



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**SPECIAL SESSION**

**Monday, July 14, 2025, at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

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On the 14<sup>th</sup> day of July 2025 at 6:30 P.M., the Planning & Zoning Commission of the City of Corinth, Texas met in Special Session at the Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas.

**Commissioners Present:**

Chair Alan Nelson

Vice-Chair Mark Klingele

Adam Guck

KatieBeth Bruxvoort

Rebecca Rhule

**Staff Members Present:**

Melissa Dailey, Director of Community and Economic Development

Matthew Lilly, Planner

Deep Gajjar, Planner

**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**

**E. BUSINESS AGENDA**

1. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Crestview Companies, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from C-2 Commercial to a Planned Development with a base zoning district of C-2 Commercial on approximately ±1.96 acres generally located at the northeast corner of FM 2181 and Parkridge Drive.

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

Commissioner Guck asked about existing sidewalks and if any changes were going to be made.

Lilly stated there is an existing sidewalk along Parkridge Drive and FM 2181 and that the sidewalk along FM 2181 would be shifted internal to the sight to provide additional buffering for pedestrians.

Vice-Chair Klingele asked what the distance was along FM 2181 between the entry driveway and the corner stoplight.

Lilly stated that he didn't have an exact distance, but that he believed it was approximately 250-300 feet and that its proximity was not considered an issue during the review process.

Commissioner Rhule asked what the requirements are for turn lanes on a six-lane road like FM 2181.

Lilly stated that a traffic threshold worksheet was completed for the project, and that the thresholds were not met to require a turn lane.

Commissioner Rhule asked if any exceptions or additional measures were taken to notify nearby residents aside from notifying the required property owners within 200 feet.

Lilly stated that the City does not send additional letters to residents outside of the 200 foot boundary but that notice of public hearing signs were posted on the site, a notice and the concept plan were posted on the City's website, and that a notice was published in the local newspaper as per state law.

Commissioner Rhule asked for confirmation that the City does nothing out of good measure to notify residents who are more than 200 feet away.

Lilly stated that Staff does what is required by state law.

Commissioner Guck asked if the Dairy Queen proposal was included with this application and if the adjacent residential properties had been notified of that proposal.

Lilly stated that this was a separate application and the residential properties had been notified.

Commissioner Rhule asked when public hearing notice signs were posted on a property.

Lilly stated that signs are posted a minimum of 15 days before the public hearing but on this particular property they had been posted for approximately a month.

Commissioner Rhule asked what information a citizen could view on the website at the time signs are posted on the property.

Lilly stated the website includes the public hearing notice along with the concept plan and landscape plan. He also stated that his phone number was included on the signs so he can answer the questions of anyone who calls and direct them to the information on the website if they need assistance.

Dalton Stogner, Crestview Companies, stated that they had worked through several changes with Staff including bringing the sidewalk along FM 2181 internal to the site. He stated that they had also spoken with the high school to get their input on the retail development for this site.

Chair Nelson asked if a fence or screening would be provided along the northern property line.

Stogner stated that a fence and shade trees would be provided along this boundary and that there would be no connection to the high school internal to the property.

Chair Nelson opened the Public Hearing at 6:45 P.M.

Brenda Contreras, 3309 Acropolis Drive, asked whether their vote would be considered even though they don't live within 200 feet.

Chair Nelson responded that their opinion was considered.

Chair Nelson closed the public hearing at 6:47 P.M.

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

Motion passed: 5-for, 0-against.

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request for a specific use permit by the Applicant, FM 2181 Corinth LLC, to allow for a Restaurant with Drive-through Service for Dairy Queen on approximately  $\pm 1.14$  acres generally located north of FM 2181, east of Parkridge Drive, and south of Lake Dallas High School.

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

Chair Nelson asked whether the drainage ditch on this property goes all the way toward the high school.

Lilly stated that the high school has an open drainage channel and that all drainage through the site will be diverted to the retention pond which outfalls under FM 2181 through an existing culvert.

Nelson asked about the board-on-board fence that will be constructed adjacent to the residential property fences on the east side of the lot.

Lilly stated that the developer will have to coordinate with the individual homeowners, but that ideally they would simply replace the existing fences.

Nelson asked if screening was being provided along the northern boundary.

Lilly stated there will be shade trees 30 foot on center and a 10-foot landscape buffer.

Commissioner Rhule asked who would be responsible for maintaining the fence.

Melissa Dailey, Director of Planning and Economic Development, stated that if necessary, language could be added to the SUP Ordinance clarifying maintenance responsibilities.

Commissioner Rhule stated that she would like the retention pond to be designed to allow animals who fall in to escape.

Chair Nelson asked how deep the retention pond would be.

Lilly stated that the pond had not yet been engineered.

Vice-Chair Klingele asked if the upstream runoff was also being considered for this pond.

Lilly stated these factors would be considered during the engineering phase to determine the final size of the pond.

Chair Nelson asked how large the drainage lines under the drive aisle would be.

Lilly stated that the Applicant could speak to this further.

Commissioner Guck asked what type of lighting would be installed on this site.

Lilly stated that the developer is required to submit a photometric plan for the lighting and that they cannot exceed a certain number of lumens at the property line.

Pann Sribhen, PSA Engineering, stated that lighting would be provided to not exceed zero lumens within five feet of the eastern property line. He stated that any lighting on the building would point down to prevent light shining onto the adjacent properties. He explained that two 48-inch pipes would be installed under the driveways to accommodate the drainage from the high school and that the retention pond would be designed to include a fountain, have a 3:1 slope so animals would not become trapped, and be enclosed by a wrought iron fence.

Chair Nelson asked what the average depth of the pond would be.

Sribhen stated that it would be approximately two and a half feet deep.

Commissioner Guck asked where the dumpsters would be located.

Sribhen stated the dumpsters would be located on the retail side of the property facing the high school.

Commissioner Rhule asked who would be responsible for maintaining the fence adjacent to the residential area.

Sribhen stated the fence would be located one foot inside of their property line so Dairy Queen would be responsible for maintaining the fence.

Commissioner Bruxvoort asked where the grease traps would be located.

Sribhen stated the grease traps would be under the kickoff lane of the drive through.

Chair Nelson asked for further clarification on the location of the grease trap manholes.

Sribhen pointed out on the concept plan where the manholes would be located.

Chair Nelson asked if the 10-foot sanitary sewer easement being shown beneath the detention pond was accurate.

Mr. Sribhen stated that the sewer line would be on the slope of the pond and would be deeper than the pond.

Chair Nelson opened the Public Hearing at 7:07 P.M.

Dylan Lang, 3202 Sparta Drive, indicated that he was against the proposal and asked how tall the signage would be.

Daniel Lee, 3307 Acropolis, stated he was concerned about the location since his property is located adjacent to the proposed development. He expressed concerns with the fencing, lighting, noise, loitering, and odors from the restaurant's dumpsters and grease traps.

Brenda Contreras, 3309 Acropolis Drive, indicated that she did not wish to speak but that she was against the proposal.

Chair Nelson closed the Public Hearing at 7:14 P.M.

Commissioner Guck asked if Staff could quickly go over the sign regulations.

Lilly stated that monument signs are typically capped at six feet in height but that they could go up to seven feet if certain additional design elements were met. He stated that the attached signs on the building could be backlit but that they would have to meet photometric requirements.

Commissioner Bruxvoort asked for clarification that if the commission voted to not approve the drive through that a restaurant without a drive through could be constructed by right under the existing zoning.

Lilly stated that the request was specific to the user, being Dairy Queen in this case, but that a restaurant without a drive through could be built by right.

Dailey clarified that the SUP would also be subject to the additional standards that had been discussed.

Commissioner Bruxvoort asked if they could ask for additional conditions.

Dailey confirmed that they could and clarified that additional coordination would be needed on the new screening fence to avoid having a one foot gap between fences that would be difficult to maintain.

Commissioner Rhule asked what would happen if some residents opted to replace the existing fence and others asked that the existing fence not be replaced.

Dailey stated that the City had success in the past working through these types of conflicts and that they would try to avoid having a fence against a fence.

Commissioner Bruxvoort expressed concerns with headlights from cars shining onto the adjacent residential properties.

Chair Nelson asked if the trees in the eastern buffer could be provided closer together to provide additional screening.

Lilly stated that because of the existing trees along this fence line it was difficult to identify exactly where new trees would be planted, but that other types of vertical plantings could be required.

Mr. Sribhen stated that they could provide pine needles along this fence which grow to twelve feet in height spaces four feet apart to create a green wall which headlights would not shine through.

Commissioner Guck stated that he was in favor of adding a provision requiring a vegetative screen in addition to the fence.

Dailey recommended that the condition stipulate an evergreen vegetative screen.

Commissioner Bruxvoort stated that she was concerned about traffic and the proximity to the high school and the potential for kids to be rambunctious after football games.

Commissioner Rhule stated that the Commission does take the quality of life of nearby residents into their decision and thanked Commissioner Bruxvoort for her question on the SUP change and clarifying that a restaurant without a drive through was allowed by right.

Commissioner Guck made a motion to recommend approval of SUP25-0001 conditional upon additional language being added for the inclusion of a evergreen vegetative screen in addition to the fence along the eastern side of the property, seconded by Vice-Chair Klingele.

Chair Nelson, Vice-Chair Klingele, Commissioner Rhule, and Commissioner Guck voted in favor of the motion. Commissioner Bruxvoort voted in opposition of the motion.

Motion passed: 4-for, 1-against.

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately  $\pm 7.1$  acres from I Industrial and C-2 Commercial to MX-C Mixed Use Commercial, with the subject properties being generally located at 7865 S Stemmons Freeway.

Melissa Dailey, Director of Planning and Economic Development, provided an overview of the proposed rezoning and recommended approval as presented.

Commissioner Guck asked if Staff had considered rezoning to SF-4 for this property.

Dailey stated that the small size of the parcel was not necessarily conducive to single family houses and this type of development would likely not be economically viable. She stated that Staff had looked at single family detached houses, but that the property owner requesting townhouses was seen to be a good transitional use that would also be more economically viable.

Commissioner Guck stated he was concerned with rezoning to MX-C as this would also allow for apartments.

Dailey stated that it could, but it would be hard to accommodate a high-density development with parking on this size property.

Commissioner Rhule stated that the City had existing single family developments that were similar in size so she did not believe this site was too small.

Dailey stated that it is not impossible but that it difficult to find a developer who will do small developments. She stated that the owners request for townhomes and direction from City Council were the reasons Staff was recommending MX-C zoning.

Commissioner Rhule stated that it was her understanding that townhomes would require more parking than single family homes.

Dailey stated that the townhomes would have garages.

Chair Nelson opened the Public Hearing at 7:31 P.M.

Chair Nelson closed the Public Hearing at 7:31 P.M.

Commissioner Guck stated that he understands the desire to rezone from Industrial, but that it was hard to understand what they were agreeing to for the use of the site with a straight rezoning to MX-C.

Chair Nelson asked what the zoning directly north was.

Dailey stated that this was a church which was zoned PD-32 with a base zoning Industrial.

Chair Nelson stated that he was concerned with MX-C becoming a one size fits all zoning.

Commissioner Guck stated that there was no way to no for sure how dense a future development would be.

Chair Nelson stated that any future developer would have to bring a concept to the Planning and Zoning Commission if the existing zoning remains.

Commissioner Guck stated that this was his preference.

Commissioner Bruxvoort stated that she had the same concerns but that she wanted to make sure they were not hamstringing the landowner from being able to do anything with the property, given that it could not be feasibly developed under the existing zoning.

Commissioner Guck stated that he felt it was reasonable for a prospective developer to prepare renderings for the Planning and Zoning Commission to review.

Commissioner Guck made a motion to recommend denial of ZMA25-0003 as presented, seconded by Vice-Chair Klingele.

Chair Nelson, Vice-Chair Klingele, Commissioner Rhule, and Commissioner Guck voted in favor of the motion. Commissioner Bruxvoort voted in opposition of the motion.

Motion passed: 4-for, 1-against.

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±2.0 acres from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 5759 S I-35E.

Melissa Dailey, Director of Planning and Economic Development, provided an overview of the proposed rezoning and recommended approval as presented.

Commissioner Guck asked why the EDC has purchased this property and what the envisioned use was.

Daley stated that the City was concerned that the property was up for sale as an industrial property and there was potential for this property to be combined with the one to the south for a small mixed-use development.

Chair Nelson stated that he felt the MX-C zoning was more appropriate for this property given it's location and the surrounding zoning.

Chair Nelson opened the Public Hearing at 7:37 P.M.

Chair Nelson closed the Public Hearing at 7:37 P.M.

Vice-Chair Klingele made a motion to recommend approval of ZMA25-0001 as presented, seconded by Commissioner Guck.

Motion passed: 5-for, 0-against.

5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±1.0 acre from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 1218 N Corinth Street.

Melissa Dailey, Director of Planning and Economic Development, provided an overview of the proposed rezoning and recommended approval as presented.

Commissioner Guck asked what the order was for approving a 380 Agreement and if an agreement had already been approved.

Dailey stated that a 380 Agreement for this property and the adjacent city owned properties had been approved by the EDC and City Council four or five months before.

Chair Nelson opened the Public Hearing at 7:40 P.M.

Chair Nelson closed the Public Hearing at 7:40 P.M.

Commissioner Bruxvoort made a motion to recommend approval of ZMA25-0001 as presented, seconded by Commissioner Rhule.

Motion passed: 5-for, 0-against.

6. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend multiple sections of the Unified Development Code, including UDC Subsection 1.02.02 – Planning and Zoning Commission, UDC Subsection 1.02.04 – Director of Planning, UDC Subsection 3.02.01 – Plat Processing Procedures, and UDC Subsection 3.03.02 – Preliminary Plat to revise formatting, allow for applicants to request multiple 30-day extensions of the time for plat approval, remove the requirement for a new application upon disapproval of a plat or subdivision plan application, and allow for administrative approval of preliminary plats.

Matthew Lilly, Planner, provided an overview of the proposed amendments to the UDC and recommended approval as presented.

Chair Nelson asked how much time would be saved with the administrative approval of preliminary plats and at which point the Planning and Zoning Commission would see the plat.



Lilly stated that as it currently stands, Staff has a designated submittal day for plats so that P&Z can meet and decide on the plat within 30 days. He explained that if the amendment were approved, Preliminary Plats could be submitted anytime, meaning an Applicant would not have to wait for a specific date to submit. He also stated that if there were not any discrepancies in the first review, Staff could move forward with approving the plat rather than waiting for the next P&Z meeting.

Dailey clarified that per state law, plat approval is essentially perfunctory, and the City is required to approve a plat if it meets all zoning and subdivision requirements. She stated that state law would apply the same whether it is administrative approval or P&Z approval. She explained that this would also avoid instances where preliminary plats are approved automatically if P&Z is unable to meet.

Commissioner Guck asked if preliminary plats approved by the Director would still be a matter of public record.

Lilly stated that plats are not published on the website, but all submittals are public record and can be requested by anyone.

Chair Nelson stated he was concerned with giving the Planning Director the ability to approve preliminary plats given they had previously seen developments that met all the requirements, but the commission did not like something about it such as the density. He stated that he felt they would be doing the developer a disservice by letting them to go deeper into the process before having an opportunity for the Commission to provide their input.

Dailey clarified that P&Z input on matters such as density comes at the zoning level and that a preliminary plat follows the approved zoning. She stated that if the preliminary plat meets the zoning, the plat cannot be denied per state law.

Chair Nelson stated that he understood they were required to approve the plat if it met the letter of the law, but that he was concerned about instances where a developer is trying to have a higher density than is allowed under the zoning.

Lilly clarified that in the case of a Planned Development (PD), the Planning and Zoning Commission would review and decide upon it before seeing the Preliminary Plat. He explained that whatever was approved in the PD would dictate the Preliminary Plat.

Commissioner Guck asked what would happen in instances where some of, but not all requirements are met.

Dailey stated that the plat was required to be approved, approved with conditions, or denied within 30 days of the submission. She explained that Staff would recommend denial for plats that are not meeting multiple requirements but that they would recommend approval with conditions if there are only a few discrepancies.

Commissioner Guck asked if the language of the amendment could be altered to allow staff to approve preliminary plats if all requirements are met but that preliminary plats that have complex conditions or need to be denied still go to the Planning & Zoning Commission for review.

Lilly explained that preliminary plats act as a guide to the construction plans and final plat. An applicant would need to address any conditions or comments that are on the Preliminary Plat prior to approval of

the Final Plat. He stated that staff is primarily looking at easements or labeling errors on plat reviews and that zoning and density concerns are not addressed at this stage. He stated that Staff did not have a concern with allowing the Planning Director to approve preliminary plats with conditions given that there are instances down the line where these conditions can be addressed.

Commissioner Guck asked if Staff could remember a recent plat that was recommended for denial and the reasons behind that denial.

Lilly stated that the plat that had been denied by the Commission at their previous meeting was recommended for denial given the number of comments that needed to be addressed and the complexity of that particular replat.

Chair Nelson asked for confirmation that PDs and concept plans would proceed the preliminary plat.

Lilly confirmed this.

Commissioner Rhule asked where workshops would fall into this process.

Lilly stated that workshops are held during the Planned Development review process, which proceeds the preliminary plat.

Chair Nelson opened the Public Hearing at 8:00 P.M.

Chair Nelson closed the Public Hearing at 8:00 P.M.

Commissioner Bruxvoort made a motion to recommend approval of ZTA25-0002 as presented, seconded by Commissioner Guck.

Chair Nelson, Commissioner Bruxvoort, and Commissioner Guck voted in favor of the motion. Vice-Chair Klingele and Commissioner Rhule voted in opposition of the motion.

Motion passed: 3-for, 2-against.

7. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Unified Development Code Section 3.05.19.A.4 to require the burial of utility lines within all new developments except as otherwise specified therein.

Deep Gajjar, Planner, provided an overview of the proposed amendment to the UDC and recommended approval as presented.

Chair Nelson asked if this amendment applies to new and existing commercial projects.

Gajjar stated that it applies to new and existing lines on commercial properties.

Chair Nelson opened the Public Hearing at 8:05 P.M.

Chair Nelson closed the Public Hearing at 8:05 P.M.

Minutes  
Planning and Zoning Commission  
July 14, 2025

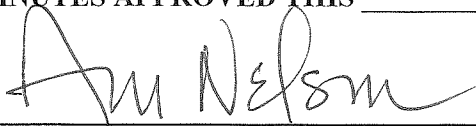
Commissioner Guck made a motion to recommend approval of ZTA25-0003 as presented, seconded by Vice-Chair Klingele.

Motion passed: 5-for, 0-against.

**F. ADJOURNMENT**

There being no further business before the Commission, the Regular Session was adjourned at 8:06 P.M.

MINUTES APPROVED THIS 25 DAY OF August, 2025.

A handwritten signature in black ink, appearing to read "Alan Nelson", written over a horizontal line.

Alan Nelson, Planning and Zoning Commission Chairman