

\*\*\*\*PUBLIC NOTICE\*\*\*\*



## PLANNING & ZONING COMMISSION

Monday, April 28, 2025 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: [www.cityofcorinth.com/remotesession](http://www.cityofcorinth.com/remotesession)

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### AGENDA

- A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- B. PLEDGE OF ALLEGIANCE**
- C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**
- D. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

- 1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on March 24, 2025.
- 2. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on April 14, 2025.
- 3. Consider and act on a request by the Applicant, Bridge Tower Homes, for a Preliminary Plat for the Saddlebrook Subdivision, being  $\pm 16.71$  acres located at 1960 Post Oak Drive. (Case No. PLAT25-0001)
- 4. Consider and act on a request by the Applicant, CCM Engineering, for a Final Plat for the American Eagle Harley Davidson Addition Subdivision, being  $\pm 9.413$  acres located at 5920 S I-35E. (Case No. PLAT25-0002)
- 5. Consider and act on a request by the Applicant, Long Lake Development LLC, for a Preliminary Plat for the Canyon Ranch Estates Subdivision, being  $\pm 24.26$  acres generally located south of FM 2181 and East of Serendipity Hills Trail. (Case No. PLAT25-0003)

### **E. BUSINESS AGENDA**

- 6. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a request by the Applicant, Long Lake Development LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to amend the street regulations of Subdistrict C of Planned Development 73 (PD-73) with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential on approximately  $\pm 106.5$  acres, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail.
- 7. Conduct a Public Hearing to consider testimony and make a recommendation to 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, from C-2 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential on approximately  $\pm 6.2$  acres generally located at 99-115 Burl Street..

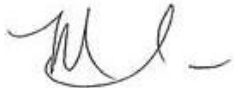
8. Conduct a Public Hearing to consider testimony and make recommendation to City Council on a city-initiated request to amend Unified Development Code (UDC) Section 2, “Zoning Regulations” Subsection 2.09.01 Landscape Regulations, Subsection 2.07.03 Use Chart and Subsection 2.09.06 Nonresidential Architectural Standards.
9. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on an amendment to the City of Corinth Comprehensive Plan “Envision Corinth 2040” to adopt and incorporate the 2025 Downtown Plan.

## F. ADJOURNMENT

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City’s attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

As a majority of the Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, April 25, 2025 at 12:00 PM.**



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Melissa Dailey, AICP  
Director of Planning and Development Services  
City of Corinth, Texas

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April 25, 2025  
Date of Notice

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Corinth City Hall is wheelchair accessible. Person with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary’s Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**BRAILLE IS NOT AVAILABLE**





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

**Monday, March 24, 2025, at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

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On the 24<sup>th</sup> day of March 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

Rebecca Rhule

Adam Guck

**Commissioners Absent:**

KatieBeth Bruxvoort

**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 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 February 17, 2025.

2. Consider and act on a request by the Applicant, Brightland Homes, LTD, for approval of a Final Plat of the Taylor Estates Subdivision, being ±9.653 acres located at 2313 Lake Sharon Drive. (Case No. FP25-0001)

3. Consider and act on a request by the Applicant, Brandon Chynoweth, for a Replat of the Holman Addition Subdivision, being ±2.188 acres located at 3408 Parkridge Drive. (Case No. RP25-0001)

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**

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the signage regulations of Planned Development 44 (PD-44) on approximately ±11 acres, with the subject properties being generally located at 6557, 6633, 6643, and 6651 S I-35E.

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

Chair Nelson asked if all of the existing signs with the planned development would be in conformance with the MX-C Sign Standards.

Lilly confirmed that they would be.

Chair Nelson asked if the City anticipated any signage being replaced.

Lilly stated that some of the tenants in the planned development were looking to switch and an amendment to the MX-C standards had been recommended to grant additional flexibility in sign design.

Chair Nelson opened and closed the Public Hearing at 6:36 P.M.

Vice-Chair Klingele made a motion to recommend approval of Case No. ZAPD25-0002 PD-44 Signage Amendment as presented, seconded by Commissioner Guck.

Motion passed unanimously: 4-for, 0-against.

5. 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 5.02 – Words and Terms Defined to amend the definition for Gym or Health/Fitness Center.

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

Vice-Chair Klingele asked if anyone had come forward with a proposal for a pickleball or basketball court.

Lilly stated that there had been some inquiries about pickleball, and that this amendment would allow those uses by right in the presented base zoning districts.

Vice-Chair Klingele asked if any of these uses had been turned away.

Lilly stated that he had no knowledge of anyone being turned away.

Commissioner Guck asked if there were different regulations for indoor verses outdoor sports facilities or recreational uses.

Lilly stated that there were not different zoning regulations.

Chair Nelson asked if this was to allow similar indoor recreational facilities to an existing facility on Swisher Road.

Lilly confirmed that this would allow for those uses so long as the other design regulations of the subject zoning districts were met.

Commissioner Rhule asked if there was a plan for a pickleball facility in the Millennium development and asked if this amendment would apply to that zoning district.

Lilly confirmed this.

Chair Nelson opened and closed the Public Hearing at 6:41 P.M.

Commissioner Rhule made a motion to recommend approval of Case No. ZTA25-0004 Gym or Health/Fitness Center Definition Amendment as presented, seconded by Commissioner Guck.

Motion passed: 4-for, 0-against.

#### **F. ADJOURN REGULAR SESSION**

Chair Nelson adjourned the regular session at 6:42 P.M.

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

Chair Nelson opened the Workshop Session at 6:43 P.M.

#### **H. WORKSHOP AGENDA**

6. Conduct a workshop and hold an informal discussion on a draft Active Transportation Plan.

Melissa Dailey, Director of Community and Economic Development, provided an overview of the proposed active transportation plan.

Chair Nelson asked if the entirety of Post Oak was envisioned to become two lanes.

Dailey confirmed that it would become two lanes.

Commissioner Guck asked if there were any cities with a comparable size to Corinth that have implemented road diets and expressed concerns with the proposal in terms of the impact on traffic and public opinion.

Dailey explained that the existing bike infrastructure in the City was not up to par with accommodating current bike traffic and safety issues.

Commissioner Guck stated that he would prefer to address the areas with high accidents rather than making sweeping changes around the city.

Commissioner Rhule agreed with Commissioner Guck and stated that she was frustrated with not being able to see comparable cities in size to Corinth when making planning decisions. She asked that more context be given on the vehicles per day and how this was applicable to reducing lanes.

Dailey stated that roads with less than 10,000 vehicles per day could accommodate the traffic with one lane each way.

Commissioner Rhule asked for confirmation that the current proposal would see Post Oak reduced to two lanes.

Dailey confirmed this.

Commissioner Rhule asked if the eastern portion of Corinth Parkway would be reduced to two lanes and expressed concerns with traffic and speed. She stated that she felt the overall plan was unrealistic and expressed concerns with the impacts to other roads like Silver Meadow Lane.

Commissioner Guck stated that he felt the plan was premature and that the City should wait to see how new developments would affect pedestrian and vehicular metrics.

Chair Nelson asked if the metrics being utilized were based on current data or future development.

Dailey stated that the plan took future development into account.

Chair Nelson stated that he felt the bike lanes were more intended for adults and that kids would likely continue to use sidewalks.

Dailey stated that the plan incorporated shared use paths in several areas that could accommodate both bicyclists and pedestrians.

Commissioner Guck stated that he understood that when Forth Worth had implemented a similar plan that they had actually experienced an uptick in bike accidents.

Commissioner Rhule asked that more attention be paid to addressing the safety issues where pedestrian accidents were highest.

Vice-Chair Klingele asked what was driving the study and the changes to the thoroughfares.

Dailey stated that this had been going on for several years with the City pushing for a more bikeable and pedestrian friendly community, with these elements being incorporated into most of the new developments in the City and stated that the study had been initiated by City Council and Public Works.

Vice-Chair Klingele stated that he felt this plan was more oriented towards increasing a walkability score than improving functionality.

Commissioner Guck agreed and stated that it did not appear that there had been much of a call from the public for the proposed changes.

Chair Nelson asked if a train stop was still planned in the City.

Dailey stated that there had been some recent discussions on a train stop but that these discussions were still preliminary.

Commissioner Guck asked what the next steps were on this plan.

Dailey stated that another workshop would be held with City Council and then public hearings for a final decision on the Active Transportation Plan would be scheduled for both the Commission and City Council.

Commissioner Guck asked if there was any funding planned to be allocated towards the proposed improvements.

Dailey stated that this would be analyzed once a plan was approved. She reiterated that the proposed plan addressed the issues of the one size fits all approach to street design of the UDC.

7. Conduct a workshop and hold an informal discussion on a draft Downtown Corinth Plan.

Melissa Dailey, Director of Community and Economic Development, provided an overview of the proposed active transportation plan.

Commissioner Guck asked if retail interest was still difficult to find in Corinth.

Dailey stated that the density of the proposed downtown would allow for additional retail and would be able to support these uses.

Commissioner Guck stated that the plan appeared piecemeal and that a larger retail development could be more cohesive.

Dailey stated that the City and developers could only work on one lot at a time as they become available.

Chair Nelson asked what was being done with the existing hospital building.

Dailey stated that Denton County had purchased the building but that they had not yet shared their plans for it.

Commissioner Rhule asked that ecology and sustainability initiatives be incorporated into the plan.

Dailey stated that replanting of trees in the downtown was being encouraged and that the end product would be heavily treed.

Commissioner Rhule reiterated that additional focus be placed on plantings.

Commissioner Guck asked where the funding would be coming from for all of the proposals.

Dailey stated that incentives would be provided through the EDC and TIRZ once more development occurred.

Commissioner Guck asked if there were any other incentives that could be used.

Dailey explained that the EDC had previously acquired and rezoned several properties and had been able to sell these properties to developers at a discounted cost.

Commissioner Guck asked if there had been any discussions with relocating Metroplex Cabinets.

Dailey stated that this had been examined but was not currently feasible.

Commissioner Guck stated that this was an area where he thought bikeability made sense but that this could cause issues at main arteries in terms of safety, traffic, and citizen complaints.

**I. ADJOURNMENT**

There being no further business before the Commission, the Regular Session was adjourned at 7:52 P.M.

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

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Alan Nelson, Planning and Zoning Commission Chairman

DRAFT



# MINUTES

## PLANNING & ZONING COMMISSION

### SPECIAL WORKSHOP SESSION

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

**City Hall | 3300 Corinth Parkway**

On the 14<sup>th</sup> day of April 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  
Rebecca Rhule  
Adam Guck

**Commissioners Absent:**

KatieBeth Bruxvoort

**Staff Members Present:**

Melissa Dailey, Director of Community and Economic Development  
Caroline Seward, Director of Parks and Recreation  
Glenn Barker, Director of Public Works

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

Chair Nelson opened the Workshop Session at 6:30 P.M.

#### **B. WORKSHOP AGENDA**

1. Conduct a workshop and hold an informal discussion on existing projects and initiatives in the City relating to Corinth Habitat Restoration and Conservation Initiatives.

Melissa Dailey, Director of Community and Economic Development, introduced Caroline Seward, Director of Parks and Recreation to give an overview of the Corinth Habitat Restoration and Conservation Initiatives.

Caroline Seward, Director of Parks and Recreation, explained that the City of Corinth is part of the East Cross Timbers ecoregion that has a specific sand prairie area that has been eroding. To help restore the sand prairie to its original habitat, the City has partnered with the University of North Texas Environmental Sciences to install erosion mesh control and plant a mix of native wildflowers. In the fall of 2024, the City of Corinth had a workday with students and staff from UNT, along with Keep Corinth Beautiful volunteers to work on this project. Now, you can see wildflowers start to bloom in the area. The erosion mat will eventually biodegrade.

Director Seward also stated that staff have been working on pond restoration with the UNT students. There was a bad algae problem and native aquatic plants were placed in the pond to improve water quality and control the algae growth. We also added more plants to the butterfly garden to attract pollinators. We also have bluebird boxes around the gardens to encourage Texas bluebirds to nest. The City is a Tree City USA which means that Corinth dedicates \$2.00 per capita towards tree-planting and maintenance. Also, the City just received the Goldstar award through Keep Texas Beautiful which means the City is doing a lot of education, outreach,

research, and trash cleanup. We have 75 trees to be planted this year. The City has two stream cleans each year. Parks and Rec is open to suggestions for other projects and events.

Glenn Barker, Director of Public Works, stated that the City of Corinth took third place in the Keep Texas Beautiful award this year.

Melissa Dailey, Director of Community and Economic Development, stated that tying in with everything else going on, there is a recommendation to redo the planting at city hall to make it more of a plaza and use those native plants that are compatible with what we are trying to do to attract wildlife. She also stated that new developments in the downtown area require street tree planting, and we have a planting plan for the plaza area which will include thousands of plants. We also want to talk to DCTA and DART about what we can plant along the rail trail.

Commissioner Gluck asked regarding the CLOMR and FEMA, if there are going to be draining issues regarding Agora Park Creek. Glenn Barker responded that the Corp of Engineers has reviewed what 's been done as far as leaving the creek natural, and they are fine with it.

2. Conduct a workshop and hold an informal discussion on a city-initiated rezoning of the Gibson Heights Subdivision from C-2 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential.

Melissa Dailey, Director of Community and Economic Development, provided an overview of this item. She stated this is a City initiated rezoning. The Gibson Heights neighborhood is one of the oldest neighborhoods in the city and there are 18 homes located here. Two of the houses recently burned down to the point of having to be rebuilt but they cannot be rebuilt without rezoning.

Chair Nelson asked if any of the homes were owner occupied.

Dailey responded that some are and some aren't. This is one single street with no curb and gutter, houses that were mostly built in the 70s. One of the owners came to City Hall to ask about rebuilding their house. Staff looked at the options. The first option which is to do nothing, does not allow the homeowner to rebuild. The second option is to do a straight zoning to SF-4. The third option is to rezone to MX-C, which is consistent with the Mixed-Use node in the Comprehensive Plan, though there would be challenges with some of the requirements not necessarily matching this kind of neighborhood setting. Therefore, staff is recommending a PD with an SF-4 base and that will allow them to rebuild and incorporate some requirements to make the rebuilds better.

Chair Nelson asked if there is a minimum house size requirement.

Dailey responded that there is a minimum requirement for SF-4 zoning and it would be whatever is in the Code.

Commissioner Guck asked if there any restrictions on building a two-story home versus one story.

Dailey responded that there is height max in SF-4 but not a restriction on two-story.

Chair Nelson asked if the homeowners of the burned houses were planning to completely scrape the site.



Dailey responded that the burned structures would be removed, and they would have to meet all of the building codes and set back requirements.

Commissioner Klingele asked if this would affect only those that are rebuilding.

Dailey responded that current houses are nonconforming but grandfathered in.

Commissioner Rhule asked if there is anything in the Code about the driveway having to be paved.

Dailey responded that they have to be paved, and the driveway would have to be brought up to Code.

Commissioner Rhule asked if there are other properties that have issues like this in Corinth.

Dailey responded that she was not aware of any.

### 3. Conduct a workshop and hold an informal discussion on the draft Active Transportation Plan.

Melissa Dailey, Director of Community and Economic Development, introduced Glenn Barker, Director of Public Works to provide the background on this item.

Barker stated that we already have an active transportation plan started in 2020 with the Parks Master Plan. The new Transportation Plan provides a means and method. It provides staff with future guidance, a complete street plan that provides a layout for developers and Public Works, so if we need to put in a sidewalk, we know what size. It's also a Comprehensive Mobility Plan, expanding the network for non-motorized vehicles to create a safe network for bicyclists and pedestrians of all ages.

Caroline Seward, Director of Parks and Recreation, stated the Active Transportation Plan fits in perfectly with what Parks and Recreation is trying to do which is to enhance and connect walking trails throughout the City and provide a safe route for citizens around the I-35 area. Trails and bike paths are considered linear parks.

Chair Nelson asked -how do you propose to get across I35?

Barker stated that only Lake Sharon and Corinth Parkway will have sidewalks with a pedestrian walk signal.

Commissioner Guck asked if cyclists are using the sidewalk or the road when going under I35.

Barker responded that if a trail is designed as an 8-to-10-foot trail, cyclists should be using the trail. Currently in this area, it is just a six-foot sidewalk, so cyclists should be using the road. The proposed plan will have signage and a separate lane for cyclists.

Commissioner Rhule asked if the traffic count was based on current traffic.

Barker responded yes.

Dailey responded that staff provided Freese and Nichols with all of the current development information and anything that was coming and they looked at those as well. This was factored into the Freese and Nichols recommendation.

Commissioner Rhule asked about Corinth Parkway traffic. It's lot of traffic for one lane.

Barker replied that is even more of a reason to have a bike lane there.

Dailey mentioned that there is also a Circulation Study going on right now for the downtown area that will address some of the transportation issues. Staff will bring this back to the Planning and Zoning Commission at the May meeting to discuss how this will impact the UDC.

## **I. ADJOURNMENT**

There being no further business before the Commission, the Workshop Session was adjourned at 8:10 P.M.

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

\_\_\_\_\_  
Alan Nelson, Planning and Zoning Commission Chairman



# CITY OF CORINTH

## Staff Report

<b>Meeting Date:</b>	4/28/2025	<b>Title:</b>	PLAT25-0001: Saddlebrook Preliminary Plat
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

### Item/Caption

Consider and act on a request by the Applicant, Bridge Tower Homes, for a Preliminary Plat for the Saddlebrook Subdivision, being ±16.71 acres located at 1960 Post Oak Drive. (Case No. PLAT25-0001)



**Aerial Location Map**

### Item Summary/Background/Prior Action

The purpose of this preliminary plat is to establish a subdivision consisting of 97 single family residential lots and 9 open space x-lots. The subject properties are zoned Planned Development No. 74 – Saddlebrook (Base Zoning: SF-4 Single Family Residential).

**Staff Recommendation**

The Development Review Committee has reviewed the Preliminary Plat, and it generally conforms to Unified Development Code (UDC) Subsection 3.03.02.G, Preliminary Plat Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

Staff recommends approval of the Preliminary Plat subject to the Applicant satisfactorily addressing all comments in the Preliminary Plat and Preliminary Engineering Plans at the time of Civil Plan submittal

Per Texas Local Government Code Chapter 212, the Planning & Zoning Commission is required to take action at this meeting to comply with the state-mandated 30-day deadline.

**Applicable Policy/Ordinance**

- Unified Development Code
- Texas Local Government Code

**Motion**

"I move to approve Case No. PLAT25-0001 – Saddlebrook Preliminary Plat as presented subject to the Applicant satisfactorily addressing all comments in the Preliminary Plat and Preliminary Engineering Plans at the time of Civil Plan submittal"

**Attachments**

1. Proposed Preliminary Plat



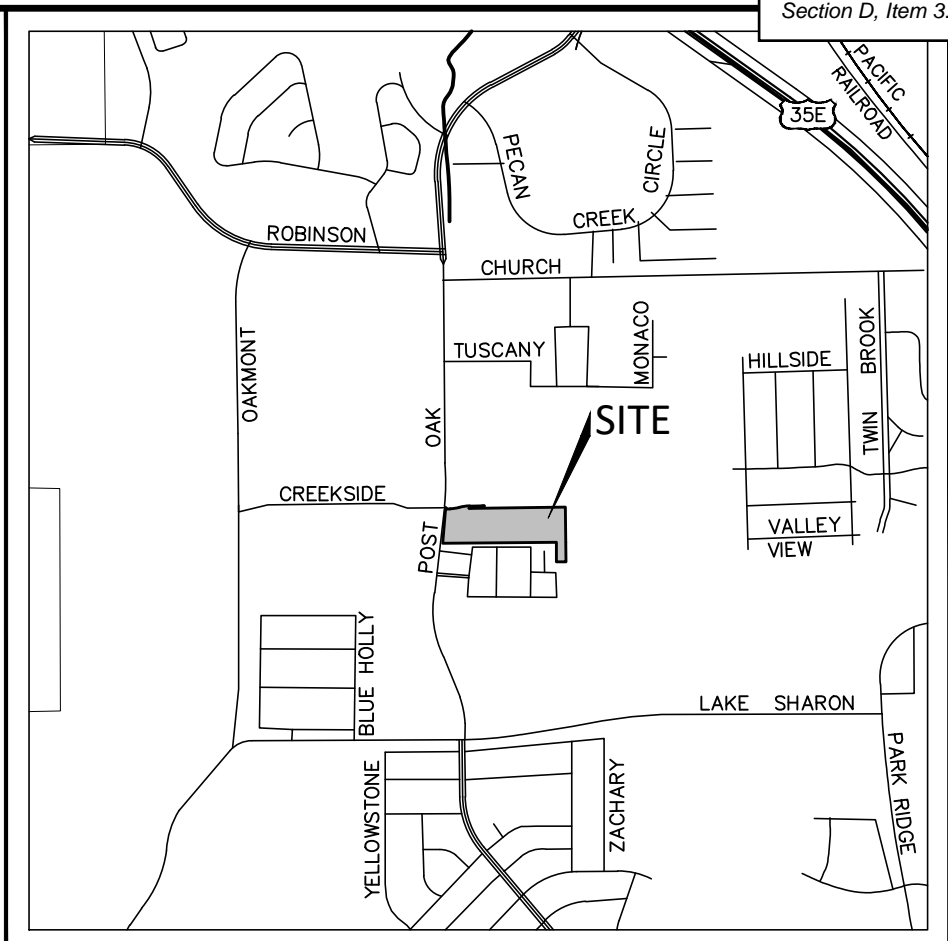
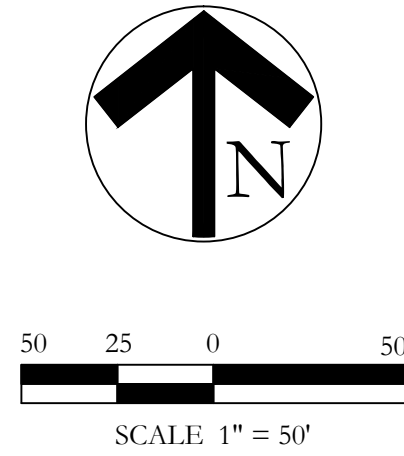
## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999849393.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48121C0389H DATED JUNE 18, 2020 FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.
3. ALL EXISTING STRUCTURES LOCATED WITHIN THE PLAT BOUNDARY TO BE REMOVED.

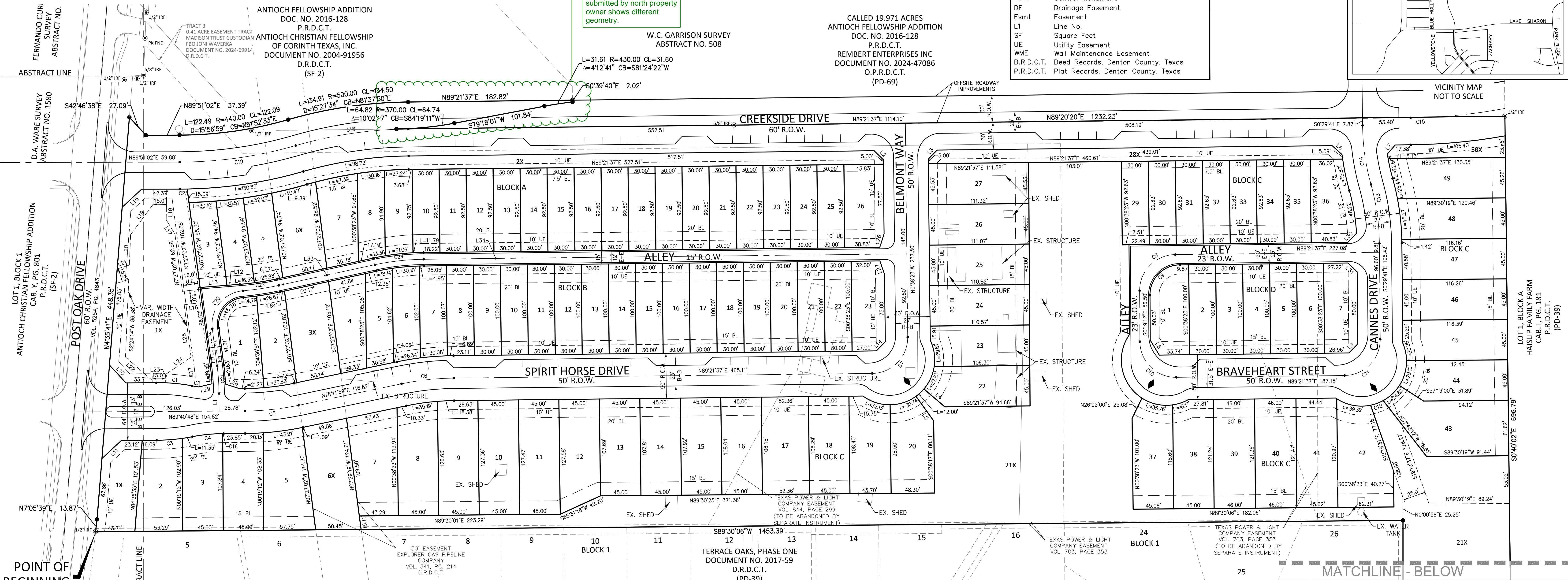
4. SEE SHEET 2 FOR LINE AND CURVE DATA.
5. FRONT-ENTRY LOTS SHALL HAVE A MINIMUM 10' SETBACK FOR THE FRONT PORCH.
6. OPEN-SPACE LOTS, SCREENING WALLS, DRAINAGE FACILITIES, AND ANY OTHER IMPROVEMENTS LOCATED WITHIN THE COMMON OPEN SPACE X-LOTS EXCLUDING UTILITIES SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
7. ALL OPEN-SPACE AREAS SHALL BE DEDICATED AS PEDESTRIAN ACCESS EASEMENTS PER THIS PLAT.

At time of Final plat / Civils this will need to be confirmed, Final Plat submitted by north property owner shows different geometry.

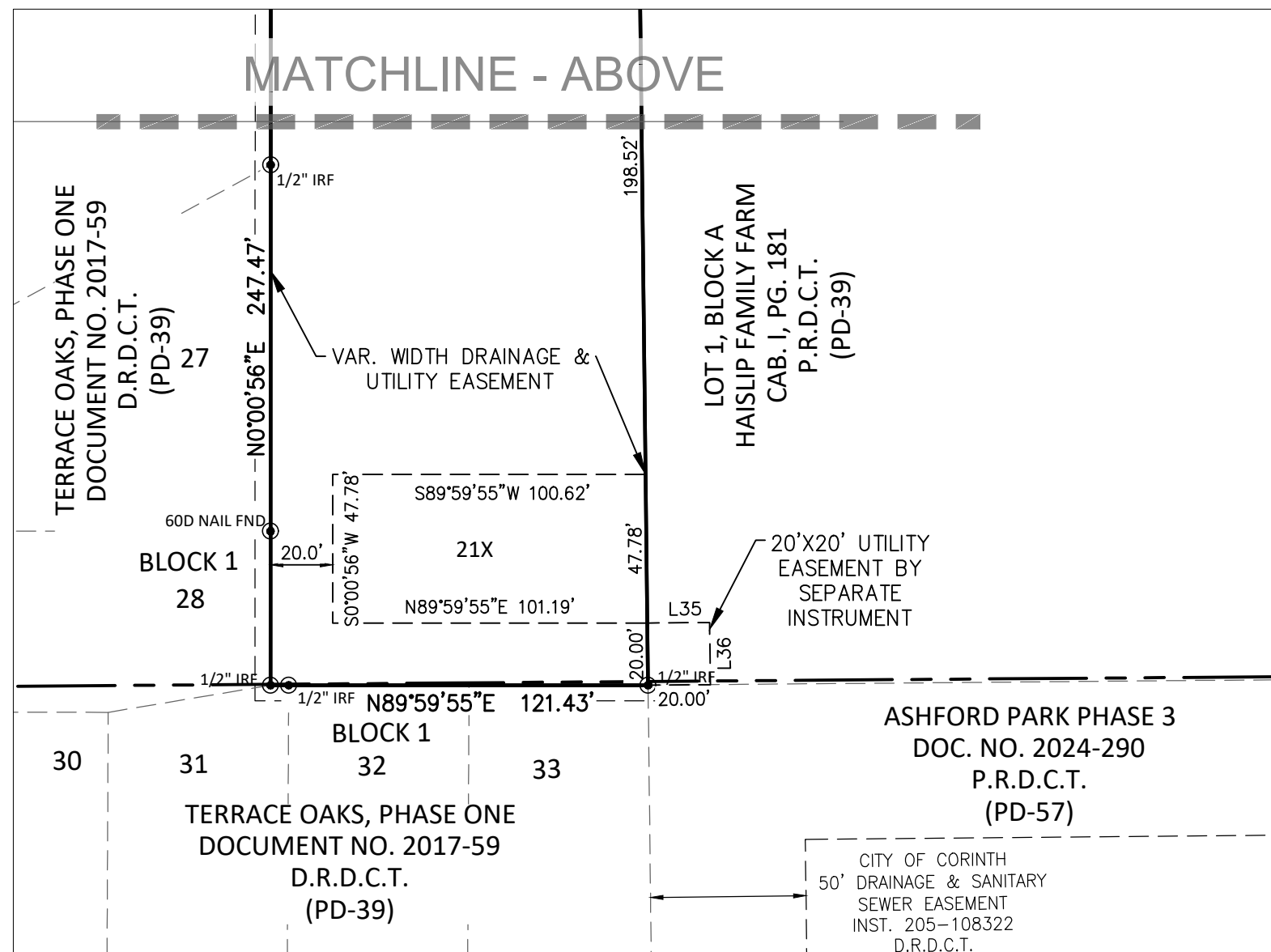
LEGEND	
•	Point of Curvature or Tangency on Center Line
•	1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
•	1/2" iron rod found
◆	Street Name Change
IRF	Iron Rod Found (as noted)
AC	Acre
BL	Building Line
C1	Curve No.
CL	Center Line
<CM>	Control Monument
DE	Drainage Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
WME	Wall Maintenance Easement
D.R.D.C.T.	Deed Records, Denton County, Texas
P.R.D.C.T.	Plat Records, Denton County, Texas



Section D, Item 3.



LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE					
LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.
1X	BLOCK A	19825	21	BLOCK A	2775	1	BLOCK B	4154	21	BLOCK B	3000	1X	BLOCK A	19825	21	BLOCK A	2775	1	BLOCK B	4154	21	BLOCK B	3000	1X	BLOCK A	19825
2X	BLOCK A	11593	22	BLOCK A	2775	2	BLOCK B	3485	22	BLOCK B	3000	2X	BLOCK A	11593	22	BLOCK A	2775	2	BLOCK B	3485	22	BLOCK B	3000	2X	BLOCK A	11593
3	BLOCK A	2842	23	BLOCK A	2775	3X	BLOCK B	5149	23	BLOCK B	3612	3	BLOCK A	2842	23	BLOCK A	2775	3X	BLOCK B	5149	23	BLOCK B	3612	3	BLOCK A	2842
4	BLOCK A	2889	24	BLOCK A	2775	4	BLOCK B	3662	24	BLOCK B	3000	4	BLOCK A	2889	24	BLOCK A	2775	4	BLOCK B	3662	24	BLOCK B	3000	4	BLOCK A	2889
5	BLOCK A	3038	25	BLOCK A	2775	5	BLOCK B	3151	25	BLOCK B	3000	5	BLOCK A	3038	25	BLOCK A	2775	5	BLOCK B	3151	25	BLOCK B	3000	5	BLOCK A	3038
6X	BLOCK A	4765	26	BLOCK A	4017	6	BLOCK B	3102	26	BLOCK B	3000	6X	BLOCK A	4765	26	BLOCK A	4017	6	BLOCK B	3102	26	BLOCK B	3000	6X	BLOCK A	4765
7	BLOCK A	4013				7	BLOCK B	3026				7	BLOCK A	4013				7	BLOCK B	3026				7	BLOCK A	4013
8	BLOCK A	2891				8	BLOCK B	3000				8	BLOCK A	2891				8	BLOCK B	3000				8	BLOCK A	2891
9	BLOCK A	2896				9	BLOCK B	3000				9	BLOCK A	2896				9	BLOCK B	3000				9	BLOCK A	2896
10	BLOCK A	2776				10	BLOCK B	3000				10	BLOCK A	2776				10	BLOCK B	3000				10	BLOCK A	2776
11	BLOCK A	2775				11	BLOCK B	3000				11	BLOCK A	2775				11	BLOCK B	3000				11	BLOCK A	2775
12	BLOCK A	2775				12	BLOCK B	3000				12	BLOCK A	2775				12	BLOCK B	3000				12	BLOCK A	2775
13	BLOCK A	2775				13	BLOCK B	3000				13	BLOCK A	2775				13	BLOCK B	3000				13	BLOCK A	2775
14	BLOCK A	2775				14	BLOCK B	3000				14	BLOCK A	2775				14	BLOCK B	3000				14	BLOCK A	2775
15	BLOCK A	2775				15	BLOCK B	3000				15	BLOCK A	2775				15	BLOCK B	3000				15	BLOCK A	2775
16	BLOCK A	2775				16	BLOCK B	3000				16	BLOCK A	2775				16	BLOCK B	3000				16	BLOCK A	2775
17	BLOCK A	2775				17	BLOCK B	3000				17	BLOCK A	2775				17	BLOCK B	3000				17	BLOCK A	2775
18	BLOCK A	2775				18	BLOCK B	3000				18	BLOCK A	2775				18	BLOCK B	3000				18	BLOCK A	2775
19	BLOCK A	2775				19	BLOCK B	3000				19	BLOCK A	2775				19	BLOCK B	3000				19	BLOCK A	2775
20	BLOCK A	2775				20	BLOCK B	3000				20	BLOCK A	2775				20	BLOCK B	3000				20	BLOCK A	2775



**PURPOSE OF PLAT**  
THE PURPOSE OF THIS PLAT IS TO CREATE  
97 SINGLE FAMILY LOTS FROM A 16.71  
ACRE TRACT OF LAND.

**Owner:**  
Heather Bacon & Paige Almond  
718 Crystal Mountain Drive  
Austin, Texas 78733  
Phone: (512) 695-0044  
Contact: Heather Bacon

**Owner:**  
Madison Trust FBO Joni Waverka  
401 E. 8th Street, Suite 200  
Sioux Falls, South Dakota 57103  
Phone: (940) 206-8928  
Contact: Joni Waverka  
Email: waverka4@gmail.com

**Applicant:**  
BRIDGE TOWER GP  
5430 LBJ Freeway, Suite 1050  
Dallas, Texas 75240  
Phone: 469-936-1695  
Contact: Shaivali Desai  
Email: sdesai@bridgetowerhome.com

**Engineer/Surveyor:**  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3061  
Contact: Tom Dayton  
Email: tom.dayton@johnsonvolk.com

**PRELIMINARY PLAT  
SADDLEBROOK**  
LOTS 1X-2X, 3-5, 6X, 7-26, BLOCK A; 1-2, 3X,  
4-23, BLOCK B; 1X, 2-5, 6X, 7-20, 21X,  
22-27, 28X, 29-49, 50X, BLOCK C; 1-7,  
BLOCK D;  
97 SINGLE FAMILY LOTS  
9 OPEN SPACE LOTS  
16.71 AC  
OUT OF THE  
W.C. GARRISON SURVEY,  
ABSTRACT NUMBER 508 AND THE  
D.A. WARE SURVEY, ABSTRACT NO. 1580  
CORINTH,  
DENTON COUNTY, TEXAS  
(PD-74, SF-4 BASE ZONING)  
22 April 2025  
SHEET 1 OF 2

**JOHNSON VOLK  
CONSULTING**  
JBELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



OWNER’S ACKNOWLEDGEMENT AND DEDICATION:

STATE OF TEXAS       §  
COUNTY OF \_\_\_\_\_ §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described as metes and bounds as follows:

BEING a tract of land situated in the W.C. GARRISON SURVEY, ABSTRACT NO. 508, and the D.A. WARE SURVEY, ABSTRACT NO. 1580, Denton County, Texas and being all that tract of land conveyed to Heather Allison Bacon and Paige Almond Fletcher according to the document filed of record in Document No. 2022–71102, Deed Records, Denton County, Texas (D.R.D.C.T.), being described as a part of that tract of land conveyed to Charles I. Fletcher, as recorded in Document No. 2004–91956, Deed Records, Denton County, Texas, all those tracts referred to as Tract 1, Tract 2 and Tract 3, conveyed to Madison Trust Custodian Fbo Joni Waverka, according to the document filed of record in Document No. 2024–69914, Deed Records, Denton County, Texas, part of ANTIOCH FELLOWSHIP ADDITION, an Addition to the Town of Corinth, Denton County, Texas according to Document No. 2016–128, Plat Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap found in the east line of Post Oak Drive, a 60 foot right of way according to the document filed of record in Volume 5254, Page 4843, Deed Records, Denton County, Texas, for the common northwest corner of TERRACE OAKS, PHASE ONE, an Addition to the Town of Corinth, Denton County, Texas according to the plat filed of record in Document No. 2017–59, Plat Records, Denton County, Texas and being the common southwest corner of said Bacon/Fletcher tract;

THENCE North 07 degrees 05 minutes 39 seconds East, with the east line of said right of way, a distance of 13.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner of this tract;

THENCE North 04 degrees 35 minutes 41 seconds East, continuing with said east line of said right of way, a distance of 448.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner of this tract;

THENCE South 42 degrees 46 minutes 38 seconds East, leaving said east line of said right of way, a distance of 27.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 89 degrees 51 minutes 02 seconds East, a distance of 37.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 15 degrees 56 minutes 59 seconds, a radius of 440.00 feet and a chord bearing and distance of North 81 degrees 52 minutes 33 seconds East, 122.09 feet;

THENCE Easterly, with said curve to the left, an arc distance of 122.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the right having a central angle of 15 degrees 27 minutes 34 seconds, a radius of 500.00 feet and a chord bearing and distance of North 81 degrees 37 minutes 50 seconds East, 134.50 feet;

THENCE Easterly, with said reverse curve to the right, an arc distance of 134.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 89 degrees 21 minutes 37 seconds East, a distance of 182.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 00 degrees 39 minutes 40 seconds East, a distance of 2.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 04 degrees 12 minutes 41 seconds, a radius of 430.00 feet and a chord bearing and distance of South 81 degrees 24 minutes 22 seconds West, 31.60 feet;

THENCE Southwesterly, with said non–tangent curve to the left, an arc distance of 31.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 79 degrees 18 minutes 01 seconds West, a distance of 101.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 10 degrees 02 minutes 17 seconds, a radius of 370.00 feet and a chord bearing and distance of South 84 degrees 19 minutes 11 seconds West, 64.74 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 64.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner in the south line of the above–mentioned ANTIOCH FELLOWSHIP ADDITION;

THENCE North 89 degrees 20 minutes 20 seconds East, with the south line of said ANTIOCH FELLOW SHIP ADDITION, a distance of 1,232.23 feet to a 1/2” iron rod found in the west line of Lot 1, Block A of HAISLIP FAMILY FARM, an Addition to the Town of Corinth, Denton County, Texas according to the plat filed of record in Cabinet I, Page 181, Plat Records, Denton County, Texas and being the southeast corner of said ANTIOCH FELLOWSHIP ADDITION and common northeast corner of the above–mentioned Tract 1;

THENCE South 00 degrees 40 minutes 02 seconds East, with said west line, a distance of 696.79 feet to at a 1/2” iron rod found for the most westerly northwest corner of ASHFORD PARK, PHASE THREE, an Addition to the Town of Corinth, Denton County, Texas according to the plat filed of record in Document No. 2024–290, Plat Records, Denton County, Texas, same being common with the most easterly northeast corner of the above–mentioned TERRACE OAKS, PHASE ONE, and common southeast corner of said Tract 1;

THENCE South 89 degrees 59 minutes 55 seconds West, with a north line of said TERRACE OAKS, PHASE ONE, a distance of 121.43 feet to a 1/2” iron rod found at an interior “ell” corner of said TERRACE OAKS, PHASE ONE and common with the most southerly southwest corner of said Tract 1;

THENCE North 00 degrees 00 minutes 56 seconds East, with the east line of said TERRACE OAKS, PHASE ONE, a distance of 247.47 feet to a 1/2” iron rod with yellow plastic cap stamped “JVC”, set for the most northerly northeast of said TERRACE OAKS, PHASE ONE and being an interior “ell” corner of said Tract 1;

THENCE South 89 degrees 30 minutes 06 seconds West, with the north line of said TERRACE OAKS, PHASE ONE, a distance of 1,453.39 feet to the POINT OF BEGINNING and containing 16.710 acres of land and designated herein as the SADDLEBROOK Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF TEXAS       §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority in and for \_\_\_\_\_ County, Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is \_\_\_\_\_ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public for and in the State of Texas

\_\_\_\_\_  
Type of Print Notary’s Name

My commission expires: \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS       §  
COUNTY OF COLLIN §

I, the undersigned a Registered Professional Land Surveyor in the State of Texas hereby certify that the plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

FOR REVIEW PURPOSES ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

\_\_\_\_\_  
RYAN S. REYNOLDS, R.P.L.S.  
Texas Registered Professional Land Surveyor No. 6385.

Date: \_\_\_\_\_

STATE OF TEXAS       §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary public for and in the State of Texas

\_\_\_\_\_  
County, Texas

My commission expires: \_\_\_\_\_

CERTIFICATE OF APPROVAL

APPROVED the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning and Zoning Commission of the City of Corinth, Texas.

\_\_\_\_\_  
Director of Planning and Development

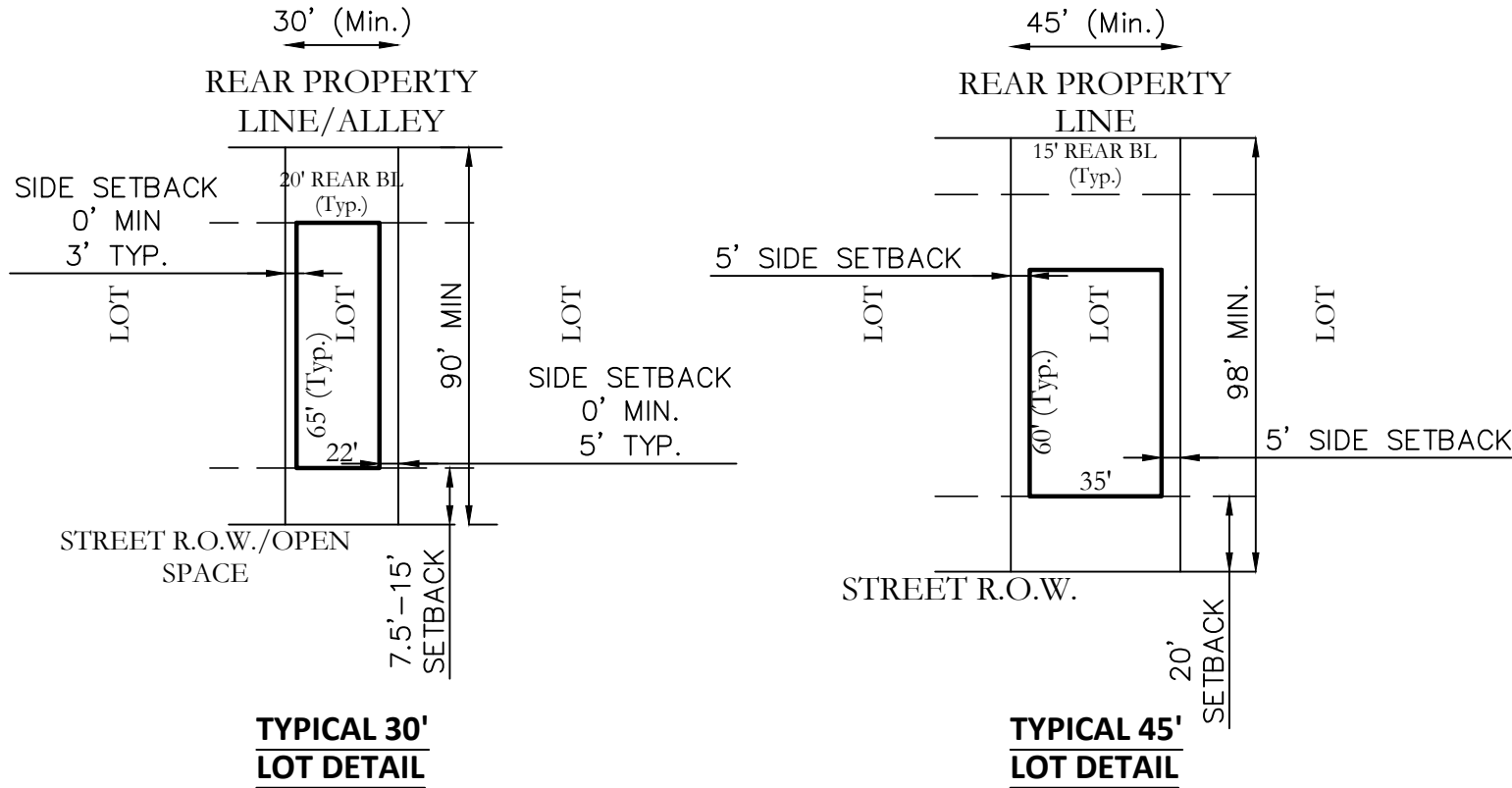
\_\_\_\_\_  
City Secretary

Line Table		
Line	Length	Direction
L1	19.59	N0° 19' 12"W
L2	14.14	N45° 38' 23"W
L3	14.14	S44° 21' 37"W
L4	30.63	N49° 31' 48"W
L5	33.78	S35° 46' 45"E
L6	14.81	N48° 24' 10"W
L7	13.28	N40° 58' 54"E
L8	19.38	N31° 22' 45"W
L9	14.16	S44° 25' 58"W
L10	27.05	N42° 51' 45"W
L11	29.47	N47° 08' 15"E
L12	14.20	S85° 25' 58"W
L13	30.04	S85° 25' 58"W
L14	14.14	S44° 21' 37"W
L15	29.43	N47° 13' 22"E
L16	20.00	N83° 05' 48"E
L17	18.49	N31° 40' 07"W
L18	34.14	S1° 01' 01"W
L19	41.81	S36° 28' 49"W
L20	33.71	S2° 24' 14"W

Line Table		
Line	Length	Direction
L21	14.19	S72° 06' 28"W
L22	39.42	N48° 51' 54"W
L23	9.50	N0° 06' 21"E
L24	34.03	N55° 53' 09"E
L25	58.79	N7° 27' 02"W
L26	15.81	N17° 47' 43"E
L27	15.81	S19° 04' 29"E
L28	15.96	S72° 04' 03"E
L29	15.13	S76° 42' 43"W
L30	13.95	S43° 35' 31"W
L31	14.12	N45° 34' 02"W
L32	41.26	N7° 27' 02"W
L33	109.21	N77° 51' 28"E
L34	537.05	N89° 21' 37"E
L35	20.00	N89° 30' 16"E
L36	20.00	S0° 40' 02"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.91	213.00	010°44'05"	39.85	N84° 57' 09"W
C2	7.52	187.00	002°18'18"	7.52	N80° 44' 15"W
C3	28.56	213.00	007°40'53"	28.53	N85° 50' 22"E
C4	34.00	187.00	010°25'04"	33.95	N84° 09' 15"E
C5	60.11	300.00	011°28'50"	60.01	N83° 56' 24"E
C6	58.44	300.00	011°09'38"	58.34	S83° 46' 48"W
C7	62.83	40.00	090°00'00"	56.57	N44° 21' 37"E
C8	62.61	40.00	089°40'49"	56.41	S44° 31' 13"W
C9	52.43	33.50	089°40'49"	47.24	N44° 31' 13"E
C10	63.06	40.00	090°19'11"	56.73	S45° 28' 47"E
C11	62.73	40.00	089°51'18"	56.50	N44° 25' 58"E
C12	15.02	50.00	017°13'00"	14.97	N69° 50' 14"E
C13	66.49	250.00	015°14'15"	66.29	N08° 06' 48"W
C14	66.49	250.00	015°14'15"	66.29	S08° 06' 48"E
C15	26.10	600.00	002°29'32"	26.10	N88° 08' 02"E
C16	1.03	187.00	000°19'01"	1.03	N89° 31' 18"E
C17	9.74	224.50	002°28'10"	9.74	N06° 12' 27"W
C18	126.81	470.00	015°27'34"	126.43	S81° 33' 50"W
C19	130.84	470.00	015°56'59"	130.41	N81° 52' 33"E
C20	60.48	37.50	092°23'57"	54.13	N38° 44' 56"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	31.11	250.00	007°07'51"	31.09	N03° 53' 07"W
C22	40.53	327.50	007°05'27"	40.51	N81° 24' 11"E
C23	8.33	500.00	000°57'18"	8.33	N89° 22' 23"E
C24	54.71	272.50	011°30'09"	54.61	N83° 36' 32"E



Owner:  
Heather Bacon & Paige Almond  
718 Crystal Mountain Drive  
Austin, Texas 78733  
Phone: (512) 695-0044  
Contact: Heather Bacon

Applicant:  
BRIDGE TOWER GP  
5430 LBJ Freeway, Suite 1050  
Dallas, Texas 75240  
Phone: 469-936-1695  
Contact: Shaivali Desai  
Email: sdesai@bridgetowerhome.com

Owner:  
Madison Trust FBO Joni Waverka  
401 E. 8th Street, Suite 200  
Sioux Falls, South Dakota 57103  
Phone: (940) 206-8928  
Contact: Joni Waverka  
Email: waverka4@gmail.com

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3061  
Contact: Tom Dayton  
Email: tom.dayton@johnsonvolk.com

PRELIMINARY PLAT  
**SADDLEBROOK**  
LOTS 1X-2X, 3-5, 6X, 7-26, BLOCK A; 1-2, 3X,  
4-23, BLOCK B; 1X, 2-5, 6X, 7-20, 21X,  
22-27, 28X, 29-49, 50X, BLOCK C; 1-7,  
BLOCK D;  
97 SINGLE FAMILY LOTS  
9 OPEN SPACE LOTS  
16.71 AC  
OUT OF THE  
W.C. GARRISON SURVEY,  
ABSTRACT NUMBER 508 AND THE  
D.A. WARE SURVEY, ABSTRACT NO. 1580  
CORINTH,  
DENTON COUNTY, TEXAS  
(PD-74, SF-4 BASE ZONING)  
22 April 2025  
SHEET 2 OF 2

**JOHNSON VOLK**  
CONSULTING  
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





## CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	4/28/2025	<b>Title:</b>	PLAT25-0002: AE Harley Davidson Final Plat
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

### Item/Caption

Consider and act on a request by the Applicant, CCM Engineering, for a Final Plat for the American Eagle Harley Davidson Addition Subdivision, being  $\pm 9.413$  acres located at 5920 S I-35E. (Case No. PLAT25-0002)



**Aerial Location Map**

### Item Summary/Background/Prior Action

The purpose of this preliminary plat is to establish a subdivision consisting of 2 lots and dedicate right-of-way. The majority of the subject properties are zoned Planned Development No. 29 – Harley Davidson (Base Zoning: C-2 Commercial) with the remainder of the properties being zoned C-2 Commercial.

### **Staff Recommendation**

The Development Review Committee has reviewed the Final Plat, and it generally conforms to Unified Development Code (UDC) Subsection 3.03.03.I, Final Plat Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

Staff recommends approval of the Final Plat subject to the following conditions:

1. The Applicant shall address all Staff comments on the Final Plat prior to recordation.
2. All the conditions outlined in UDC Subsection 3.03.03 H.4:
  - a. All required fees shall be paid.
  - b. All covenants required by ordinances have been reviewed and approved by the City.
  - c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.
  - d. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
  - e. Abandonment documents for all other easements not requiring City Council approval have been filed of record and properly described and noted on the plat.
  - f. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.
  - g. Staff is authorized to approve any additions and/or alterations to the easements, dedications, and plat notes included in the Final Plat.

Per Texas Local Government Code Chapter 212, the Planning & Zoning Commission is required to take action at this meeting to comply with the state-mandated 30-day deadline.

### **Applicable Policy/Ordinance**

- Unified Development Code
- Texas Local Government Code

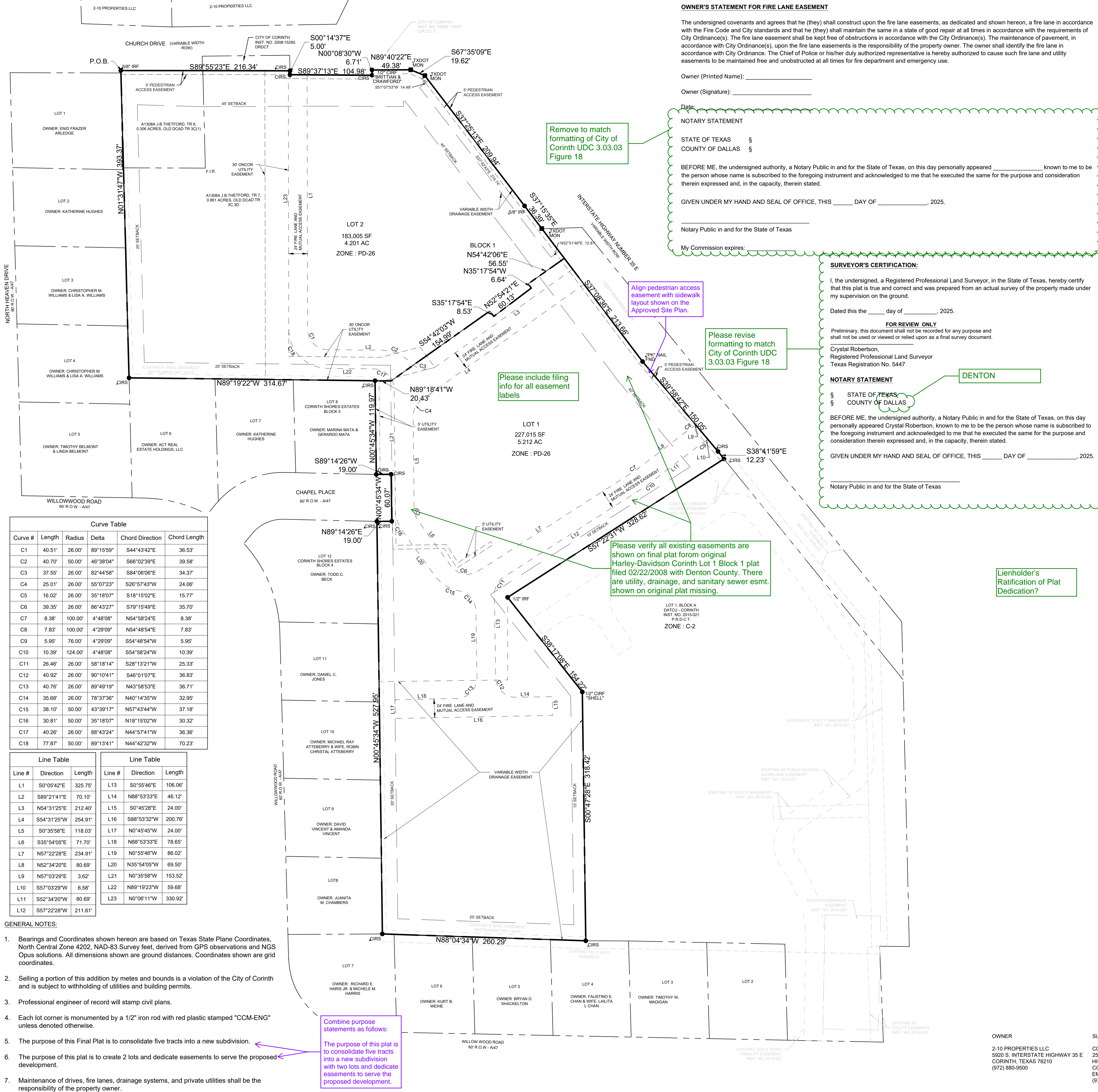
### **Motion**

"I move to conditionally approve Case No. PLAT25-0002 – American Eagle Harley Davidson Addition as recommended by Staff"

### **Attachments**

1. Proposed Final Plat





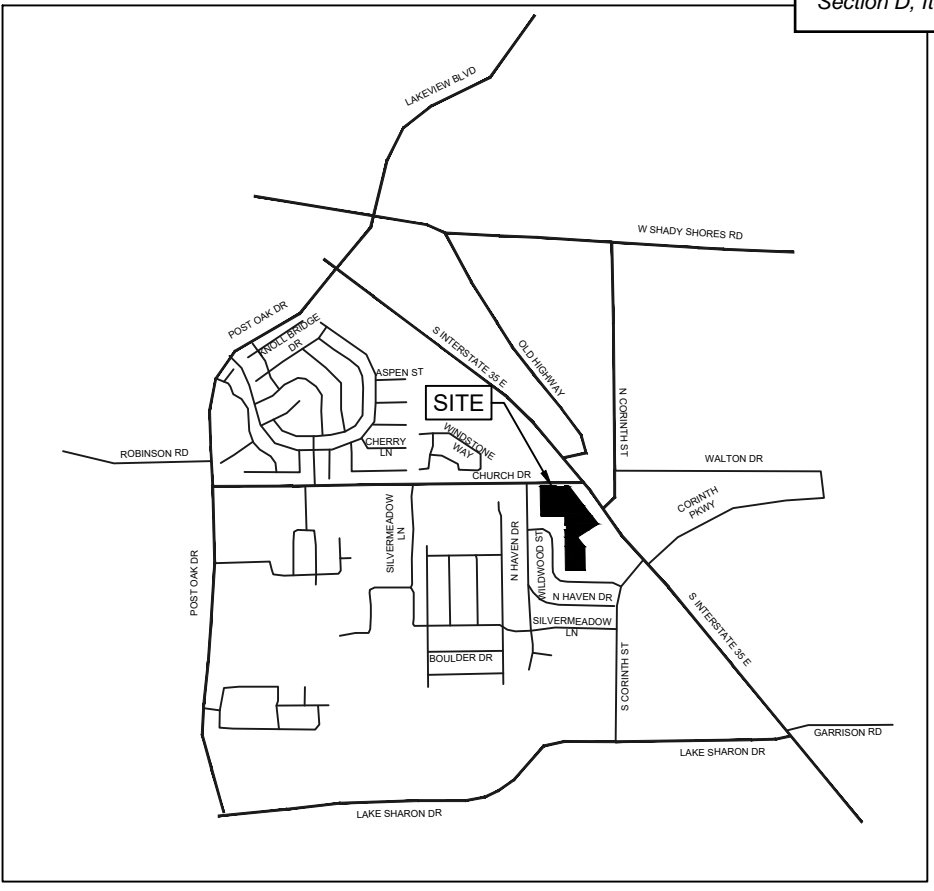
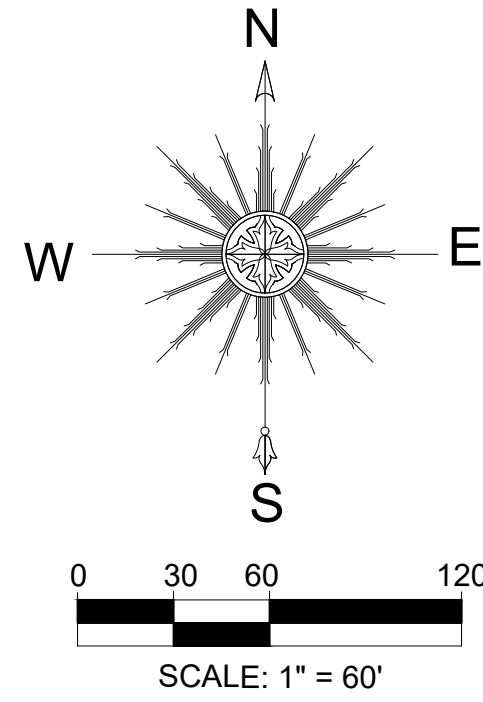
OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with the requirements of City Ordinance(s). The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance(s). The maintenance of pavement, in accordance with City Ordinance(s), upon the fire lane easements is the responsibility of the property owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Owner (Printed Name): \_\_\_\_\_  
Owner (Signature): \_\_\_\_\_  
Date: \_\_\_\_\_  
NOTARY STATEMENT  
STATE OF TEXAS §  
COUNTY OF DALLAS §  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and, in the capacity, therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
I, the undersigned, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.  
Dated this the \_\_\_\_ day of \_\_\_\_\_, 2025.  
**FOR REVIEW ONLY**  
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Crystal Robertson,  
Registered Professional Land Surveyor  
Texas Registration No. 5447  
**NOTARY STATEMENT**  
§ STATE OF TEXAS  
§ COUNTY OF DALLAS  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Crystal Robertson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and, in the capacity, therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
Notary Public in and for the State of Texas

- LEGEND**
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
  - CIRF CAPPED IRON ROD FOUND
  - D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - CM CONTROLLING MONUMENT
  - P.O.B. POINT OF BEGINNING



STATE OF TEXAS §  
COUNTY OF TEXAS §

We, 2-10 Properties, LLC, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:  
BEING a tract of land situated in the J.B. Thetford Survey, Abstract Number 1308, in the City of Corinth, Denton County, Texas, and being a part of that certain tract of land described in Special Warranty Deed to 2-10 Properties, as recorded in Instrument Numbers 2013-144391, 2015-49912, 2015-112732, 2021-230004 and 2022-154780, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:  
BEGINNING at a 5/8 inch iron rod found for the northwest corner of said 2-10 Properties tracts, said point also being in the south right-of-way line of Church Drive, having a variable width right-of-way; THENCE along the south right-of-way line of said Church Street, the following five (5) courses and distances:  
1. South 89 degrees 55 minutes 23 seconds East, a distance of 216.34 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner;  
2. South 00 degrees 14 minutes 37 seconds East, a distance of 5.00 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner;  
3. South 89 degrees 37 minutes 13 seconds East, a distance of 104.98 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner;  
4. North 00 degrees 08 minutes 30 seconds West, a distance of 6.71 feet to a 1/2 inch iron rod with cap stamped "Brittann & Crawford found for corner;  
5. North 89 degrees 40 minutes 22 seconds East, a distance of 49.38 feet to a TXDOT monument found for corner in the west right-of-way line of Interstate Highway Number 35 E, having a variable width right-of-way;  
THENCE along the west right-of-way line of said Interstate Highway Number 35 E, the following six (6) courses and distances:  
6. South 67 degrees 35 minutes 09 seconds East, a distance of 19.62 feet to a TXDOT monument found for corner;  
7. South 13 degrees 25 minutes 13 seconds East, a distance of 209.94 feet to a 5/8 inch iron rod found for corner;  
8. South 37 degrees 15 minutes 35 seconds East, a distance of 36.39 feet to a TXDOT monument found for corner;  
9. South 37 degrees 08 minutes 36 seconds East, a distance of 213.66 feet to a "PK" nail found for corner;  
10. South 39 degrees 58 minutes 42 seconds East, a distance of 150.05 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner;  
11. South 38 degrees 41 minutes 59 seconds East, a distance of 12.23 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner in the northwest line of Lot 1, Block 1 of DATCU-Corinth Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Document Number 2016-2147 of the Plat Records of Denton County, Texas;  
THENCE with the common line of said 2-10 Properties and said DATCU-Corinth Addition, the following three (3) courses and distances:  
12. South 57 degrees 22 minutes 31 seconds East, a distance of 328.62 feet to a 1/2 inch capped iron rod found for corner;  
13. South 38 degrees 17 minutes 08 seconds East, a distance of 154.22 feet to a 1/2 inch iron rod with cap stamped "Shell" found for corner;  
14. South 00 degrees 47 minutes 28 seconds East, a distance of 318.42 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for the southeast corner of said 2-10 Properties and the southwest corner of said DATCU-Corinth Addition, said point also being in the north line of Block Four of Corinth Shores Estates, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet A, Page 47 of the Plat Records of Denton County, Texas;  
THENCE North 88 degrees 04 minutes 34 seconds West, with the south line of said 2-10 Properties and the north line of said Block Four, a distance of 260.29 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for the southwest corner of said 2-10 Properties and the interior ell corner of said Block Four;  
THENCE North 00 degrees 45 minutes 34 seconds West, with the west line of said 2-10 Properties and the east line of said Block Four, a distance of 527.95 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for the northeast corner of said Block Four, said point being in the south right-of-way line of Chapel Place, having a 50 foot right-of-way;  
THENCE North 89 degrees 14 minutes 26 seconds East, with the south right-of-way line of said Chapel Place, a distance of 19.00 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner;  
THENCE North 00 degrees 45 minutes 34 seconds West, with the east right-of-way line of said Chapel Place, a distance of 60.07 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner;  
THENCE South 89 degrees 14 minutes 26 seconds West, with the north right-of-way line of said Chapel Place, a distance of 19.00 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for the southeast corner of Block Five of said Corinth Shores Addition;  
THENCE with the common line of said 2-10 Properties and said Block Five, the following three (3) courses and distances:  
15. North 00 degrees 45 minutes 34 seconds West, a distance of 119.97 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner;  
16. North 89 degrees 19 minutes 22 seconds West, a distance of 314.67 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner;  
17. North 01 degrees 31 minutes 47 seconds West, a distance of 393.37 feet to the POINT OF BEGINNING and containing 9.413 acres of land.

And designed herein as American Eagle Harley Davidson Addition to the City of Corinth, Texas, whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains and other utilities, and other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: \_\_\_\_\_  
Date: \_\_\_\_\_

**NOTARY STATEMENT**  
§ STATE OF TEXAS  
§ COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**  
APPROVED the \_\_\_\_ day of \_\_\_\_\_, 2025 by the Planning and Zoning Commission of the City of Corinth, Texas.

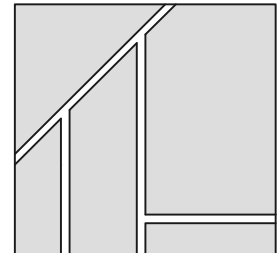
Director of Planning and Development

City Secretary

**FINAL PLAT  
AMERICAN EAGLE HARLEY  
DAVIDSON ADDITION  
BLOCK 1, LOTS 1 & 2**

9.413 ACRES  
SITUATED IN THE  
J.B. THETFORD SURVEY,  
ABSTRACT NUMBER 1308  
IN THE  
CITY OF CORINTH  
DENTON COUNTY, TEXAS

APRIL 2025



**CCM ENGINEERING**  
2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
(972) 691-6633  
TBPE FIRM #605  
TBLS FIRM #1019474

SPACE RESERVED FOR  
COUNTY RECORDING LABEL



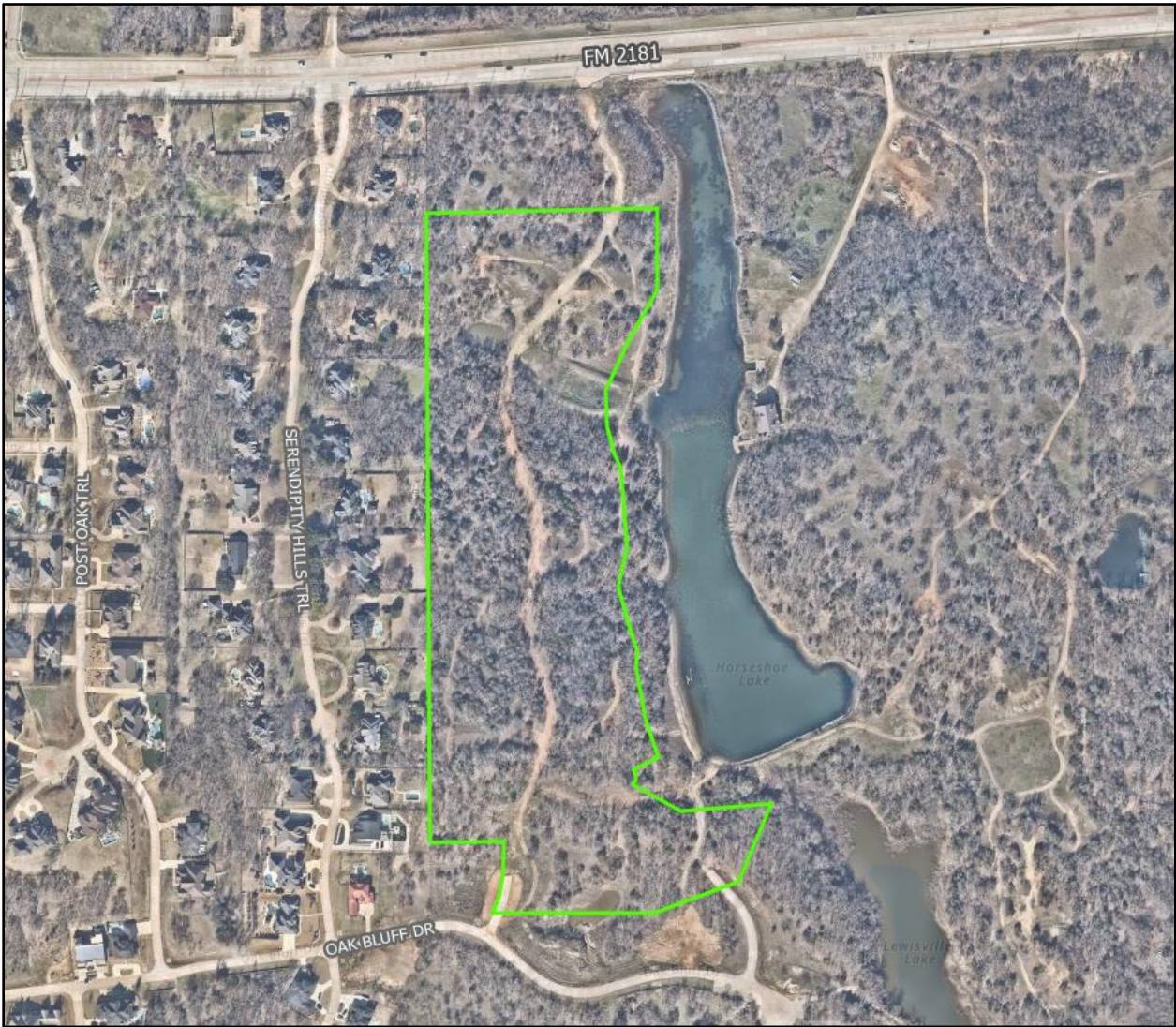


CITY OF CORINTH  
Staff Report

Meeting Date:	4/28/2025	Title:	PLAT25-0003: Canyon Ranch Estates Preliminary Plat
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement   <input type="checkbox"/> Proactive Government   <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health &amp; Safety   <input type="checkbox"/> Regional Cooperation   <input checked="" type="checkbox"/> Attracting Quality Development</div>		

**Item/Caption**

Consider and act on a request by the Applicant, Long Lake Development LLC, for a Preliminary Plat for the Canyon Ranch Estates Subdivision, being ±24.26 acres generally located south of FM 2181 and East of Serendipity Hills Trail. (Case No. PLAT25-0003)



Aerial Location Map

### **Item Summary/Background/Prior Action**

The purpose of this preliminary plat is to establish a subdivision consisting of 21 single family residential lots. The subject properties are zoned Planned Development No. 73 – Canyon Lake Ranch (Base Zoning: SF-2 Single Family Residential).

### **Staff Recommendation**

The Development Review Committee has reviewed the Preliminary Plat and it generally conforms to Unified Development Code (UDC) Subsection 3.03.02.G, Preliminary Plat Criteria for Approval, which requires that a plat conform to the city’s application checklists and UDC regulations.

Staff recommends approval of the Preliminary Plat subject to the Applicant satisfactorily addressing all comments in the Preliminary Plat and Preliminary Engineering Plans at the time of Civil Plan submittal

Per Texas Local Government Code Chapter 212, the Planning & Zoning Commission is required to take action at this meeting to comply with the state-mandated 30-day deadline.

### **Applicable Policy/Ordinance**

- Unified Development Code
- Texas Local Government Code

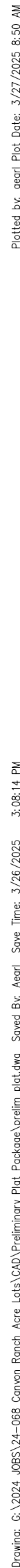
### **Motion**

“I move to approve Case No. PLAT25-0003 – Canyon Ranch Estates Preliminary Plat as presented subject to the Applicant satisfactorily addressing all comments in the Preliminary Plat and Preliminary Engineering Plans at the time of Civil Plan submittal”

### **Attachments**

1. Proposed Preliminary Plat





Line #	Bearing	Distance
L1	N01°48'16"E	64.57'
L2	S65°07'55"E	18.14'
L3	N00°56'11"W	25.00'
L4	N21°53'53"W	53.15'
L5	N07°30'08"E	37.64'
L6	N35°49'24"W	31.78'
L7	N04°58'13"W	56.59'

low of water on construction improvements in drainage easements, and condition of the roadway is prohibited.

provided by City of Corinth.

provided by Onco Electric Company.

will be provided by City of Corinth.

Development Permit will be required from City of Corinth for any work on the floodplain. The subject tract lies within Zone A and AE (areas of special flood hazard) according to FEMA.

year floodplain) according to FEMA.

used for construction of residential homes.

streets or drainage channels traveling along or across the addition will be maintained by the H.O.A.

will not be responsible for the maintenance and operation of said easement or the control of erosion.

will not be responsible for any damage, personal injury or loss of life or property caused by flooding or flooding conditions.

desires to comply with all state or federal regulations relating to subdivisions.

lot sales until the Final Plat has been approved by City of Corinth and County Plat Records.

to be maintained by the City of Corinth.

Landscape Buffers are to be owned and maintained by the H.O.A

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	86.82'	303.00'	16°25'03"	N10°00'47"E	86.52'
C2	100.63'	250.00'	23°03'49"	N13°20'11"E	99.96'
C3	112.59'	250.00'	26°45'17"	S78°02'03"E	111.64'
C4	244.87'	300.00'	46°45'58"	N01°29'06"E	238.13'
C5	166.42'	300.00'	31°47'03"	N06°20'21"W	164.30'
C6	157.55'	300.00'	30°05'26"	N05°09'33"W	155.75'
C7	317.59'	300.00'	60°39'18"	N10°07'22"E	302.96'
C8	134.98'	250.00'	30°56'03"	N24°59'00"E	133.34'
C9	8.79'	250.00'	2°00'50"	N08°30'33"E	8.79'
C10	113.43'	150.00'	43°19'32"	N14°09'38"W	110.74'
C11	48.63'	150.00'	18°34'32"	N26°32'08"E	48.42'
C12	32.04'	150.00'	12°14'18"	N11°07'43"W	31.98'

<b>Lot #</b>	<b>Block #</b>	<b>Square Feet</b>	<b>Acreage</b>
1	D	45,872	1.053
2	D	40,820	0.937
3	D	43,688	1.003
4	D	50,053	1.149
5	D	44,667	1.025
6	D	45,946	1.055
7	D	45,040	1.034
8	D	39,024	0.896

LEGEND	
	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' O/S P/C"
IRP	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
ESHL	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FALE	PRELAME, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
RF	RIGHT-OF-WAY
MF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(A)	STREET NAME CHANGE
	BLOCK DESIGNATION
►	LOT FRONTAGE
Cab.	CABINET
Vd.	VOLUME
Pg.	PAGE
	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCDT	DEED RECORDS, COLLIN COUNTY, TEXAS
PROCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCDT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PROCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRCDT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRCDT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

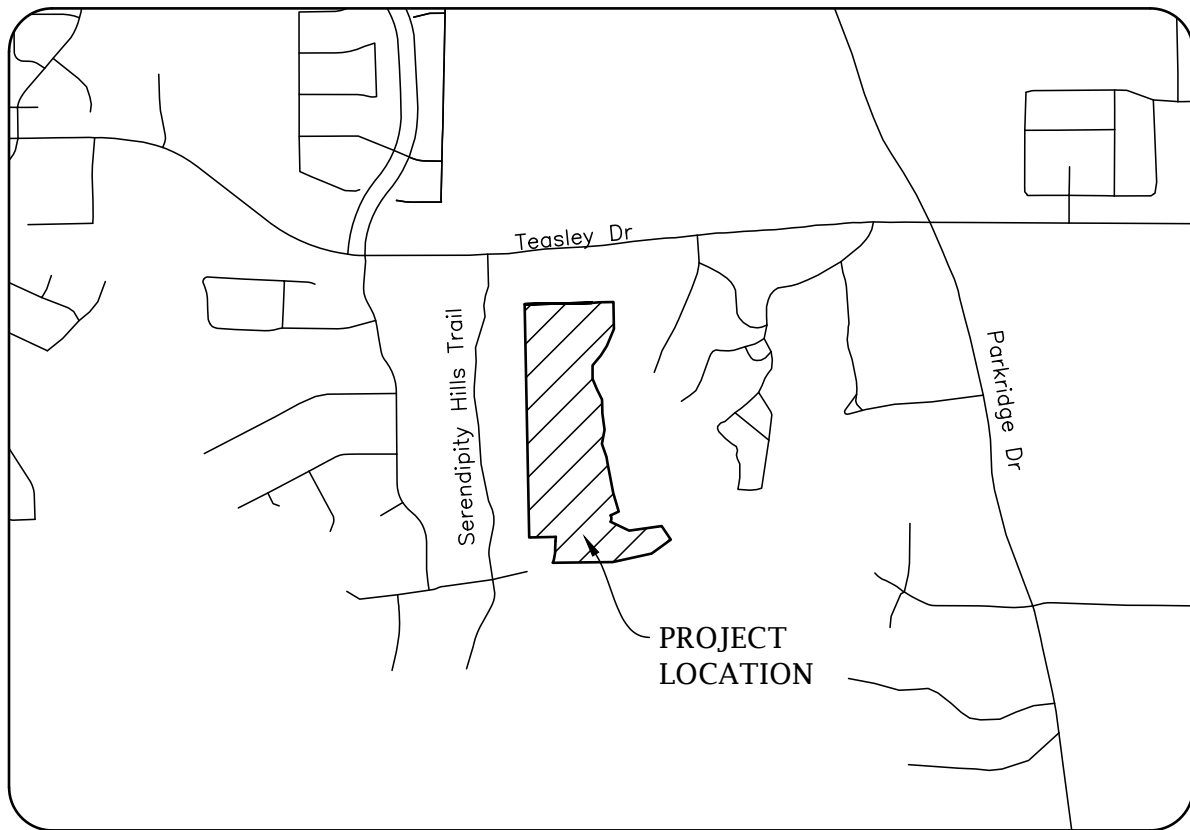
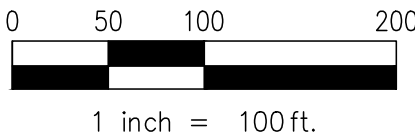
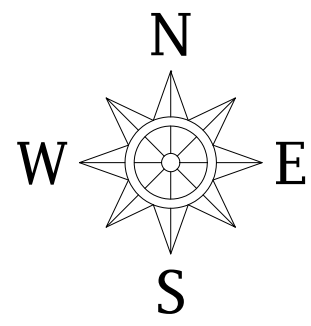
please provide  
contact email

Sheet 1 of 3

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (936) 648-6505  
Contact: Tristan Poore, P.E.

March 2025      SEI Job No. 24-068





LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' O/S PC".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esm't	EASEMENT
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VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Mn. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▴	LOT FRONTAGE
Cab.	CABINET
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FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
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DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

- Blocking the flow of water on construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- Water will be provided by City of Corinth.
- Electricity will be provided by Oncor Electric Company.
- Sewer service will be provided by City of Corinth.
- A Floodplain Development Permit will be required from City of Corinth for any construction in the floodplain. The subject tract lies within Zone A and AE (areas outside the 100-year floodplain) according to FEMA.
- The land will be used for construction of residential homes.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the H.O.A.
- City of Corinth will not be responsible for the maintenance and operation of said drainage ways or the control of erosion.
- City of Corinth will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The owner agrees to comply with all state or federal regulations relating to subdivisions of this type.
- There will be no lot sales until the Final Plat has been approved by City of Corinth and filed in Denton County Plat Records.
- Streets or roads to be maintained by the City of Corinth.
- Open Areas & Landscape Buffers are to be owned and maintained by the H.O.A.

(PRELIMINARY PLAT)

CANYON RANCH ESTATES  
21 ACREAGE LOTS,  
24.260 GROSS ACRES±  
OUT OF THE  
B.B.B & C.R.R SURVEY ~ ABSTRACT NO. 153  
WILLIAM LUTTRELL SURVEY ~ ABSTRACT NO. 740  
CITY OF CORINTH  
DENTON COUNTY, TEXAS  
PD ZONING NO. 24-12-19-52

Sheet 2 of 3

Notes:  
1. PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.  
2. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the subdivision ordinance.

OWNER / APPLICANT  
Long Lake Development, LLC  
3971 Summit Ridge Dr, Corinth, TX 76210  
Telephone: (972) 836-2919  
Contact: Michael Ingle

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Pleano, TX 75075  
Telephone: (936) 648-6505  
Contact: Triston Poore, P.E.



OWNER'S CERTIFICATE

STATE OF TEXAS       §  
COUNTY OF DENTON   §

WHEREAS

BEING a tract of land situated in the B.B.B & C.R.R Survey and William Luttrell Survey, Abstract No. 153, City of Corinth, Denton County, Texas, being all of a tract conveyed to Long Lake Development, LLC, by deed recorded in Doc. No. 2023-119362 of the Official Public Records, Denton County, Texas, (OPRDCI), with the subject tract being more particularly described as follows:

BEGINNING at point where a 1/2 " iron rod found on the south east line of Teasley Dr., also being the north west corner of said tract, thereof bears S 01°06'47" E, 309.95 feet;

THENCE N 88°53'13" E, 470.73 feet to a point for corner;

THENCE N 85°31'01" E, 51.89 fee to a point for corner;

THENCE N 88°53'13" E, 99.51 feet to a point for corner;

THENCE S 01°06'47" E, 189.26 feet to a point for corner;

THENCE S 22°45'09" W, 129.12 feet to a point for corner;

THENCE S 32°40'10" W, 77.87 feet to a point for corner;

THENCE S 39°35'20" W, 90.21 feet to a point for corner;

THENCE S 00°13'18" E, 93.36 feet to a point for corner;

THENCE S 22°16'41" E, 77.63 feet to a point for corner;

THENCE S 26°18'47" E, 81.67 feet to a point for corner;

THENCE S 01°28'01" E, 97.72 feet to a point for corner;

THENCE S 07°41'52" E, 114.71 feet to a point for corner;

THENCE S 10°43'21" W, 99.51 feet to a point for corner;

THENCE S 19°18'25" E, 96.29 feet to a point for corner;

THENCE S 08°45'43" E, 40.97 feet to a point for corner;

THENCE S 11°01'02" E, 214.52 feet to a point for corner;

THENCE S 16°22'37" E, 136.88 feet to a point for corner;

THENCE S 64°56'11" W, 62.95 feet to a point for corner;

THENCE around a non-tangent curve to the right having a central angle of 51°10'55", a radius of 50.00 feet, a chord of S 00°20'18" W - 43.19 feet, an arc length of 44.66 feet to a point for corner;

THENCE S 64°25'12" E, 143.03 feet to a point for corner;

THENCE N 81°59'03" E, 229.82 feet to a point for corner;

THENCE S 33°47'24" E, 114.51 feet to a point for corner;

THENCE S 53°43'34" W, 166.79 feet to a point for corner;

THENCE S 77°37'35" W, 278.27 feet to a point for corner;

THENCE S 89°19'26" W, 419.56 feet to a point for corner;

THENCE around a non-tangent curve to the left having a central angle of 18°14'20", a radius of 288.40 feet, a chord of N 10°32'46" E - 91.42 feet, an arc length of 91.81 feet to a point for corner;

THENCE N 01°48'16" E, 61.00 feet to a point for corner;

THENCE around a tangent curve to the right having a central angle of 06°13'33", a radius of 275.00 feet, a chord of N 04°55'02" E - 29.87 feet, an arc length of 29.88 feet to a point for corner;

THENCE S 88°53'13" W, 185.86 feet to a point for corner;

THENCE N 01°06'47" W, 1630.35 feet to the POINT OF BEGINNING with the subject tract containing 1,056,754.13 square feet or 24.26 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **LONG LAKE DEVELOPMENT, LLC**, do hereby adopt this plat designating the hereinabove described property as **CANYON RANCH ESTATES**, on Addition to the City Of Corinth, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Corinth, Texas.

Witness our hands at Denton County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**LONG LAKE DEVELOPMENT, LLC**

By: \_\_\_\_\_  
Michael Ingle

STATE OF TEXAS       §  
COUNTY OF DENTON   §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, Denton County, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Corinth, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS       §  
COUNTY OF DENTON   §

APPROVED the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Director of Development Services.

\_\_\_\_\_  
City Secretary.

(PRELIMINARY PLAT )

## CANYON RANCH ESTATES

21 ACREAGE LOTS,

24.260 GROSS ACRES±

OUT OF THE

B.B.B & C.R.R SURVEY ~ ABSTRACT NO. 153

WILLIAM LUTTRELL SURVEY ~ ABSTRACT NO. 740

CITY OF CORINTH

DENTON COUNTY, TEXAS

PD ZONING NO. 24-12-19-52

Sheet 2 of 3

Notes:  
1. PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.  
2. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the subdivision ordinance.

**OWNER / APPLICANT**  
Long Lake Development, LLC  
3971 Summit Ridge Dr, Corinth, TX 76210  
Telephone: (972) 836-2919  
Contact: Michael Ingle

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (936) 648-6505  
Contact: Tristan Poore, P.E.

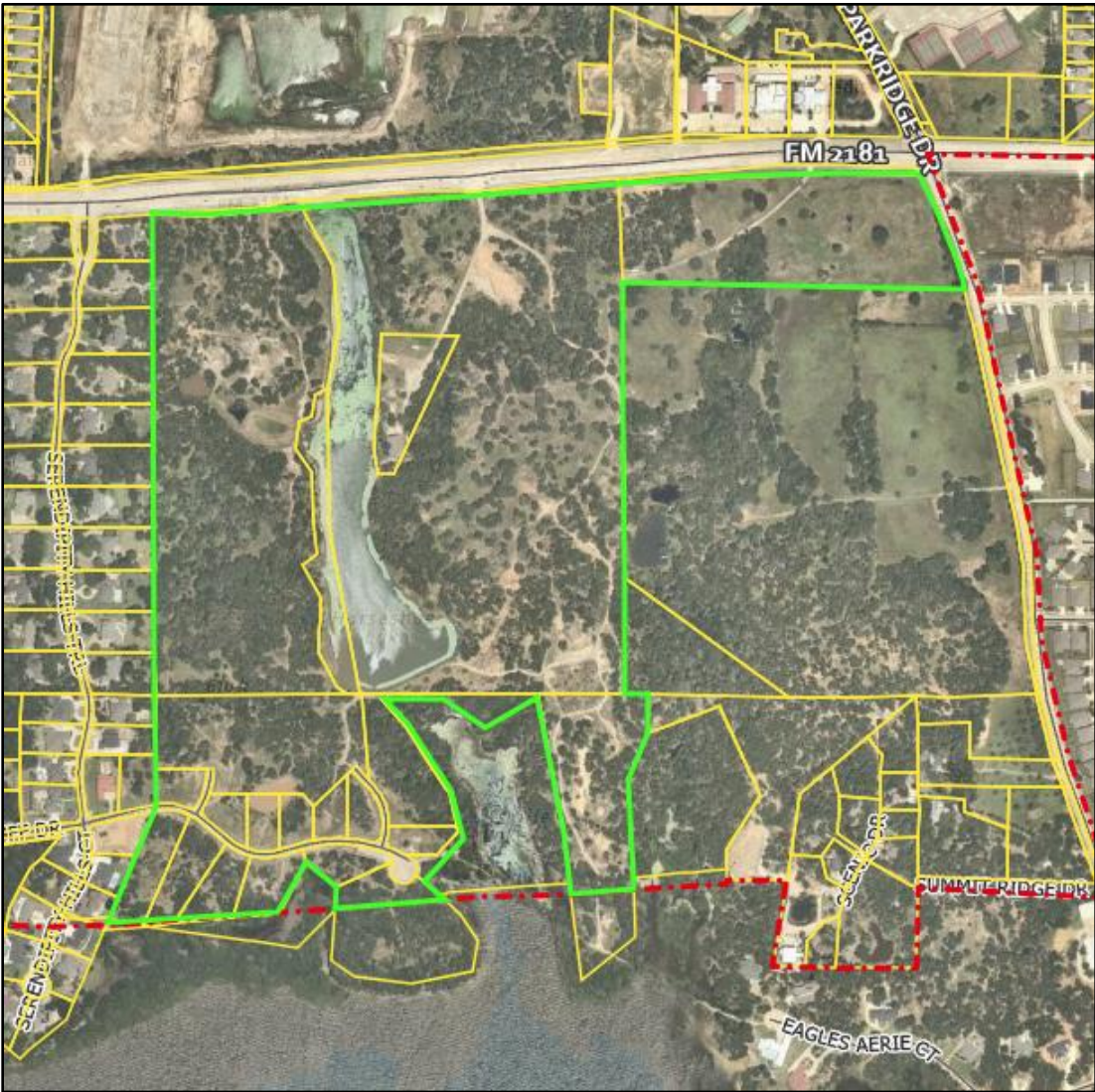


CITY OF CORINTH  
Staff Report

Meeting Date:	4/28/2025	Title:	Canyon Lake Ranch Major PD Amendment ZAPD25-0001
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development  <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a request by the Applicant, Long Lake Development LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to amend the street regulations of Subdistrict C of Planned Development 73 (PD-73) with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential on approximately ±106.5 acres, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail.





Aerial Location Map

Item Summary/Background/Prior Action

Canyon Lake Ranch is located generally at the southwest corner of Parkridge Drive and FM 2181. The property consists of approximately 104.5 acres. The Canyon Lake Ranch PD-73 was approved by the City Council on December 19, 2024. The concept plan is divided into three subdistricts, A, B and C. Subdistrict C is an area with ½ acre lots on the west side of Long Lake and is planned to be gated.

The applicant is requesting a major amendment to PD 73 Canyon Lake Ranch to allow for a rural street design for streets in Subdistrict C. There are 3 streets in Subdistrict C - proposed Street A and Street B and an existing street, Oak Bluff Drive. The PD-73 design standards require that new streets meet the UDC Street Standards in UDC Section 3.05.13. This UDC section requires a local street to be 50’ wide to include two traffic lanes, curb and gutter, and 5’ sidewalks on both sides. Due to the topography and the stated intent to create a development that capitalizes on the existing topography, an exception is allowed in PD-73 to allow for a street grade of up to 12% (typical is 6%). This steeper street grade allows for the construction of streets and sidewalks within the development to better follow the existing topography.

The UDC requires private streets and gated subdivisions to meet the same street standards as non-private and non-gated streets. Below is the UDC text related to this topic:

3.05.14. - Private Streets and Gated Subdivisions

A. Private Streets and Gated Subdivisions

1. General Requirements. Subdivisions with private streets and gated communities shall meet the following requirements:
- a. The general provisions of this UDC, the EDSS, and other City Codes as they relate to development, streets, and utilities will apply.

b. A vehicular turn around shall be provided at entry gates to allow vehicles that have been denied entry the ability to exit without having to backup.

c. All plans concerning private subdivisions are subject to review and approval by the local fire department.

d. The definition of a "subdivision" and "street", as contained in the UDC, will apply to all subdivisions or streets, whether public or private.

Curb and gutter systems provide benefits for managing stormwater runoff, improving pavement and property protection, and enhancing aesthetics and safety. Curbs and gutters effectively channel water away from pavement, preventing erosion and waterlogging. It is for these reasons that curb and gutter systems are required for all new subdivisions and for both public and private streets. Additionally, the City has been working over the years, as funding becomes available, to convert streets with culverts to curb and gutter with sidewalks.

Sidewalks throughout the city are important for safe pedestrian travel. They offer numerous advantages, primarily related to safety, mobility, and community well-being. They provide a dedicated space for pedestrians, reducing the risk of accidents between pedestrians and motor vehicles. Well-designed sidewalks enhance connectivity, promoting walking and active transportation, leading to healthier communities and reduced reliance on cars. This is the case whether the streets are public or private or gated or non-gated. The City receives comments regularly from citizens that live in neighborhoods without sidewalks expressing the desire for sidewalks. The City budgets funding each year to realize the goal of ensuring sidewalks in every neighborhood and along all corridors over time. Walkable neighborhoods are important to the quality



of life in the City in both gated and non-gated communities. The excerpts from the 2040 Comprehensive Plan below speak to the intent of providing walkable communities in both the Land Use and Development Strategy and the Mobility Chapters.

ENVISION CORINTH 2040 COMPREHENSIVE PLAN

LAND USE AND DEVELOPMENT STRATEGY

NEIGHBORHOOD

**Purpose and intent**

- » To maintain the character and quality of existing neighborhoods
- » Ensure that property values of existing neighborhoods stay stable through focus on maintenance, code enforcement, and neighborhood improvements (pocket parks, sidewalk connections to schools, entry features, etc.)

**Land use types and density**

- » Based on existing neighborhood layout and context
- » Appropriate transitions to existing neighborhoods with respect to densities, screening, and buffering within new neighborhoods

**Design priorities**

- » Maintain existing street network, parks, and open space
- » Provide additional sidewalk and trail connections where feasible

- » Vehicular and pedestrian connections to new adjoining neighborhoods and to schools and parks
- » Any new development should examine Traditional Neighborhood Design or New Urbanism concepts


**Sustainability priorities**

- » Focus on local area detention infrastructure that also serves as amenities (landscaping, trails, and building frontages) for the benefit of adding value to the development
- » Connections to regional trails, parks, and adjoining neighborhood retail
- » New neighborhoods to focus on walkability and bikeability
- » Design of new streets and infrastructure to incorporate appropriate LID elements
- » Allow roof-top solar panels


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## INTENDED OUTCOMES


Maintain and improve a safe and context-sensitive transportation network that:




Expands upon Corinth's existing non-motorized transportation network.




Provides a complete network of roads to support Corinth's new residential and economic developments.




Connects the east and west sides of Interstate 35E for all modes of transportation.



Creates a safe bicycle and pedestrian network for all ages and abilities.



Improves the street space for these multi-modal uses. Creates an opportunity to connect neighborhoods to public amenities.



Staff recommends that PD-73 not be modified to eliminate the requirement for curb and gutter or sidewalks in Subsection C of Canyon Lake Ranch for the reasons stated above.

**Financial Impact**

Should the request be granted and if an HOA was not created or became defunct at some point, the City could have a need to maintain a street with culverts or alternatively fund modifications to meet street requirements for curb/gutter and sidewalk.

**Public Notice**

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to Lake Dallas ISD.
- The Applicant posted “Notice of Zoning Change” signs around the perimeter of the site.
- The Public Hearing notice was posted on the City’s Website.

**Letters of Support/Protest**

As of the date of this report, the City has received no letters of support or opposition. Letters received after this date will be presented to the Planning and Zoning Commission at the time of Public Hearing. See Attachment 4 – 200’ Buffer Map.

**Applicable Policy/Ordinance**

UDC Sections 3.05.12 and 3.05.13

**Staff Recommendation**

Staff recommends denial of the request.

**Motion**

“I move to recommend (approval/denial) of Case No. ZAPD25-0001 – Major PD Amendment to Planned Development as presented.

**Alternative Actions by the Planning and Zoning Commission**

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date

**Supporting Documentation**

- A. Attachment 1 – PD 73 Ordinance Amendment Request
- B. Attachment 2 – Street Exhibit for Amendment Request
- C. Attachment 3 – Concept Plan
- D. Attachment 4 – 200’ Buffer Map

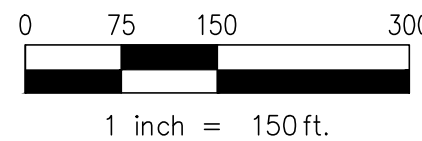
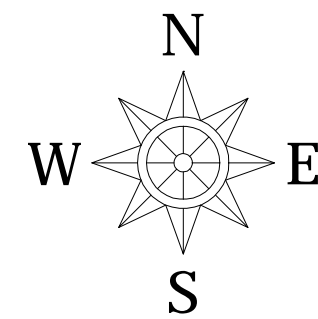
- ~~i. UDC Subsection 2.09.07 Lighting and Glare Regulations shall apply.~~
- j. **UDC Subsection 3.05.13 Streets** shall apply except as modified below:
  - i. The maximum permitted street grade shall be 12%.
  - ii. A cul-de-sac shall not exceed nine hundred feet (900') in length.
- ~~k. UDC Subsection 3.05.14 Private Streets and Gated Subdivisions shall apply.~~
- l. **UDC Subsection 4.01 Sign Regulations** shall apply.
- m. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply.

**D. OTHER DEVELOPMENT CONSIDERATIONS**

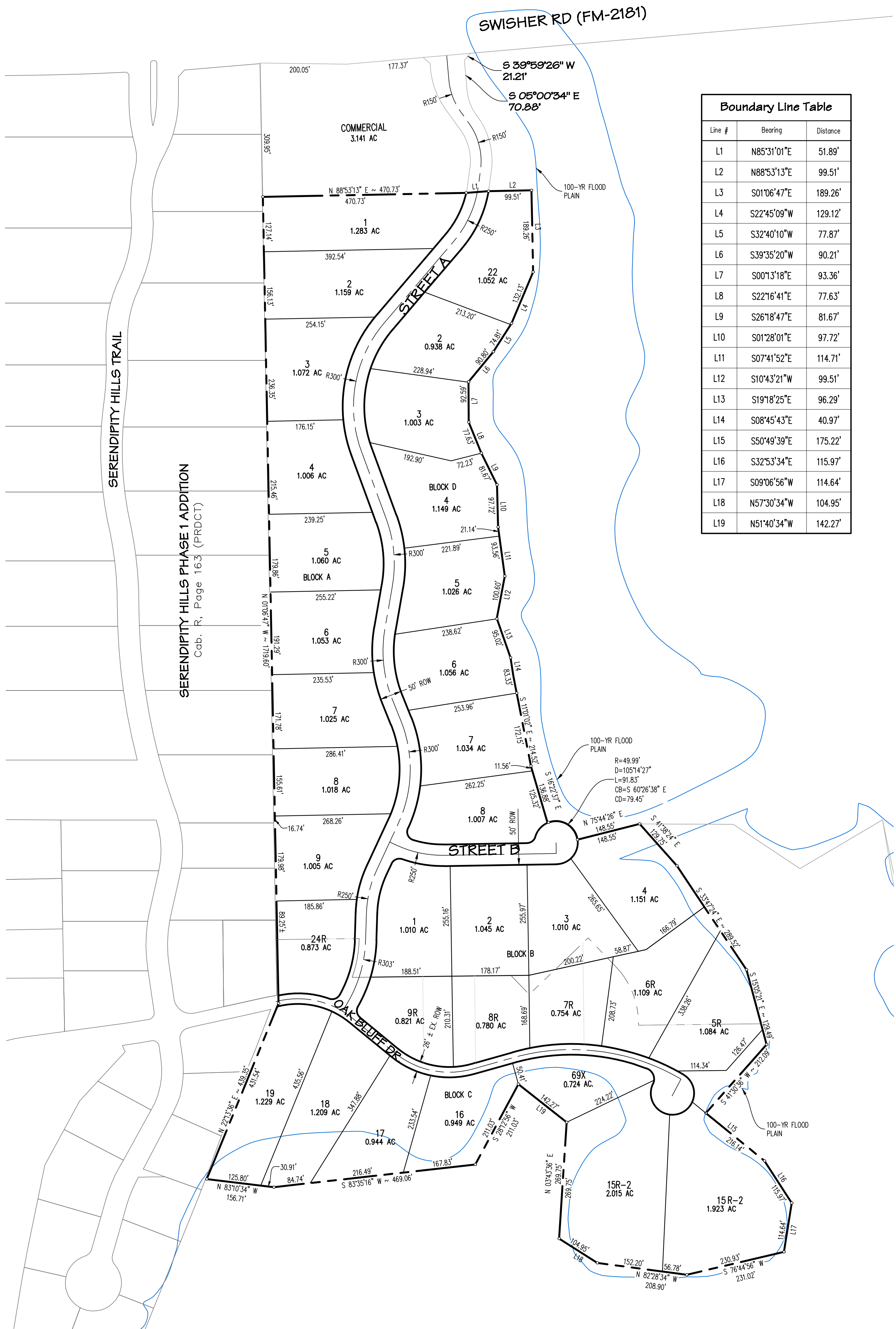
1. **Open Space** – All subdistricts shall provide interconnected trails boardwalk and trails located within the common open space of Subd: on Exhibit “E” Open Space and Trail Plan.
2. **Phasing** – Phasing is currently unknown and will be based on marl developer/property owner shall construct the trail system as shown ( Plan for the portion which is immediately adjacent to and around th as Long Lake] and shall be constructed within 12 months of the receip on the 20,000<sup>th</sup> square foot of commercial building area located in Commercial Area 4 as shown on Exhibit “C”
3. **Traffic Impact Analysis** – A Traffic Impact Analysis will be evaluated at time of Site Plan.
4. **Lift Station and Utility Improvements** – The developer of Canyon Lake Ranch, in conjunction with the Enclave at Canyon Ranch (PD-72), shall construct or shall cause to construct a lift station and force main extension as required for development of both developments.
5. **Collector Street A – Shared Infrastructure** - The developer of Canyon Lake Ranch shall construct the Collector Street A as defined in the Enclave at Canyon Ranch Planned Development (PD-72) with the first phase of the Canyon Lake Ranch development should the Enclave at Canyon Ranch development not move forward with construction prior to the start of Canyon Lake Ranch development.
6. **Drainage** – The Developer of Canyon Lake Ranch shall design and construct the development to ensure that any proposed drainage plans, proposed infrastructure, or modifications to existing infrastructure as proposed for the construction of this development does not result in a negative impact upstream or downstream. This includes but is not limited to negative impacts on properties and drainage systems designed and constructed under Long Lake Phase 1. The developer must provide the City engineered drawings and calculations, showing no adverse impacts are caused by this development, for review prior to approval for construction.
7. **Public or Private Roadway, Fire Lane, Sidewalks** – The Developer of Canyon Lake Ranch shall construct public or private roadway and fire lane access typical sections designed to conform with City Standards and the following. This will be a requirement for any new roadways or modifications to any existing roadways necessary for the development. This would not apply to the existing Oak

iii. Rural Street  
Section Permitted as  
shown below:  
iv. No Sidewalks shall  
be required along  
rural road section.





# Attachment 2 - Requested Street Section Amendment



Boundary Line Table		
Line #	Bearing	Distance
L1	N85°31'01"E	51.89'
L2	N88°53'13"E	99.51'
L3	S01°06'47"E	189.26'
L4	S22°45'09"W	129.12'
L5	S32°40'10"W	77.87'
L6	S39°35'20"W	90.21'
L7	S00°13'18"E	93.36'
L8	S22°16'41"E	77.63'
L9	S26°18'47"E	81.67'
L10	S01°28'01"E	97.72'
L11	S07°41'52"E	114.71'
L12	S10°43'21"W	99.51'
L13	S19°18'25"E	96.29'
L14	S08°45'43"E	40.97'
L15	S50°49'39"E	175.22'
L16	S32°53'34"E	115.97'
L17	S09°06'56"W	114.64'
L18	N57°30'34"W	104.95'
L19	N51°40'34"W	142.27'

Residential Current Zoning SF-3

Setbacks:

- ROW Min: 50'
- Pavement: 31' B-B
- Front Yard: 25'
- Side Yard: 7.5'
- Rear Yard: 20'
- Min Lot Width: 80' At Building Line
- Min lot Depth: 90'
- Min Floor Area 2000 sq.ft.
- Min Height 35' 2.5 Stories
- Max Building Area 30%

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract No. 153 and the William Luttrell Survey, Abstract No. 740, City of Corinth, Denton County, Texas, being part of a tract conveyed to Long Lake Development, LLC, by deed recorded in Document No. 2023-119362 of the Official Public Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point for corner in the east line of Serendipity Hills Phase 1 Addition, an addition to the City of Corinth according to the plat recorded in Cabinet R, Page 163 of the Plat Records of Denton County, Texas, from which a 1/2" iron rod found in the south line of Farm to Markey Road 2181 (a variable width right-of-way) bears N 01°06'47"W, 309.95 feet;

THENCE departing said east line of Serendipity Hills Phase 1 Addition, over and across said Long Lake Development, LLC tract, the following:

N 88°53'13" E, 470.73 feet;  
N 85°31'01" E, 51.89 feet;  
N 88°53'13" E, 99.51 feet;  
S 01°06'47" E, 189.26 feet;  
S 22°45'09" W, 129.12 feet;  
S 32°40'10" W, 77.87 feet;  
S 39°35'20" W, 90.21 feet;  
S 00°13'18" E, 93.36 feet;  
S 22°16'41" E, 77.63 feet;  
S 26°18'47" E, 81.67 feet;  
S 01°28'01" E, 97.72 feet;  
S 07°41'52" E, 114.71 feet;  
S 10°43'21" W, 99.51 feet;  
S 19°18'25" E, 96.29 feet;  
S 08°45'43" E, 40.97 feet;  
S 11°01'02" E, 214.52 feet;  
S 16°22'37" E, 136.88 feet;  
around a non-tangent curve to the right having a central angle of 105°14'27", a radius of 49.99 feet, a chord of S 60°26'38" E - 79.45 feet, an arc length of 91.83 feet;  
N 75°44'26" E, 148.55 feet, to a point for corner in a north line of Lake Lewisville;

THENCE with the north lines of Lake Lewisville, the following:

S 41°38'24" E, 129.75 feet;  
S 33°47'24" E, 289.52 feet;  
S 15°05'21" E, 129.49 feet, to the northeast corner of Lot 70X, Block C, Long Lake, Phase 1, an addition to the City of Corinth according to the plat recorded in Document No. 2016-169 of said Official Public Records;

THENCE with the east lines of said Lot 70X, the following:

S 15°05'14" E, 49.73 feet;  
S 41°30'36" W, 212.09 feet to a point in the northeast line of a replat of Lots 15R-1 & 15R-2, Long Lake Phase 1, an addition to the City of Corinth according to the plat recorded in Document No. 2024-365 of said Official Public Records;

THENCE along the east, south and west lines of said Lots 15R-1 & 15R-2, Long Lake Phase 1, the following:

S 50°49'39" E, 175.22 feet;  
S 32°53'34" E, 115.97 feet;  
S 09°06'56" W, 114.64 feet;  
S 76°44'56" W, 231.02 feet;  
N 82°28'34" W, 208.90 feet;  
N 57°30'34" W, 104.95 feet;  
N 03°43'36" E, 269.75 feet, to a point in the south line of said Long Lake, Phase 1;

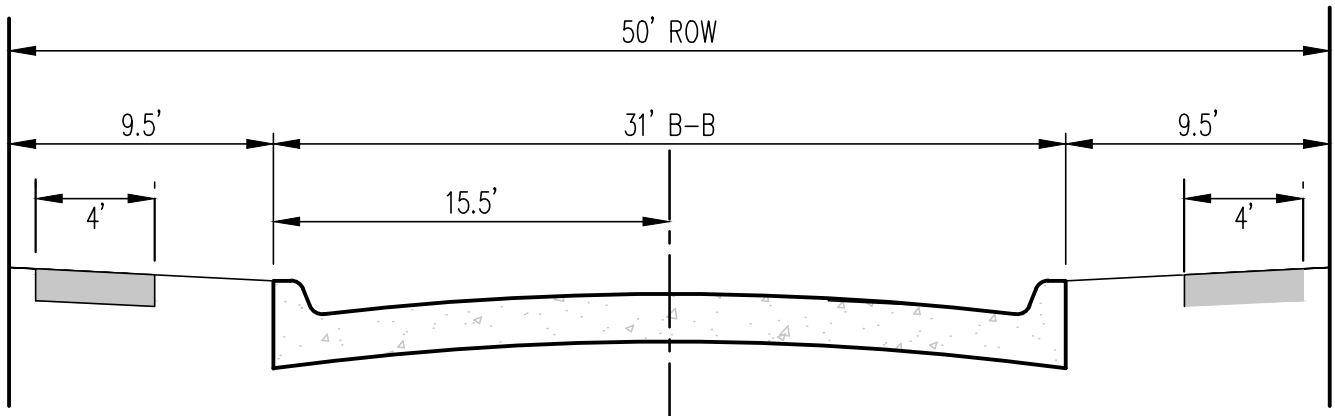
THENCE with the south lines of said Long Lake, Phase 1, the following:

N 51°40'34" W, 142.27 feet;  
S 28°12'56" W, 211.03 feet;  
S 83°35'16" W, 469.06 feet;  
N 83°10'34" W, 156.71 feet to the east line of The Bluffs at Pinnell Pointe, an addition to the City of Corinth, according to the plat recorded in Cabinet X, Page 732 of the Plat Records of Denton County, Texas;

THENCE with the east lines of said The Bluffs at Pinnell Pointe and the east line of Serendipity Hills, Phase 1, an addition to the City of Corinth, according to the plat recorded in Cabinet R, Page 163 of said Plat Records, the following:

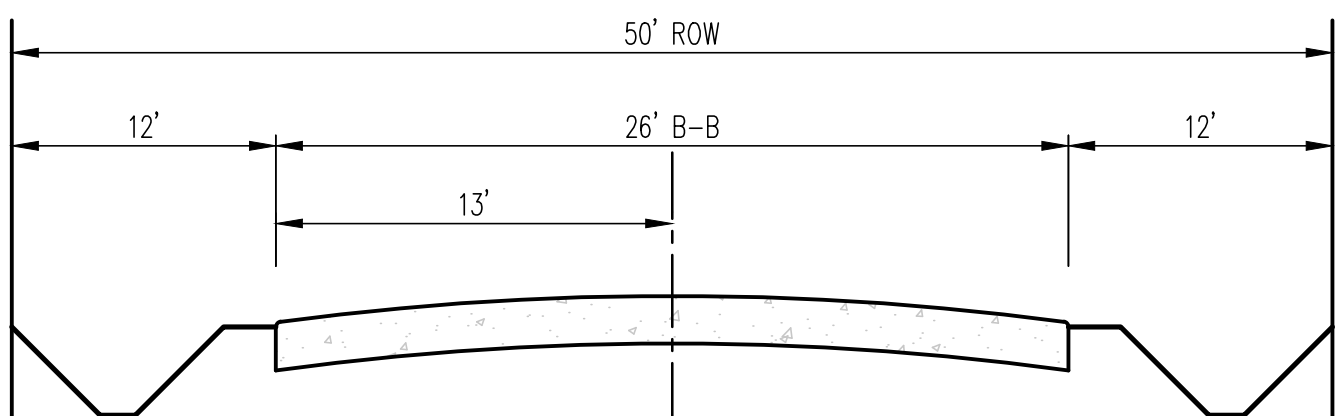
N 22°13'36" E, 439.35 feet;  
N 01°06'55" W, 147.92 feet;  
N 01°06'47" W, 1719.60 feet to the POINT OF BEGINNING with the subject tract containing 1,761,239 square feet or 40.432 acres of land.

TYPICAL RESIDENTIAL STREET SECTION



TYPICAL 50' ROW 31' BB PAVEMENT SECTION

RURAL RESIDENTIAL STREET SECTION



TYPICAL 50' ROW 26' BB PAVEMENT SECTION

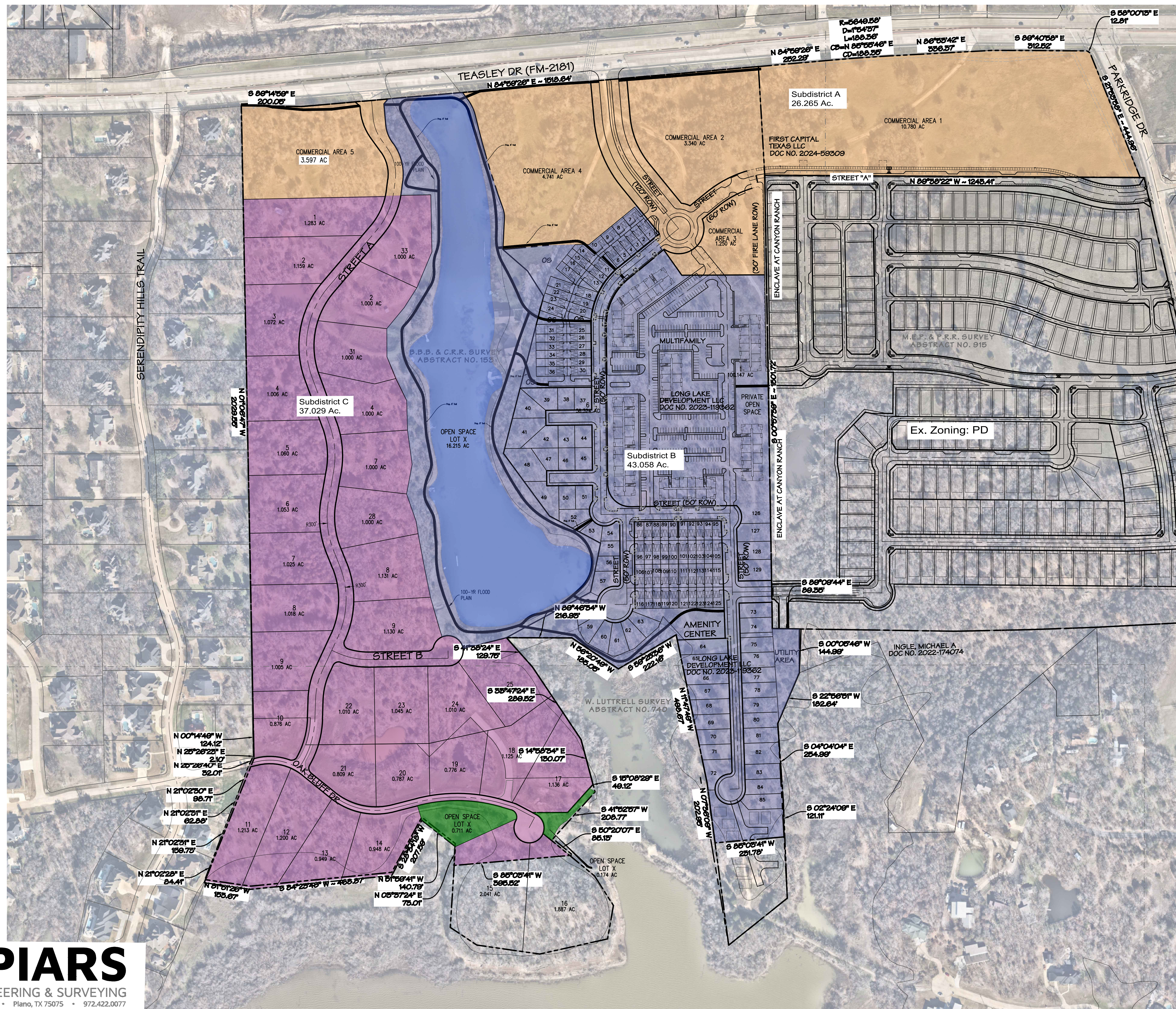


765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077  
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

## PRELIMINARY EXHIBIT CANYON RANCH ACRE LOTS

23 LOTS (SF-3)  
CITY OF CORINTH, DENTON COUNTY, TEXAS





## Attachment 3 Concept Plan

EXHIBIT D  
CONCEPT PLAN - KEY MAP  
**CANYON LAKE RANCH**  
106.352 ACRES  
OUT OF THE  
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 915  
B.B.B. & C.R.R. SURVEY ~ ABSTRACT NO. 135  
W. LUTTRELL SURVEY ~ ABSTRACT NO. 740  
CITY OF CORINTH, DENTON COUNTY, TEXAS

ENGINEER / SURVEYOR /  
Spars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Kevin Wier

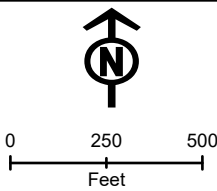


## Proposed Zoning Change

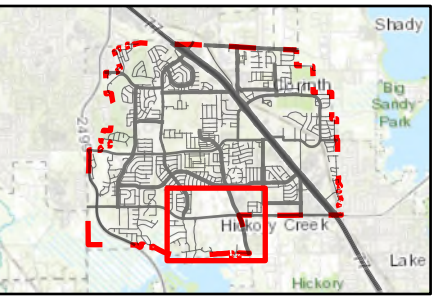
Canyon Lake Ranch PD-73  
Amendment (ZAPD25-0001)

- Area to be Amended
- Properties within 200 ft of PD-73

4/10/2025



1 inch equals 500 feet



This map is the property of the City of Corinth, and is not to be reproduced by any means, mechanical or digital, without written consent of the City. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of p







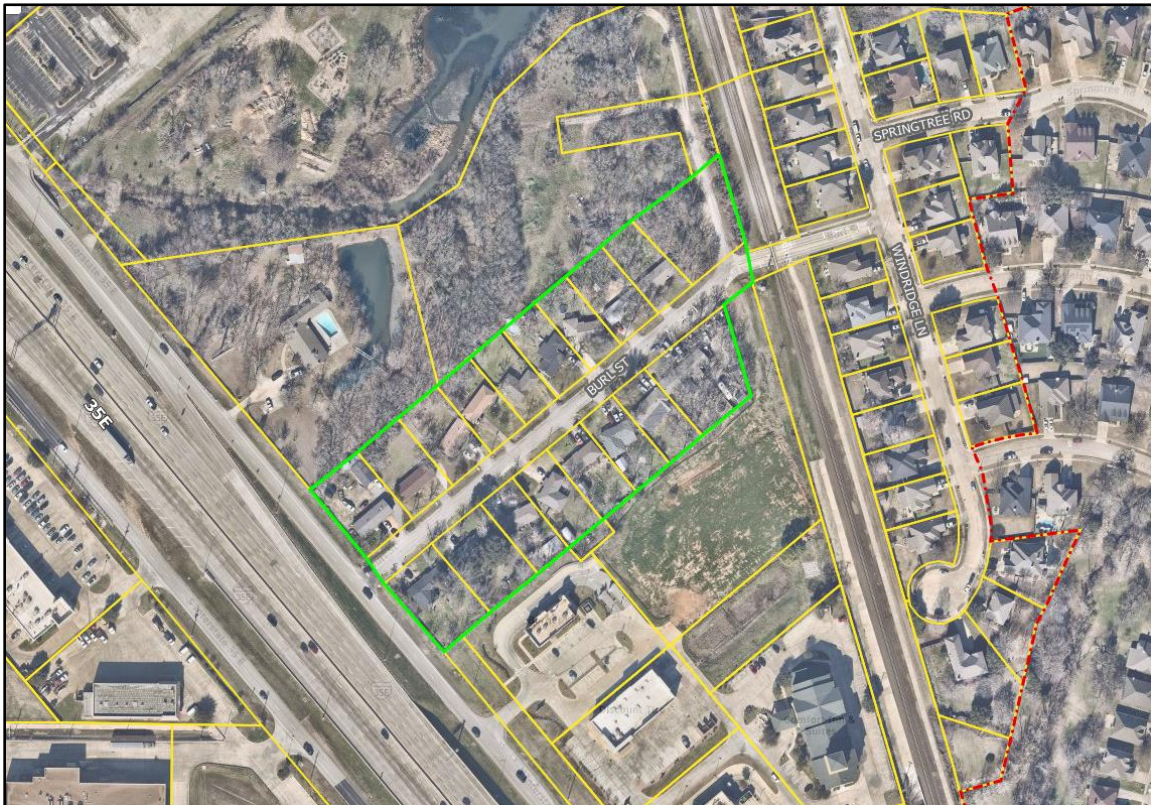
# CITY OF CORINTH

## Staff Report

<b>Meeting Date:</b>	4/28/2025	<b>Title:</b>	Gibson Heights Planned Development (PD) Rezoning Request (Case No. ZAPD25-0004)
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

### Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to 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, from C-2 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential on approximately ±6.2 acres generally located at 99-115 Burl Street..



**Aerial Location Map**

### Item Summary/ Background

The Gibson Heights neighborhood, originally subdivided in 1959, is one of the oldest neighborhoods in the city. The neighborhood consists of one street, Burl Street, with 18 lots that are single family in use. In 2000, the City initiated a rezoning for this area to C-2 Commercial. Recently, two homes on Burl Street burned to the point of needing to be rebuilt; however, they are a non-conforming use within the C-2 district and cannot be rebuilt under the current zoning. Existing homes on Burl St became legal non-conforming uses when the City rezoned the properties to C-2.



### Dimensional Standards

As stated in UDC Subsection 2.06.03, the purpose of a PD District is to “... encourage quality and better development in the city by allowing flexibility in planning and development projects... and permit new or innovative concepts in land utilization and or diversification that could not be achieved through the traditional [base] zoning districts.”

The following table provides a summary of dimensional standards that either deviate from the current UDC regulations or are offered as additional provisions to create an innovative and unique project. These modifications are in keeping with the Envision 2040 Comprehensive Plan Land Use and Development Strategies for the Neighborhood Land Use and promote “Traditional Neighborhood Design and New Urbanism Concepts”. The modification to allow for a 60’ wide lot would result in all lots conforming to the PD zoning, as some lots are slightly less than the required 70’ width in SF-4 zoning.

SF-4 Base		Dimensional Standards Modification
<b>Front Yard Setback</b>	25’	25’
<b>Side Yard Setback:</b>		
<b>Interior Lot</b>	5’	5’
<b>Corner Lot</b>	15’	15’
<b>Rear Yard Setback</b>	20’	20’
<b>Garage Setback</b>	25’	10’ behind front building façade (not to include porch)
<b>Minimum Lot Area</b>	7,500 SF	7,500 SF
<b>Maximum Density</b>	N/A	N/A
<b>Minimum Lot Width:</b>	70’ at building line	60’
<b>Minimum Lot Depth</b>	100’	100’
<b>Minimum Floor Area</b>	1,500 sq. ft.	1,500 sq. ft.
<b>Maximum Height (feet/stories)</b>		
	35’/2.5	36’ / 2.5
<b>Maximum Building Area (all buildings)</b>	30%	50%

Additional requirements for this PD are listed below:

- A 2-car garage and 2-car driveway will be provided for each new dwelling unit.
- All new homes are required to have a 70 square foot minimum front porch.
- Garages shall be set back from the main façade of the building (not to include the porch) a minimum of 10’.

**Compliance with the Comprehensive Plan**

The rezoning request for the subject property is in accordance with the Land Use and Development Strategy designation, Mixed-Use Node, as set forth in the Envision Corinth 2040 Comprehensive Plan, as single family uses are recommended as one of the uses allowed in a Mixed-Use Node.



**Public Notice**

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Lake Dallas ISD.
- The Applicant posted “Notice of Zoning Change” signs around the perimeter of the site.
- The Public Hearing notice was posted on the City’s Website.

**Letters of Support/Protest**

As of the date of this report, the City has received one (1) letter of support and no letters of opposition. Letters received after this date will be presented to the City Council at the time of Public Hearing. See Attachment 2 – 200’ Buffer Map and Correspondence from Property Owners

**Staff Recommendation**

Staff recommends approval as presented.

**Motion**

“I move to recommend approval of Case No. ZAPD25-0004 – Gibson Heights Planned Development as presented.

**Alternative Actions by the Planning and Zoning Commission**

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request

**Supporting Documentation**

**Attachment 1 - Gibson Heights PD Ordinance and Associated Exhibits**

- A. Exhibit A – Legal Description
- D. Exhibit B – PD Development Standards

**Attachment 2 – 200’ Buffer Map and Correspondence from Property Owners**

**EXHIBIT “A”**  
**LEGAL DESCRIPTION**

99 Burl Street, GIBSON HEIGHTS BLK 1 LOT 1(W 1/2 OF)  
101 Burl Street, GIBSON HEIGHTS BLK 1 LOT 1(E 1/2 OF)  
103 Burl Street, GIBSON HEIGHTS BLK 1 LOT 15  
105 Burl Street, GIBSON HEIGHTS BLK 1 LOT 2(NE CORN),3(PT)  
107 Burl Street, GIBSON HEIGHTS BLK 1 LOT 4  
109 Burl Street, GIBSON HEIGHTS BLK 1 LOT 5  
111 Burl Street, GIBSON HEIGHTS BLK 1 LOT 6  
113 Burl Street, GIBSON HEIGHTS BLK 1 LOT 7  
115 Burl Street, GIBSON HEIGHTS BLK 1 LOT 8  
115 Burl Street, GIBSON HEIGHTS BLK 1 LOT 9  
114 Burl Street, GIBSON HEIGHTS BLK 1 LOT 10  
112 Burl Street, GIBSON HEIGHTS BLK 1 LOT 11  
110 Burl Street, GIBSON HEIGHTS BLK 1 LOT 12  
108 Burl Street, GIBSON HEIGHTS BLK 1 LOT 13  
106 Burl Street, GIBSON HEIGHTS BLK 1 LOT 14  
104 Burl Street, GIBSON HEIGHTS BLK 1 LOT 15  
102 Burl Street, GIBSON HEIGHTS BLK 1 LOT 16 (E 1/2 OF)  
100 Burl Street, GIBSON HEIGHTS BLK 1 LOT 16(W 1/2 OF)

**EXHIBIT “B”**  
**PLANNED DEVELOPMENT STANDARDS– GIBSON HEIGHTS**

**SECTION 1: PURPOSE AND BASE DISRICT**

**A. Purpose**

The regulations set forth herein provide development standards for single family residential uses within the Gibson Heights Planned Development District (PD). The boundaries of the PD are identified by address and legal description, Exhibit “A” to this Ordinance, and the Property shall be developed in accordance with these regulations. Any use that is not expressly authorized herein is expressly prohibited in this PD. The regulations set forth herein.

**B. Base District**

In this PD, the “SF-4” Single-Family Residential District (Detached) regulations of the Corinth Unified Development Code (UDC), Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein. If a change to the PD is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

**SECTION 2 – USES AND AREA REGULATIONS**

**A. Purpose**

The Gibson Heights Planned Development is intended to provide quality residential development utilizing the location and concepts outlined in the Envision Corinth 2040 Comprehensive Plan by promoting variation in standards provided for in the Unified Development Code along with modifications to the standards outlined in the UDC for SF-4 Single Family developments.

**B. Permitted Uses and Use Regulations**

In the proposed PD, no building, or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the SF-4 Single Family Residential District (Detached) regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the SF-4, Single Family Residential (Detached) District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the proposed PD District.

**C. Dimensional Regulations**

UDC Subsection 2.08.04 Residential Dimensional Regulations Chart for the SF-4 Single Family Residential (Detached) District shall apply, except as modified in Table A – Dimensional Requirements below:

Table A – Dimensional Requirements:

	SF-4 Base:	Modification
Front Yard Setback	25’	25’
Side Yard Setback:		
Interior Lot	5’	5’

Corner Lot	15'	15'
Rear Yard Setback	20'	20'
Garage Setback	25'	25'
Minimum Lot Area	7,500 SF	7,500 SF
Maximum Density	N/A	N/A
Minimum Lot Width:	70' at building line	60'
Minimum Lot Depth	100'	100'
Minimum Floor Area	1,500 sq. ft.	1,500 sq. ft.
Maximum Height (feet/stories)		
Maximum Building Area (all buildings)	35'/2.5 30%	35' / 2.5 30%

(1) Corner Lot is the lot where Lot sides to street ROW only.

Justification: These departures from the base district in subsection 2.04 are necessary to allow for new development that is consistent with existing single family development within the PD. These departures will also allow the property to be developed in accordance with the overall density outlined in the Envision Corinth 2040 Comprehensive Plan.

D. Development Standards

Except as otherwise set forth, the Development Standards of Subsection 2.04.04, SF-4, Single Family Residential (Detached) of Subsection 2.04, “Residential Zoning Districts” of the UDC, for the SF-4 Single Family District (Detached and all other requirements of the UDC shall apply to development within the proposed PD, Saddlebrook.

- UDC Subsection 2.07.07 Accessory Buildings and Uses shall apply, as may be amended.
- UDC Subsection 2.09.01 Landscaping Regulations for Attached, and Detached Single Family Developments shall apply.
- UDC Subsection 2.09.02 Tree Preservation shall apply.
- UDC Subsection 2.09.03 Vehicular Parking Regulations and Pedestrian Oriented Street Design shall apply, except as modified below:
  - Two car garage spaces shall be provided to accommodate off-street parking requirements for single family dwellings.

5. **UDC Subsection 2.04.04.C.2 Garage Regulations** shall apply, except as modified below:

- a. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation. In conjunction with this standard is the minimum/maximum primary façade setback requirement of 10'(minimum) which requires the front porch and/or front façade of the home to define the streetscape.
- b. Garage doors facing the public street shall be decorative with either hardware and/or glass inserts.
- c. The following are examples of decorative garage doors that generally comply with this section.



6. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, except as modified below:



- a. Exterior wall materials – Each façade (excluding doors and windows) shall consist only of masonry construction materials and/or fiber- reinforced cementitious board as presented in Exhibit “G”— Representative Product Types.
- b. Each building shall include at least four of the following architectural elements; however, a Covered Front Porch shall be required for each front façade for all lots (min. 70 square feet).
  - i. Metal roof accents;
  - ii. Dormers;
  - iii. Offsets within each building (a minimum 5 feet to receive credit);
  - iv. Covered Front Porches (a minimum of 7' depth & seventy (70) square feet in size, including the front door entrance area);
  - v. Stoops (a minimum of 2 feet tall by 4 feet wide);

- vi. Varied roof height in building (a minimum of 10-foot difference)
  - vii. Sconce lighting;
  - viii. Decorative banding or molding;
  - ix. Awnings or canopies – awning or roof overhang over garage door shall be required for all front-loaded lots as generally shown on Exhibit “G” – Representative Elevation Imagery
  - x. Front porch columns;
  - xi. Bay windows; and
  - xii. Shutters
- 7. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall apply.
  - 8. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply.
  - 9. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
  - 10. **UDC Subsection 4.01 Sign Regulations** shall apply.
  - 11. **UDC Subsection 3.05.09 Lot Standards** shall apply.

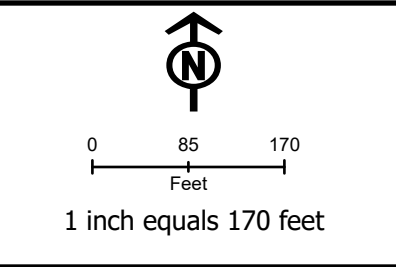


## Proposed Zoning Change

Gibson Heights PD (ZAPD25-0004)

-  Area to be Rezoned
-  Properties within 200 ft of area to be rezoned from C-2 Commercial to a Planned Development (PD) with a base zoning district of SF-4 Single Family.

4/10/2025



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boundaries.







Planning and Zoning Commission Meeting  
Date: **MONDAY, April 28, 2025 at 6:30 P.M.**

City Council Regular Meeting  
Date: **THURSDAY, May 1, 2025 at 6:30 P.M. \* (see below for additional information)**

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

**PUBLIC HEARING NOTICE**

Dear Property Owner:

On Monday, April 28, 2025, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, May 1, 2025, at 6:30 PM and will consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- 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, from C-2 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential on approximately ±6.2 acres generally located at 99-115 Burl Street.

**Please note that the purpose of this rezoning is to allow for single family residential uses to be built or rebuilt as needed within the existing Gibson Heights Subdivision and is not being initiated for the purpose of developing a new residential subdivision.**

\*The May 1, 2025, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on April 28, 2025. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of the area to be rezoned, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208 (**3 days prior to public hearing**). Signed comments may be scanned and sent by email to Melissa Dailey, Director of Community and Economic Development, at [planning@cityofcorinth.com](mailto:planning@cityofcorinth.com). Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: ☒ Opposition: ☐ of the proposal.

I support this becoming<sup>a</sup> residential<sup>district</sup> zoning to both preserve the neighborhood feel and allow the fire victims to rebuild if they choose.

Name/Address/City: **(REQUIRED)**

Ben Thompson  
3203 Windridge Ln, Corinth TX  
(Please Print)

Signature: **(REQUIRED)**

(Signature)





CITY OF CORINTH

Staff Report

Meeting Date:	4/28/2025	Title:	UDC Multiple Text Amendment (ZTA25-0001)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement    <input checked="" type="checkbox"/> Proactive Government    <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health &amp; Safety    <input type="checkbox"/> Regional Cooperation    <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

Conduct a Public Hearing to consider testimony and make recommendation to City Council on a city-initiated request to amend Unified Development Code (UDC) Section 2, “Zoning Regulations” Subsection 2.09.01 Landscape Regulations, Subsection 2.07.03 Use Chart and Subsection 2.09.06 Nonresidential Architectural Standards.

Item Summary/Background/Prior Action

The proposed amendments are to 1) correct errors and omissions; 2) establish new development standards and/or revise existing development standards; 3) update the Use Chart; 4) update and create new architectural standards for Industrial Use.

Staff has identified 7 amendments to the Unified Development Code Section 2 ‘Zoning Regulations’ which will clarify and enhance regulations to allow for higher quality developments in the city. The proposed amendments include updates to the Landscaping Requirements, Use Chart and Nonresidential Architectural Standards sections.

The proposed amendments are as follows:

1. Section 2.09.01.A.1.a.iii – This section addresses commercial use landscaping along street right of ways. The section provides language that requires a shade tree to be planted along the landscape edge every 30’. There is additional conflicting language in section 2.09.01.A.1.a.iii that states “The number of required trees shall be calculated solely on the area of the required landscaped edge.” Staff recommends removing the text for calculating the number of trees required based on the area of landscaped edge which conflicts with the 30’ center linear planting requirement.
2. Section 2.09.01.A.1.b – This section requires screening of commercial parking lots along the landscape edge. Staff recommends changes to this section shown underlined: “Where parking lots, drives, and access easements abut the landscaped edge, opaque, evergreen shrubs (5 gallon minimum) shall be planted to form a contiguous buffer along the common boundary line.” Additionally, staff recommends additional language to this section: “A minimum height requirement for shrubs shall be four (4) foot tall within two (2) years from the date of planting within the landscape edge”. Staff recommends these amendments to provide clarity on the type and size of plantings for the standards.
3. Section 2.09.01.A.2.c – This section addresses commercial parking lot landscaping. Staff is recommending additional landscaping for parking lots for aesthetics and reducing urban heat island effect. Current UDC text states: “There shall be one (1) shade tree (3" caliper minimum) or an ornamental (per Table 15: Recommended Plant Material List) tree for every ten (10) parking spaces or fraction thereof.” Staff recommends this section be updated to require that landscape islands be provided for every 10 parking spaces minimum and at the end of all parking rows. Islands shall include one shade tree or ornamental tree and ground cover consisting of natural landscape materials, such as native plantings or ornamental grasses with a rock/crushed rock landscape base or mulch base. Staff recommends these modifications to enhance the aesthetics of parking lots and provide shade.

4. Section 2.09.01.B.2.B.b.1 – This section provides for Residential Landscaping Requirements, which do not allow for trees to be planted within the parkway (public row-of-way). Specifically, the text states “No trees are to be planted within the parkway, the area between the back of curb and the right-of-way/property line.” Staff recommends replacing this section to allow the planting of trees within the parkway if approved by the planning director, which would help streets to be more pedestrian friendly and enhance walkability.
  
5. Section 2.07.03 “Use Table” - The use “Institution for the Care of Alcoholic, Psychiatric, or Narcotic Patients” is Permitted in C-1 and C-2 in the use chart, which staff recognizes as a use that should be permitted through a specific use permit as this approach provides a balanced method for allowing these essential facilities while ensuring compatibility with surrounding areas.
  
6. Section 2.09.06.D – Staff is recommending additional design elements for nonresidential architectural standards to provide for higher quality commercial buildings with additional articulation. The UDC lists architectural elements to be included in building design based on the building square footage. Those design elements are listed in Table 17 in this Section. The purpose of this proposed amendment is to provide for additional elements to the table to allow more architectural creativity. They include colonnades, curved, convex or concave walls, breezeways, or courtyards, decorative fenestration, or curtain wall systems.
  
7. Section 2.09.06.F – This section addresses commercial building articulation. For nonresidential building articulation, the current code requires a minimum of 3 feet of depth articulation for facades every 30’, which staff identifies as difficult to achieve for certain developments. This proposed amendment would require instead a minimum of 18” of depth articulation for facades every 30’ which will provide for greater flexibility and would still encourage developers to provide more visual variety in the building design. The proposed amendments also include adding a minimum 15% glazing requirement for industrial building’s primary front facades. Glazing shall be incorporated at building corners that front a public street. Staff recommend these amendments to improve architectural quality, promote a more active and engaging streetscape, and support better working environments within industrial buildings.

### **Public Notice**

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publishment in the Denton Record-Chronicle
- The Public Hearing notice was posted on the City’s Website

### **Staff Recommendation**

Staff recommends approval of the proposed amendment as presented.

### **Motion**

“I move to approve the amendments to the Unified Development Code (UDC) Section 2, “Zoning Regulations” Subsection 2.09.01 Landscape Regulations, Subsection 2.07.03 Use Chart and Subsection 2.09.06 Nonresidential Architectural Standards.

**Alternative Actions by the Planning and Zoning Commission**

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request



# CITY OF CORINTH

## Staff Report

Meeting Date:	4/28/2025	Title:	Downtown Corinth Plan – ZTA25-0006
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement    <input checked="" type="checkbox"/> Proactive Government    <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health &amp; Safety    <input type="checkbox"/> Regional Cooperation    <input checked="" type="checkbox"/> Attracting Quality Development</div>		

**Item/Caption**

Conduct a Public Hearing to consider testimony and make a recommendation to City Council on an amendment to the City of Corinth Comprehensive Plan “Envision Corinth 2040” to adopt and incorporate the 2025 Downtown Plan.

**Item Summary/Background/Prior Action**

The Downtown Plan is a culmination of public and stakeholder input on initiatives and recommendations to create a vibrant, mixed-use Downtown and summarizes recommendations provided at a combined meeting of the City Council, Corinth EDC, and Planning & Zoning Commission. It is intended to provide a vision and set of recommendations for the redevelopment and creation of Downtown Corinth. Further, this plan builds on the concepts of the 2010 Comprehensive Plan and the more recently adopted Envision Corinth 2040 Comprehensive Plan. The intent of the Downtown Plan is to provide an added layer of clarity by establishing a vision to guide future development/redevelopment as well as to identify important tactics for implementation.

In February 2024, stakeholders were invited to attend a Downtown Corinth Visioning Workshop held at North Central Texas College Corinth Campus. The workshop was attended by approximately 30 participants including downtown property owners and their representatives, developers, architects and staff from various City departments. Following the workshop, a joint public meeting and workshop was held by the City Council, Economic Development Committee, and Planning & Zoning Commission to present and discuss recommendations that were developed from the Visioning Workshop. The recommendations in the Downtown Plan are a culmination of this community input.

To create sufficient development and synergy for success, this plan builds upon prior efforts of the 2019 Catalyst Plan and the Envision Corinth 2040 Comprehensive Plan by expanding the downtown area, providing more detail on envisioned design of the key corridors within the Study Area and outlining detailed recommended actions related to branding, road diets, complete streets policy, infill and development and ideas generated at Downtown Visioning Workshop. Staff recommends incorporating this downtown plan into the Comprehensive Plan to provide for the vision and guidance for future projects and developments Downtown.

**Public Notice**

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publishment in the Denton Record-Chronicle
- The Public Hearing notice was posted on the City’s Website

**Staff Recommendation**

Staff recommends approval of the proposed amendment as submitted

**Motion**

“I move to recommend approval of Case No. ZTA25-0006 as presented.”

**Alternative Actions by the City Council**

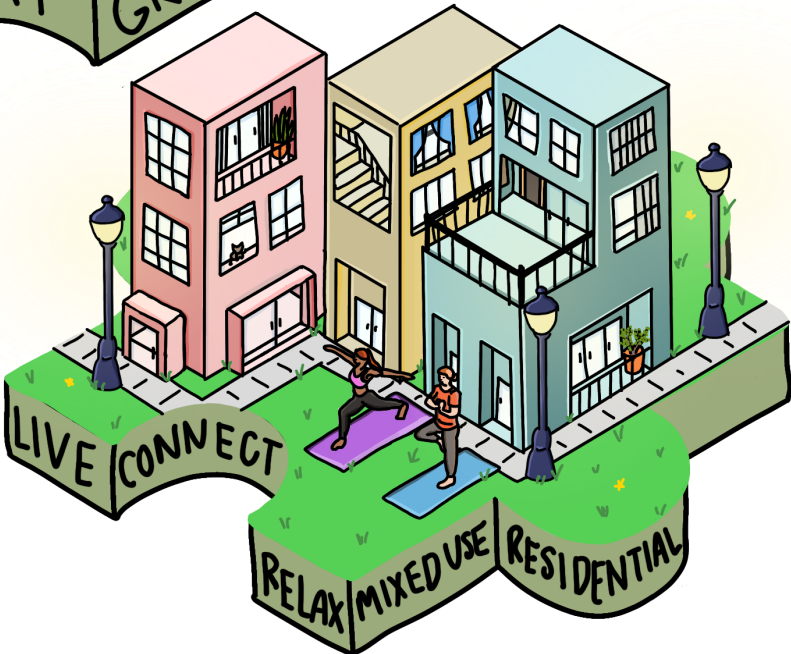
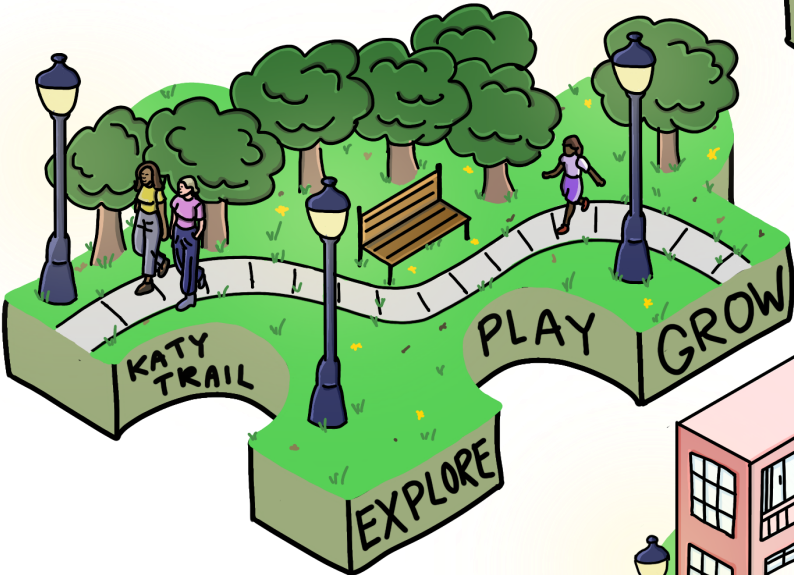
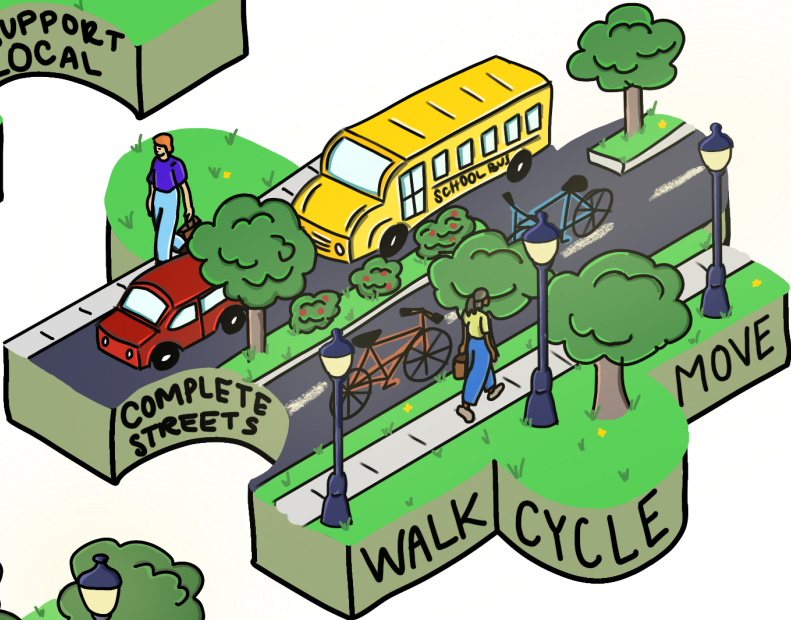
The City Council may also,

- Approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Deny the request

**Attachments**

**Attachment 1 – Downtown Corinth Plan 2025**

# DOWNTOWN CORINTH PLAN 2025





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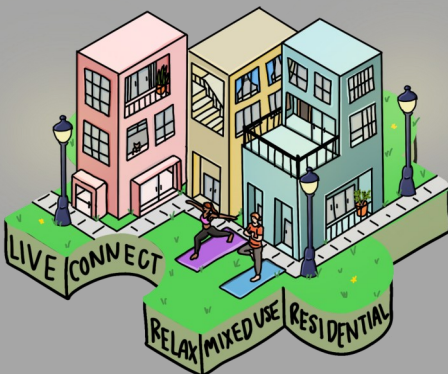
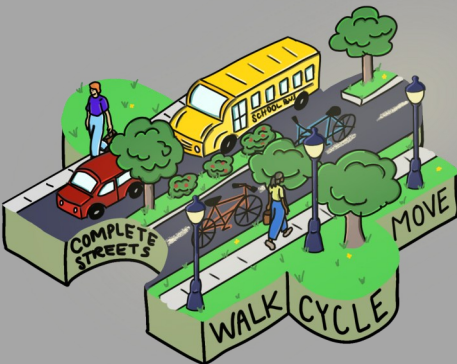
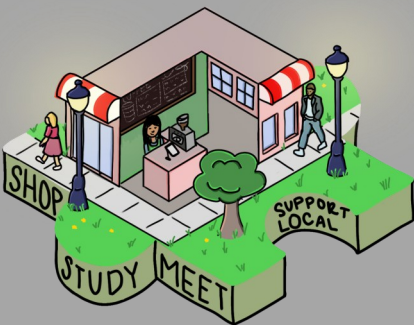
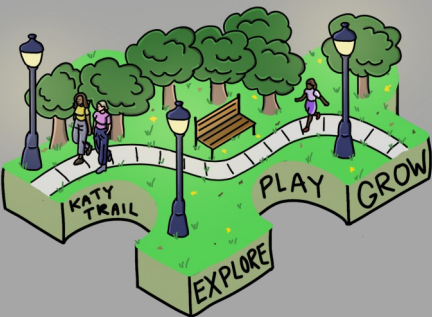
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# THE VISION—EXECUTIVE SUMMARY

Downtown Corinth is of significant importance to the City and surrounding area. Downtown investment creates a unique and vibrant gathering place for both locals and visitors, creates jobs, generates tax revenue, improves the quality of life, and breathes energy into the entire city, including nearby neighborhoods and districts. Community input and plans created from that input have called for a place that is welcoming, vibrant, and bustling with activity and a place that offers people of all ages an opportunity to enjoy a variety of unique shopping experiences, restaurants, entertainment, recreational spaces, employment, and multi-generational housing options. Together, these elements enable residents of all ages and preferences to stay and thrive in their own complete community and provide a vibrant central place that attracts visitors.

Downtown streets are envisioned to be lined with street trees, wide sidewalks, and gathering spaces including the Commons at Agora and City Hall, which serve as the focal point for downtown and have established a central community space for events and festivals, such as a weekend Farmers Market or concerts. Throughout the day, these downtown streets will be active with numerous cafes, restaurants, and shops unique to Corinth, providing the opportunity to create a regional destination.

Street design improvements along North Corinth Street and Corinth Parkway provide an opportunity for enhanced safety for all users, including pedestrians and cyclists, with parallel on-street parking, bike lanes, and a central landscaped boulevard with streetlight enhancements that create a sense of intimacy for the area. The existing streets and envisioned future streets will establish a grid pattern which enables a higher level of connectivity and additional opportunities for development fronting a street. Corinth Parkway would no longer be only a pass-through for drivers but would become a central street where residents can stroll through and shop and dine conveniently and in comfort. The east and west sides of I-35E can be better linked with enhanced pedestrian connections and Old US Highway 77 has been reimagined to host eclectic dining options and retail with views of Agora Park and North Central Texas College (NCTC). Wayfinding and other iconic installations such as the gateway arches would announce the arrival to Downtown Corinth and signify an inviting place.

Downtown Corinth is a Trail-Oriented Development (TrOD) that capitalizes on its location along the regional Denton Katy Trail, allowing trail users to connect from regional greenbelt trails such as the Lake Ray Roberts greenbelt to the local mountain biking trail network along Lynchburg Creek near City Hall. The new trailhead offers amenities and has captured the untapped market, further activating downtown as a regional destination for outdoor enthusiasts and residents seeking an active and interesting lifestyle.

New restaurants, boutique hotels, and family-oriented entertainment venues will benefit from the synergy created by a vibrant mix of residential living, shops and restaurants, and places to work and play, and are an integral part of a place where residents and visitors experience a day full of activities without needing to leave Corinth. The North Central Texas College Corinth Campus serves as a major resource providing educational, cultural, and workforce development offerings. Located in the heart of N. Corinth St., an opportunity exists to expand the activity around the campus with the development of a mix of residential units and retail space at the ground level and utilization of structured parking.

It takes many initiatives to come together to create a vibrant Downtown Corinth. These initiatives are outlined in this document in the recommendations Chapter, and form the puzzle pieces that are needed to fit together to result in an incredible center of the city for citizens and visitors alike.

# ACKNOWLEDGEMENTS

## City Council

Bill Heidemann, Mayor  
Sam Burke, Mayor Pro Tem  
Scott Garber, Councilmember  
Lindsey Rayl, Councilmember  
Tina Henderson, Councilmember  
Kelly Pickens, Councilmember

## Planning and Zoning Commission

Alan Nelson, Chair  
Mark Klingele, Vice-Chair  
Katie Beth Bruxvoort, Commissioner  
Rebecca Rhule, Commissioner  
Adam Guck, Commissioner

## Corinth Economic Development Corporation

Nick Kokoron, Chair  
Melanie Moore, Vice Chair  
Ashley Ingle, Secretary  
Andrea Brainard, Director  
Janie Mann, Director  
Randy Clark, Director  
Michael Lane, Director

## Downtown Stakeholders-Visioning Workshop

Dr. Roxanne Del Rio, NCTC  
Lance Lilly, Resident/Architect Facilitator  
Jason Rose, Developer/Architect Facilitator  
Alan Nelson, P & Z Commission/Architect Facilitator  
Cesar Molina, DCTA  
Nadia Christian, Developer/Wolverine  
JR Thulin, Developer/Greystar  
John Arnold, Developer/Skorburg Company  
Adam Shiffer, Developer/Skorburg Company  
Dru Guillot, Developer/Belton  
Sean Wilson, Developer/Belton  
Katie Beth Bruxvoort, P & Z Commission  
Steve Holzworth, Realtor/Former City Councilmember  
Grady Ray, Former EDC Chair  
Nick Kokoron, EDC Chair  
Silvia Pinnell, Pinnell Square/Property Owner  
John Hoeffler & Robert Fritts, Property Owner



## Downtown Visioning Workshop

Hosted by NCTC Corinth Campus

A downtown visioning workshop was held on February 9, 2024 to kick off the downtown plan initiative. A special thanks to North Central Texas College (NCTC) for generously providing the meeting space and the time commitment of the volunteers and community partners to provide thoughtful input on what is possible for the future of Downtown.

We also acknowledge the other previous plans, studies, Planned Development entitlements that have helped to inform this planning effort and that served as a catalyst for Downtown Corinth:

- 2010 Comprehensive Plan, Freese & Nichols
- 2019 Master Planning Concept, Catalyst Urban Development
- Envision Corinth 2024 Comprehensive Plan

## Staff

Melissa Dailey, AICP, CEcD, CNU-A, Director of Community & Economic Development  
Michelle Mixell, AICP, CNU-A, Planning Manager  
Deep Gajjar, Planner  
Miguel Inclan, AICP, CNU-A, Planner  
Mathew Lilly, CNU-A, Planner  
Emma Crotty, Economic Development Coordinator & Management Assistant  
Glenn Barker, Director of Public Works  
Tristan Cisco, Engineering Project Manager

# Chapter 1: Introduction

With the adoption of the Envision Corinth 2040 Comprehensive Plan in July of 2020, City leaders began taking steps to create catalyst opportunities within the area of study (see right) that would result in a new Downtown Corinth, including acquiring key parcels of land to strategically activate important future multifamily and mixed-use downtown developments.

This included efforts to facilitate a mix of residential units downtown. The result of this initiative was the development of Walton Ridge, a mix of single-family residential sizes and types, and The Heyward, a high-quality, two phase multi-family development. Both are under construction at the time of this report.

The Commons at Agora which opened in June 2024, provides an important central community gathering place and serves as the jewel of Corinth’s Park System. The park includes a playground, natural tree grove, interactive fountain, stage, and restrooms along with the adjacent street grid set the stage for continued downtown development. The park is well programmed, attracting thousands from both within and outside Corinth, and has served as a catalyst in drawing residents to the downtown area and creating excitement for future development.

By January 2024 , five multifamily projects and two single family developments were approved within walking distance from City Hall and The Commons at Agora.

To create sufficient development and synergy for success, this plan builds upon prior efforts of the 2019 Catalyst Plan and the Envision Corinth 2040 Comprehensive Plan by expanding the downtown area, providing more detail on envisioned design of the key corridors within the Study Area (shown right), and outlining detailed recommended actions related to branding, road diets, complete streets policy, infill and development and ideas generated at Downtown Visioning Workshop.



Area of Study

The focus of the Downtown Plan included the following key street corridors located on the east side of I-35 including:

- 1. **Corinth Parkway** (includes I-35 underpass connection which links to the south west side of I-35 developments)
- 2. **North Corinth Street**
- 3. **Walton Drive** (a key east/west connector)
- 4. **Old Highway 77** (an important north/south connector); and
- 5. **I-35 Service Road** (east side of I-35)

The Downtown Plan is intended to provide a vision and set of recommendations for the redevelopment and creation of Downtown Corinth. Some additional study will be needed to refine recommendations, such as a circulation study that examines the potential of a road diet and complete street for Corinth Parkway and the creation of a street grid throughout downtown.

Further, this plan builds on the concepts of the 2010 Comprehensive Plan and the more recently adopted Envision Corinth 2040 Comprehensive Plan. The intent of the Downtown Plan is to provide an added layer of clarity by establishing a “Vision Story” to guide future development/redevelopment as well as to identify important tactics for implementation.



# Chapter 2: Prior Planning Initiatives

Several plans completed over the past 14 years laid the foundation for the planning and development of Downtown Corinth and its immediate environs. The plans are listed below. It is important to note that each subsequent planning effort more clearly defined and articulated the Community’s goals for what was imagined as “Center of Town”. These plans were essential in guiding staff and the elected and appointed officials decision-making to ensure the groundswell of development experienced over past four years has met the intent and expectations the community.

## Key Prior Plans:

**2010 Comprehensive Plan by Freese and Nichols** — The 2010 plan identified the area immediately around City Hall (east along Corinth Parkway to the Community Park and north along the west side of Shady Rest and south of the existing Somerset and The Oaks of Corinth single-family neighborhoods) developing with mixed use residential and commercial. The development included options for both vertical or horizontal mix of apartments, condos over retail/store fronts or office space, live/work options, all being pedestrian oriented, and imagining an 80% non-residential to 20% residential in this area.

**2019 Master Planning Concept by Catalyst Urban Development** — This plan identified the need for a grid pattern of streets, a central unifying place, a new City park (Agora Park), and associated retail and multifamily developments as well as an expanded grid pattern of streets. The plan also made recommendations for land assembly and regional drainage improvements and called for development of “Places for People, Center of Town, Exciting College Experience, Transit-Oriented Focus, Family Center, Mixed Use Convenience, Great Streets, Restaurants, etc.”

## 2019 Master Planning Concept



NCTC Expansion along a College Green



Performance Pavilion activating the Village Green



Mixed-Use Buildings around the Village Green at City Hall



Apartments, townhomes and home offices on street grid



Main Street from City Hall to NCTC w/ pkg on Corinth Pkwy



Hotel and Low-Rise Office along I-35 with Promenade



2040 Envision Corinth Comprehensive Plan by Kimley Horn

The 2040 Envision Corinth Comprehensive Plan, adopted by City Council in July of 2020, established a clear vision and goals to create a new downtown with development focused a new city park, Commons at Agora. The park and other planned developments would be a catalyst to bring much needed retail to Corinth in mixed use developments. Downtown Corinth would be a central gathering place for residents and a destination in the area.

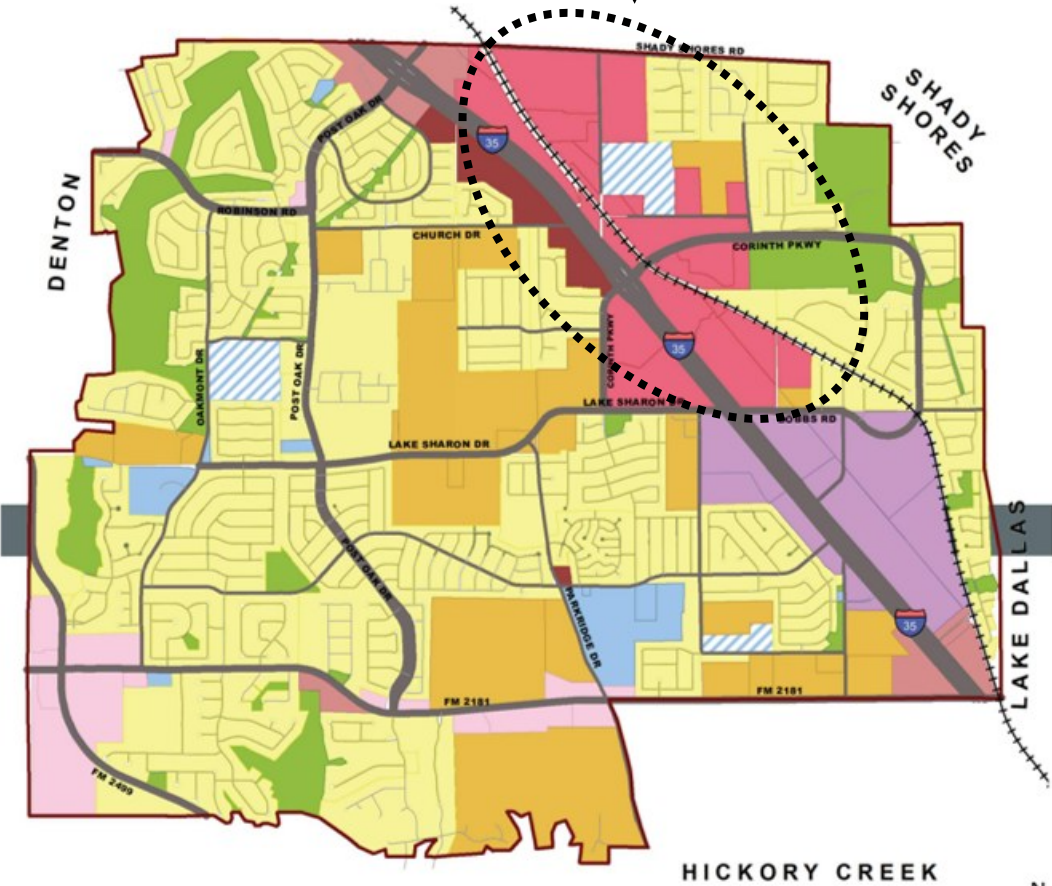
- The 2040 plan built upon the prior two plans by expanding the area shown in the 2019 Master Planning Concept to include mixed use development continuing northward to Shady Shores Road and to include areas on both the east and west sides of I-35 along Corinth Parkway south to Lake Sharon Drive.
- The new Downtown was identified as Mixed Use—Transit Oriented Development (TOD) and Mixed Use Node which called for a range of housing types, walkable neighborhoods with greens and access to retail and services centered around the City Hall, NCTC College, a new City Park, an envisioned transit stop and the Denton-Katy Regional Trail. Also identified were regional stormwater concepts, streetscape improvements to including on-street parking, trees, smaller scale plazas, and greens to activate surrounding uses. Further, the plan aimed to preserve and integrate sensitive lands in development design, and provide for a mix of housing types that attract and retain residents throughout the life-cycle.

2040 Comprehensive Plan

Envisioned  
New Downtown Area

LEGEND

- Corinth City Limits
- Neighborhood
- Mixed-Residential
- Mixed Use - TOD
- Mixed Use - Node
- Retail/Commercial
- Corridor Commercial
- Office/Employment
- Institutional/Public/Civic
- Educational
- Parks/Open Space
- Railroad
- Highway
- Major/Minor Arterial
- Collector
- Local





**Tax Increment Reinvestment Zone (TIRZ)** - A TIRZ was created in 2019 that includes the Downtown Study Area. The TIRZ captures the tax increment created by new development since the 2019 base year for the purpose of reinvestment into the TIRZ zone for public realm improvements. The TIRZ is an important tool for funding much needed public infrastructure improvements and enhancements to bring Downtown Corinth to fruition.

**Downtown Developments Entitled Since 2020**—Commons at Agora, Walton Ridge Single Family, Heyward Multifamily, City Center Mixed Use Multifamily & Retail, The Belton 55+ Active Senior Multifamily, Greenway Trails Multifamily, and Murillo Market townhomes.

**Commons at Agora**—The Commons at Agora opened in June 2024. The park is a catalyst project envisioned by city leaders to create the unifying central gathering space for Downtown Corinth. Below is a the concept plan followed by an image from opening day. The park has indeed been a catalyst for drawing thousands of both local residents and those from the surrounding area for programmed events and daily use.





Three developments under construction or soon to be under construction are shown on the map below:



In addition to multiple developments in the Downtown core, multiple residential and mixed-use projects located southwest of I-35E along Corinth Parkway will be important in further activating and sustaining future development Downtown. These residential projects approved since 2021 will bring over 1,700 new dwelling units within 1/4 - 3/4 of a mile of Downtown Corinth and provide important density to support desired retail and restaurant uses envisioned by the community. The new residential homes are a short walk or bike ride to downtown along Corinth Parkway by way of the I-35E Overpass connection.

New Residential Projects approved since 2021 and located southwest of I-35 along Corinth Parkway and Lake Sharon within a short 1/4 to 3/4 of a mile walk or bike ride of Downtown Corinth:

- Parkway District: 293 multifamily with retail
- Timber Ridge: 55 townhouses
- Oxford at the Boulevard: 172 multifamily
- Corinth Groves: 364 multifamily with retail
- Ashford Park: 455 single family
- Oak Ridge Park: 321 single family
- Taylor Estates: 44 single family



# Chapter 3: Community Engagement

The planning initiatives described in Chapter 2 incorporated community input throughout those processes to ensure the vision for Downtown Corinth aligns with the desires of the community. The planning process led by Catalyst Consulting in 2019 included a series of community meetings to gain input from residents and other stakeholders. Residents were asked to relay the core values and desires that were most important to them.



In this most recent planning process, stakeholders were invited to attend a Downtown Corinth Visioning Workshop held at North Central Texas College Corinth Campus on February 9, 2024. The workshop was attended by approximately 30 participants including downtown property owners and their representatives, developers, architects and staff from various City departments. Following the workshop, a joint public meeting and workshop was held by the City Council, Economic Development Committee, and Planning & Zoning Commission to present and discuss recommendations that were developed from the Visioning Workshop.

The Visioning Workshop included the following key components:

1. **Review of recent Zoning Entitlements and City owned properties**—Step 1 consisted of a graphic overview of recent zoning entitlements in and around the envisioned Downtown area and identification of City owned properties that were strategically acquired to reserve important parcels necessary for Downtown activation.
2. **Sharing of Transformational Development Examples**—Step 2 included a review of a variety of “before & after development images” of street corridors that were successfully transformed with thoughtful redevelopment and infill. The purpose as to show the group what is possible for creating Downtown Corinth.
3. **Nominal Group Facilitation Technique (NGT)** - Step 3 was a structured facilitator lead discussion designed



to develop a collection of ideas of what is possible and compile a list of key priorities based on the co the group.

4. **Design Break Out Groups**—Step 4 was to examine and imagine future improvements to key Downtown Corridors in term of character and elements of design. Two groups were formed and used photos, notes, and drawings to identify opportunities for future development, gateways, building form and streetscape, on-street parking, etc.



Utilizing the Nominal Group Technique as a visioning tool, participants in the visioning workshop were asked the following questions:

What do you perceive to be the Opportunities/Challenges facing the redevelopment/development of downtown? Consider among others, the following elements:

- Gateways/Workforce/Public Realm
- Streetscape design/Street Life and Activity/Access/Trails/ Pedestrian Mobility
- Housing Types/Shopping Recreation
- Marketing/Wayfinding Signs/Signage
- 

Considering your Best-Case Scenario – When You visit Downtown Corinth 5 to 10 years from now . . .

- What does the new downtown look like?
- What are the people doing? How are people getting around? What are people visiting?
- What does living hear look like? What housing options are available?
- What businesses and shops are here? Where do people work?
- What do you see, hear, feel when you walk down the streets?

Feedback from this exercise was gathered and the most common responses were compiled to provide direction and alignment of goals for this downtown plan. The following principles and ideas were identified by participates as those to be incorporated into the downtown vision:

- Gathering Place, creating local icons, Commons at Agora facilitating walking, bike and special events
- Active lifestyle 24/7, community focused, family oriented, needs to be mixed use, vibrant place
- Quality of life, pedestrian activity, trails, connecting with purpose of quality, Corinth has elements to connect







- Developers like the vision and see opportunities, “open perspectives” and “open for growth” messages
- Urban landscaping, second story park with first story retail, pocket parks
- Integrate generational housing variety where children/parents/grandparents can stay in the same community



Corinth Parkway/Walton Drive Study Area



Old 77/I-35 Study Area



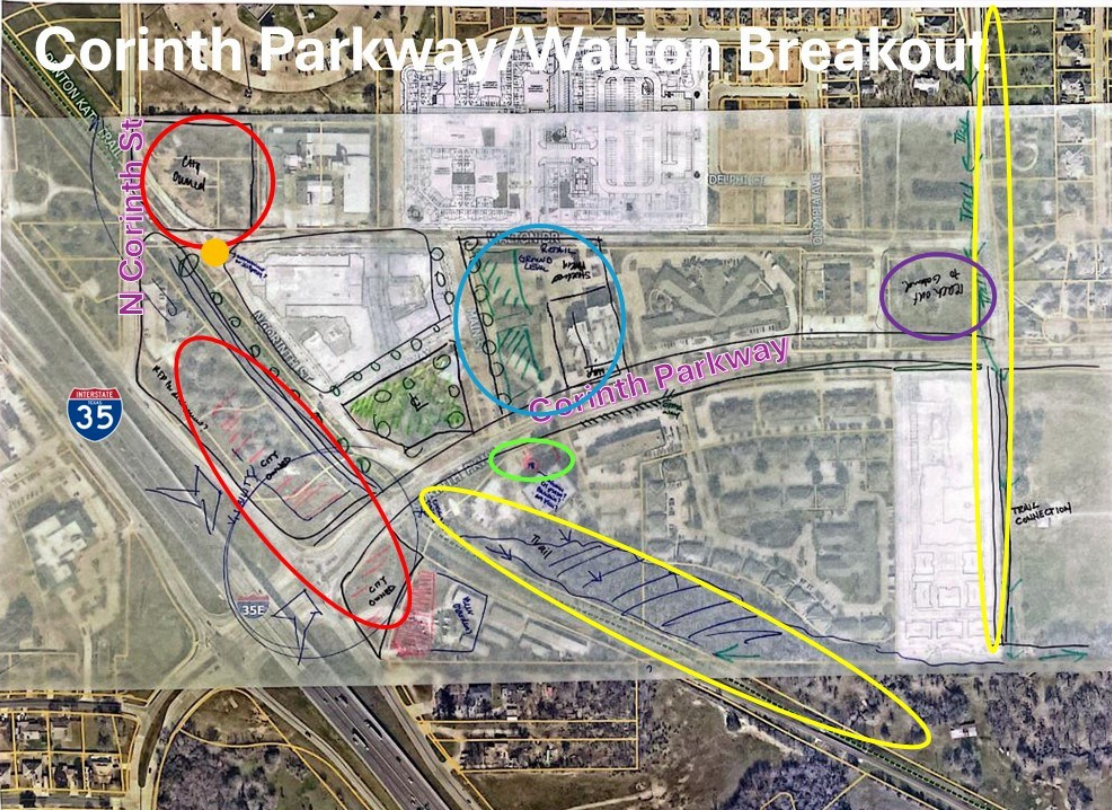
N Corinth Street/Katy Trail Study Area

Following the visioning exercise, participants formed three breakout groups and were provided with maps for three areas of downtown along with visual tools to express on the maps what they envisioned for downtown. The three breakout groups focused on the Corinth Parkway/Walton Drive area, Old 77/I-35 area, and N Corinth Street/Katy Trail area.

Two of the breakout groups provided feedback on both the Corinth Parkway/Walton Drive Study Area. Below are the maps created by participants at the workshop with the ideas for each map highlighted. These visioning ideas form the basis for the recommendations outlined in this report.

Ideas presented for the Corinth Parkway/Walton Drive area include a focus on trailhead connections to the Katy Trail on the south of Corinth Parkway and west of City Hall, enhancing City Hall Plaza to create a more usable, attractive space, focusing on actively pursuing the redevelopment of City-owned land in the downtown area, the development of retail along the N Corinth St and Walton Drive corridors, reaching out to property owners like the Goddard School to redevelop vacant parcels, exploring options for a monument or sculptures and other public art projects in the downtown area, working with the property owner of the Texas Health building to create retail opportunities and possibly structure parking on the site, installation of string lights across the street, exploring opportunities for gateway elements, continuing to focus on a rail station option, and development of active greenspace, walking trails and plazas. These ideas were illustrated by participants and are shown on the following page.





Takeaways

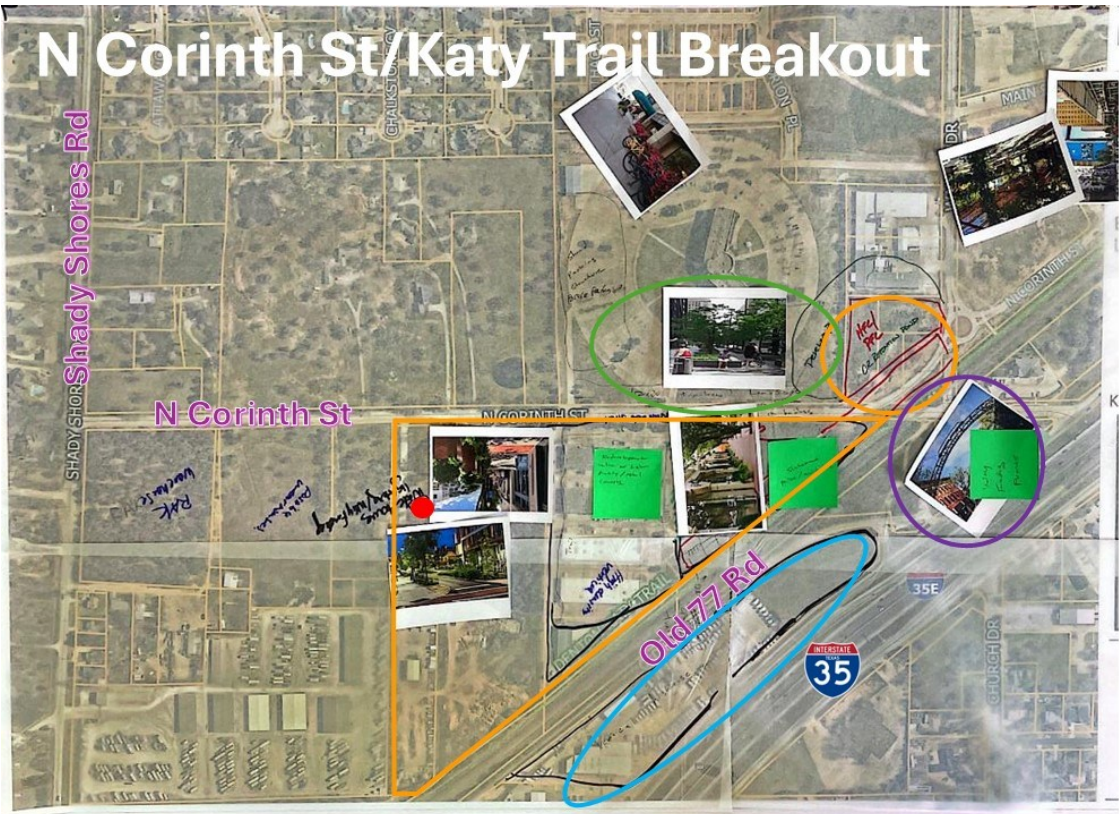
- Trailhead and Trail Connections
- Enhanced City Hall Plaza
- RFP for development of City owned land
- Redevelop with retail wrap, new buildings with retail along C.P., Walton
- Reach out to Goddard re redevelopment
- Monument or sculpture



Takeaways

- New development on Texas Health Site – Retail, pkg garage with retail, string lights
- Gateway elements
- Rail Station/Retail
- Greenspace, walking trail, plaza
- Gateway/lighting elements

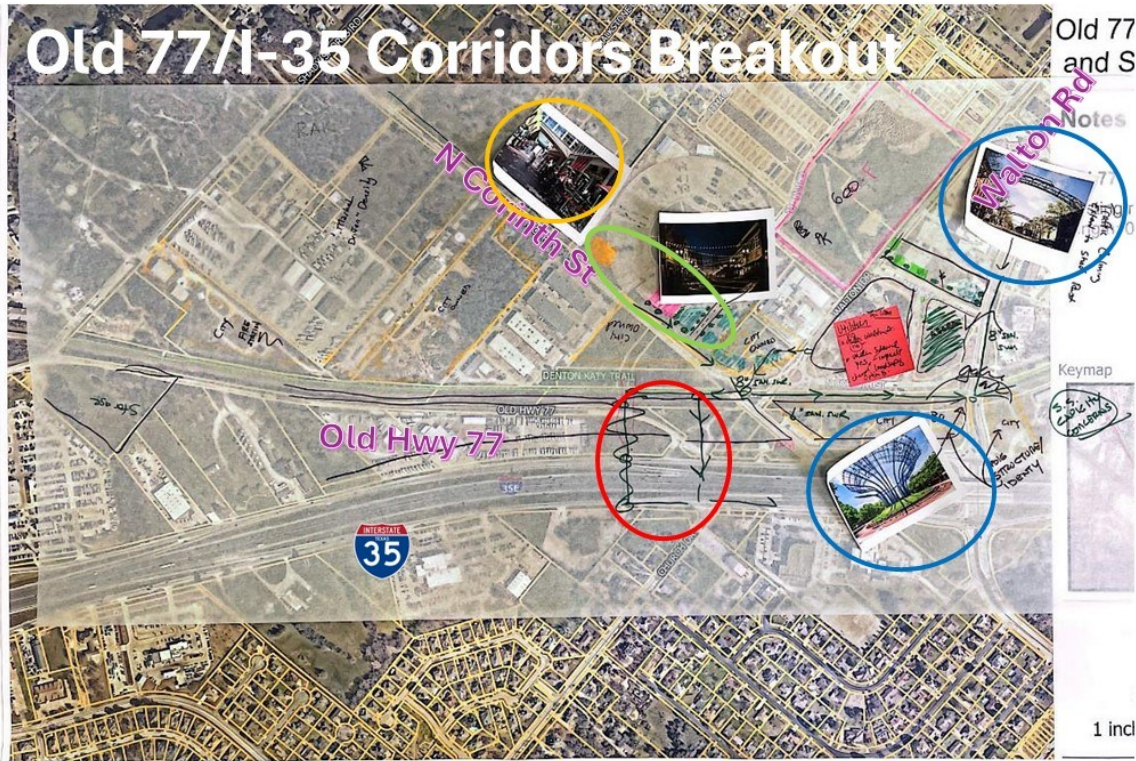




### Takeaways

- Redevelop, mixed-use higher density
- NCTC gateway, mixed-use development
- Water tower as wayfinding or branding element
- Gateway wayfinding arches/elements
- Vertical redevelopment

The breakout group explored ideas for the N Corinth Street corridor and the section of the Katy Trail along that corridor up to Shady Shores Road. Participants identified the redevelopment of land into mix-use, higher density as an important goal, as well as a gateway for the NCTC campus surrounding by mixed-use development, utilizing the City's water tower at the Public Works site as a wayfinding or branding element, providing for gateway and wayfinding elements downtown, and vertical redevelopment.



### Takeaways

- Retail/mixed use development
- NCTC development along N Corinth, connect Orion Pl
- Gateway element
- Concern with sewer line capacity related to enlarging line under RR (pinch point)





### Takeaways

- Gateway to NCTC, mixed use buildings along N Corinth
- Unique restaurants
- Retail, greenspace, possible rail station

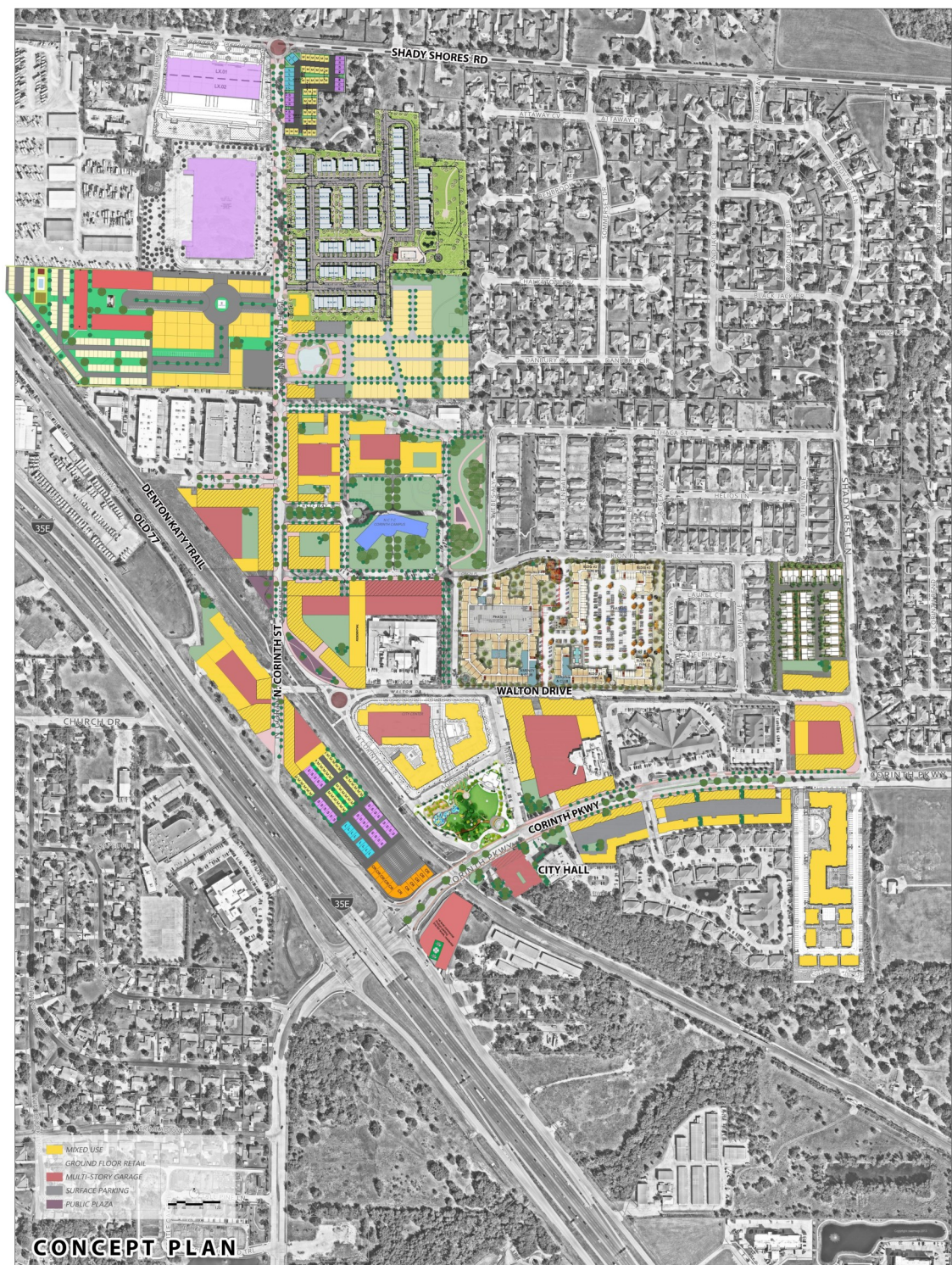


The Old Highway 77 corridor that is flanked by I-35E was the focus of the third area. Connectivity is a challenge in this area due to the rail line and limited crossings to N Corinth St. Two breakout groups focused on this area and recommended the development of mixed-use buildings with retail, such as the type of development that has occurred in many cities along rail lines. The connection to the NCTC campus was noted as important, as well as branding opportunities such as the use of the water tower, wayfinding signage and gateway elements, multi-story development, unique (local) restaurants, the development of green space and continued exploration of a rail station.



# Chapter 4: Recommendations

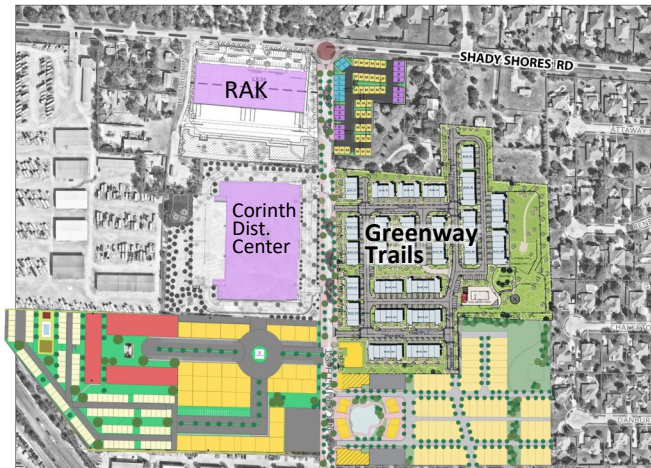
Recommendations to create a vibrant and successful Downtown Corinth were developed with stakeholder and public input. Multiple initiatives are needed to improve the built environment and create a place for a broad economic base and one where people can connect in the heart of the City. These initiatives come together like puzzle pieces, resulting in a picture of people living, working and playing in an active community center. Below is a map showing existing developments in various stages of development or construction as well as conceptual plans for future development of vacant or underdeveloped parcels.





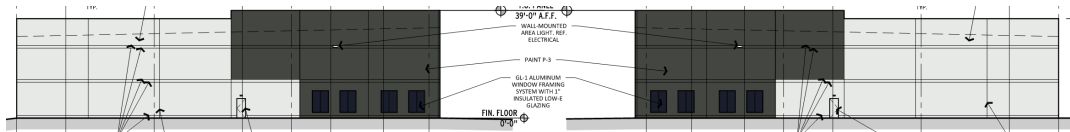
# Recommendations—Redevelopment

Along the northern end of N Corinth St, a street envisioned to be a central Main St for Downtown Corinth, are several developments under construction and in the planning phase.

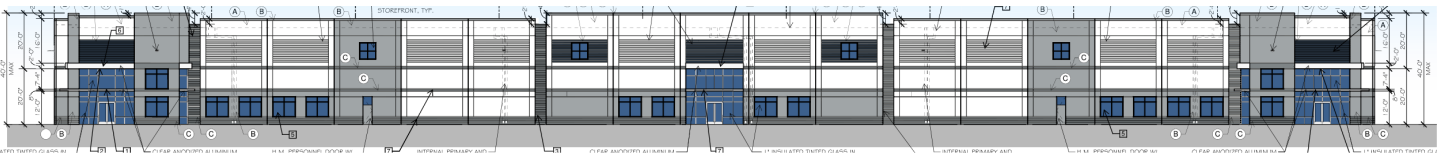


Two industrial developments, which were underway in various stages on land zoned Industrial at the time the Downtown visioning in 2024 began, are moving forward. The RAK warehouse is a 66,300 square foot distribution center located at the north end of N Corinth St at Shady Shores Rd. Another warehouse development, Corinth Distribution Center, is in the design phase for a 146,675 square foot warehouse building to be located immediately south of the RAK development.

**RECOMMENDATION**—Collaborate with the developers/owners of the buildings to explore options for uses along N Corinth St that are active uses, such as a brewery or retail uses.



RAK Warehouse



Corinth Distribution Center



Greenway Trails Townhomes

Across N Corinth St from the two distribution center warehouse developments, the Greenway Trails townhomes are currently under construction. The 14 acre development will include 121 homes. Staff has collaborated with the developer to provide for greater detention in the rear of the property, freeing the southern corner of the development along N Corinth St for potential future retail development.

**RECOMMENDATION**—Collaborate with Greenway Trails developer and a retail developer to attract new retail on the southern corner along N Corinth St.



Potential Retail corner

# Recommendations—Redevelopment



The City’s Public Works Department operates on an approximately 13 acre tract on N Corinth St. The Corinth EDC has purchased a 1 acre site fronting N Corinth St adjacent to this property. Another small property on the southern corner is current residential. An opportunity exists to relocate the Public Works facilities and equipment and combine the parcels for a mixed-use redevelopment on the site.

**RECOMMENDATION**—Explore opportunities to relocate Public Works offices and equipment and collaborate with a developer on a Public Private Partnership to redevelop the site into a mixed-use development to include residential and retail uses.

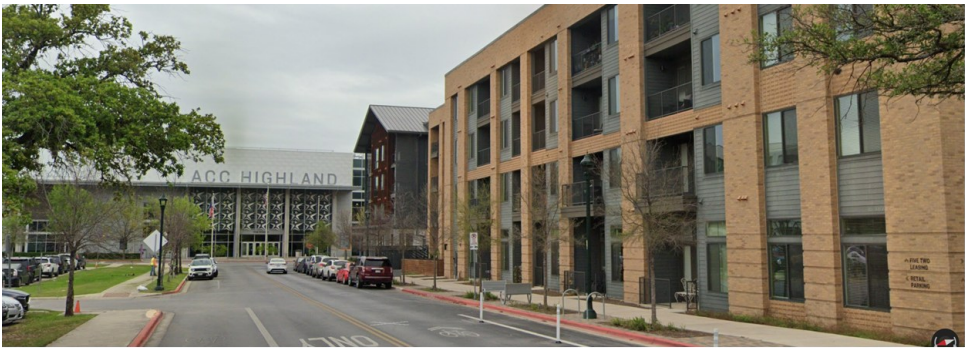
North Central Texas College (NCTC) Corinth Campus is located on a 20 acre site fronting N Corinth St. The campus provides an important educational resource to the City of Corinth and surrounding area. Current enrollment at this campus is approximate 1300 students. Approximately 92% of the site is utilized for surface parking. An opportunity exists to integrate the campus into a mixed-use environment downtown, providing for amenities for students, residents and visitors to Downtown Corinth. A conceptual plan has been developed which provides for 3-4 story mixed-use development around the existing building, as well as shared use parking structures. The mixed-use buildings have the potential to accommodate student services, such as the library and bookstore, while creating a vibrant, attractive environment for NCTC and downtown. Additionally, the concept plan envisions a grand gateway to the NCTC building with a wide, linear park, as well as additional green space on both sides of the building, some of which could be utilized for expansion at a later date. An important element of the concept is the connectivity created by extending Orion and Ithica Streets to N Corinth St and creating a street grid pattern and tree-lined streets with sidewalks. The concept includes integrating land owned by the City and EDC, specifically 2 lots of land of approximately 3 acres each at the northeast and northwest corners of N Corinth St and Walton Drive.



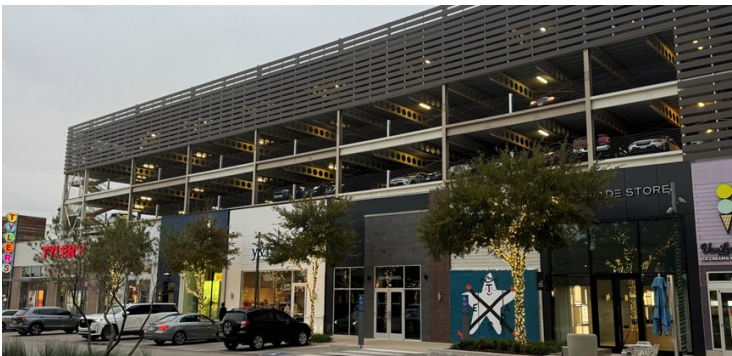
**RECOMMENDATION**—Collaborate with NCTC and a developer or developers to create a public private partnership for the redevelopment of land surrounding the NCTC campus building. Utilize resources as incentives such as TIRZ incentives for a parking garage and/or other options such as 380 agreements and EDC incentive agreements.



Below are images depicting the type of development that is envisioned on and around the NCTC campus land. The images are intended to be conceptual only, showing the scale and mix of uses envisioned for the area.



Example of a wide linear gateway leading to a community college campus building and the scale of development possible along the gateway and around the campus site.



Example of a parking garage with retail uses at the ground level. A shared use parking garage could accommodate both students and visitors to Downtown.



An active greenspace around the campus is envisioned to provide a pleasant area to relax, study and socialize.



Examples of the type and scale of mixed-use development possible around the NCTC campus area.



# Recommendations - N Corinth S

Below is a street view looking north along N Corinth St. Pinnell Square, a development of 4 flex-space warehouse style buildings with a mix of commercial uses, is located on the west side of the street, and across the street is the NCTC

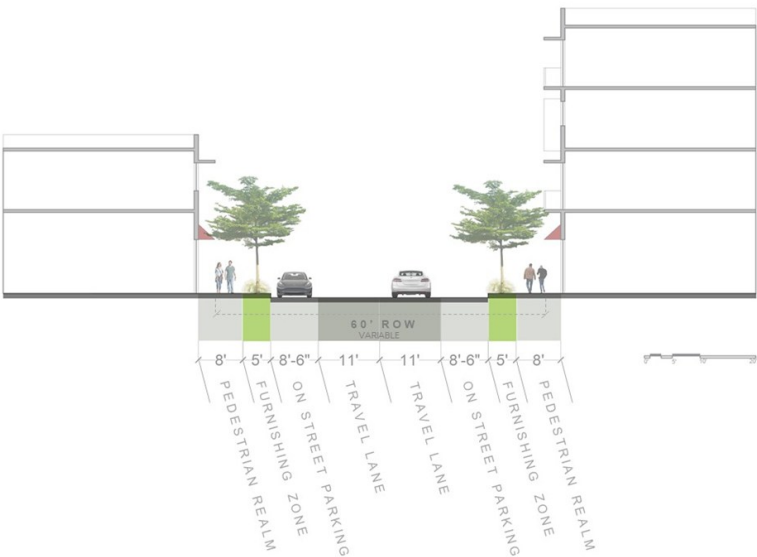


campus. Other developments along the corridor are underway including Greenway Trails townhomes, two industrial warehouses, and City Center mixed-use development.

**RECOMMENDATION**—In addition to developing public private partnerships to redevelop vacant land along the corridor, restripe N Corinth St to provide for on-street parking in lieu of a center turn lane, and as developments occur along the corridor, require



streetscape to include street trees and furnishings, and wide pedestrian sidewalks. A cross section below illustrates the recommended street design for N Corinth St.



Example of the street design recommended for N Corinth St with two travel lanes, on-street parking, street trees and furnishings and wide pedestrian sidewalks.



# Recommendations - Corinth Parkway

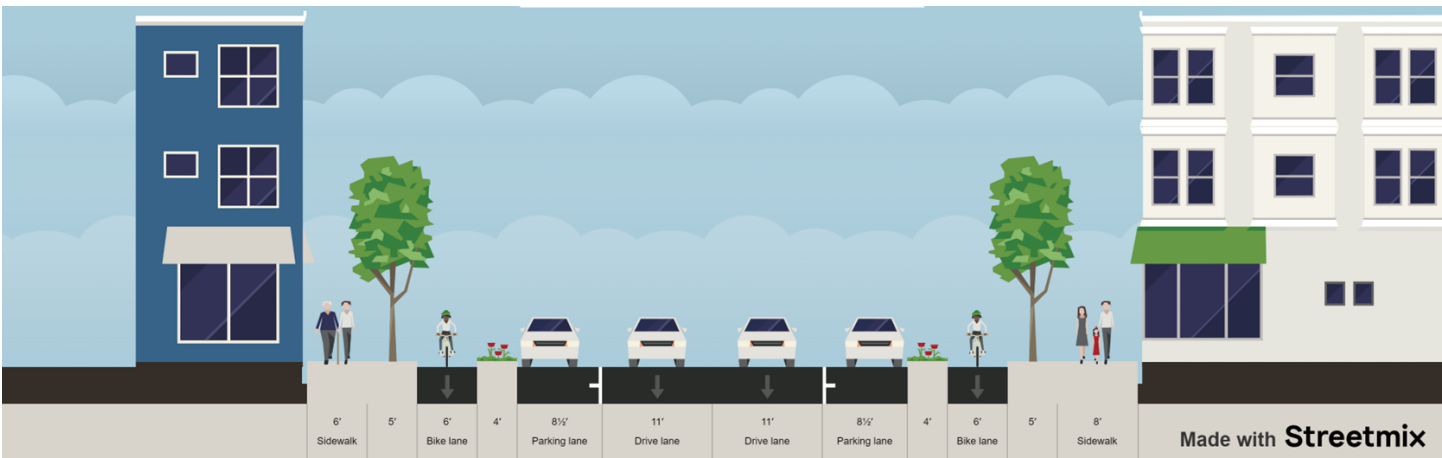
Below is a existing street view looking east along Corinth Parkway, a four lane street. Existing uses are City Hall, Commons at Agora Park, a 3 story office building, retail strip centers, assisted living center and pre-school. Vacant land at the gateway to Corinth Parkway east of I-35E is owned by the City and EDC.



An opportunity exists to develop vacant land with mixed-use buildings to include retail uses at the ground level. Additionally, under developed properties may present the opportunity to redevelop to provide additional retail and create a building line and streetscape that is in keeping with the Downtown vision.



Corinth Parkway was built at a time before a walkable Downtown was envisioned which necessitates a safe walking environment and slower traffic speeds. Although the speed limit on Corinth Parkway is 35 miles per hour, vehicles traffic is very often moving much faster than that, creating an unsafe environment for pedestrians. Road diets can transform a street into a safer, multi-modal street that accommodates vehicular, pedestrian and bicycle traffic and enhances economic development in a Downtown environment.



**RECOMMENDATION**—Consider a road diet for Corinth Parkway by reducing the 4 travel lanes to 2 travel lanes, and adding on-street parking, street trees and furnishings, wide pedestrian sidewalks and bicycle lanes on the interior of the on-street parking. The bicycle lanes should connect to a larger system of bicycles lanes throughout the City. Engage a traffic consultant to explore the potential of such a road diet.





The above are examples of the type of complete streets that accommodate vehicular traffic, safe pedestrian walkways, protected bicycle lanes and on street parking that Corinth Parkway may be able to become.



These images show examples of the type of development and redevelopment that could occur along the Corinth Parkway corridor, along with streetscape and outdoor spaces.

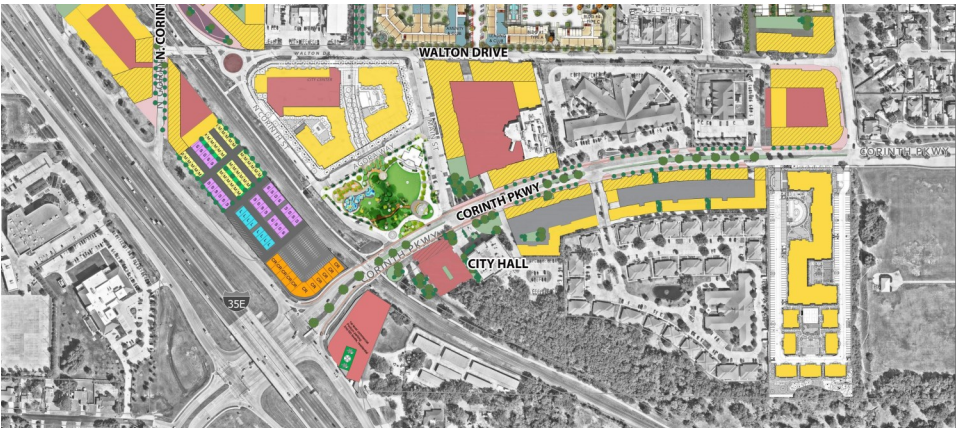


The Corinth Parkway corridor offers opportunities for infill development. The Belton development, a multi-family development for 55+ active seniors with 2200 square feet of retail development is close to beginning construction.

**RECOMMENDATION**—Reach out to the owner of the property on the north side of Corinth Pkwy at Shady Rest Lane to explore options for redevelopment of the vacant land. A development at this site could provide an important anchor, along with the

Belton development across the street, on the east edge of Downtown.

**RECOMMENDATION-** As opportunities arise with existing developments, such as the Texas Health building and retail buildings, for a higher level of development or adding retail to those sites, collaborate with property owners/ developers to create developments consistent with the Downtown urban form.





# Recommendations - Old Highway 77/I-35E Corridor

Old Highway 77 is a largely undeveloped street with no curb/gutter or sidewalks. Various uses exist between Old Highway 77 and the I-35E access road include a fast food pizza restaurant, RV park, storage facility, mobile home retailer, auto body shop and car dealer. Although the railroad provides a separation with limited access to N Corinth St, there are pedestrian crossings to this year, and the Katy Trail is aligned with the railroad along this corridor. The

proposed rail stop for the DCTA A-train has been envisioned in prior plans to be located adjacent to this area. This area offers an opportunity for the visibility of I-35E as well as potential connectivity and walkability to N Corinth St and the other parts of Downtown Corinth.

**RECOMMENDATION**—As opportunities arise to develop vacant land or redevelop properties to active uses consistent with a mixed-use walkable downtown, partner with property owners and developers to implement developments.

**RECOMMENDATION**—Continue discussions with DCTA to determine the feasibility of a stop for the A-train in Corinth. Although a location was identified to be immediately north of Corinth Parkway and to the west of

the Commons at Agora, other locations could also be suitable for a train station.

**RECOMMENDATION**—Study potential enhancements to existing pedestrian crossings across the DCTA rail line or alternative crossings to provide additional and safer pedestrian movement to and from this area.

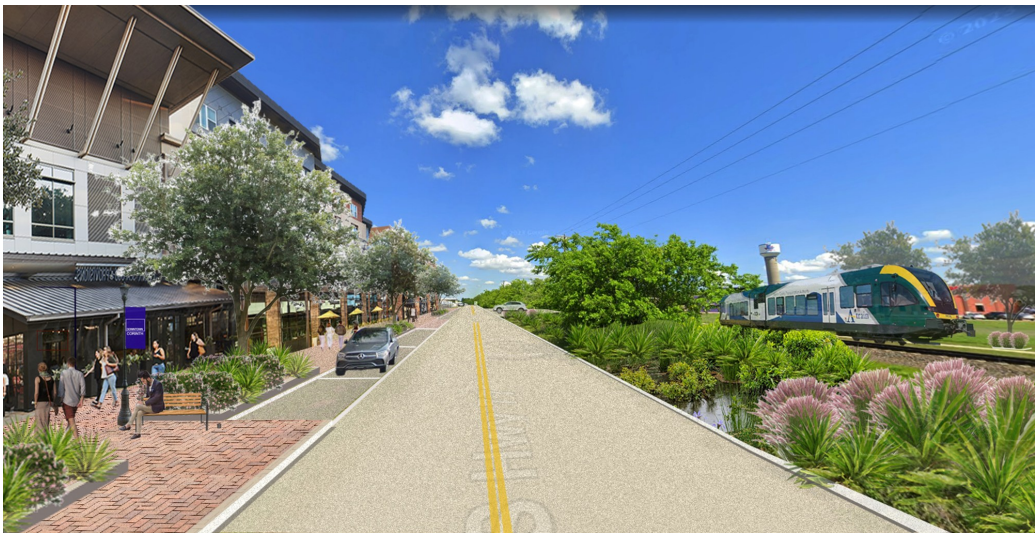


These images show examples of the type of development and redevelopment that could occur along the Old Highway 77/I35E corridor and parallel to the DCTA rail line.

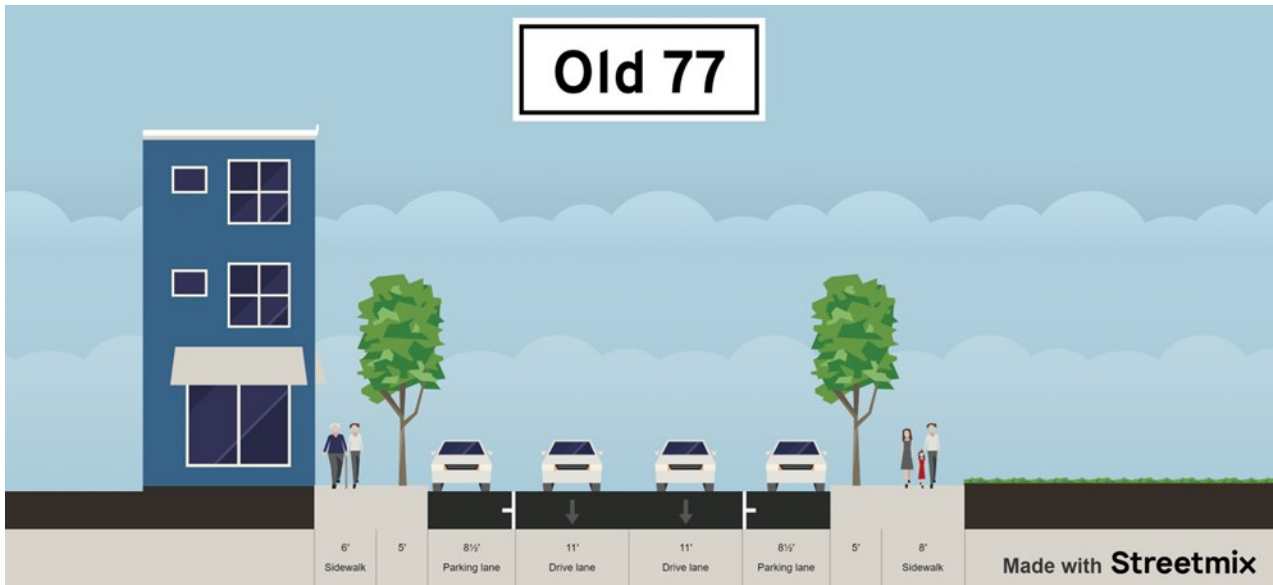




This image shows a view of the existing Old Highway 77 along the DCTA rail line and east of I-35E.



This is the same view looking north along Old Highway 77 and showing a conceptual vision of the type of development that could occur in this area.



The Old Highway 77 corridor could be redeveloped with a new street design to include two travel lanes, street trees and furnishings, wide pedestrian sidewalks, and on-street parking



# Recommendations

In addition to the development of vacant land and potential redevelopment of certain properties to mixed-use development, other recommendations are provided some of the additional elements that create an exciting and vibrant Downtown Corinth.

**RECOMMENDATION—STREETS**—Engage a consultant to study the existing street system downtown and potential future grid system of streets that can provide more options to move traffic, enhance pedestrian connections, and provide additional opportunities for development and retail uses along the street level. If deemed feasible and desirable, explore funding opportunities for implementation to include restriping of N Corinth St and Corinth Parkway. It is anticipated that future development will fund streetscape and developments occur.



Potential redesign of Corinth Parkway



**RECOMMENDATION—PUBLIC IMPROVEMENT DISTRICT**—One of the challenges of adding public amenities such as streetscape features, and the additional visitors to Downtown Corinth is the maintenance of the area. It is crucial that Downtown feels inviting, maintained, and “clean and green”. A Public Improvement District (PID) can

provide the resources to fund these needs. Begin analyzing the potential of creation of a (PID). Analyze needed revenue for maintenance of the public realm to include keeping sidewalks clean and litter picked up, and maintenance of landscape, pedestrian lighting and street furniture, the required rate to fund those needs, and gaining input from property owners on creation of a PID.

**RECOMMENDATION—BRANDING**—Branding an area provides a powerful means of connection for people to a place. The creating of a strong brand can create pride for the community for Downtown Corinth and draw economic development to the area. Engage a consultant to develop branding for Downtown to include the creation of a logo, messaging and a vision statement for marketing purposes and design of gateway and wayfinding elements.





**RECOMMENDATION—CITY HALL PLAZA**—City Hall has an almost 1/2 acre space in front and to the side of the building along N Corinth St that could be activated with a redesign and addition of furnishings. The location across the street from the Commons at Agora provides an appealing opportunity to create a vibrant space consistent with the design and activity at the park. Explore options for the redesign of City Hall Plaza to create an active space for the public.



Existing City Hall Plaza



Potential redesign of City Hall Plaza could result in the creation of an active, vibrant space

**RECOMMENDATION—OVER STREET LIGHTING**—Over street lighting is a relatively east and inexpensive way to add interest and feeling of vibrancy to any street. When possible, consider adding over street lighting to N Corinth St and Corinth Parkway.





**RECOMMENDATION—KATY TRAIL**—The Denton Branch of the DCTA Rail Trail, commonly called the Katy Trail, is used for bicycling, jogging, inline skating, wheelchair use, and walking. The trail is constructed on the right-of-way of the former MKT Railroad, Denton Branch, between Denton and Lake Dallas. For 8 miles of its route, the 8-foot-wide concrete trail follows along the commuter rail line, the Denton County A-Train, a 21-mile rail commuter line between Denton and Carrollton, where it connects to the DART Green light rail line into Dallas. In total, the DCTA Rail Trail is 16 miles long. The trail is an asset to Corinth and provides the opportunity for TRoD, or rail-oriented development in Downtown Corinth. Explore opportunities to enhance the trail with trailheads, shade trees, public art and other features. Developments along the trail should embrace the trail by providing some orientation to the trail and access into the developments from the trail.



**RECOMMENDATION—PARKING**—Parking is a critical part of the success of Downtown Corinth. Consideration for the provision of sufficient, available and easy to find parking while minimizing significant surface parking will encourage people to come downtown and retail to thrive. Maximize on-street parking wherever possible in street design. On-street parking not only provides convenient parking for visitors but also

calms traffic, encouraging pedestrian traffic. When possible explore options for collaboration with developers by assisting in funding shared parking structures that provide for public parking. The TIRZ is a funding tool that can lease spaces in parking garages for public use. Ensure consistent and visible signage is located on parking structures that provide for public parking.

**RECOMMENDATION—INFRASTRUCTURE**—A pinch point in the City sewer line exists under the railroad. Begin the process of funding the expansion of this line to address needs for development.





**RECOMMENDATION—TXDOT UNDERPASS CROSSING**—Although I-35E provides an opportunity with sign to bring development and visitors to Corinth, the highway also separates the community and creates a challenge in crossing into Downtown from the west side of the highway. Thousands of local residents that have visited the Commons at Agora for events or daily use have demonstrated the desire to walk or bicycle into downtown, but it does not feel like a safe or appealing environment to do so. Many communities have worked with DOTs to enhance underpasses to create a more



appealing and safer feeling crossing for pedestrians and bicyclists. Work to TXDOT on design and funding options to enhance the I-35E Underpass to increase pedestrian access and improve safety and comfort between east and west sides of I-35E at Corinth Parkway. Seek grants to assist with funding improvements, which are often available through TXDOT or the NCTCOG for safety enhancements. Some options are to add wider sidewalks, bollards and wall lighting and landscape features to create a park-like feeling. Some examples of these types of improvements in other cities are shown below.



**RECOMMENDATION—ZONING**—Zoning of downtown properties to allow for the type of mixed-use development envisioned in this plan will help incentivize development by removing the rezoning process which can take many months. The city's zoning code did not have a zoning category that allowed for this type of development. During the course of the downtown visioning and planning process, staff rewrote the MX-C zoning standards to provide this type of zoning category and the City Council adopted the new standards in April 2024. Additionally, the City Council subsequently approved the rezoning of multiple properties to MX-C in the downtown area. Continue efforts to reach out to property owners to rezoning remaining properties to MX-C zoning.



**RECOMMENDATION—PUBLIC ART**—As development occurs, explore opportunities for Public Art downtown. For example, Public Art murals could be implemented on locations such as blank walls and parking garages, and plazas could incorporate public art elements. The round-a-bout could be an appropriate location for a vertical art piece, defining that area of downtown. The water tower which is highly visible provides an opportunity to display branding and/or artwork. Consider applying to the Texas Commission on the Arts for downtown to be designated a cultural district. Cultural districts are special zones that harness the power of cultural resources to stimulate economic development and community vitality and can become focal points for generating businesses, attracting tourists, stimulating cultural development and fostering civic pride. The designation can provide opportunities for funding for the arts.



Addison Circle, TX



Downtown Fate, TX



Guadalupe St, Austin, TX



Downtown San Antonio, TX