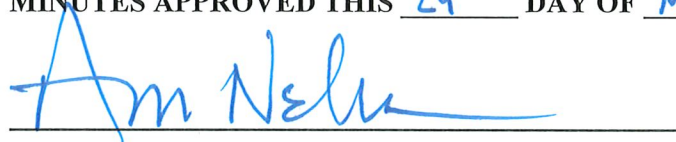
Vice-Chair Klingele made a motion to recommend approval of Case No. ZTA25-0003 as presented, seconded by Commissioner Bruxvoort.

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

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 8:08 PM.

MINUTES APPROVED THIS 24th DAY OF March, 2025.



Alan Nelson, Planning and Zoning Commission Chairman