

******PUBLIC NOTICE******



PLANNING & ZONING COMMISSION

Monday, October 27, 2025 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

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 September 22, 2025.
2. Consider and act on a request by the Applicant, Kolibri Civil Engineers LLC, for a Replat of parts of Lots 1, 2, 3 and all of lots 4, 5, 6, 7, 8, Block One of the W.W White Subdivision to create 2 lots and establish the RBFCU Riverview Stampede Addition subdivision being ± 3.799 acres generally located at the northwest corner of Riverview Dr and I-35E.
3. Consider and act on a request by the Applicant, McAdams, for a Replat of Lots 3R, 4, and 5R, Block A of the CoServ Addition Subdivision, being ± 9.075 acres generally located at the southeast corner of Lake Sharon Dr and Quail Run Dr.
4. Consider and act on a request by the Applicant, Crestview Companies, for a Final Plat for the Parkridge and Teasley Addition Subdivision, being ± 1.958 acres located at the northeast corner of Parkridge Drive & FM 2181.

E. BUSINESS AGENDA

5. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, 2200 Corinth Holdings LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential (Detached) to a Planned Development with a base zoning district of MX-C Mixed Use Commercial on approximately ± 9.2 acres generally located at 2200 FM 2181.
6. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, 2-10 Properties LLC, to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the regulations of Planned Development 26 (PD-26) to allow for a maximum flagpole height of 100 feet on approximately ± 8.3 acres, with the subject properties being generally located at 5920 I-35E.
7. Consider an alternative compliance request by the Applicant, Bates Martin Architects, in accordance with UDC Section 2.09.06.F. [Nonresidential Building Articulation] for the proposed CoServ Fleet Service building on approximately ± 9.075 acres generally located at the southeast corner of Lake Sharon Dr and Quail Run Dr.

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

G. WORKSHOP AGENDA

8. Conduct a workshop and hold an informal discussion on the City of Corinth platting process.

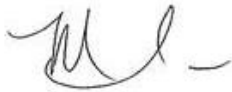
H. ADJOURN WORKSHOP SESSION

I. 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: **Tuesday, October 21, 2025 at 12:00 PM.**



Melissa Dailey, AICP, CEcD, CNU-A
Director of Community & Economic Development
City of Corinth, Texas

October 21, 2025
Date of Notice

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
REGULAR SESSION**

Monday, September 22, 2025, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 22nd day of September 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

Adam Guck

Rebecca Rhule

KatieBeth Bruxvoort

Staff Members Present:

Deep Gajjar, Planner

Sarah Rhodes, Planning Coordinator

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

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

B. WORKSHOP AGENDA

1. Conduct a workshop and hold an informal discussion for a proposed planned development rezoning of approximately 9.1 acres generally located at 2200 FM 2181.

Deep Gajjar, Planner, stated that Staff are requesting this item be tabled to a future meeting.

Vice-Chair Klingele made a motion to table Item 1, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against

C. ADJOURN WORKSHOP SESSION

Workshop Session adjourned at 6:32 PM.

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

Chair Nelson called the regular session to order at 6:32 PM.

E. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

F. PLEDGE OF ALEGIANCE

G. CONSENT AGENDA

2. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on August 25, 2025.

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

Motion passed unanimously: 5-for, 0-against

H. BUSINESS AGENDA

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend multiple sections of the Unified Development Code, including UDC Subsection 2.09.01.A – Nonresidential Landscaping Requirements and UDC Subsection 2.09.01.B – Residential Landscaping Requirements to require the planting of shade trees between the sidewalk and curb of all streets adjacent to or within new developments.

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

Chair Nelson asked if trees would be required to be adjacent to the street in non-residential areas.

Gajjar confirmed this.

Chair Nelson asked if this text amendment would replace the requirement for developers to plant trees in the front yard of single-family residential homes.

Gajjar stated that front yards in residential areas would be required to have ornamental trees and parkways would be required to have shade trees, while the current requirement is to have shade trees in the front yard.

Chair Nelson asked if it would still be required to have ornamental trees in residential front yards.

Gajjar confirmed this.

Chair Nelson asked who would own the tree in the parkway.

Gajjar stated that the tree in the parkway would be maintained by the Homeowner's Association if there was one.

Chair Nelson asked if there would always be a Homeowner's Association.

Gajjar stated that there is not always a Homeowner's Association. If there was not, the tree would be owned and maintained by the developer.

Commissioner Rhule asked if a parkway is located between the sidewalk and street.

Gajjar confirmed this.

Commissioner Rhule asked what the general size of parkways were to allow for a tree to be planted.

Gajjar stated that it would be based on dimensions given in the Master Thoroughfare Plan.

Commissioner Rhule asked if those dimensions have been determined yet.

Gajjar stated that it has been determined, but that it is dependent on the size of the drive lane. For example, if the drive lane is 12 feet, the parkway width would be between 5 and 7 feet.

Commissioner Guck stated that it seems like there are determined measurements for the parkway width, but that it varies by street.

Gajjar confirmed this.

Commissioner Rhule asked what the measurement is for residential areas.

Gajjar stated that he believed it would be 11 to 12 feet of drive lane and 7 to 8 feet of parkway width, but it would be reduced if the sidewalks were larger.

Chair Nelson asked if the minimum size of sidewalks is 5 feet.

Gajjar confirmed this.

Chair Nelson asked if franchise utilities would still be located under the parkway.

Gajjar stated that if utilities were required to be under the parkway, the Director of Community and Economic Development would need to approve that and if the utilities cannot be moved elsewhere, an alternate solution would be needed, such as providing ornamental trees instead of shade trees in the parkway.

Chair Nelson stated that he cannot think of many exceptions and asked if utilities would go under or through the tree roots.

Gajjar stated that if there were existing utilities the plans would need to be worked out with the Director of Community and Economic Development.

Chair Nelson opened and closed the Public Hearing at 6:42 PM.

Commissioner Guck made a motion to recommend approval of Case No. ZTA25-0007, seconded by Commissioner Rhule.

Motion passed unanimously: 5-for, 0-against

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 6:42 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2025.

Alan Nelson, Planning and Zoning Commission Chairman



CITY OF CORINTH

Staff Report

Meeting Date:	10/27/2025	Title:	RBFCU Replat (PLAT25-0011)
Strategic Goals:	☐ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☐ Attracting Quality Development		

Item/Caption

Consider and act on a request by the Applicant, Kolibri Civil Engineers LLC, for a Replat of parts of Lots 1, 2, 3 and all of lots 4, 5, 6, 7, 8, Block One of the W.W White Subdivision to create 2 lots and establish the RBFCU Riverview Stampede Addition subdivision being ±3.799 acres generally located at the northwest corner of Riverview Dr and I-35E.



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Replat is to replat 8 existing lots within the W.W White subdivision to create 2 commercial lots and establish the RBFCU Riverview Stampede Addition Subdivision. These properties are zoned C-2, Commercial.

The Development Review Committee and the city's consulting engineering firm, Shield Engineering, have reviewed this Replat which conforms to the Unified Development Code (UDC) Subsection 3.03.03.I, Replat Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

Staff recommends approval of the Replat subject to the following conditions:

1. 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

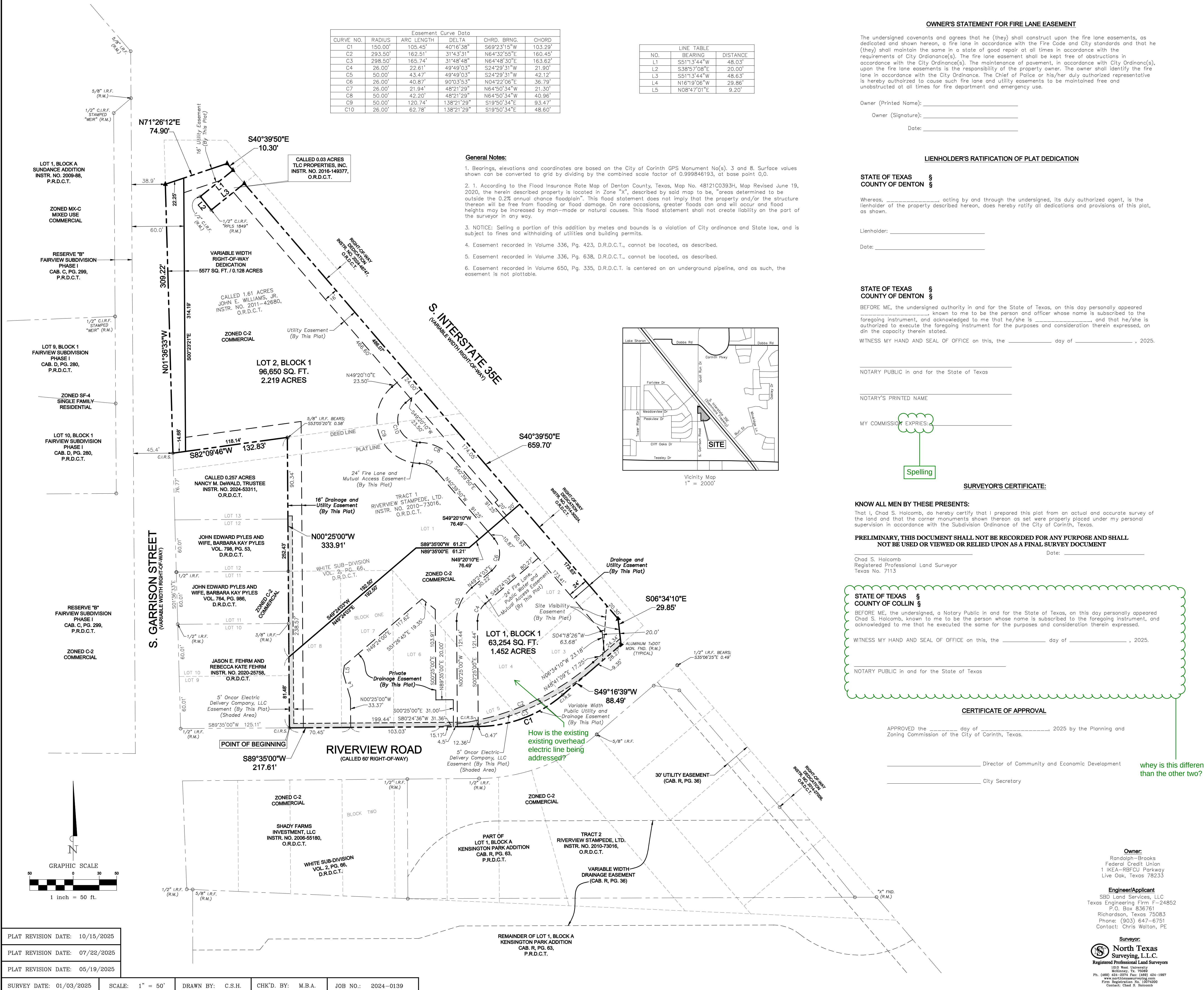
- Unified Development Code
- Texas Local Government Code

Motion

"I move to approve Case No. PLAT25-0011 – RBFCU Replat as recommended by Staff."

Attachments

1. Proposed Replat



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I (we), the undersigned, owner(s) 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 H.H. Swisher Survey, Abstract No. 1220, in the City of Corinth, Denton County, Texas, and being all of that called 1.61 acre tract of land, described in deed to John E. Williams, Jr., as recorded under instrument No. 2011-42680, of the Official Records, Denton County, Texas (O.R.D.C.T.), and also being all of that called Tract 1, described in deed to Riverview Stamped, Ltd., as recorded under instrument No. 2010-73016, O.R.D.C.T., same being the remainder of Lots 1, 2 and 3, and all of Lots 4, 5, 6, 7 and 8, Block One, of WHITE SUB-DIVISION, an addition to the City of Corinth, as recorded in Volume 2, Page 66 (Cob. A, Slide 26), of the Deed Records, Denton County, Texas (D.R.D.C.T.), said tract being more particularly described, as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "NTS" set (herein after referred to as a capped iron rod set) for the southwesterly corner of said Tract 1, same being in the northerly monumented line of Riverview Road (called 60' right-of-way), said corner also being the southeasterly corner of a tract of land, described in deed to Jason E. Fehrm and Rebecca Kate Fehrm, as recorded under instrument No. 2020-25758, O.R.D.C.T., said corner being the southwesterly corner of Lot 8 and the southeasterly corner of Lot 9, of said addition;

THENCE North 00°25'00" West, along the westerly line of said Tract 1, same being the easterly line of Lots 9-13, a distance of 333.91' to a point for corner, from which a 1/2" iron rod found bears, South 53°05'20" East, a distance of 0.58', said point for corner being in the southerly line of the aforementioned 1.61 acre tract;

THENCE South 82°09'46" West, along the southerly line of said 1.61 acre tract, a distance of 132.83' to a capped iron rod set for the southwesterly corner of said 1.61 acre tract, same being in the easterly monumented line of S. Garrison Street (a variable width right-of-way);

THENCE North 01°36'33" West, along the easterly monumented line of S. Garrison Street, a distance of 309.22' to an aluminum TxDot monument found for the northwesterly corner of the herein described tract, same being at the southwesterly end of a corner clip at the intersection of said S. Garrison Street and S. Interstate 35E (variable width right-of-way);

THENCE North 71°26'12" East, along said corner clip, a distance of 74.90' to an aluminum TxDot monument found at the northeasterly end of said corner clip, same being in the southwesterly monumented line of S. Interstate 35E;

THENCE South 40°39'50" East, along said southwesterly monumented line of S. Interstate 35E, a distance of 10.30' to an aluminum TxDot monument found for the most northerly corner of a called 0.03 acre tract, described in deed to TLC Properties, Inc., as recorded under instrument No. 2016-149377, O.R.D.C.T.;

THENCE South 51°13'44" West, along the northwesterly line of said 0.03 acre tract, a distance of 48.03' to a 1/2" iron rod with a plastic cap found for the most westerly corner of said 0.03 acre tract;

THENCE South 38°57'08" East, along the southwesterly line of said 0.03 acre tract, a distance of 20.00' to a 1/2" iron rod with a plastic cap stamped "RPLS 1849" found for the most southerly corner of said 0.03 acre tract;

THENCE North 51°13'44" East, along the southeasterly line of said 0.03 acre tract, a distance of 48.63' to an aluminum TxDot monument found for the most easterly corner of said 0.03 acre tract, same being in the southwesterly monumented line of S. Interstate 35E;

THENCE South 40°39'50" East, along the southwesterly monumented line of S. Interstate 35E, a distance of 659.70' to an aluminum TxDot monument found for the most northerly end of a corner clip at the intersection of said S. Interstate 35E and the aforementioned Riverview Road;

THENCE South 06°34'10" East, along said corner clip, a distance of 29.85' to an aluminum TxDot monument found at the southerly end of said corner clip, same being the northwesterly monumented line of Riverview Road;

THENCE along the northwesterly and northerly monumented line of said Riverview Road, the following (3) three courses and distances:

- South 49°16'39" West, a distance of 88.49' to a capped iron rod set, at the beginning of a curve to the right, having a radius of 150.00', a central angle of 40°16'38", and a chord which bears, South 69°23'15" West, a chord distance of 103.29';
- Thence along said curve to the right, in a southwesterly direction, on arc length of 105.45' to a capped iron rod set for corner;
- South 89°35'00" West, a distance of 217.61' to the POINT OF BEGINNING and containing 165,484 square feet or 3.799 acres of land, more or less.

and designated herein as the RBFCU Riverview Stamped Addition, a 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 plotting ordinances, rules, and regulations thereon shown for the purposes and considerations therein expressed.

Owner: _____

Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for the State of 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, on this day of _____, 2025.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2025.

NOTARY PUBLIC in and for the State of Texas

PRINTED NAME _____

COMMISSION EXPIRATION _____

LEGEND

FND. = Found
 I.R.F. = Iron Rod Found
 (R.M.) = Reference Monument
 C.I.R.F. = Capped Iron Rod Found
 Aluminum TxDot Monument Found
 P.R.D.C.T. = Plat Records, Denton County, Texas
 D.R.D.C.T. = Deed Records, Denton County, Texas
 O.R.D.C.T. = Official Records, Denton County, Texas

why is this different
 than the other two?

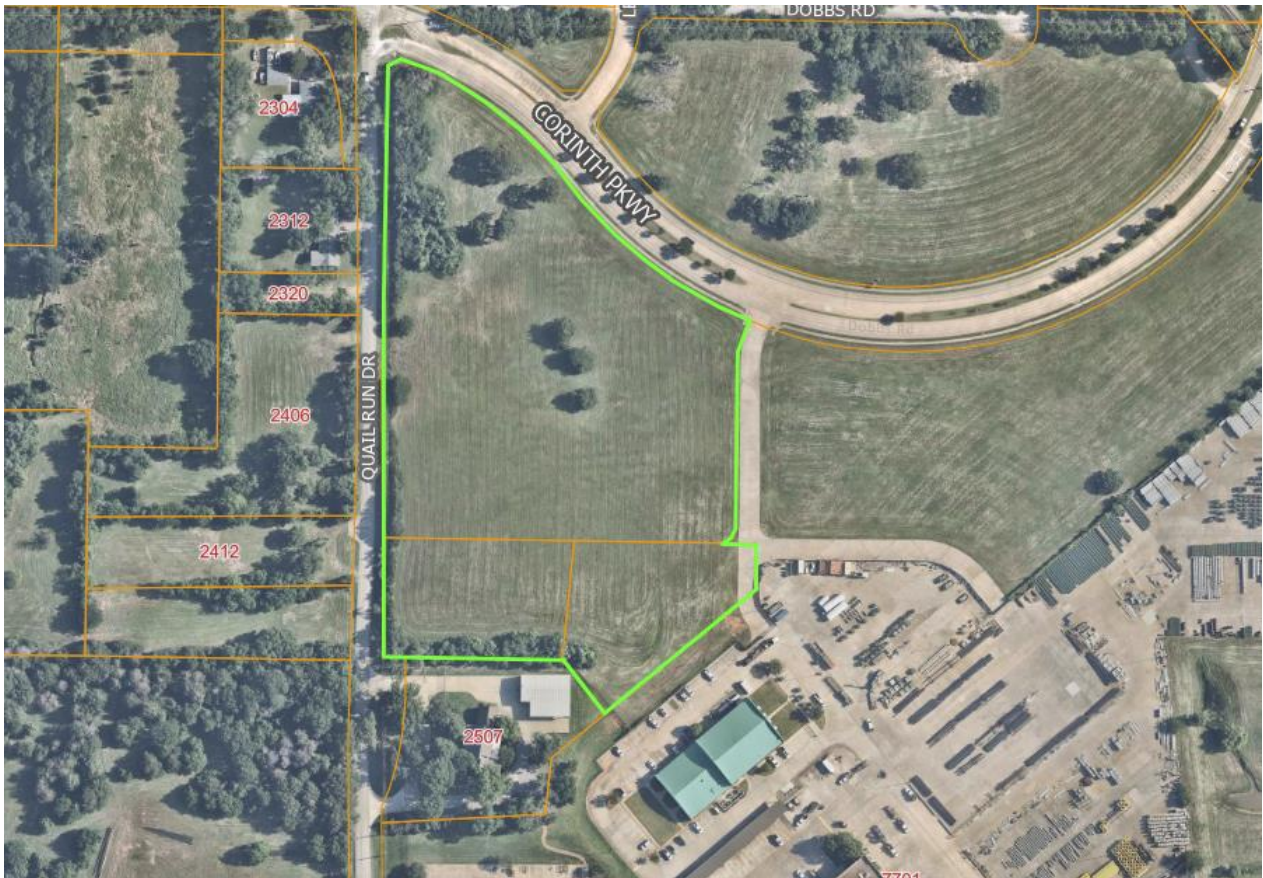


CITY OF CORINTH
Staff Report

Meeting Date:	10/27/2025	Title:	CoServ Fleet Service Replat (PLAT25-0012)
Strategic Goals:	☐ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☐ Attracting Quality Development		

Item/Caption

Consider and act on a request by the Applicant, McAdams, for a Replat of Lots 3R, 4, and 5R, Block A of the CoServ Addition Subdivision, being ±9.075 acres generally located at the southeast corner of Lake Sharon Dr and Quail Run Dr.



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Replat is to replat 3 existing lots within the CoServ Addition Subdivision to create 2 Industrial lots and to remove and add easements for the development. These properties are zoned I, Industrial.

The proposed Replat was reviewed by City Staff and the city’s consulting Engineering firm, Shield Engineering. The review team identified deficiencies in the attached Replat document, which resulted in noncompliance with Unified

Development Code (UDC) Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

Because the Planning and Zoning Commission is required to act on the Replat application at this meeting to comply with Texas Local Government Code Chapter 212, the Staff's recommendation is to disapprove the plat due to the extent of deficiencies.

Per Section 212.093 of the Texas Local Government Code, after receiving a written statement of disapproval, an Applicant is afforded an unlimited amount of time to revise the plat application. Once an Applicant formally resubmits a revised application– on a designated “Agenda Submittal Day” as outlined in the city's Development Calendar – the Planning & Zoning Commission has 15 days to act on the plat application.

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

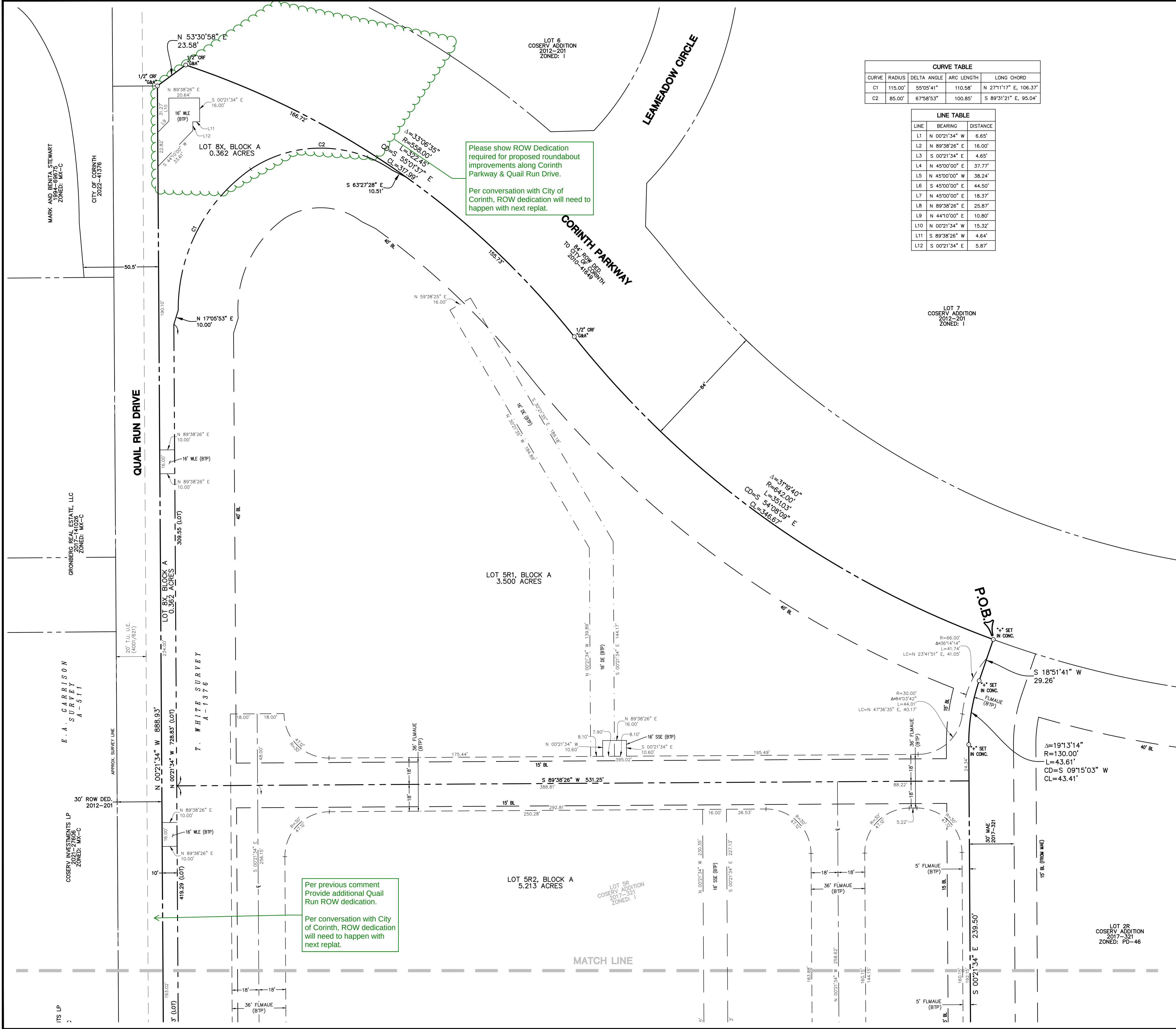
Motion

“I move to disapprove Case No. PLAT25-0012 – CoServ Fleet Service Replat due to noncompliance with UDC Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval.”

Attachments

1. Proposed Replat with Staff Comments

Z:\2024\Projects\CSV23001\02_Geomatics\Survey\Plats\2021_Minor_Plat_CSV23001_MINOR_PLAT.dwg, 10/20/2025 12:12:32 PM: Bradley Cox



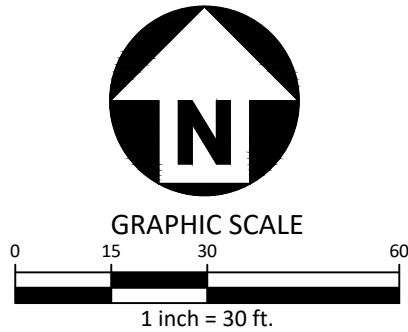
CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	115.00'	55°05'41"	110.58'	N 27°11'17" E, 106.37'
C2	85.00'	67°58'53"	100.85'	S 89°31'21" E, 95.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°21'34" W	6.65'
L2	N 89°38'26" E	16.00'
L3	S 00°21'34" E	4.65'
L4	N 45°00'00" E	37.77'
L5	N 45°00'00" W	38.24'
L6	S 45°00'00" E	44.50'
L7	N 45°00'00" E	18.37'
L8	N 89°38'26" E	25.87'
L9	N 44°10'00" E	10.80'
L10	N 00°21'34" W	15.32'
L11	S 89°38'26" W	4.64'
L12	S 00°21'34" E	5.87'

LOT 7
COSERV ADDITION
2012-201
ZONED: I

VICINITY MAP

1"=1000'



LEGEND

RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRP	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
MAE	= MUTUAL ACCESS EASEMENT
FL	= FIRE LANE EASEMENT
SSE	= SANITARY SEWER EASEMENT
DE	= DRAINAGE EASEMENT
FLMAUE	= FIRE LANE, MUTUAL ACCESS, AND UTILITY EASEMENT
WLE	= WATER LINE EASEMENT
BTP	= BY THIS PLAT
BSI	= BY SEPARATE INSTRUMENT

LOT/BLOCK ANALYSIS TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
5R1	A	3.500	152,447
5R2	A	5.213	227,077
8X	A	0.362	15,787
GROSS		9.075	395,311

Update per
ROW dedication

REPLAT

LOT 5R1, 5R2, & 8X, BLOCK A, COSERV ADDITION
9.075 ACRES

BEING A REPLAT OF LOTS 3R, BLOCK A, COSERV ADDITION, RECORDED
IN DOCUMENT NUMBER 2020-85, LOT 4, BLOCK A, COSERV ADDITION,
RECORDED IN DOCUMENT NUMBER 2012-201, AND LOT 5R, BLOCK A,
COSERV ADDITION, RECORDED IN DOCUMENT NUMBER 2017-321

T. WHITE SURVEY, ABSTRACT NO. 1376
CITY OF CORINTH, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO.	CSV23001
FILENAME	MINOR PLAT
CHECKED BY	JS
DRAWN BY	BC
SCALE	1"=30'
DATE	3.14.2025
REVISED	7.23.2025

1/2

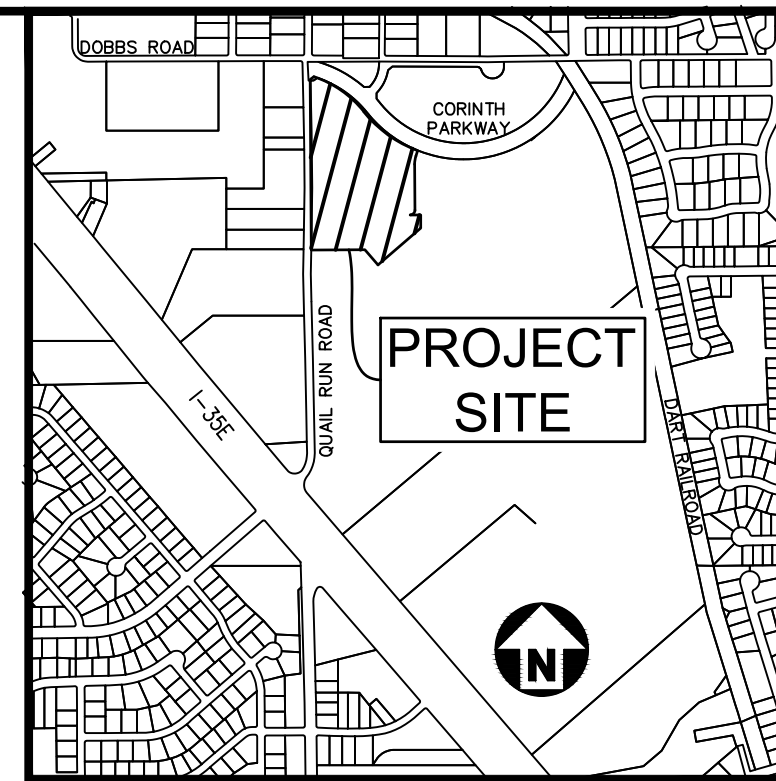
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6613 10/20/25



McAdams

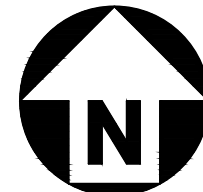
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM #
PE:19762 RPLS: 10194440
www.mcadamsco.com



VICINITY MAP

1"=1000'



GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

LEGEND

RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRP	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
MAE	= MUTUAL ACCESS EASEMENT
FLE	= FIRE LANE EASEMENT
SSE	= SANITARY SEWER EASEMENT
DE	= DRAINAGE EASEMENT
FLMAUE	= FIRE LANE, MUTUAL ACCESS, AND UTILITY EASEMENT
WLE	= WATER LINE EASEMENT
BTP	= BY THIS PLAT
BSI	= BY SEPARATE INSTRUMENT

LOT/BLOCK ANALYSIS TABLE

LOT	BLOCK	ACRES	SQUARE FEET
5R1	A	3.500	152,447
5R2	A	5.213	227,077
8X	A	0.362	15,787
GROSS		9.075	395,311

REPLAT

LOT 5R1, 5R2, & 8X, BLOCK A, COSERV ADDITION
9.075 ACRES

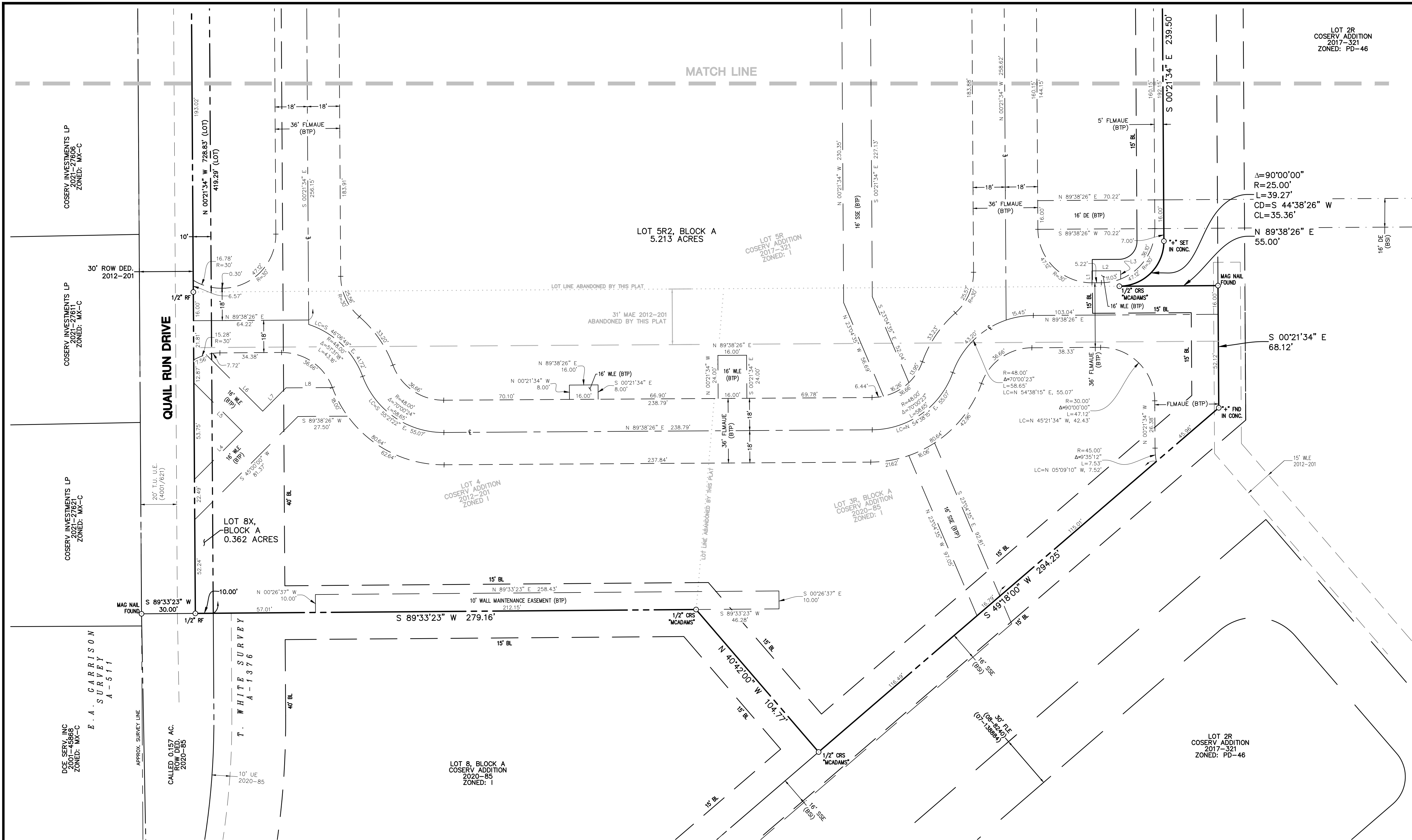
BEING A REPLAT OF LOTS 3R, BLOCK A, COSERV ADDITION, RECORDED
IN DOCUMENT NUMBER 2020-85, LOT 4, BLOCK A, COSERV ADDITION,
RECORDED IN DOCUMENT NUMBER 2012-201, AND LOT 5R, BLOCK A,
COSERV ADDITION, RECORDED IN DOCUMENT NUMBER 2017-321

T. WHITE SURVEY, ABSTRACT NO. 1376
CITY OF CORINTH, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO. CSV23001
FILENAME MINOR PLAT
CHECKED BY JS
DRAWN BY BC
SCALE 1"=30'
DATE 3.14.2025
REVISED 7.23.2025

2/2



OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I, (we), Denton County Electric Cooperative, Inc., owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract, or parcel of land, situated in the T. White Survey, Abstract Number 1376, City of Corinth, Denton County, Texas, and being all of Lot 3R, Block A, Coserv Addition, an addition to the City of Corinth, according to the plat thereof, recorded in Document Number 2020-85, Plat Records, Denton County, Texas, being all of Lot 4, Block A, Coserv Addition, an addition to the City of Corinth, according to the plat thereof, recorded in Document Number 2012-201, Plat Records, Denton County, Texas, and being all of Lot 5R, Block A, Coserv Addition, an addition to the City of Corinth, according to the plat thereof, recorded in Document Number 2017-321, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 5R, same being the northerly northwest corner of Lot 2R, of said Coserv Addition (2017-321), and being in the south line of Corinth Parkway (called 84' ROW), recorded in Document Number 2010-41649, Official Records, Denton County, Texas;

THENCE with the east line of said Lot 5R and a west line of said Lot 2R, the following four (4) calls:

S 18°51'41" W, a distance of 29.26 feet;

Southwesterly, with the arc of a curve to the left, having a radius of 130.00 feet, a central angle of 191°31'4", and an arc length of 43.61 feet, whose chord bears S 09°15'03" 43.41 feet;

S 00°21'34" E, a distance of 239.50 feet;

Southwesterly, with the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00", and an arc length of 39.27 feet, whose chord bears S 44°38'26" W, 35.36 feet to the southeast corner of said Lot 5R, and being in the north line of said Lot 3R;

THENCE N 89°38'26" E, with the north line of said Lot 3R, same being a west line of said Lot 2R, a distance of 55.00 feet to the northeast corner of said Lot 3R;

THENCE S 00°21'34" E, with the east line of said Lot 3R, same being a west line of said Lot 2R, a distance of 68.12 feet;

THENCE S 49°18'00" W, with the southeast line of said Lot 3R, same being a west line of said Lot 2R, a distance of 294.25 feet to the southernmost corner of said Lot 3R, same being the easternmost corner of Lot 8, Block A, of said Coserv Addition (2020-85);

THENCE N 40°42'00" W, with the east line of said Lot 8, same being the west line of said Lot 3R, a distance of 104.77 feet to the southeast corner of said Lot 4;

THENCE S 89°33'23" W, with the south line of said Lot 4, same being the north line of said Lot 8, passing the northwest corner thereof, same being the northeast corner of a certain called 0.157 acre ROW Dedication to the City of Corinth, according to said plat of Coserv Addition (2020-85), continuing with the north line thereof, a total distance of 279.16 feet to the southwest corner of said Lot 4, same being the southeast corner of a certain called 30' ROW Dedication to the City of Corinth, according to said Coserv Addition (2012-201), and being in the east line of Quail Run Drive;

THENCE N 00°21'34" W, with the east line of said 30' ROW Dedication, and the west line of said Lot 4, passing the northwest corner thereof, same being the southwest corner of said Lot 5R, continuing with the west line thereof, a total distance of 888.53 feet to the northwest corner thereof, same being the northeast corner of said 30' ROW Dedication, same being the south end of a corner clip at the southeast intersection of said Quail Run Drive and Corinth Parkway;

THENCE N 53°30'58" E, with said corner clip, a distance of 23.58 feet to the north end thereof;

THENCE southeasterly, with the north line of said Lot 5R, and the south line of said Corinth Parkway, with the arc of a curve to the right, having a radius of 558.00 feet, a central angle of 33°06'35", and an arc length of 322.45 feet, whose chord bears S 55°01'37" E, 317.99 feet;

THENCE southeasterly, with the north line of said Lot 5R, and the south line of said Corinth Parkway, with the arc of a curve to the left, having a radius of 642.00 feet, and an arc length of 351.03 feet, whose chord bears S 54°08'09" E, 346.67 feet to the POINT OF BEGINNING and containing approximately 9.075 acres of land;

and designated herein as the COSERV ADDITION 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 plotting ordinances, rules, and regulations therein shown for the purpose and consideration therein expressed.

WITNESS OUR HAND this ____ day of _____, 2025.

Denton County Electric Cooperative, Inc.

BY: Donald R. Clary, Jr.,
President and Chief Executive Officer

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for Denton County, Texas, on this day personally appeared Donald R. Clary Jr., 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 President and Chief Executive Officer, 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 _____, 2025.

Notary Public in and for the State of Texas

My commission expires the ____ day of _____, ____.

CERTIFICATE OF APPROVAL

APPROVED this ____ day of _____, 2025
by the Planning and Zoning Commission of the City of Corinth, Texas.

Director, Planning and Development

City Secretary

GENERAL NOTES:

- Bearings based on NAD '83 Texas Coordinate System, North Central Zone, 4202.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by MCADAMS on the subject property.
- According to Community/Panel No. 4812100393 H, effective June 19, 2020, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic platting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to combine three lots into two, as well as remove and add easements for development.
- Property owner to be responsible for the maintenance and upkeep of the Fire Lane and private infrastructure located within the Fire Lane, Mutual Access, and Utility Easement.
- Lot 8X shall be owned and maintained by Denton County Electric Corporation, Inc.

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional 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.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6518 10/20/26
James Stowell, RPLS
Texas Registration No. 6513

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared, James Stowell, 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 purposes and considerations 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 the ____ day of _____, ____.



CITY OF CORINTH

Staff Report

Meeting Date:	10/27/2025	Title:	PLAT25-0013: Falcon Towne Center Final Plat
Strategic Goals:	☐ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

Consider and act on a request by the Applicant, Crestview Companies, for a Final Plat for the Parkridge and Teasley Addition Subdivision, being ±1.958 acres located at the northeast corner of Parkridge Drive & FM 2181.



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Final plat is to establish the Parkridge and Teasley Addition Subdivision to create 2 commercial lots. The subject property is zoned as PD-77 with a base zoning of C-2 (Commercial).

Staff Recommendation

The Development Review Committee and the city's consulting engineering firm, Shield Engineering, have reviewed this Final Plat. Based on the deficiencies identified during the review process as noted on Attachment 1, Staff is recommending approval subject to the condition that the Applicant satisfactorily address all the comments from Staff and the requirements of 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, as well as the standard conditions required by UDC Subsection 3.03.03 H.4 and the additional conditions outlined by Staff, which are enumerated below:

- a. All covenants required by ordinances have been reviewed and approved by the City.
- b. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the Final Plat.
- c. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers shown on the plat.
- d. Abandonment documents for all other easements not requiring City Council approval have been filed of record and properly described and noted on the plat.
- e. Staff is authorized to approve any additions and/or alterations to the easements, dedications, and plat notes included in the Final Plat.
- f. Address all comments from Staff as noted in the attached Final Plat documents.
- g. Address the requirements of Unified Development Code (UDC) Subsection 3.03.03.I, Final Plat Criteria for Approval

Applicable Policy/Ordinance

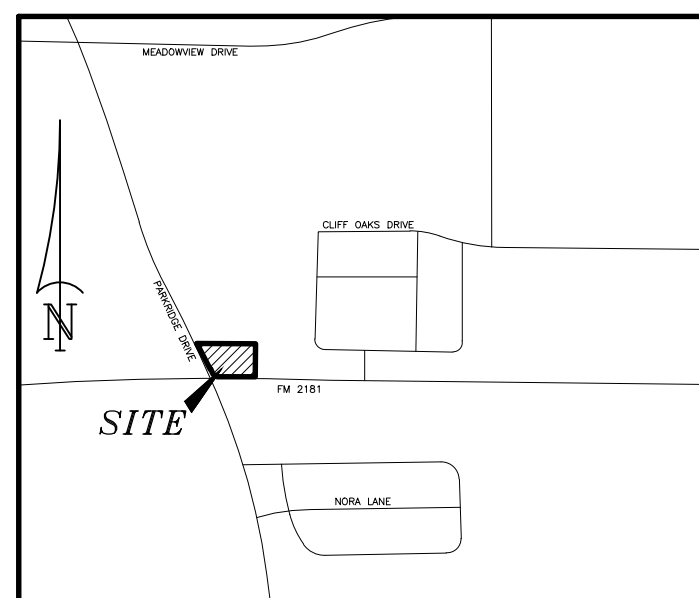
- Unified Development Code
- Texas Local Government Code

Motion

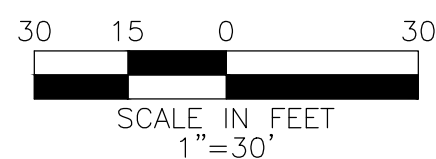
"I move to conditionally approve Case No. PLAT25-0013 – Falcon Towne Center Final Plat subject to the Applicant addressing all Staff comments and satisfying the conditions outlined in UDC Subsection 3.03.03.H.4."

Attachments

1. Proposed Final Plat with Staff comments.



SCALE 1" = 2000'

SCALE IN FEET
1"=30'

GENERAL NOTES

1. Basis of Bearings and coordinates shown are Grid based on the Texas Coordinate System of 1983, North Central Zone" (2011) as determined by GPS Observations using the Altimera RTK Network.
2. By scaled map location, no portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 4812100393 H, dated 06/19/2020. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create two recorded lots out of a tract of land.
5. Maintenance of drives, alleys, fire lanes, drainage systems, and private utilities are the responsibility of the property owner, not the City of Corinth.

LEGEND

D.R.D.C.T.
P.R.D.C.T.
O.P.R.D.C.T.
C.M.
CAB. SLIDE
DOC. NO.
VOL., PG.

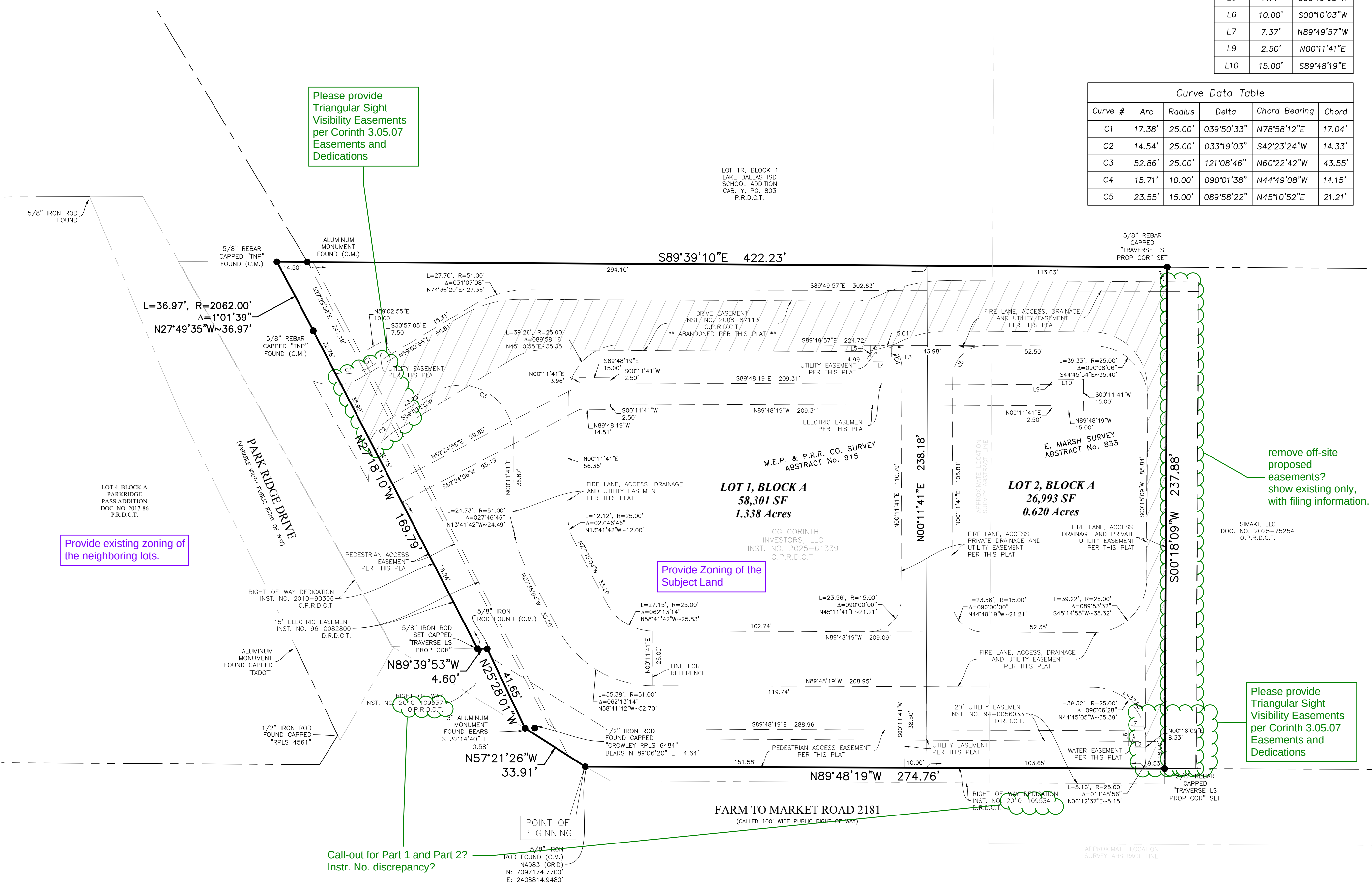
DEED RECORDS, DENTON COUNTY, TEXAS
PLAT RECORDS, DENTON COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
CONTROLLING MONUMENT
CABINET AND SLIDE
DOCUMENT NUMBER
VOLUME AND PAGE

— SUBJECT PROPERTY LINE
--- ADJOINING PROPERTY LINE
--- EXISTING EASEMENT LINE
--- PROPOSED EASEMENT LINE
--- CENTERLINE OF ROAD

● FOUND/SET MONUMENT (SEE LABEL)

Line Data Table			
Line #	Distance	Bearing	
L1	7.50'	N30°57'05"W	
L2	8.18'	S89°49'57"E	
L3	7.71'	N00°10'03"E	
L4	10.00'	S89°49'57"E	
L5	7.71'	S00°10'03"W	
L6	10.00'	S00°10'03"W	
L7	7.37'	N89°49'57"W	
L9	2.50'	N00°11'41"E	
L10	15.00'	S89°48'19"E	

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	17.38'	25.00'	039°50'33"	N78°58'12"E	17.04'
C2	14.54'	25.00'	033°19'03"	S42°23'24"W	14.33'
C3	52.86'	25.00'	121°08'46"	N60°22'42"W	43.55'
C4	15.71'	10.00'	090°01'38"	N44°49'08"W	14.15'
C5	23.55'	15.00'	089°58'22"	N45°10'52"E	21.21'



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS TCG CORINTH INVESTORS, LLC, acting by and through the undersigned, it's duly authorized agent, is the sole owner of a 1.958 acre tract of land.

BEING a 1.958 acre (85,295 square foot) tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 915 and in the E. Marsh Survey, Abstract No. 833, Denton County, Texas, being that same tract of land described in a deed to TCG Corinth Investors, LLC recorded in Instrument No. 2025-61339 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 1.958 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the east end of a corner clip at the intersection of the North right-of-way line of F.M. 2181 (Teasley Drive) (variable width right-of-way) with the East right-of-way line of Parkridge Drive (variable width right-of-way), said point being the Northwest corner of "Part 2" of a tract of land conveyed to the State of Texas by deed recorded in Document No. 2010-109534, O.P.R.D.C.T.;

THENCE North 57 Degrees 21 Minutes 26 Seconds West, with the Northeast line of said corner clip, a distance of 33.91 feet to a point for corner at the west end of said corner clip and lying on the East right-of-way line of said Parkridge Drive, said point being the Southeast corner of "Part 1" of said State of Texas tract, from which a 1/2 inch iron rod found capped "Crowley RPLS 6484" for reference bears North 89 Degrees 06 Minutes 20 Seconds East, a distance of 4.64 feet and a 3 inch aluminum monument found for reference bears South 32 Degrees 14 Minutes 40 Seconds East, a distance of 0.58 feet;

THENCE North 25 Degrees 28 Minutes 01 Seconds West, with the East right-of-way line of said Parkridge Drive, a distance of 41.65 feet to a 5/8 inch iron rod found for corner, said point being the Northeast corner of said "Part 1", State of Texas tract, from which a 5/8 inch iron rod found for reference bears South 89 Degrees 39 Minutes 21 Seconds East, a distance of 4.66 feet;

THENCE North 89 Degrees 39 Minutes 53 Seconds West, continuing with the East right-of-way line of said Parkridge Drive, a distance of 4.60 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Southeast corner of a tract of land conveyed to the State of Texas by deed recorded in Document No. 2010-90306, O.P.R.D.C.T.;

THENCE North 27 Degrees 18 Minutes 10 Seconds West, continuing with the East right-of-way line of said Parkridge Drive, a distance of 169.79 feet to a 5/8 inch iron rod found with a cap stamped "INP" for corner at the beginning of a curve to the left, having a central angle of 01 Degrees 01 Minutes 39 Seconds, a radius of 2062.00 feet and a chord bearing and distance of North 27 Degrees 49 Minutes 35 Seconds West, 36.97 feet;

THENCE, in a northwesterly direction, continuing with the East right-of-way line of said Parkridge Drive, along said curve to the left, an arc length of 36.97 feet to a 5/8 inch iron rod found with a cap stamped "INP" for corner, said point being the Northeast corner of said State of Texas tract (2010-90306);

THENCE South 89 Degrees 39 Minutes 10 Seconds East, departing the East right-of-way line of said Parkridge Drive, with the North line of said TCG Corinth Investors, LLC tract, passing an aluminum monument found for the Southwest corner of Lot 1R, Block 1 of Lake Dallas ISD School Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 803, of the Plat Records of Denton County, Texas at a distance of 14.50 feet and continuing with the South line of said Lot 1R, for a total distance of 422.23 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northeast corner of said TCG Corinth Investors, LLC tract, same being the Northwest corner of a tract of land conveyed to Simaki, LLC by deed recorded in Document No. 2025-75254, O.P.R.D.C.T.;

THENCE South 00 Degrees 18 Minutes 09 Seconds West, departing the South line of said Lot 1R, and with the West line of said Simaki, LLC tract, a distance of 237.88 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Southeast corner of said TCG Corinth Investors, LLC tract, same being the Southwest corner of said Simaki, LLC tract, being the Northeast corner of said first-referenced "Part 2" State of Texas tract, and lying on the North right-of-way line of said F.M. 2181;

THENCE North 89 Degrees 48 Minutes 19 Seconds West, with the North right-of-way line of said F.M. 2181, a distance of 274.76 feet to the POINT OF BEGINNING and containing 85,295 square feet or 1.958 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT TCG Corinth Investors, LLC does hereby dedicate to the use of the public forever, all streets, unless shown as private, and all easements shown and for all purposes accommodating drainage to the use of the public forever. No buildings or other improvements shall be constructed or placed upon, over or across the easements as shown on this plat. Any public utility, including the City of Corinth, shall have the right to move and keep moved all or part of any building, tree shrub, other growth or improvements shown in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, maintain and adding to or removing all of or part of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNERS'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, TCG Corinth Investors, LLC, acting by and through the undersigned, does hereby adopt this plat designating the herein above real property as LOTS 1 AND 2, BLOCK A, PARKRIDGE & TEASLEY ADDITION, an addition to the City of Corinth, Denton County, Texas and do hereby dedicate to the public's use the streets, alley, easements, parks and other open spaces shown thereon, except the private easements shown thereon. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Pursuant to Section 12.002 of the Texas Property Code, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Corinth, Denton County, Texas for filing and recording with the Denton County Clerk's Office.

WITNESS my hand this the _____ day of _____, 20_____.

OWNER: TCG Corinth Investors, LLC

BY: _____
Signature, Authorized Representative

Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Add case no - PLAT25-0013

CITY CASE NO: PLAT20-0013

FINAL PLAT LOTS 1 AND 2, BLOCK A PARKRIDGE & TEASLEY ADDITION

BEING 1.958 ACRES OF LAND SITUATED IN THE
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 915 AND
IN THE E. MARSH SURVEY, ABSTRACT NO. 833
CITY OF CORINTH, DENTON COUNTY, TEXAS

2 COMMERCIAL LOTS

SEPTEMBER, 2025

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCulloh, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

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

David F. McCulloh
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

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 David F. McCulloh, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202_____.

Notary Public in and for the State of Texas

Label - 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 easements 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 _____

CERTIFICATE OF APPROVAL:

Approved the _____ day of _____, 20_____, by the Planning and Zoning Commission of the City of Corinth, Texas

Director of Community & Economic Development

City Secretary



359 Lake Park Road, Suite 102, Lewisville, TX 75057 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 09/09/25

Project No.: TR-229-25

RESERVED FOR DENTON COUNTY USE

RESERVED FOR DENTON COUNTY USE

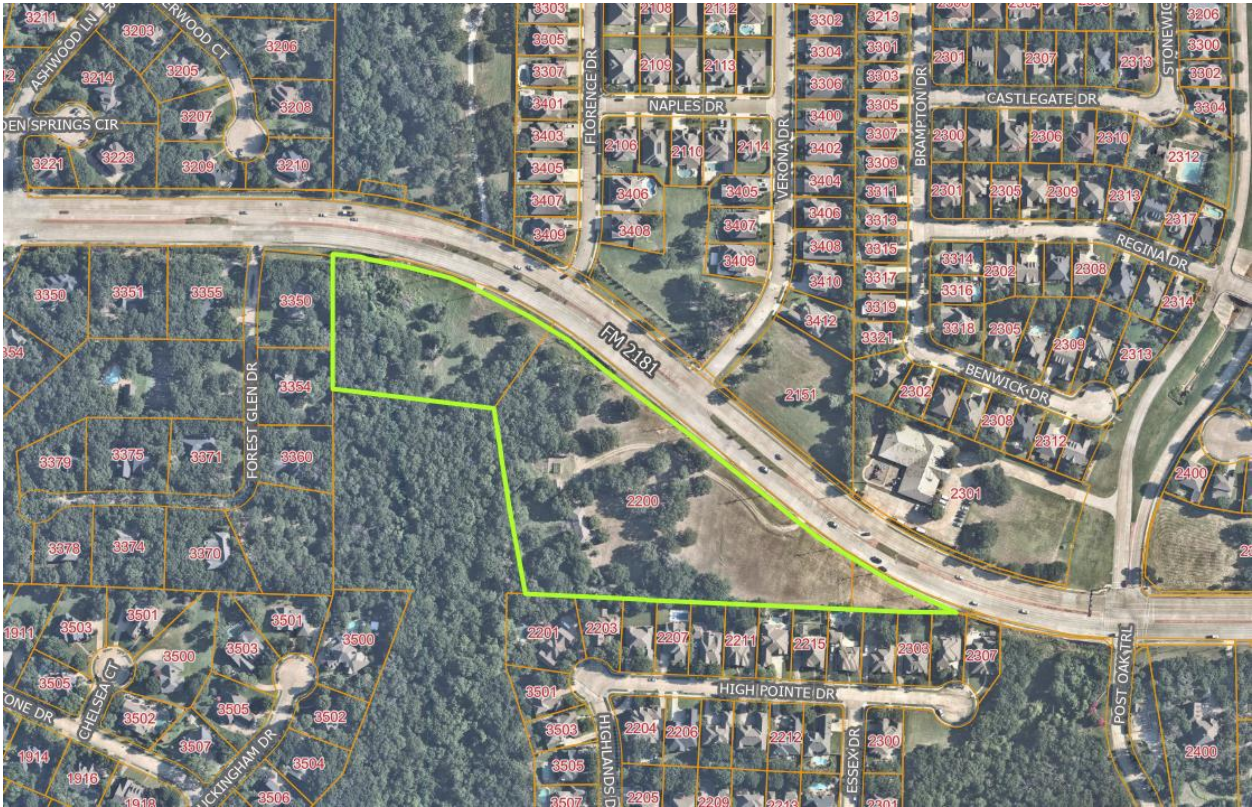


CITY OF CORINTH
Staff Report

Meeting Date:	10/27/2025	Title:	Bosco Development (PD) Rezoning Request (Case No. ZAPD25-0009)
Strategic Goals:	☐ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

A request by the Applicant, 2200 Corinth Holdings LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential (Detached) to a Planned Development with a base zoning district of MX-C Mixed Use Commercial on approximately ±9.2 acres generally located at 2200 FM 2181. **(NOTE: The Applicant is requesting that this item be tabled to the November 10, 2025, Planning and Zoning Commission Meeting.)**



Aerial Location Map

Item Summary/ Background

The Applicant is requesting approval of a Planned Development (PD) rezoning for the development of ±9.2 acres for the construction of a mixed-use development that will include retail development, a potential child care center, apartments above the retail in two of the buildings fronting FM 2181, and individually platted townhomes on the southern portion of the development. The subject site is bordered by single-family homes to the south and west, and the 6-lane TXDOT roadway FM 2181 to the north with existing commercial uses and land zoned for commercial uses across FM 2181. The subject site is currently zoned SF-2. This Rezoning Request is for a Planned Development zoning with MX-C base zoning.

Proposed Development Summary

As stated in the 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.” This development proposes a Planned Development with MX-C base zoning. The proposed site plan meets MX-C requirements.

Land uses – The development proposes two one-story buildings along FM 2181 for retail uses. One of the buildings could be utilized as a child care use. Two buildings fronting FM 2181 would be developed to include retail space at the ground floor and apartments on the 2nd and 3rd stories. Individually platted townhomes would be developed along the west and south edges of the property, serving as a transition from the adjacent single family residential development to commercial uses along FM2181. The townhomes are in proximity to 5 single family lots along the southern portion of the development. Design and form-based standards required for the buildings would meet those required in the MX-C zoning.

Landscaping - The plan includes the preservation of all trees within the floodplain area on the west side of the development where no development will occur. Outside of the flood plain area, multiple trees exist on or very near the property line, and the developer is proposing to attempt to preserve those trees. Any that do not survive the construction process will be replaced with a similar shade tree. The developer is proposing to either plant additional shade trees 30’ on center along the southern boundary, which would provide for green screening above the existing 8’ board on board fencing, or provide for a complete green screening by planting evergreen conical trees along that boundary. Street trees and parking lot shade trees will be planted as required in the MX-C zoning and shown in the concept plan. Additionally, landscaping will be planted within the landscape buffer along FM 2181. As TXDOT does not allow trees to be planted within 20’ of a TXDOT roadway, 3-4’ tall plantings will be provided between the road and sidewalk to provide for a more comfortable pedestrian experience in that area. Although no trail or other reasonable access is available at this time to Lake Lewisville or any trailhead on the lake from this property or in the flood plain area leading to the lake, the applicant proposes to provide a pedestrian easement within the flood plain area of the development should the Corps of Engineers or other party choose to install a trail from FM 2181 to Lake Lewisville in the future.

Areas shown in green on the concept plan below indicate tree preservation areas.



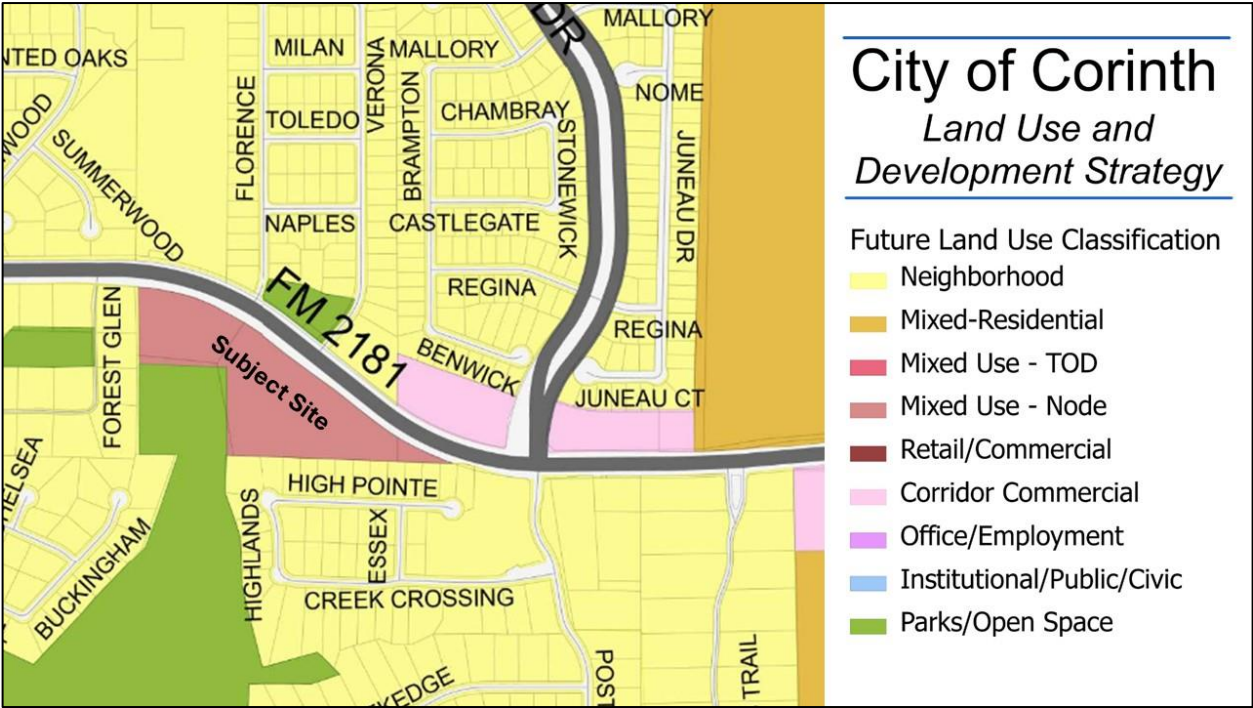
Parking – The proposed concept plan indicates shared parking for residents and customers sufficient to accommodate both users. The sharing of parking allows for the development to not be overparked while still providing sufficient parking to ensure success. The parking will incorporate shade trees throughout the parking lot. Parking lot lighting will be limited to low level bollard lighting such as shown in the image below.



Compliance with the Comprehensive Plan

The rezoning request for the subject property is consistent with the Land Use and Development Strategy designation, Mixed-Use Node, as set forth in the Envision Corinth 2040 Comprehensive Plan. The purpose and intent of Mixed- Use Node is to allow for lower scale (3-4 stories) horizontal mixed-use development that allows for a range of walkable retail, restaurants, employment, and connected residential uses at key locations along regional corridors. FM 2181 is a regional corridor and provides an opportunity for retail and mixed-use development at key locations, this location being one identified in the Comprehensive Plan, along it. The intent for mixed-use node is to allow for missing-middle housing

types (townhomes, live-work, zero lot line single family, etc.) as transitions between the commercial and any existing neighborhoods. (See excerpts below from the Comprehensive Plan)



ENVISION CORINTH 2040 COMPREHENSIVE PLAN
LAND USE AND DEVELOPMENT STRATEGY

MIXED-USE NODE

Purpose and intent

- » To allow for lower scale horizontal mixed-use development that allows for a range of walkable retail, restaurants, employment, and connected residential uses at key locations along regional corridors

Land use types and density

- » 3-4 story buildings (scale, height) to allow for flexible building use reflective of and in response to market demand
- » Allow mixed-use by right (residential and commercial uses)
- » Allow for missing-middle housing types (townhomes, live-work, zero lot line single family, etc.) as transitions between the commercial and any existing neighborhoods
- » Transition to surrounding neighborhoods

Design priorities

- » Require minimum transparency along primary street frontages
- » Storefronts along major roadways and highways treated with a secondary sidewalk at the building line
- » Streetscape improvements with bulb-outs, wide sidewalks, and trees

Sustainability priorities

- » Focus on local area detention infrastructure that is also amenitized (landscaping, trails, and building frontages) for the benefit of adding value to the development
- » Connections to regional trails and parks
- » Focus on LID principles that fit a walkable urban context such as bioswales in public spaces, roof-top gardens, seamless links to regional and local transit (with a trolley or other local connector service)
- » Allow roof-top solar panels

45

*Excerpt from 2040 Comprehensive Plan, page 45.

The proposed Bosco Development Concept Plan design meets the intent and stated principles outlined for Mixed-Use Node as stated in the 2040 Comprehensive Plan. Specifically, the plan incorporates 3 story buildings, consistent with the 3-4 story buildings indicated in the Comprehensive Plan for Mixed-Use Node to allow for flexible building use reflective of and in response to market demand. The development proposes to bring more than 24,000 sf of retail space to the market while offering a variety of housing types to satisfy market demand. The proposed development provides for a transition from the commercial along FM 2181 and the single family residents to the south with the development of individually platted townhomes along the southern and western boundary. A 5’ landscape buffer of either shade trees or tall, conical evergreen trees would be provided along the existing 8’ board on board fence on the south end of the development, along with a 15’ alley drive, and approximately 20’ driveway for the townhomes. The townhomes would be located approximately 100’ from the single family homes with tall shade trees or evergreen trees in between.

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 no letters of support, nine (9) letters of opposition from property owners within 200 feet of the proposed rezoning, and seven (7) letters of opposition from property owners more than 200 feet from the proposed rezoning, with three (3) of the letters coming from the same property. Letters received after this date will be presented to the Planning & Zoning Commission at the time of Public Hearing. See Attachment 2 – 200’ Buffer Exhibit and Correspondence from Property Owners within 200 feet and Attachment 3 – Correspondence from Property Owners Outside of 200 Feet.

Staff Recommendation

Per the applicant’s request, Staff recommend that this item be tabled to the November 10, 2025, Planning and Zoning Commission Meeting.

Motion

“I move to table Case No. ZAPD25-0009 – Bosco Planned Development to the November 10, 2025, Planning and Zoning Commission Meeting”

Supporting Documentation

Attachment 1 – Bosco PD Exhibits

Attachment 2 – 200’ Buffer Exhibit and Correspondence from Property Owners Within 200 feet

Attachment 3 – Correspondence from Property Owners Outside of 200 feet

Section E, Item 5.

FIELD NOTES DESCRIPTION:

BEING a 6.208 acre tract of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract Number 153, Denton County, Texas, and being a portion of that certain tract of land described by deed to Earl Anderson Johnson and wife, Wanda Jean Johnson, recorded in Volume 582, Page 670, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a Corps of Engineers (COE) monument stamped "F527-4" found for corner being the southwest corner of the herein described tract, same point being in the north line of Lot 15, Block 1, Lake Bluff Estates, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet O, Page 298, Plat Records, Denton County, Texas;

THENCE North 10 degrees 10 minutes 18 seconds West, a distance of 405.43 feet to a C.O.E. Monument stamped "F527-3" found for corner being the southeast corner of a tract of land described by deed to A Quaric Investments LLC, recorded under Instrument Number 2021-50949, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE North 34 degrees 07 minutes 03 seconds East, with the east line of said A Quaric Investments tract, a distance of 210.79 feet to a 1/2 inch iron rod with cap stamped "Arthur Surveying Company" found for corner being the southeast corner of a tract of land described by deed to the State of Texas, recorded under Instrument Number 2010-49356, O.P.R.D.C.T., same point being the southwest corner of a tract of land described by deed to the State of Texas, recorded under Instrument Number 2010-125365, O.P.R.D.C.T., and being the northeast corner of said A Quaric Investments tract, same point being in the southwesterly right-of-way line of F.M. 2181, and being the beginning of a non-tangent curve to the right, having a radius of 1075.92 feet;

THENCE with the southwesterly right-of-way line of said F.M. 2181 and with said curve to the right, through a central angle of 06 degrees 54 minutes 48 seconds, whose chord bears South 55 degrees 12 minutes 22 seconds East at 129.74 feet, an arc length of 129.82 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner;

THENCE South 51 degrees 45 minutes 20 seconds East, with the southwesterly right-of-way line of said F.M. 2181, a distance of 135.09 feet to a 5/8 inch iron rod found for corner;

THENCE South 54 degrees 37 minutes 05 seconds East, with the southwesterly right-of-way line of said F.M. 2181, a distance of 200.25 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 51 degrees 45 minutes 20 seconds East, with the southwesterly right-of-way line of said F.M. 2181, a distance of 223.87 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 1205.92 feet;

THENCE with the southwesterly right-of-way line of said F.M. 2181, and with said curve to the left, through a central angle of 06 degrees 32 minutes 04 seconds, whose chord bears South 55 degrees 01 minutes 22 seconds East at 137.46 feet, an arc length of 137.53 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the southeast corner of said State of Texas tract (Instr. No. 2010-125365), same point being the southwest corner of a tract of land described by deed to the State of Texas, recorded under Instrument Number 2010-31213, O.P.R.D.C.T., same point being the northwest corner of a tract of land described by deed to McCrory Land and Cattle, LLC, recorded under Instrument Number 2018-24319, O.P.R.D.C.T.;

THENCE South 00 degrees 06 minutes 29 seconds East, with the west line of said McCrory Land and Cattle tract, a distance of 107.15 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the north line of Lot 7, of said Block 1, Lake Bluff Estates, from which a cut-off fence corner post bears North 00 degrees 06 minutes 29 seconds West at 0.97 feet;

THENCE North 88 degrees 01 minutes 22 seconds West, with the north line of said Block 1, Lake Bluff Estates, a distance of 711.63 feet to the **POINT OF BEGINNING** and containing 6.208 acres of land, more or less.

NOTES

- Bearings shown herein are based on the Texas State Plane Coordinate System, North Central Zone 432, NAD83 U.S. Feet.
- Blanket Easement recorded in Volume 385, Page 237 includes the subject tract.

Boundary Survey



FIELD NOTES: This survey agrees that the property described herein is not within the 100-year floodplain as noted per the Federal Emergency Management Agency Flood Insurance Rate Map, Community Flood No. 481143 0001 H, present Effective Date of Map, June 15, 2020, unless property lies within Zone X, Unshaded.

SURVEYOR CERTIFICATION:
I, the undersigned, being duly sworn, depose and say that this survey was by me made in the presence of the persons legally summoned, and that the same is a true and correct copy of the original survey, and that the same is a true and correct copy of the original survey, and that the same is a true and correct copy of the original survey, and that the same is a true and correct copy of the original survey.

2200 F.M. 2181,
Corinth, Texas

Capital Title
2400 Dallas Parkway, Suite 300
Ft. Worth, TX 76106
Tel: 817.342.0074
Fax: 817.342.0075

Fieldwork Date: 04/07/2022 Party Chief: BJB
Job No.: 20220424 Field TO

Old Town Surveying, LLC
Professional Land Surveyors
4100 Office Park Circle, Suite 100, Lewisville, Texas 75077
Tel: 972.355.4875
www.oldsurveysurveying.com
Survey Number: 01000001

April 11, 2022

FIELD NOTES DESCRIPTION:

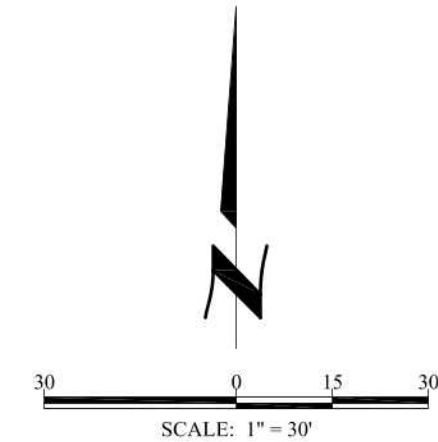
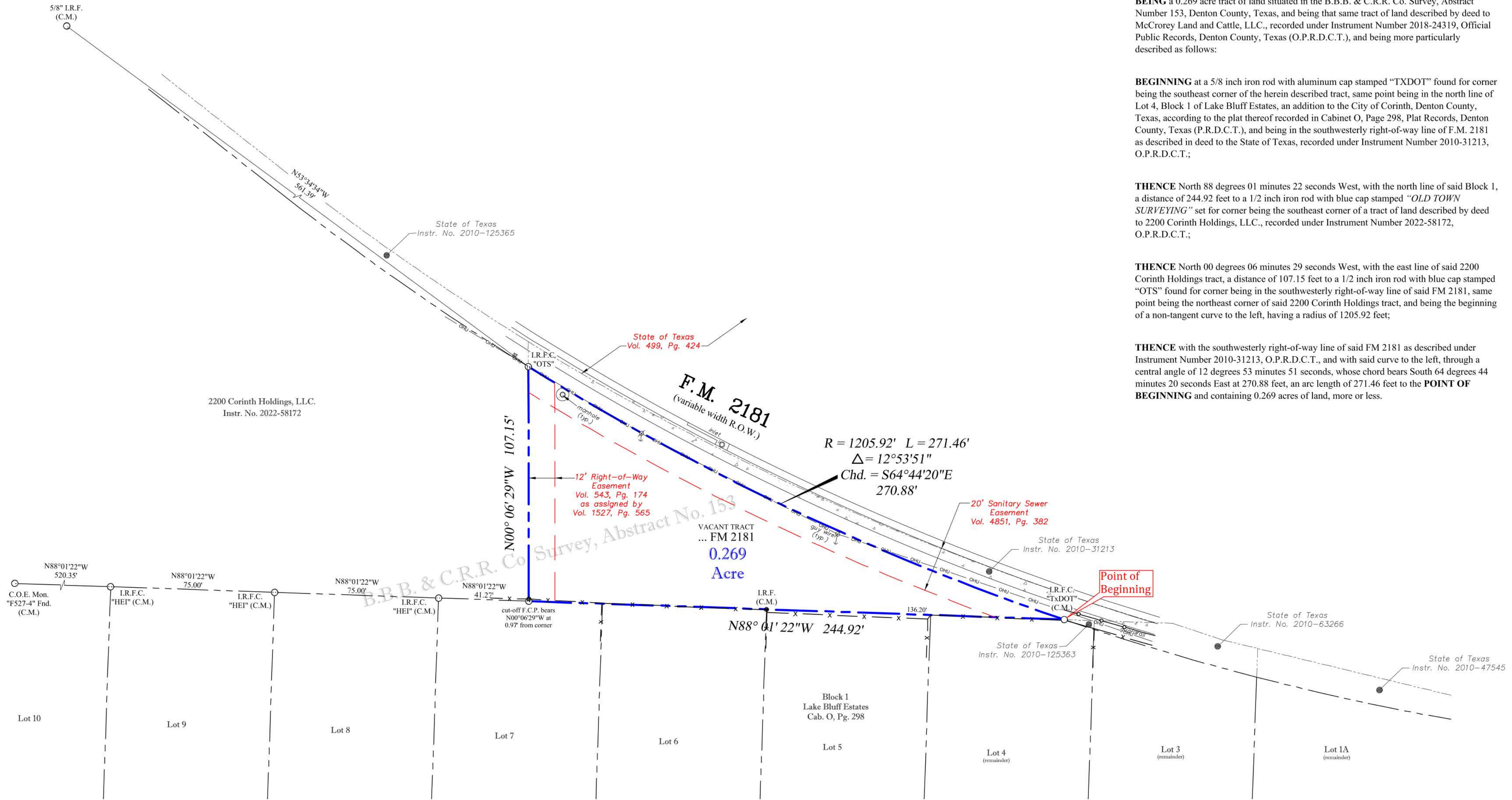
BEING a 0.269 acre tract of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract Number 153, Denton County, Texas, and being that same tract of land described by deed to McCrorey Land and Cattle, LLC., recorded under Instrument Number 2018-24319, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped "TXDOT" found for corner being the southeast corner of the herein described tract, same point being in the north line of Lot 4, Block 1 of Lake Bluff Estates, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet O, Page 298, Plat Records, Denton County, Texas (P.R.D.C.T.), and being in the southwesterly right-of-way line of F.M. 2181 as described in deed to the State of Texas, recorded under Instrument Number 2010-31213, O.P.R.D.C.T.;

THENCE North 88 degrees 01 minutes 22 seconds West, with the north line of said Block 1, a distance of 244.92 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" set for corner being the southeast corner of a tract of land described by deed to 2200 Corinth Holdings, LLC., recorded under Instrument Number 2022-58172, O.P.R.D.C.T.;

THENCE North 00 degrees 06 minutes 29 seconds West, with the east line of said 2200 Corinth Holdings tract, a distance of 107.15 feet to a 1/2 inch iron rod with blue cap stamped "OTS" found for corner being in the southwesterly right-of-way line of said FM 2181, same point being the northeast corner of said 2200 Corinth Holdings tract, and being the beginning of a non-tangent curve to the left, having a radius of 1205.92 feet;

THENCE with the southwesterly right-of-way line of said FM 2181 as described under Instrument Number 2010-31213, O.P.R.D.C.T., and with said curve to the left, through a central angle of 12 degrees 53 minutes 51 seconds, whose chord bears South 64 degrees 44 minutes 20 seconds East at 270.88 feet, an arc length of 271.46 feet to the **POINT OF BEGINNING** and containing 0.269 acres of land, more or less.



LEGEND:	
--- Boundary Line	C.M.
--- Overhead Utility Line	L.R.F.C.
--- Fenceline (Q. post)	1/2" Iron Rod Found (unless otherwise noted)
--- Utility box/riser	L.P.F.
--- Water Meter	1/2" Iron Pipe Found
--- Utility Pole	L.R.S.
	1/2" Iron Rod Set
	"Old Town Surveying" (blue cap)

NOTES:

- Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
- Blanket Easement recorded in Volume 386, Page 393 includes the subject tract.
- Easement recorded in Volume 1493, Page 204 does not affect the subject tract.

Boundary Survey



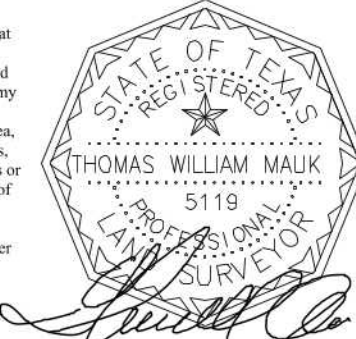
... FM 2181,
Corinth, Texas

Freedom Title
3624 Long Prairie Road,
Suite 101,
Flower Mound, TX 75022
Ph.: 972.899.5950
Fax: 1.855.457.9992

Freedom Title Co. G.F. No. 22067115FM-BR
Fieldwork Date: 12/12/2022 Party Chief: BH
Job No.: 20221249 Tech: TO

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year floodplain as scaled per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 481143 0389 H, present Effective Date of Map, June 19, 2020, herein property lies within Zone "X" Unshaded.

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way that I have been advised of except as shown hereon. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.
December 28, 2022



Old Town Surveying, LLC.
Professional Land Surveyors
810 Office Park Circle, Suite 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611

EXHIBIT “C”

PLANNED DEVELOPMENT STANDARDS

SECTION 1: OVERVIEW

- A. Project Name:** Bosco Mixed Use
- B. Owner/Developers:** Paul Bosco Jr/2200 Corinth Holdings, LLC
- C. Project Acreage and Location:** ±9.022 Acres, 2200 FM 2181, City of Corinth, TX
- D. Project Overview:** This Planned Development (PD) request applies to two parcels of land located at the south side of FM 2181 in the City of Corinth, Texas. The property is currently zoned SF-2 (Single Family Residential).
- E. Project Description:** The PD zoning will enable coordinated development across lots, allowing for shared access, integrated circulation, and enhanced landscaping. The proposed uses are compatible with the City’s Envision Corinth 2040 Comprehensive Plan and will enhance the character and services offered at this prominent location.

SECTION 2: PD APPLICATION AND REVIEW

- A. UDC Subsection 2.10.09 PD, Planned Development Application and Review** shall apply except as modified below:
- 1) Exhibit “D” - PD Concept Plan is intended to be representative only. The base zoning district is MX-C (Mixed Use Commercial) and will require detailed layout and design review during site plan review and approval process. The overall layout, including building locations and uses, shall be generally consistent with Exhibit “D” – PD Concept Plan, which illustrates a mixed-use pattern that balances residential and commercial uses.
 - 2) As shown conceptually, individually platted townhomes shall be developed along the west and south edges of the property, serving as a transition from the adjacent single family residential development to commercial uses along FM2181. Commercial uses shall be incorporated into the ground floor of all buildings fronting FM 2181. Note that should a change to the PD Concept Plan and/or associated Ancillary Concept Plans be 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 3: PURPOSE AND BASE DISTRICT

A. Purpose

The regulations set forth herein provide development standards for mixed use commercial uses within the Bosco Mixed Use Planned Development District (PD). The boundaries of the PD are identified by metes and bounds on the Legal Description, Exhibit “A” to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development “PD” Concept Plan as depicted on Exhibit “D” and associated Ancillary Concept Plan. Any use that is not expressly authorized herein is expressly prohibited in this PD.

B. Base District

In this PD, the “MX-C” Mixed Use Commercial District regulations of the Corinth Unified Development Code (UDC), as amended, shall apply to the Property except as modified herein.

SECTION 4: USES AND AREA REGULATIONS

1. Permitted Uses and Use Regulations

- a. In the 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 MX-C Mixed Use Commercial District regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the MX-C, Mixed Use Commercial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the PD District except as modified below:
 - i. The following additional uses shall be permitted within this Planned Development:
 - a) Child-Care: Licensed Child-Care Center
 - ii. The following uses shall be prohibited within this Planned Development:
 - a) Ambulance Service
 - b) Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
 - c) Laundry, Commercial
 - d) Laundry, Self Service
 - e) Vape and Vape Paraphernalia shops

2. Dimensional Regulations

- a. **UDC Subsection 2.08.05 Nonresidential Dimensional Regulations Chart** shall not apply.
- b. **UDC Subsection 2.06.02.G Building Location and Orientation** shall apply.
- c. **UDC Subsection 2.06.02.K Building Heights** shall apply except as modified below:
 - i. All the buildings within the development shall not exceed three (3) stories in height.

3. **Development Standards**

Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.06.02, MX-C Mixed Use Commercial of the Unified Development Code, for the MX-C, Mixed Use Commercial base zoning district, and all other requirements of the UDC shall apply to this, except as modified below:

- a. **UDC Subsection 2.04.05.C.6 Garage Regulations** shall apply for Townhouse units.
- b. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. UDC Subsection 2.07.07.A shall apply as described below for residential uses within this subdistrict:
 - a) Townhouse (single family attached and condominium) uses shall be subject to UDC Subsection 2.07.07.A.3
 - b) Multi-family uses shall be subject to UDC Subsection 2.07.07.A.4
- c. **UDC Subsection 2.09.01 Landscaping Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. UDC Subsection 2.06.02.N - Trees in Surface Parking Lots shall not apply.
 - ii. UDC Subsection 2.09.01.A.1.a - Landscaping Along Street Right-of-Way shall apply except that a ten (10) foot wide landscape buffer shall be provided adjacent to FM 2181. Within the landscape buffer, one (1) ornamental tree (2” caliper minimum) shall be planted per every twenty (20) linear feet of landscaped edge. The grouping or clustering of required trees shall be allowed should conflicts arise due to driveway spacing, utilities, drainage facilities, unique topographic conditions, or similar features. Within the Right-of-Way adjacent to the landscaped edge, a minimum of one (1) shrub or ornamental grass (3 gallon minimum) shall be planted per three (3) linear feet within the parkway (the landscape strip between the sidewalk and curb).
 - iii. Landscaping rates for Townhouse units shall be based on the building setback from the interior private drives and are described as follows:

Setback	Landscaping Requirement
0’ – 3’	No landscaping required
3.1’ – 10’	A minimum rate of 6 shrubs per ground floor unit shall be provided to create visual interest along the streetscape. Shrubs may be

	clustered, soldiered, and organized in a manner to meet the intent of the MX-C District.
10.1' – 20'	A minimum rate of 8 shrubs and one ornamental tree per ground floor unit shall be provided to create visual interest along the streetscape. Plantings may be clustered, soldiered, and organized in a manner to meet the intent of the MX-C District.

- iv. Along the frontage of Townhouse units, shade trees shall be planted between the sidewalk and curb at a minimum rate of twenty-five feet (25') on center.
- v. All trees and landscaping located within public right of way, private drives, and the common open space X-Lots shall be maintained by the Property Owners Association in perpetuity.
- d. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. The mitigation requirements of UDC Subsection 2.06.02.N and UDC Subsection 2.09.02 shall be satisfied by the preservation of all existing healthy protected trees within the floodplain along the western boundary of the subject site as generally depicted on Exhibit “D” – Concept Plan. Additionally, the developer will attempt to preserve existing healthy protected trees within the landscape strip along the southern boundary; however, said trees may be removed should it be determined during construction that they cannot be preserved in a viable manner.
 - ii. Any existing healthy protected tree within the floodplain that is designated as preserved on the final Tree Preservation/Mitigation plan included with the approved Civil Construction Plans and is later required to be removed as a result of construction or other development activities shall be mitigated at a rate of 5:1.
 - iii. Existing healthy protected trees within common open space lots shall be preserved in perpetuity and cared for by the Property Owners Association.
- e. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply except where in direct conflict with UDC Subsection **2.06.02** and as modified below:
 - i. A minimum of 1.5 parking stalls shall be provided per multifamily unit.
 - ii. A two (2) car enclosed garage shall be provided for each townhouse unit and shall satisfy the parking requirement for said dwelling units.

- f. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- g. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. A five (5) foot wide landscape edge shall be provided adjacent to the existing single family lots to the south. Within the landscape edge, conical evergreen plantings shall be installed five (5) feet on center which shall reach a minimum height of twelve (12) feet within two years of installation.
- h. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- i. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. All of the Parking lot within the development shall have Ballard lighting to reduce light pollution.
- j. **UDC Subsection 3.05.10 Park and Trail Dedication Regulations** shall apply.
- k. **UDC Subsection 4.01 Sign Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- l. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. Where adjoining residential properties have an existing wire fence or no fence between their property and the subject site, the developer, with the permission of the property owner, shall install a minimum of a six-foot (6') high board-on-board wood fence on the property line.

SECTION 5: OTHER DEVELOPMENT CONSIDERATIONS

- 1. Future Trail Head
 - a. At the time of platting and during the construction design process, the location of a pedestrian access easement shall be finalized for the possibility of a future trail head to access the Elm Fork Trail on the adjacent Army Corps of Engineers property as depicted on the 2025 Active Transportation Plan.
- 2. Traffic
 - a. A Traffic Impact Analysis will be evaluated at the time of Site Plan.

PROJECT DATA

PROPOSED BUILDING #1
THREE STORIES
1ST FLR GROSS = 15,524 SF
2ND FLOOR GROSS = 15,546 SF
3RD FLOOR GROSS = 15,546 SF
14,326 SF RETAIL NET
1 / 250 PARK RATIO RETAIL/RESTAURANT =
15,524 / 250 = 62.09 - 61PARK SPACES
28 RESIDENTIAL UNITS (1.5 PER UNIT RATIO) = 42 PARK
103 PARKING SPACES REQUIRED

PROPOSED BUILDING #2
THREE STORIES
1ST FLR GROSS = 9,391 SF
2ND FLOOR GROSS = 11,706 SF
3RD FLOOR GROSS = 11,706 SF
8,175 SF RETAIL NET
1 / 250 PARK RATIO - RETAIL/RESTAURANT=
9,391SF / 250 = 37.56 = 38 PARK SPACES
20 RESIDENTIAL UNITS (1.5 PER UNIT RATIO) = 30 PARK
68 PARKING SPACES REQUIRED

PROPOSED BUILDING #3
ONE STORY
1ST FLR GROSS = 9,975 SF
1 / 250 RATIO = 39.9 = 40 PARK
40 REQUIRED

PROPOSED BUILDING #4
ONE STORY
1ST FLR GROSS = 2,122 SF
1 / 250 RATIO = 8.48 = 9 PARK
9 REQUIRED



1 CONCEPT SITE DESIGN-9-16-25

A-DD-2.5 SCALE: 1"=60' (D size sheet)

PARKING PROVIDED (EXCLUDING TOWNHOUSES) = 252
PARKING REQUIRED (EXCLUDING TOWNHOUSES) = 220

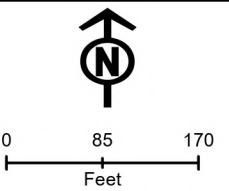
ATTACHMENT 2:
200 FT ZONING BUFFER MAP AND LETTERS FROM
PROPERTY OWNERS WITHIN 200 FEET

Proposed Planned Development

Bosco PD Request (ZAPD25-0009)

 Property requesting Planned Development with base zoning district of MX-C

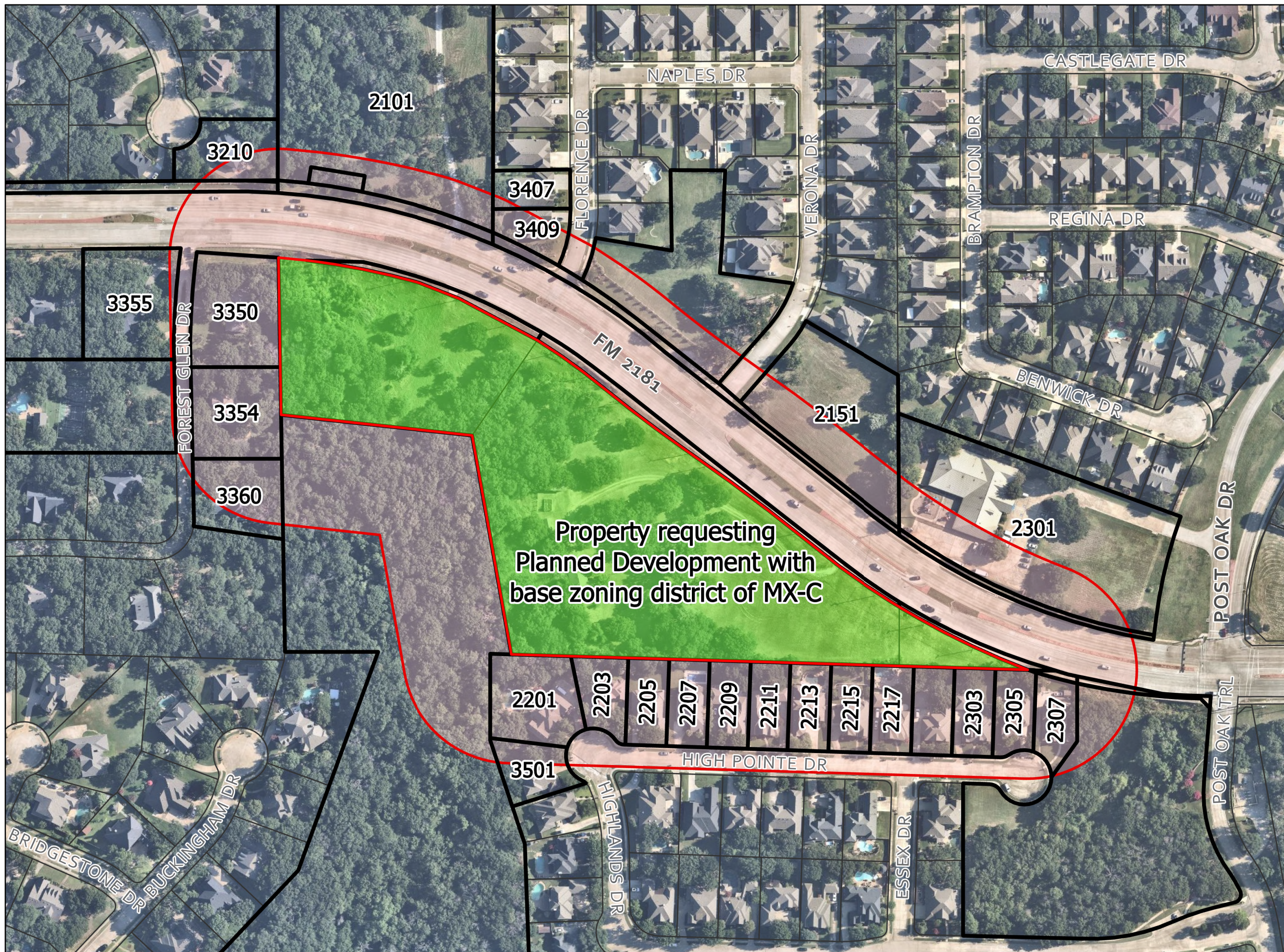
 Properties within 200 ft of area requesting a zoning change from SF-2 to a Planned Development with a base zoning district of MX-C



1 inch equals 170 feet



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Planning and Zoning Commission Meeting
Date: **MONDAY, October 27, 2025 at 6:30 P.M.**

Section E, Item 5.

City Council Regular Meeting
Date: **THURSDAY, November 20, 2025 at 6:30 P.M.**

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, October 27, 2025, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public meeting on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, November 20, 2025, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, 2200 Corinth Holdings LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential (Detached) to a Planned Development with a base zoning district of MX-C Mixed Use Commercial on approximately ±9.2 acres generally located at 2200 FM 2181.

The November 20, 2025, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on October 27, 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. 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: X of the proposal.

I am expressing my opposition for this rezoning request. This is mainly due to the following reasons; traffic congestion, light pollution, privacy, competing development on FM 2181. This proposal was rejected by the city council in 2024. The city council's rejection was based on community opposition and appropriate use of land.

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

Signature: **(REQUIRED)**

TREORZ DOWNE, 2207 HIGH POINTE DR., CORINTH, TX 76210
(Please Print)

(Signature)



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

SEE Letter. Thank you.

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

Signature: **(REQUIRED)**

MARC BROWNE 2209 High pointe. Drive
(Please Print)

MARC Browne
(Signature)

Dear Melissa and Council Members,

My name is Marc Browne, and my family resides at 2209 High Pointe Drive in Lake Bluff Estates. We recently received the public hearing notice regarding the proposed townhome development behind our home.

We would like to formally express our opposition to this project. Our primary concern is the significant impact it would have on our privacy. Based on the proposed building plans, the townhomes would directly overlook our backyard, creating a situation where residents would have a clear line of sight into our private outdoor space. This includes direct visibility into our kitchen, living room, and master bedroom windows, which is deeply concerning for our family's comfort and sense of security.

Additionally, we are troubled by the safety implications of the planned construction. Having a driveway located just 15 feet from our back fence would introduce a substantial increase in traffic and noise, especially during early morning and late evening hours. This proximity poses a safety risk and further disrupts the peaceful environment we currently enjoy.

For your reference, I've attached a photo taken from inside our home to illustrate the visibility and proximity issues we're facing.

We respectfully ask that our concerns be taken into consideration during the hearing and planning process. We would also appreciate any additional details regarding the development's scope and timeline, as well as opportunities for further community input.

Thank you for your time and attention.

Sincerely,

Marc Browne

2209 High Pointe Drive

Lake Bluff Estates





CORINTH
TEXAS

Planning and Zoning Commission Meeting
Date: **MONDAY, October 27, 2025 at 6:30 P.M.**

City Council Regular Meeting
Date: **THURSDAY, November 20, 2025 at 6:30 P.M.**

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

My property is directly behind the proposed development. The proposed 3 story apartments would negatively impact my privacy. The lighted parking lot would shine directly into my master bedroom that faces my back fence. I am opposed to multi family buildings. I could support retail/restaurants.

Signature: (REQUIRED)

Name/Address/City: (REQUIRED)

Melanie Carlow / 2211 High Pointe Drive / Corinth
(Please Print)

Melanie Carlow
(Signature)



Planning and Zoning Commission Meeting
Date: **MONDAY, October 27, 2025 at 6:30 P.M.**

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

My name is David A. Harper, I live & own the property at 2301 HIGH POINTE DR.
I did not receive a notice. I oppose the proposal for numerous reasons
including: MX-C, and particularly this "CONCEPT" is too dense and
buildings 1, 2, 3 are too tall. The townhomes are too close to
adjacent homes on High Pointe Dr, FM 2181 is too dangerous for ingress/
egress for MX-C use. Has Bosco Applied for permits allowing ingress/egress?
Name/Address/City: (REQUIRED) TXDOT Signature: (REQUIRED)

DAVID A. HARPER 2301 HIGH POINTE DR, 76210
(Please Print)

David A. Harper
(Signature)



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

Multiple reasons for opposing

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

Signature: **(REQUIRED)**

Tom McKaig
(Please Print)

Tom McKaig
(Signature)

Dear Ms. Daily:

I am writing regarding the proposed development plan of 2200 Corinth Holdings LLC concerning the rezoning of 2200 FM 2181.

I am out of state on a previously schedule business trip, however, my wife and I would like to review in writing several concerns regarding the project.

First, we object on the timeliness of your notice:

You have had the application since August and have sent a notice that hardly gives one time enough to research the subject.

As you must be aware, the property sits in a FEMA Flood Zone, abuts a Corps of Engineer Preserve, is part of wildlife habitat, a bird migration path and abuts numerous homes. In addition, it includes Veal Springs Branch, a tributary that drains its water into the Hickory Creek Arm of Lewisville Lake.

To expect us to research the effects of all that in the time allotted is both unrealistic and unfair. Take the Regulatory Division of the Corps of Engineer alone.

- (a) Was the water tested to be identified as US, Flatlands, Stream, etc.?
- (b) To what degree has a determination been made as to how the water will be impacted?
- (c) Is a SWF permit required, if so, what is the case # and date?
- (d) How does the project affect the storm flow into the creek, and to what extent will the creek be polluted? (Corinth Forest Subdivision Homeowners Association, Inc, which abuts the proposed project, limits, for example, the types of fertilizer that can be used so as not to pollute our drainage to the creek, which in turn drains to the lake and would affect all wildlife in the area.)
- (e) To investigate all that and to competently give our support or opposition to your project within the time limits you propose is both unfair and, based on the amount of time the project has been on your agenda, unwarranted.

Secondly, my wife and I are shareholders of the Corinth Forest Subdivision Homeowners Association, Inc. and, as shareholders whose property directly abuts the proposed project, have a special interest in its development.

Because of the turn lane that allows ingress to our association via Forest Glen Drive, we have seen cars making U-turns climb the sidewalk along the street, endangering citizens walking. The turns have been so

prevalent and so misguided that they have several times destroyed our curb entering Forest Glen Drive (and if you look today, it is once again destroyed) and they have taken out our street sign.

With the increased traffic from the housing development across the street, we have seen U-turns double and we believe that the impact of a development the size 2200 Corinth Holdings proposes will have a gargantuan impact on the safety of our citizens.

We have lived here for over two decades and have watched FM 2181 develop from a two lane country road, to a six lane thoroughfare. Along with that development, came increased danger and threats to our safety.

Because of the development and the addition of concrete sidewalks, many more citizens are walking and bike-riding along the thoroughfare.

As the speed limit was raised from 25 mph to 55 mph, we have seen vehicles lose control and, for example, crash through the wall surrounding our development onto Ira and Sue Little's property.

We have seen the Mondale's car rear-ended trying to turn off 2181 into our development.

We already saw Charlie Olson, a 62-year old resident killed on 2181 when an errant driver ran into him.

Thirdly, you will be destroying the residential make-up of several developments in the area and destroying the ambience and resale value of hundreds of homes.

Before you cater to the wishes and whims of developers, should not the city prioritize the hopes and desires of its own citizens?

Authorizing this project will not only increase traffic by the number of people who occupy, the buildings, but by thousands more when one considers commercial deliveries to the businesses and, for example, Uber-East, Domino Pizza, and other orders by the residences.

Keeping it Residential and adding a few homes will have a minimal impact upon the foreseen dangers.

One would have to believe that by approving this project, while knowing about the dangers incurred by increasing the traffic flow in this area, the City would be exposing itself to increased liabilities when future accidents and/or deaths that occur - of that you can be sure.

For the above reasons and, for a plethora of other reasons for which I do not have time to discuss at the moment, my wife and I wish to go on record opposing the rezoning of 2200 FM 2181.

Thank you for your time and consideration.

John & Pamela Pico, Lot #1, Corinth Forest Subdivision
Homeowners Association, Inc.

Photos are of deer coming up from the creek onto 2200
FM 2181 Property

*"What you leave behind is not what is engraved in stone monuments, but what is
woven into the lives of others."
Pereicles (495 BC - 429 BC)*



Ms. Daily,

Keep in mind that we are on a down-hill slope that ices during the winter, which, in turn creates an additional safety hazard.

Respectfully,

John & Pamela Pico

Melissa Dailey,

We are writing to express our strong opposition to the proposed rezoning of the approximately 9-acre parcel located at 2200 FM 2181 from SF-2 Single Family Residential (detached) to MX-C Mixed Used Commercial. As a concerned resident at 3354 Forest Glen Drive, Corinth, TX, I believe this change would have a significant and detrimental impact on our neighborhood.

The proposed re-zoning raises several material concerns that I urge the Planning & Zoning Committee and City Council to consider:

Impact on traffic and public safety:

Increased traffic congestion: My primary concern is the significant increase in vehicular traffic that this development would generate. Mixed-use commercial properties typically attract higher traffic volumes, including delivery trucks and customer vehicles, which will strain our local residential streets, not to mention the additional vehicles related to the townhomes. As traffic is already a concern in this area, adding more will make it unsafe for pedestrians and residents, especially children. Often, we have difficulty entering our gated community (Corinth Forest) from 2181, with most cars traveling at 55 mph in the existing designated 50 mph speed limit.

Insufficient infrastructure:

The existing infrastructure was designed to support a low-density residential community, not a high-traffic commercial area. Traffic studies for this proposal must account for the increased burden on roadways, intersections, and parking.

Effect on neighborhood character and quality of life:

Erosion of residential character: The quiet, family-oriented atmosphere of our neighborhood is one of its most valuable qualities. Introducing a commercial development on this scale would fundamentally change the character of our community, replacing a peaceful setting with the noise and activity of commercial businesses. We often have deer and other wildlife on our property which would not exist should this re-zoning request be approved. We also have other concerns with lighting from the future development on this site, noise, damage to trees, height of the new structures, privacy and again, impact to wildlife and traffic.

Property value concerns:

The construction of a large-scale commercial development, with its associated noise and traffic, could negatively affect the property values of nearby residential homes.

Environment and Resource Concerns:

Stormwater management: Development of a commercial site can lead to increased stormwater runoff due to the addition of large, impervious surfaces like parking lots. We are concerned about the capacity of our local drainage system to handle this additional water and the potential for increased flooding in the area. In addition, this runoff will be tainted with oil from cars which will runoff into the nearby creek and flow down into the lake, potentially harming local water quality and fish.

Impact on green space and wildlife:

The proposed change would likely require the removal of natural vegetation and trees, reduce the amount of green space, and displace local wildlife. This contradicts the City's stated commitment to environmental preservation.

Inconsistency with the City's Comprehensive Plan:

Long-range planning: Please review this proposal considering the City's Comprehensive Plan. Any re-zoning that deviates from or contradicts the established long-range vision for this area undermines the purpose of that Plan. The Plan was developed to guide intelligent growth, not to allow reactionary, spot-zoning that benefits a developer at the community's expense. What plans are in place for tree mitigation and tree preservation that would be applicable to this site and protect offsite trees? Further, the existing sidewalks on FM 2181 are very close to the 3-lane highway. There should be plan, should you approve this request, for a wide landscape buffer between the highway and proposed site. Further, if approved, the developer should be required to provide a buffer and additional screening to reduce the light pollution and noise from the new site to the surrounding residential areas – on all sides.

There should be a traffic impact analysis that would provide a deceleration lane for all vehicles to ingress and egress in and out of the proposed site.

There should also be an Environmental Protection Analysis performed to determine the impact on local wildlife (deer, owls, coyotes, hawks, raccoons, possums, skunks, etc.) In addition, that area is in the migration path of many varieties of birds. This development would cause unwarranted damage to these animals.

I believe that preserving this land for residential use, consistent with its current zoning and surrounding neighborhoods is the most responsible path forward. The current zoning designation balances community needs with thoughtful growth.

I urge you to consider these facts and deny the requested re-zoning application. We plan to attend the public hearing on this matter and have encouraged my neighbors to do the same.

Sincerely,

Ron & Jackie Peak
3354 Forest Glen Drive, Corinth



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

I am the resident at 3355 Forest Glen dr. I am concerned about how this development might affect traffic in this area. Cars travel at speeds of 55-60 around a blind curve. I am also concerned about the amount of light it will produce and how it will affect the wildlife in the area. I understand that it will eventually be developed, but it needs to be the right development done correctly.

Name/Address/City: (REQUIRED)

Signature: (REQUIRED)

John Farrar

(Please Print)

John Farrar

(Signature)



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

Name/Address/City: (REQUIRED)

Signature: (REQUIRED)

Barra Stone
(Please Print)

(Signature)

ATTACHMENT 3:
LETTERS FROM PROPERTY OWNERS
OUTSIDE OF 200 FEET



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

Adversely impacts Corinth Forest residents. Access to our subdivision is already dangerous as TXDOT did not install right hand turn lanes when FM2181 was widened. Longer vehicles and more than one car stick out into the street and block traffic as TXDOT did not recess the entry area as they had originally planned. Further, the increased light pollution and noise will be a terrible nuisance for our eastern-most residents and prevent them from enjoying (even using) their back yards. If the decision is made to continue, noise/light suppression measures (tall walls along the entire perimeter, etc.) should be provided.

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

Signature: **(REQUIRED)**

Ira Little, 3350 Oak Creek Dr.

(Please Print)

(Signature)

Melissa Dailey

Director of Community and Economic Development

City of Corinth

Attached is the Public Hearing Notice with my comments opposing the changes requested by the applicant.

A commercial development in such close proximity to the Corinth Forest Subdivision is not warranted. It does not provide any benefit to our subdivision. Further, the noise and light pollution will be a direct nuisance to some of our residents. The increased traffic will make even more dangerous the entries and exits to our subdivision as those were not properly designed for safety/future safety when TXDOT widened FM2181.

I strongly urge the Planning and Zoning Commission to deny the request made by the applicant. The zoning for the area concerned should absolutely remain SF-2 Single Family Residential (Detached).

Respectfully,

Ira Little

Ms. Dailey:

I want to first off thank you for receiving my letter.

My wife and I reside at 3370 Forest Glen. This property was purchased in 1986 our home built in 1988.

I have reached out to the engineering firm – they did not even respond. They truly do not care, as long as they are making a buck.

My main concern is the loss of habitat.

The property that is involved is home to NUMEROUS oak trees. It will be a shame if they are cut down.

Secondly, it is proposed that more than 400 cars be parked there. The oil spillage from 400 cars that are next to a creek presents a problem. The runoff when it rains will pollute the creek.
(No, we are not all driving electric cars)

In the third place, we live in a subdivision that has CCRs in place. One of the Deed Restrictions deals with lighting. Given that this portion of Texas is in a flyway, any development should be designed to minimize light pollution. (I am a consulting engineer, and have worked with

other org's that wanted to minimize light issues)

Lastly, can you encourage the developer to sit down with neighbors? I understand the desire to develop property. But there is also such thing as being a good neighbor. I can't think of one neighbor who wants what is proposed.

Respectfully,

/s/ Mark Goodson

Mark Goodson

Hi Melissa-

I am writing to express concern about the proposed development close to my home. Just this week my neighbors adjacent to this development learned of this project.

I am not anti-growth, but I have concern that this is not being given adequate time for all parties to come together to work out something that is optimal. Before the city makes any permanent changes, it needs look at safety issues and environmental issues, to ensure that proposed changes best fit the community.

Simply put, voters have not been given enough time to do their due diligence. I implore you to put off advancing this until folks have time to learn about this and engage with elected officials.

I am betting that the developer waited until the last possible moment to inform impacted citizens. Please don't let our city fall victim to pushy developers who ramrod projects through. You are our line of protection.

I am requesting that the city take the time to commission an environmental impact study.

Lastly, I implore you to give us the time we need.
Thanks for you time.

Susan Dooley

We vehemently oppose the Bosco Planned Development and the proposed re-zoning to “MixedUse-commercial (MX-C)” to accommodate and serve only Bosco Dev.

The city has known about this for months, but has only given us a couple of weeks to organize our fight against this rezoning proposal and this proposed development.

At the meeting we will have teams set up to discuss and bring forward our concerns about: traffic, water runoff, light pollution, noise, crime, safety issues and most importantly, our property values.

I will focus on the wildlife & bird migration.

The wooded areas in danger are the last hope for refuge for deer, fox, possums, bobcats, hawks, owls and racoons to name of few. If we cut down these woods and cover that area with concrete, the remaining wildlife has nowhere to go, they are boxed in. When you cut down the trees and excavate the soil you will force out mice, rats and snakes, they will have no place to take refuge but in our backyards, and our homes.

In addition, Corinth Texas is a part of a major bird migration pathway, specifically the Central Flyway, which runs from the Arctic to Central and South America.

Corinth Texas, our area code 76210 has 28 highly vulnerable species that nest or spend winters in our area, 48 species with moderate vulnerability, 56 with low and 140 stable Species.

Because the state is a crucial link between breeding and wintering grounds, nearly two billion birds migrate through Texas annually. Housing developments can hurt bird migration in

Corinth by destroying habitat, disrupting flight paths with structures, creating light pollution, and causing collisions with buildings. Loss and fragmentation of habitat is a major threat, while bright lights at night disorient birds, leading to fatal collisions with windows and other structures. Building near wetlands or on ridge tops is particularly harmful.

We are in the process of contacting; The Central Flyway Council, The Federal US fish and Wildlife Service, and the Department of Texas Parks and Wildlife to assist us in this fight.

As you well know with Government agencies, things like this will take time. It may take years for these agencies to complete their studies. We are prepared to accept legal counsel from these agencies to assist us in our fight to protect this valuable migration pattern and to retain a lawyer if necessary to file an injunction to stop the city from re-zoning this area and allowing developers such as Bosco to destroy this habitat for their own monetary gain.

Thank you,
Linda & Rob McBride
3379 Forest Glen Dr, Corinth, TX 76210

We would like to go on record as insisting that the developer (Bosco) conduct a full [Environmental Impact Statement \(EIS\)](#) or [Environmental Assessment \(EA\)](#) to comply with state and federal laws, before the proposed zoning change meeting. We as a community effected by this proposed change feel this project will greatly affect in a negative way the wildlife habitats and the major bird migration pathway, specifically called the Central Flyway.

Thank you,
Linda McBride
3379 Forest Glen Dr., Corinth, TX. 76210

Melissa Daily,

We live at 3379 Forest Glen Dr., Corinth, TX. We are strongly against this proposed rezoning of the property adjacent to our home. This proposed development would most definitely lower our property value, and create even more traffic problems that already exist.

When there is a traffic problem on southbound I35 from Post Oak to Swisher, vehicles will exit Swisher to head west on Teasley to Village Pkwy to avoid the bridge over the lake. When a tanker caught fire on I 35 S last week traffic was so badly backed up on Teasley it took us 15 minutes to exit our community westbound onto Teasley.

In addition, Corinth Texas is a part of a major bird migration pathway, specifically the Central Flyway, which runs from the Arctic to Central and South America. Because the state is a crucial link between breeding and wintering grounds, nearly two billion birds migrate through Texas annually. Housing developments can hurt bird migration in Corinth by destroying habitat, disrupting flight paths with structures, creating light pollution, and causing collisions with buildings. Loss and fragmentation of habitat is a major threat, while bright lights at night disorient birds, leading to fatal collisions with windows and other structures. Building near wetlands or on ridge tops is particularly harmful.

In addition to the bird migration path that should not be disturbed, there are many wild animals, including deer that make their home in those woods. Along with the snakes and rats that would be displaced and look for refuge in communities directly adjacent to these woodlands.

We are in the process of contacting the following agencies and requesting a study be made: Federal U.S. Fish and Wildlife Service (USFWS) and the state Texas Parks and Wildlife Department (TPWD), along with the Central Flyway Council.

Our community and adjacent communities affected by this proposal, plan to be very vocal and visible in our opposition of this proposed rezoning. We will be attending the meeting on 10/27, 6:30pm.

Thank you for your consideration.

Linda & Gerry McBride
3379 Forest Glen Dr, Corinth, TX. 76210

From: Virginia Holt
Sent: Friday, October 17, 2025 10:33 AM

Kensington Eatate's HOA president found about this major development in West Corinth nearby last night and called me and other residents and we are alarmed. Why were surrounding and definitely affected Kensington Estates, Valencia, and North Wood not notified about a MAJOR development? Again? We went through this with the SAME developer, in the same location with the same traffic and water issues in March 2024. We weren't notified then and we should have been notified this time, a year later, by a mass email.

Without TIMELY input from all affected citizens, plans which should not be approved by P&Z come to a vote. Outraged citizens who did not know until last minute this was happening stormn into meetings all riled up. This should not be happening. Other communications should occur instead of expecting citizens to constantly monitor city websites, which clearly DOES NOT HAPPEN. This poorly planned high density development - which can cause major traffic headaches backing up FM 2181, also affecting downstream flooding, while cutting off citizen access to a Lake Lewisville Trail Head is BIG NEWS in Corinth.

A poorly planned development in this vulnerable and tricky location - on a blind curve which is blind in BOTH directions, will affect property values as well as quality of life for many in West Corinth. It will also affect the City's bottom line when necessary and expensive mitigations must be done down the line at taxpayer expense. Kensington Estates saw major flooding in cul de sacs along the TxDot wall along the western flank. That fiasco is a MINOR one compared to what can occur if all things are not carefully considered WITH extensive citizen input. Better to get input prior to a decision than outrage afterwards for sure. I remember XTO energy's packed meetings in 2010. And when we defeated Buc-ee when a traffic flow study revealed a negative long term impact on surrounding neighborhoods.

We defeated a smaller attempt in March 2024 and the same DESIGN issues still exist. This development could be a very, very expensive fiasco financially for the City Of Corinth.

This info below is going out to citizens via social media. Without a local newspaper most of us have no idea something is happening unless we burrow into a seldom used City website.

Heads up! West Corinth's 6 lane FM 2181 will see a new 9 acre dense development attempt at the same site of March 2025's defeated 5 acre development! Meet Monday Oct. 27, 2025 at 6:30pm at Corinth city hall to say NO. Sign up in advance at the front to speak up or write in. What does the same developer want now? 252 Parking places! Townhomes! Commercial buildings. All this will lie on the south side above Lake Lewisville's Army Corps Lands on an already accident prone blind curve! Opposite Valencia. Lake Bluff estates and Post Oak's traffic light are east, Corinth Forest to the West.

EVERYONE who travels FM 2181 will have added DANGER if this size development is permitted!

The Lake Lewisville Trail Head will be inaccessible. It should be part of a pedestrian friendly plan, which is what our 10 year plan intends.

Corinth's long term plans call for this kind of development to site but at MAJOR INTERSECTIONS like FM 2499 and FM 2181 - areas DESIGNED for higher density traffic flow and which can accommodate the increased traffic we will definitely see. We already have traffic lights, turning lanes can be added, and there is room for feeder roads from developments to SAFELY flow and meet 6 lanes roads at existing traffic signals.

This development does not accommodate City plans.

Worse, the developer - whose 5 acre plan was defeated due to the still blind curve and high traffic volume - will INCREASE TRAFFIC DANGER by putting in a new cross street on our already accident prone 6 lane 2181. This already dangerous curve is seriously blind both in BOTH directions. At the 2024 meeting we saw a presentation on what drivers going 55 or 45 mph can and cannot see. The old "you can stop if you can count 3 Chimpanzees" rule would not work. There is no time to STOP. Corinth saw this in the 2014 Wreck A Day at multiple intersections due to poor visibility and high speed traffic.

In March 2024 TxDot told us there will never be a traffic light in this location or a crosswalk. The traffic light at Post Oak is too close.

Add in the downstream FLOOD RISK of this development and tell City Council NO. This location will see a massive volume of water, shed by 252 parking spaces sheeting rain off impermeable paving. This water mass will shoot right into Veal Springs Branch which this development straddles. Veal Springs is a watershed leading to Lake Lewisville, the source of regional drinking water. Veal Springs already can quickly grow to 20-30 feet in points, carrying downed trees and debris which can create instant pools in high volume rain

events. We have seen bank slides with mature trees dropping 20 feet as an entire section of cliff let the high clay soil release in one massive chunk.

These landslides and erosion along Veal Springs Branch already regularly wipe out our poorly maintained Army Corps trails! The Army Corps has already told us there is no money for repairs. That cost will fall on TAXPAYERS, neighbors, or private citizens.

Will this water also pour into into existing development at Lake Bluff Estates or into Corinth Forest? Will it to flood back yards, overwhelm drainage systems DESIGNED for a lower flow? Will the CITY have to pay to redesign and correct these flood issues at taxpayer expense? YES! Will the developer pay? No.

Can you say wrecks? Can you say downstream flooding with subsequent landslides and property damage in Lake Bluff Estates, Kensington Estates? Corinth Forest? Is this going to overwhelm any sewer lift stations?

THIS DEVELOPMENT WILL DEVALUE EXISTING HOMES. This will erode our taxpayer base.

Just water damage mitigation will quickly eat up any tax advantages of this dense a development in this poor location. The developer will profit very well, then leave, and we taxpayers and the City of Corinth will be left with very very expensive issues. Our Police presence will be increased. Who will pay? We will. Imagine continuous wailing of sirens and road shut downs during rush hours due to wrecks close to a daycare on the northside. We could see FATALITIES along a blind curve, at what people do travel 65mph. The added cross traffic will increase hazards!

Due to POOR DEVELOPMENT DESIGN up in Denton FM 2181 saw 2 fatalities up just above Hickory Creek's traffic light. The wrecks there immediately began after the new Dutch Brothers restaurant was added to the new mostly undeveloped complex when people - leaving the new apartments or a business- tried to EXIT to the right, or worse the left to CUT ACROSS that new "convenient" and highly dangerous exit from the shops and apartments. That exit leads onto a blind curve which is in ONE direction, with that on a lower traffic volume area!!

People DIE when traffic design cannot accommodate a new poorly planned development and this is permitted by a city. Which can open the city to lawsuits.

Those new townhouses will also overlook and tower over Lake Bluff homes. This will reduce value. And erode Corinth's established tax base.

The design is pedestrian unfriendly and will create a Heat Island. This will devalue the townhouses. We see zero green space for new residents in this plan- there are no places to walk dogs who do poop. For children to play. To get to green space, people will try to cut into Lake Lewisville's poorly developed Trails - in a location where there is near constant flood erosion.

Remember in high rain events, upstream flooding already causes Veal Springs to widen into a 30 foot wide RIVER. We saw what tragedy happened during receny devastating floods south of us when the harsh realities of ignoring high rain events occurs. Veal Springs should not enlarge as much, but damage will be considerable if that much new volume upstream is added - especially impermeable parking + roofs and hardscape. We see zero walkability. Pedestrians who want to access Army Corps lands ALREADY cannot safely cross 6 lanes in this location. Will school children from townhomes want to run across to schools on the north side? People on bikes? Joggers? This is not neighborhood friendly.

If oil change mechanics move in later to the commercial buildings, this will create an unacceptable danger of post rain contamination of Veal Springs Branch. Citizens, wrote our Corinth City Council, attend the meeting, or we will all continuously PAY for damage control.

WE CAN NOT AFFORD HIGH DENSITY DEVELOPMENT ON DANGEROUS BLIND CURVES!

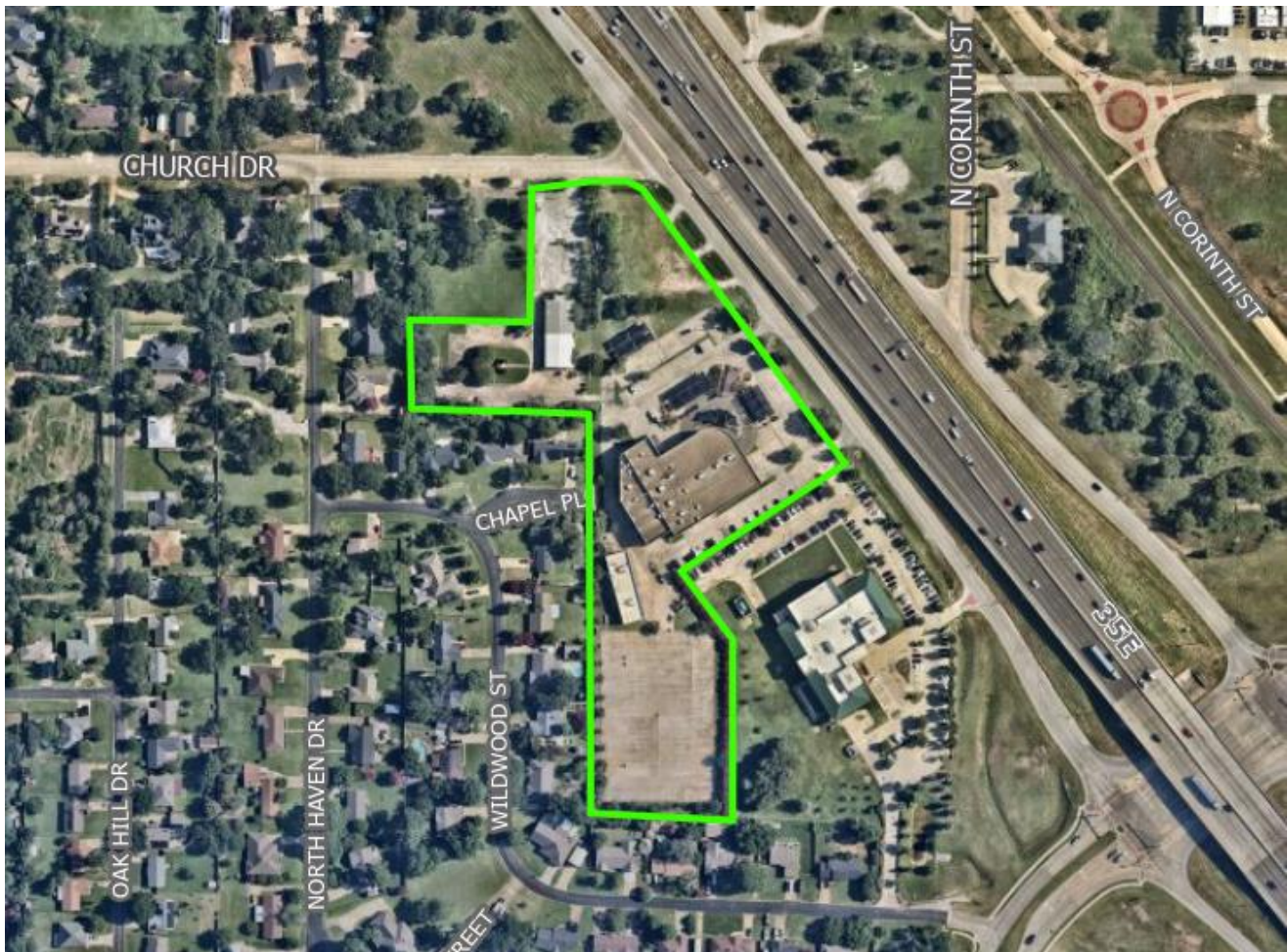


CITY OF CORINTH Staff Report

Meeting Date:	10/27/2025	Title:	PD-26 Harley Davidson Flagpole Amendment Case No. ZAPD25-0008
Strategic Goals:	☒ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, 2-10 Properties LLC, to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the regulations of Planned Development 26 (PD-26) to allow for a maximum flagpole height of 100 feet on approximately ±8.3 acres, with the subject properties being generally located at 5920 I-35E.



Location Map

Item Summary/Background/Prior Action

The applicant is requesting an amendment to the Development Regulations of Planned Development No. 26 (PD-26) to allow for a maximum permitted flagpole height of one hundred feet (100'). UDC Subsection 4.01.15.K.3 allows for a maximum flagpole height of thirty-five feet (35').

Below is a representative image of the proposed flagpoles:

**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.
- The Applicant posted several “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 City Council at the time of Public Hearing. See Attachment 5 – 200’ Buffer Map.

Motion

“I move to _____ (see Possible Motion Options below) _____ Case No. ZAPD25-0008 – PD-26 Harley Davidson Flagpole Amendment.”

Alternative Actions by the Planning & Zoning Commission

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

Supporting Documentation

1. Attachment 1 – Project Narrative
2. Attachment 2 – Flag Location Exhibit
3. Attachment 3 – Representative Image
4. Attachment 4 – Approved PD-26 Ordinance
5. Attachment 5 – 200’ Buffer Map

PROJECT NARRATIVE

A. PROJECT NAME/TITLE: American Eagle Harley-Davidson Flagpole Amendment

B. LIST OF OWNERS/DEVELOPERS:

- a. William E. Sullivan Jr. & 2-10 Properties, LLC — OWNER
- b. Steve Symonds & Symonds Flags & Poles will oversee proposed installation of project.

C. PROJECT ACREAGE AND LOCATION:

- a. Planned Development No.26 (PD-26) - 8.27 Total Acres
 - i. Location of Flagpole # 1 (US Flagpole) - 33°09'11"N 97°03'46"W
 - ii. Location of Flagpole # 2 (TX Flagpole) - 33°09'12"N 97°03'47"W

D. PROJECT OVERVIEW:

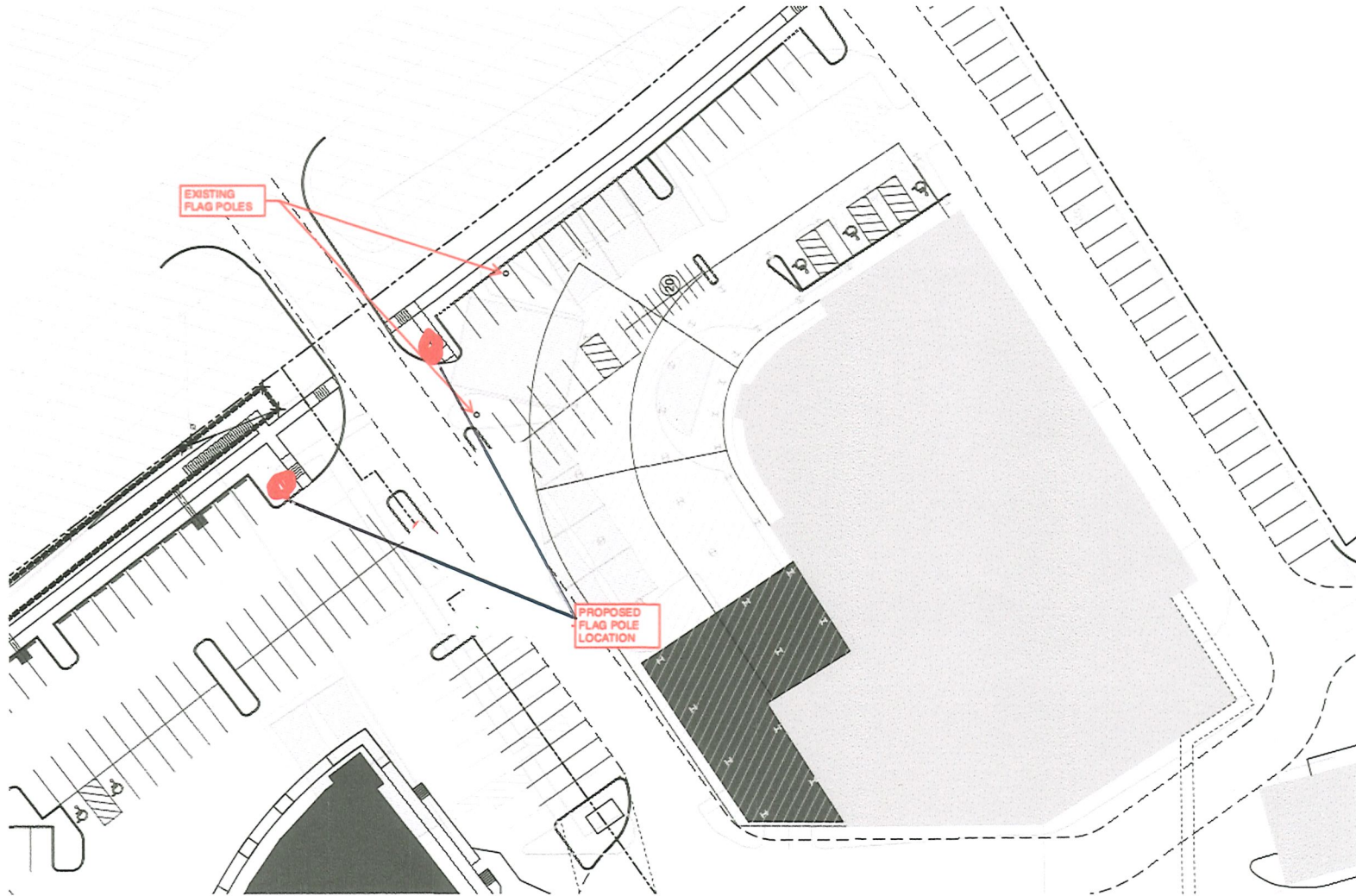
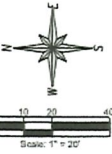
- a. Amend the development regulations of PD-26 to allow for the installation of two 100' flagpoles 84' feet apart to fly one 30' x 60 American Flag and one 30' x 60 Texas Flag.
- b. The current regulations of UDC Subsection 4.01.15.K restrict the maximum height of flagpoles to 35 feet and limits the visibility of the flagpoles.
- c. The proposed distance from the service road and highway are well over the minimum setback for flagpoles of this scale.
- d. Specifications of Flagpole; Steel 100' Steel Flag Pole (100' x 14" x 6.625" x .375" Steel Telescoping Cable Internal Halyard Flagpole, Red Thern Winch, Gold Ball Truck Assembly, Powder Coat Finish. Two LED Lights, 1.5m Lumens, 5000 Kelvin.

E. PROJECT BENEFITS:

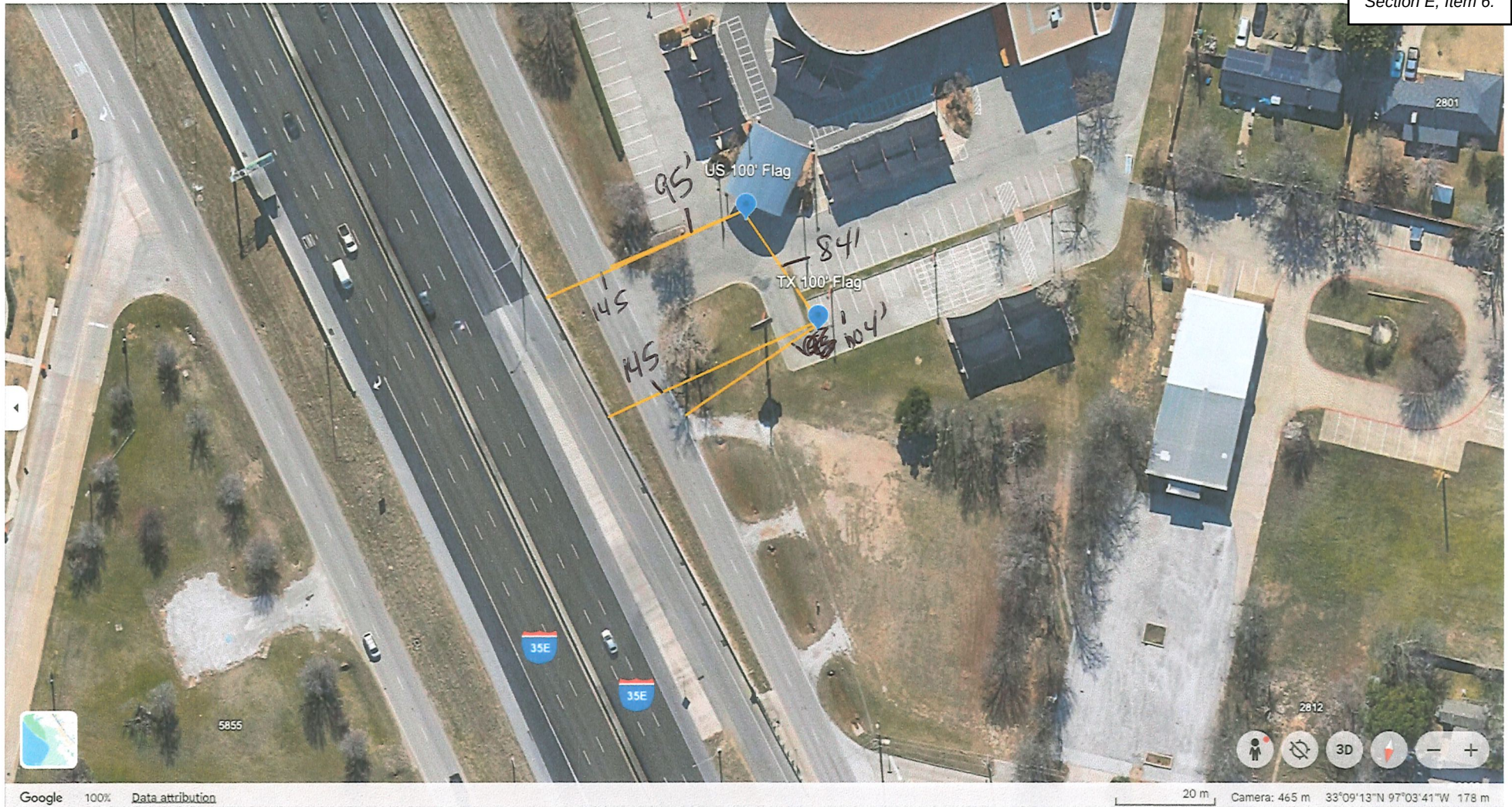
- a. **Maximum visibility.** A flagpole of this height will be visible from a great distance, attracting attention to a property from major roads and surrounding areas.
- b. **Symbolic statement.** Installing such a massive flagpole makes a powerful and elegant statement of patriotism, pride, or brand strength.
- c. **Enhanced curb appeal and brand image.** For businesses, a highly visible, professional flagpole elevates the company's image, attracts customers, and increases brand recognition.
- d. **Serves as a landmark.** A 100-foot flagpole can become a notable landmark for a business park, making the location more identifiable.
- e. **Complements large architecture.** For large buildings or sprawling

properties, a standard-size flagpole can appear disproportionately small. A 100-foot pole complements the scale of large-scale architecture such as the new and already approved enhancements of this American Eagle Harley-Davidson property.

- f. **Economic Advantages:** With increased traffic, the City of Corinth will benefit from the proposed amendment.



American Eagle Harley Davidson







**HARLEY-DAVIDSON
PLANNED DEVELOPMENT NO. 26
BASE ZONING DISTRICT: C-2 COMMERCIAL
ORDINANCE NO. 20-01-23-01
(ADOPTED 1-23-2020)**

AMENDED BY:

- PDA23-0003: AMENDING THE SQUARE FOOTAGE AND GENERAL LOCATION OF PAVILION AND OTHER STRUCTURES ON THE SITE, INCLUDING THE RESTAURANT SPACE, AND A MINOR DECREASE IN REAR YARD SETBACK FOR NEW RIDER'S ACADEMY BUILDING. (APPROVED BY STAFF 6-20-23)**

ORDINANCE NO. 20-01-23-01**HARLEY DAVIDSON PLANNED DEVELOPMENT DISTRICT #26**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING HARLEY DAVIDSON PLANNED DEVELOPMENT DISTRICT NO. 26 ("PD-26") AS SET FORTH HEREIN AND REPEALING AND REPLACING PREVIOUSLY ADOPTED ORDINANCE NOS. 01-08-16-16, 07-02-15-03, 14-05-15-21, AND 16-08-18-25 THAT ESTABLISHED AND AMENDED PD-26; PROVIDING THAT THIS ORDINANCE AMENDS THE CITY'S COMPREHENSIVE PLAN, SPECIFICALLY THE COMPREHENSIVE ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN, FROM C-2 COMMERCIAL, AND PD-PLANNED DEVELOPMENT TO PD-PLANNED DEVELOPMENT ZONING DISTRICT NO. 26 WITH A BASE ZONING DESIGNATION OF C-2, COMMERCIAL ON AN APPROXIMATE 8.267 ACRE TRACT OF LAND LEGALLY DESCRIBED AS HAPPILY EVER AFTER ADDITION LOT 1, BLOCK 1, HARLEY DAVIDSON CORINTH ADDITION, LOT 1, BLOCK 1 AND TRACT 5(PT) OF THE J.B. THETFORD SURVEY, ABSTRACT 1308A WITHIN THE CITY OF CORINTH, DENTON COUNTY, TEXAS AND IDENTIFIED AS HARLEY DAVIDSON PLANNED DEVELOPMENT DISTRICT NO. 26 ("PD-26"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT "A"); APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B"); APPROVING PLANNED DEVELOPMENT LAND USE REGULATIONS (EXHIBIT "C"); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas, adopted Ordinance No. 13-05-02-08, which established a Unified Development Code of the City, including the Comprehensive Zoning Ordinance and the "Official Zoning District Map of the City of Corinth, Texas," (the "Zoning Map"), in accordance with the City's Comprehensive Plan; and

WHEREAS, the Property, described in Exhibit "A", is zoned as C-2, Commercial and PD-Planned Development zoning districts, more specifically identified as Harley Davidson Planned Development District No. 26 ("PD-26") with a base zoning designation of C-2, Commercial under the City's Unified Development Code and as designated on the City's Zoning Map; and

WHEREAS, the City has previously taken action to zone the Property as PD-26 through the adoption of Ordinance Nos. 01-08-16-16, 07-02-15-03, 14-05-15-21, and 16-08-18-25 (collectively “Prior PD-26 Ordinances”); and

WHEREAS, an authorized person having a proprietary interest in the Property has requested an Amendment to the Comprehensive Zoning Ordinance and the Zoning Map to change the zoning classification of the Property and due to the large number of prior amendments to PD-26, it was determined appropriate to incorporate newly proposed amendments to PD-26 and previously approved amendments to PD-26 into this Ordinance, thus necessitating the repeal of the Prior PD-26 Ordinances; and

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Corinth City Council is of the opinion that said change in zoning should be made; and

WHEREAS, the City Council has determined that the Property has unique characteristics and zoning through a planned development district is the most appropriate mechanism for zoning the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City’s Unified Development Code in accordance with the Land Use Regulations set forth in Exhibit “C” should be approved; and

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the proposed district and its peculiar suitability for particular use requested and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

WHEREAS, the City Council finds that the requested amendments to PD-26 as set forth herein and the repeal of Prior PD-26 Ordinances should be adopted as an amendment to the Comprehensive Zoning Ordinance and Zoning Map in order to effect the change in zoning for the Property and thus such amendment promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the

adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing recitals are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

**SECTION 2
LEGAL PROPERTY DESCRIPTION; AMENDMENT**

That Ordinance No. 13-05-02-08, adopting the Unified Development Code of the City of Corinth (“UDC”), including the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan and the Zoning Map of the City of Corinth is hereby amended to change the zoning classification on an approximate 8.267 acre tract of land described in "Exhibit A" attached hereto and incorporated herein (the “Property”), from C-2, Commercial and PD-Planned Development, to PD-Planned Development zoning district with a base zoning designation of C-2, Commercial and identified as Harley Davidson Planned Development District No. 26 (“PD-26”), and the Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property. Ordinances 01-08-16-16, 07-02-15-03, 14-05-15-21, and 16-08-18-25 that established and amended the original Planned Development District No. 26 for the Property are hereby repealed and replaced by this Ordinance.

**SECTION 3.
PLANNED DEVELOPMENT CONCEPT PLAN**

The Planned Development Concept Plan for the Property is set forth in “Exhibit B”, a copy of which is attached hereto and incorporated herein, is hereby approved.

**SECTION 4.
LAND USE REGULATIONS**

- A. The Zoning and Land Use Regulations set forth in “Exhibit C” attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district with a base zoning designation C-2, Commercial. In the event of conflict between the provisions of “Exhibit C” and provisions of any other City zoning or development regulations, including without limitation the regulations governing the C-2, Commercial zoning district, the provisions of “Exhibit C” shall control.
- B. That the zoning regulations and district herein established have been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present

conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community

- C. The Planned Development Concept Plan (Exhibit “B”) and the Land Use Regulations (Exhibit “C”) shall control the use and development of the Property, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan and Land Use Regulations. The PD Concept Plan and Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.
- D. If a change to the Concept Plan, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval.

SECTION 5. PENALTY FOR VIOLATIONS

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 6. SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority’s decisions or enactment.

SECTION 7. CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the

provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 8.
SAVINGS**

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 9.
EFFECTIVE DATE**

This ordinance shall become effective after approval and publication as provided by law. The City Secretary is directed to publish the caption and penalty of this ordinance two times.

PASSED AND APPROVED THIS 23rd DAY OF JANUARY, 2020.



APPROVED:

A blue ink signature of Bill Heidemann, written over a horizontal line.

Bill Heidemann, Mayor

ATTEST:

A blue ink signature of Kimberly Pence, written over a horizontal line.

Kimberly Pence, City Secretary

APPROVED AS TO FORM:

A blue ink signature of Patricia Adams, written over a horizontal line.

Patricia Adams, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTE DESCRIPTION
8.267 Acre Tract

BEING all that certain lot, parcel, or tract of land situated in the J.B. Thedford Survey, Abstract Number 1308, City of Corinth, Denton County, Texas, being a portion of that certain tract of land described by deed to Terry's Treehouse Learning Center LLC, as recorded under Instrument Number 2001-83544, of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the northwest corner of the herein described tract, same being the northeast corner of Lot 1R, of Happily Ever After Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, as recorded in Cabinet R, Page 351, of the Plat Records of Denton County, Texas (P.R.D.C.T.), also being the southwest corner of a tract of land described by deed to the City of Corinth, as recorded under Instrument Number 2008-118301, D.R.D.C.T, also being in the south line of Church Drive;

THENCE North 89 degrees 40 minutes 17 seconds East, with the south line of said Church Drive and the south line of said City of Corinth tract, a distance of 49.56 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the most westerly corner of a tract of land known as "Parcel 35" as described in exhibit prepared by Surveying and Mapping, Inc., dated 07/30/2012, (Job Number 0196-01-100), also being in the proposed west Right-of-Way line of Interstate 35E as described in said exhibit;

THENCE South 67 degrees 11 minutes 52 seconds East, with the most northerly west line of said Parcel 35 and the proposed west line of said Interstate 35E, a distance of 19.45 feet to a Texas Department of Transportation (TXDOT) monument found for corner, same being an angle point in the west line of said Parcel 35;

THENCE South 37 degrees 30 minutes 54 seconds East, with the west line of said Parcel 35 and the proposed west line of said Interstate 35E, a distance of 210.18 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, said point being an angle point in the west line of said Parcel 35;

THENCE South 37 degrees 13 minutes 53 seconds East, with the west line of said Parcel 35 and the proposed west line of said Interstate 35E, a distance of 36.46 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the southwest

corner of said Parcel 35, also being in the north line of Lot 1, in Block 1, of Harley-Davidson Corinth, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, as recorded in Cabinet Y, Page 212, P.R.D.C.T.;

THENCE South 88 degrees 56 minutes 55 seconds West, with the north line of said Lot 1, a distance of 217.23 feet to a ½ inch iron rod with yellow cap stamped “Arthur Surveying Company” set for corner, same being the northwest corner of said Lot 1, also being in the east line of said Lot 1R, said point being witnessed by a ½ inch iron rod found, which bears South 00 degrees 05 minutes 41 seconds East, a distance of 0.47 feet;

THENCE North 00 degrees 05 minutes 41 seconds West, with the east line of said Lot 1R, a distance of 206.98 feet to the **POINT OF BEGINNING** and containing 0.660 acre of land, more or less, and being subject to any and all easements that may affect.

EXHIBIT B

CONCEPT PLAN

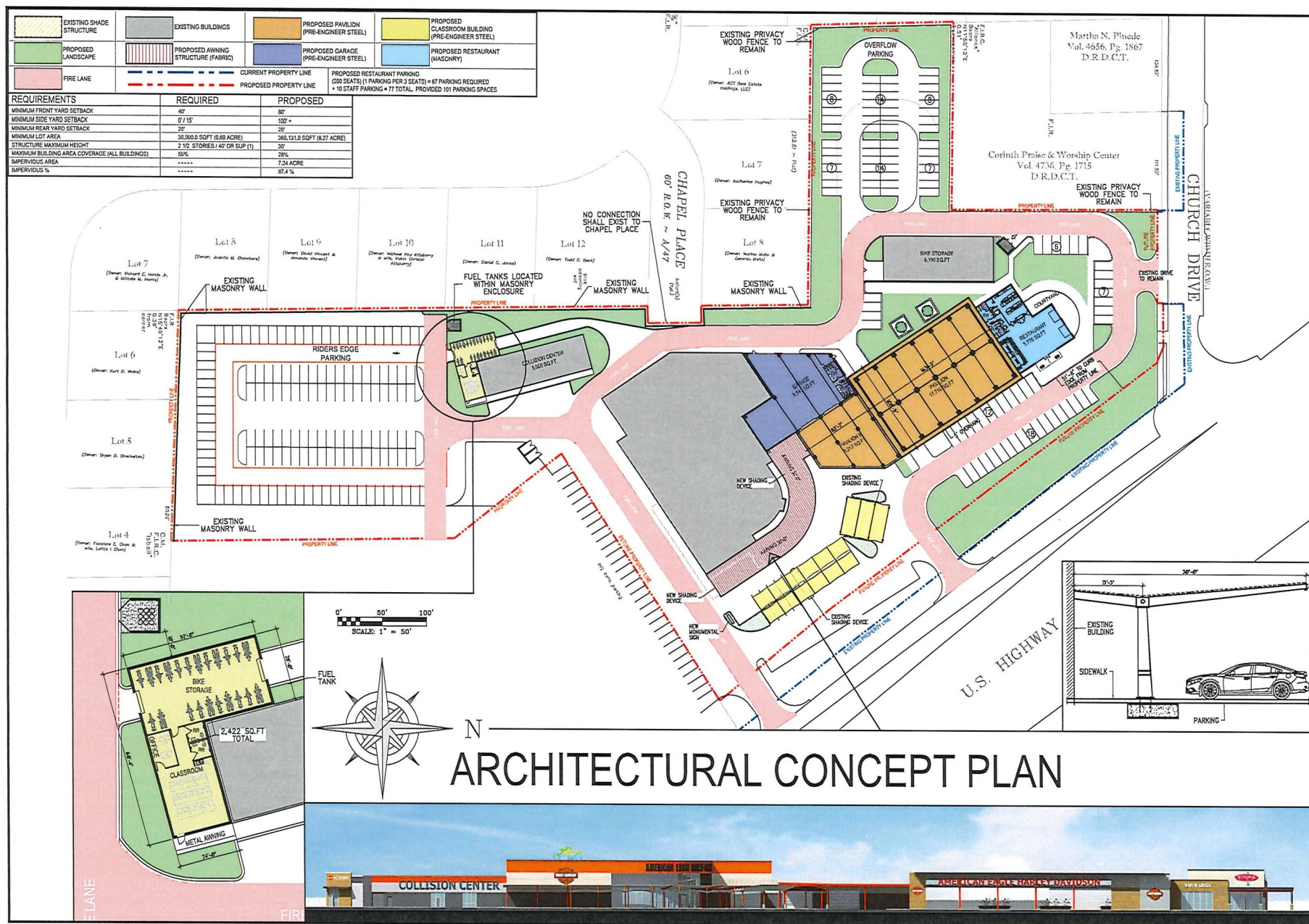


EXHIBIT “C”

Land Use & Development Regulations American Eagle Harley Davidson PD#26

Section 1: Use Regulations

(A) All Uses Permitted in the C-2, Commercial District shall be permitted within this planned development district and the following uses shall also be allowed:

- 1) Outside display of motorcycles for sale and a motorcycle service and repair shop, within the building.
- 2) Allow the use of the rear parking lot designated as “Riders Edge Training Area” as a motorcycle training area between the hours of 8:00 A.M. and 7:00 P.M, Monday- Sunday.
- 3) Allow up to seven (7) permanent shade structures on the site to cover parking areas.
- 4) Allow for a pavilion to be constructed and used for events, parking, and shade. Examples of potential events include concerts, farmers markets, festivals, drive-in movies, and weddings. A pavilion is in addition to the seven (7) permanent shade structures. Events shall be conducted in accordance with all City ordinance requirements, including without limitation permitting requirements, if applicable. Pavillion shall incorporate insulation on the ceiling elements to mitigate sound leaving the pavilion.
- 5) Allow for signage on all buildings, generally as illustrated on Exhibit “B”.
- 6) Allow for a restaurant building(s).
- 7) Allow for a classroom building(s).
- 8) Allow for an additional storage/garage building.
- 9) Allow for electric vehicle charging stations.
- 10) Allow for existing wooden fence with metal support poles adjacent to the portion of the property that is bordering residential lots to the west and south. Fencing shall comply with applicable ordinance requirements, including without limitation, requirements for materials, height, and permitting. New fencing shall be of masonry construction and built to the City’s screening wall standards.
- 11) Allow for a lighted motorcycle sculpture to be placed on roof of main show room.
- 12) Allow for fuel storage tanks (not for public use/sale).
- 13) Allow for a water cistern with logo/signage to be used for water harvesting and/or landmark purposes (not for public use, not for cell device use, on-site logo/signage only)

Section 2: Area Regulations

(A) Area regulations shall comply with the C-2, Commercial Zoning District as they exist at the time of development or application for a Certificate of Occupancy.

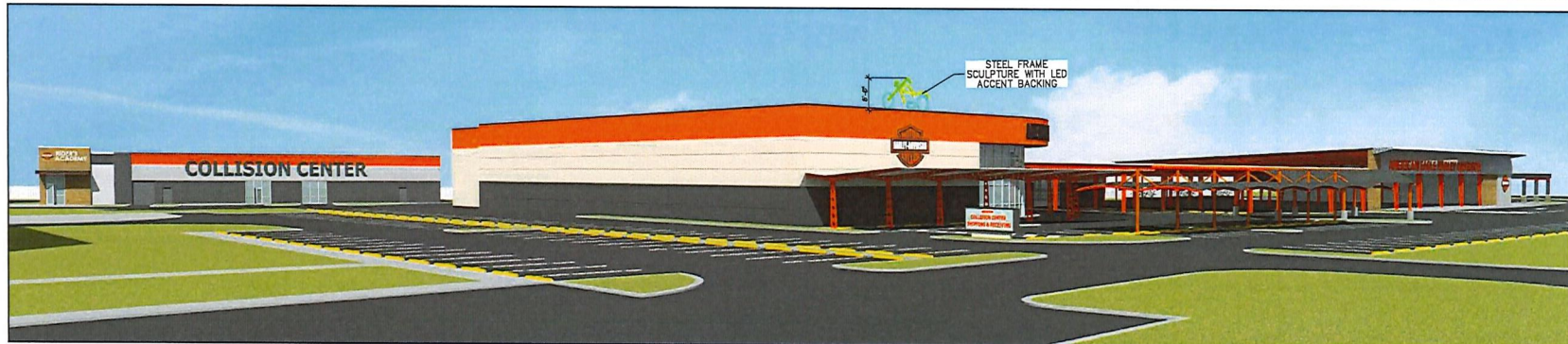
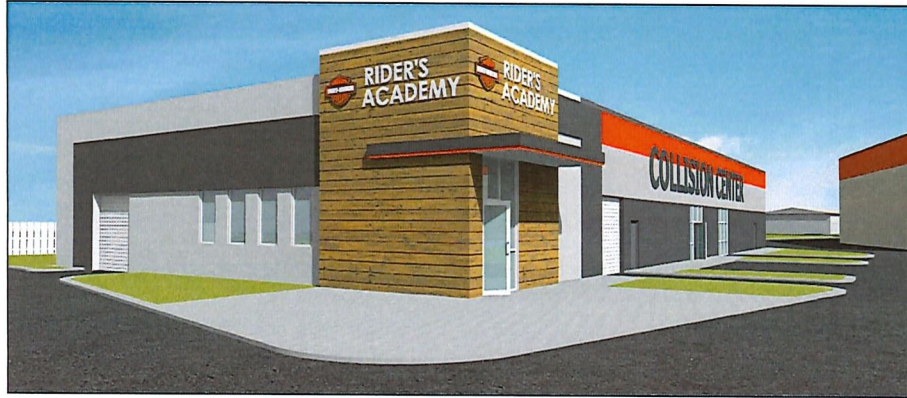


EXHIBIT D
CONCEPT ELEVATION



OFFICIAL USE:
Case Number: PDA23-0003 - Minor PD-26 Amendment
Harley Davidson
Fees Paid: N/A

Site Address (Attach Location Map): 5920 I35E, Corinth, TX 76210

Approved PD: Ordinance No. 20-01-23-01 Harley Davidson Planned Development No. 26

Name (Applicant/Authorized Agent): William E Sullivan Jr

Applicant Signature: WESullivan

Minor PD, Planned Development Amendment Application*

In accordance with UDC Section 2.10.09.D.1., The Director of Development Services may administratively approve or defer to City Council a Minor PD Amendment and Adjustment to the Planned Development Ordinance.

* Please also complete and attach a [Universal Planning Application](#).

APPLICANT MODIFICATION/AMENDMENT REQUEST - PD to be Amended: PD-26 Harley Davidson

Request:

To amend PD-26, approved January 23, 2020, by amending the PD Concept Plan to permit the following:

- Decrease the square footage and general layout/location of shade structures, pavilion, storage, and used bike garage. *Note that based on the UDC definition of Floor Area ("The habitable area of a building that is served by a conditioned air system, but specifically excluding porches, patios, breeze-ways, automobile storage areas, garages, workshops, attic storage areas and basement"), the provision UDC Subsection 2.10.09D.1.f. which caps the increase or decrease to floor area to 10% does not apply to the pavilion (open air), shade structures (open air), storage, used bike garage.*
- Increase the square footage of the proposed restaurant by 4% (a change from 5,770 square feet to 6,017 square feet). Remodel the existing storage building into the restaurant.
- Decrease the rear yard setback from 28' as shown in the 2020 Concept Plan site data table to 26'5" to permit the encroachment of the northwest corner of the New Rider's Academy Building.

The Applicant understands that the amended PD Concept Plan attached hereto, presents an amended conceptual design that shall be subject to the requirements of the base C-2 District relative to UDC requirements for development including but not limited to Subsection 2.05.02. A. Permitted Uses and Uses Regulations (*including the allowance of the additional uses as enumerated in PD-26 as approved by Ordinance No. 20-01-23-01*); B. Dimensional Regulations; and C. Development Standards.

Additionally, the Applicant agrees to install a five foot (5') wide sidewalk within a pedestrian access easement along I-35E and within the twenty foot (20') wide Landscape Edge Buffer as setback from edge of the future property line.

Further, the Applicant understands that the site circulation including the design of the ingress and egress points as depicted on the amended PD Concept Plan shall be subject to the provisions of UDC requirements. This includes the requirement to provide mutual access easements for both proposed Parcels 1 and 2 and a shared parking agreement to be recorded at time of Final Plat (Replat) and Site Plan Approval.

Staff Comments/Conditions:

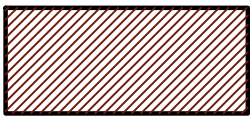
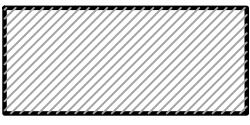
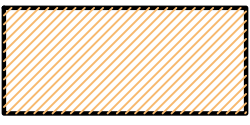
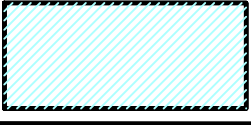
The amended PD Concept Plan and attached hereto is a graphic representation only and does not constitute a Site Plan.

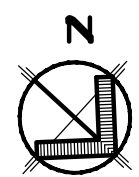
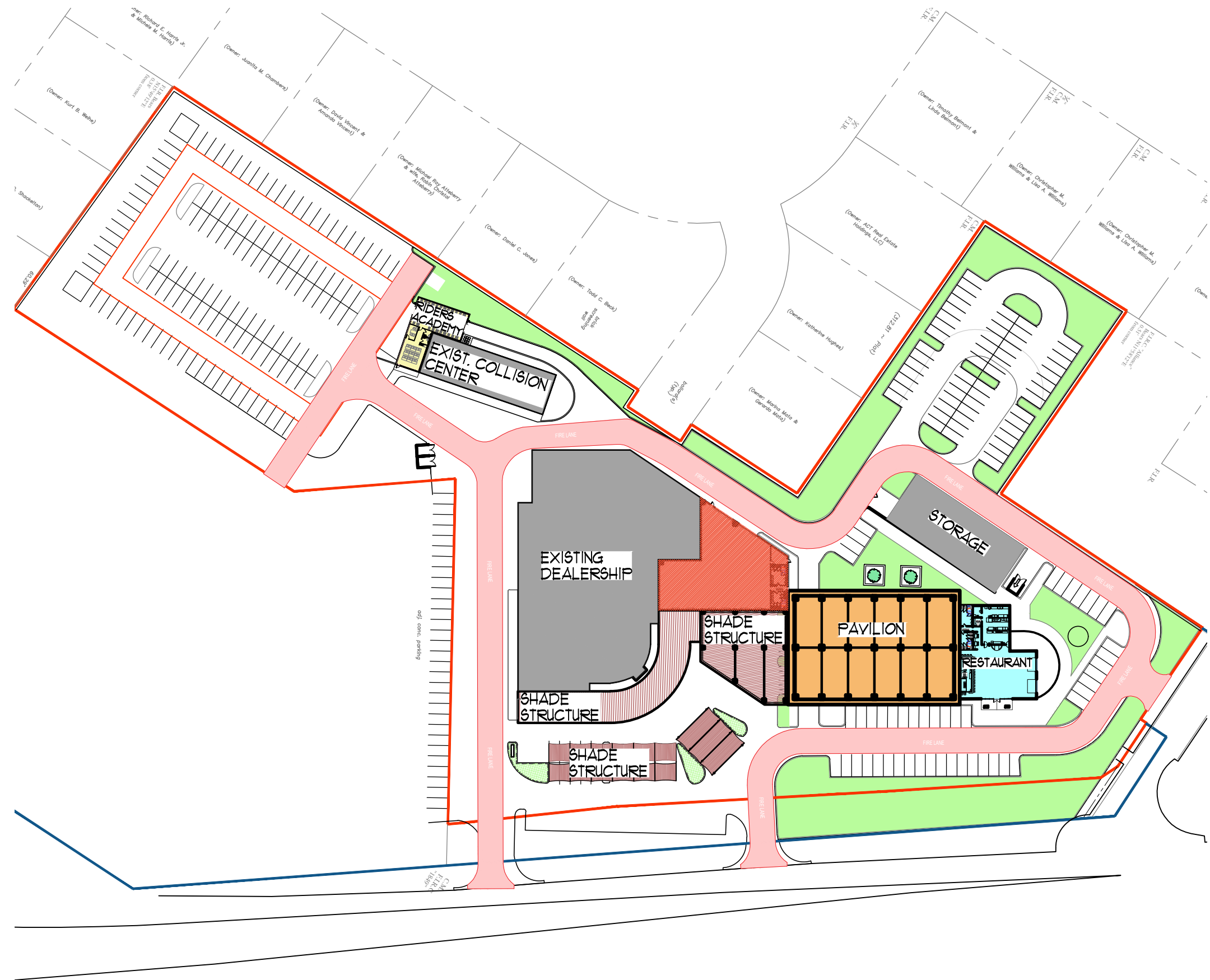
Approved/Denied:

J. S. Webb

**John Webb, AICP,
Director of Development Services**

Date: 06/20/2023

	NEW SHADE STRUCTURE		EXISTING BUILDINGS		PROPOSED PAVILION		PROPOSED RIDER'S ACADEMY
	PROPOSED LANDSCAPE		FIRE LANE		PROPOSED GARAGE		PROPOSED RESTAURANT

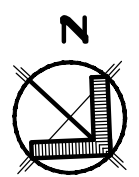
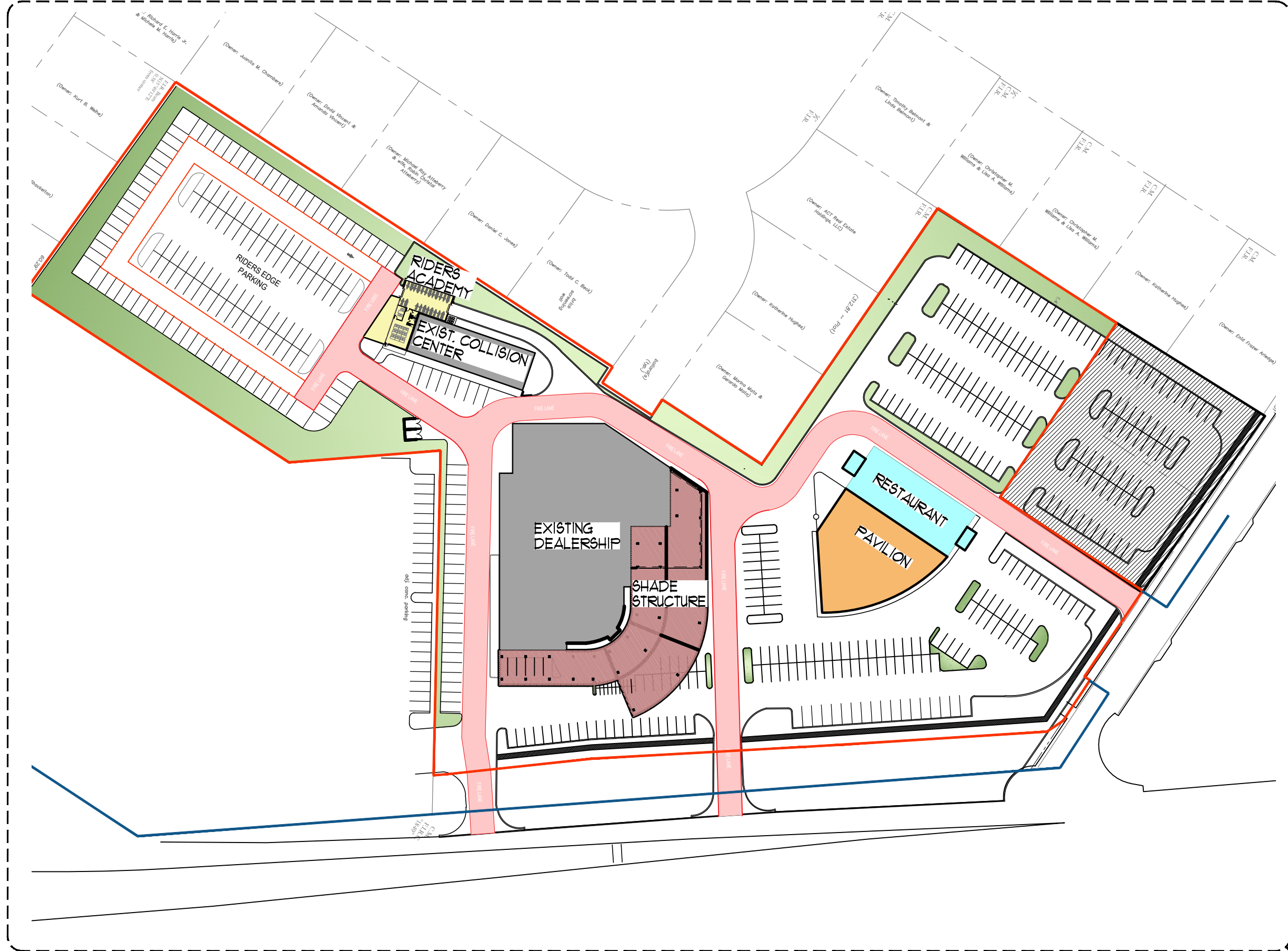


PD26 CONCEPT PLAN

09-26-2019

OVERALL SITE

SCALE : N.T.S.



PROPOSED CONCEPT PLAN

06-13-2023

OVERALL SITE

SCALE : N.T.S.

BUILDING	PD26 SQ. FT.	PROPOSED SQ. FT.	% CHANGE
SHADE STRUCTURES	22,412 SQ. FT.	19,145SQ. FT.	15% DECREASE
PAVILION	17,710 SQ. FT.	10,000 SQ. FT.	43% DECREASE
DEALERSHIP	31,593 SQ. FT.	NO CHANGE	NO CHANGE
STORAGE	6,327 SQ. FT.	0 SQ. FT.	100% DECREASE
COLLISION CENTER	5,009 SQ. FT.	NO CHANGE	NO CHANGE
RESTAURANT	5,770 SQ. FT.	6,017 SQ. FT.	4% INCREASE
RIDER'S ACADEMY	2,187 SQ. FT.	2,200 SQ. FT.	1% INCREASE
USED BIKE GARAGE	8,543 SQ. FT.	0 SQ. FT.	100% DECREASE

ISSUED FOR:
PD

PROJECT:
AMERICAN EAGLE
HARLEY DAVIDSON
RENOVATION
5920 S Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR., AIA.
1885 W. 142ND AVENUE NORTH
CLEARWATER, FLORIDA 34616 P. 727-550-3535
EMAIL : sofarelli@vzw.net

Revisions:

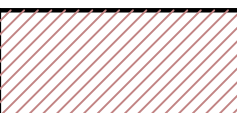
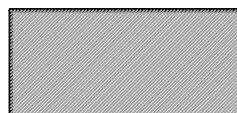
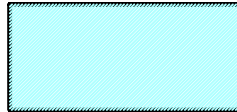
Content:
CASE NO.
PD A23-0003
MINOR PD-26
AMENDMENT

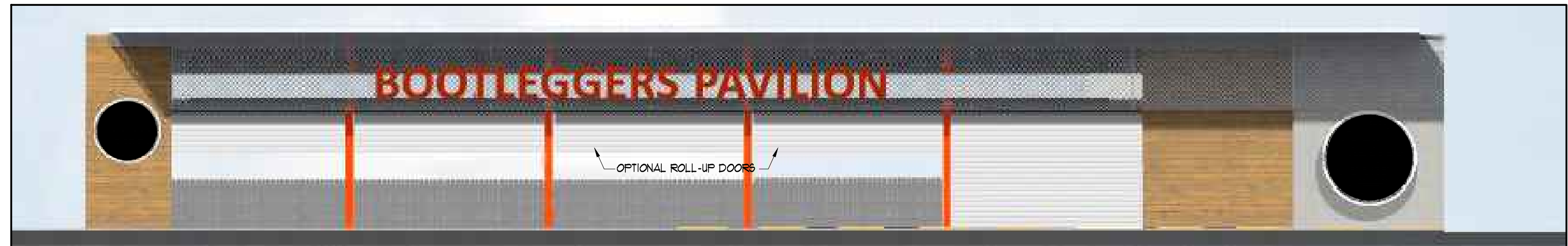
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EAGLE HD

Date:
06/13/2023

Proj. no.

Sheet:
A-1

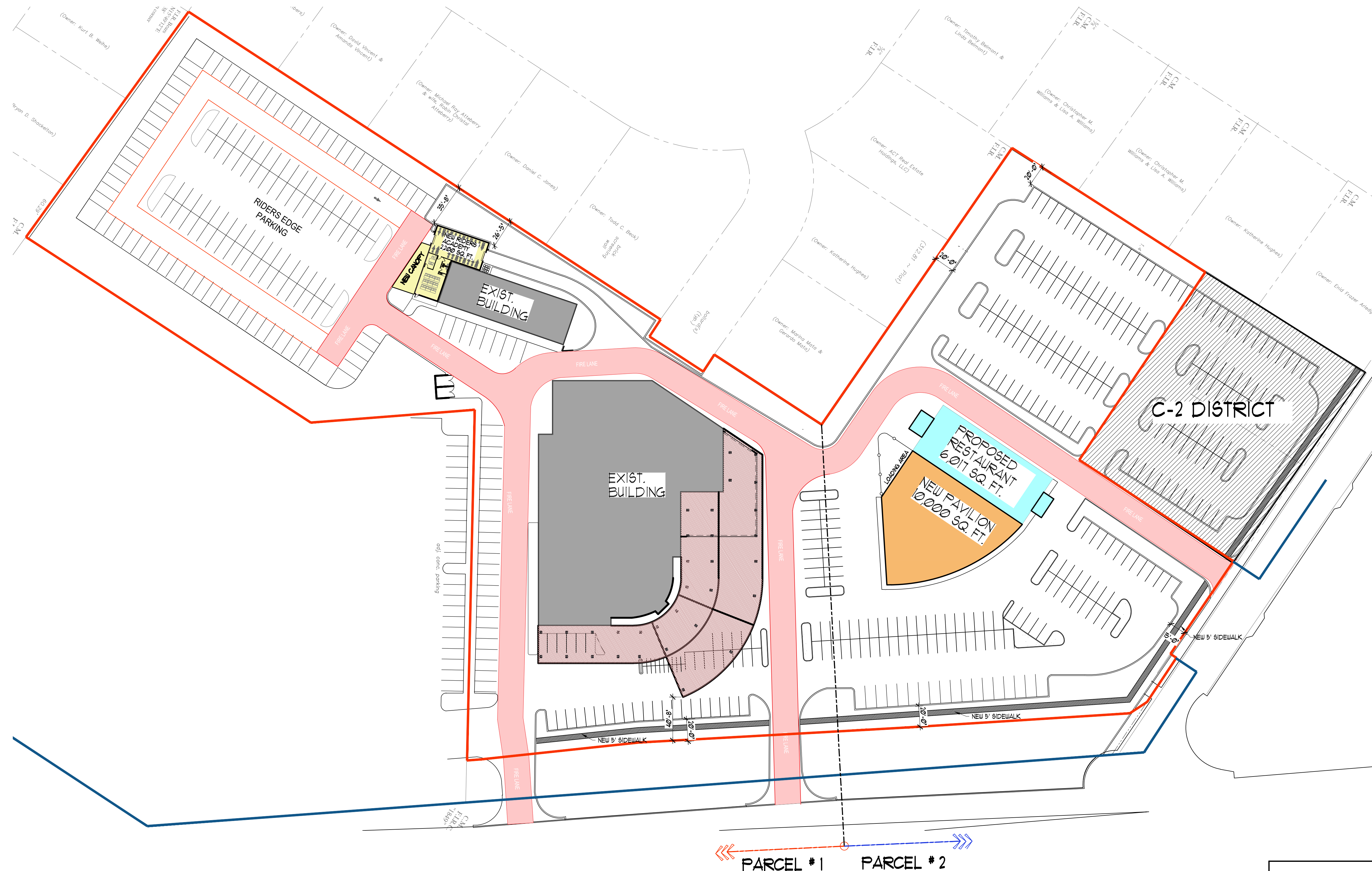
			
			
			
REQUIREMENTS	REQUIRED (C-2 DISTRICT)	2020 PD-26 APPROVED STDS	2023 PROPOSED STD AMENDMENT
MINIMUM FRONT YARD SETBACK	40'	80'	48'
MINIMUM SIDE YARD SETBACK	0' / 15'	100'+	0' / 15' A ZERO (0') LOT LINE @ PARCEL 1 & 2
MINIMUM REAR YARD SETBACK	20'	28'	26'-5" (PROPOSED RIDERS ACADEMY)
MINIMUM LOT AREA	30,000.0 SQ.FT. (0.69 ACRE)	36,131.0 SQ. FT. (8.27 ACRE)	30,000 (0.69 ACRE)
STRUCTURE MAXIMUM HEIGHT	2 1/2 STORIES / 40' OR SUP (1)	30'	2 1/2 STORIES / 40' OR SUP (1)
MAXIMUM BUILDING AREA COVERAGE (ALL BUILDINGS)	50%	28%	50%
IMPERVIOUS AREA	-----	7.24ACRE	7.8 ACRE
IMPERVIOUS %	-----	87.4 %	83%



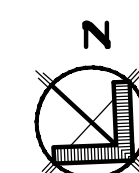
CONCEPT ELEVATION

BOOTLEGGERS PAVILION & RESTAURANT

SCALE : N.T.S



PARCEL #1 PARCEL #2



CONCEPT PLAN

OVERALL SITE

SCALE : 1"=50'-0"

NOTE

- A MUTUAL ACCESS EASEMENT AND SHARED PARKING AGREEMENT PROPOSED PARCEL #1 AND PARCEL 2 SHALL BE PROVIDED AND RECORDED AT TIME OF FINAL PLAT (REPLAT) AND SITE PLAN.

ISSUED FOR:

PD

PROJECT: AMERICAN EAGLE
HARLEY DAVIDSON
RENOVATION
5920 S Interstate 35, Corinth, TX 76210

SAXA
SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. AIA.
1885 W 42ND AVENUE NORTH
CLEARWATER, FL 34616 P. 727-550-3535
EMAIL : sofarelliv@vzw.net

Revisions:

Content:

CASE NO.
FDA23-0003
MINOR PD-26
AMENDMENT

Filename:

EAGLE HD

Date:

06/13/2023

Proj. no.

Sheet:

A-2

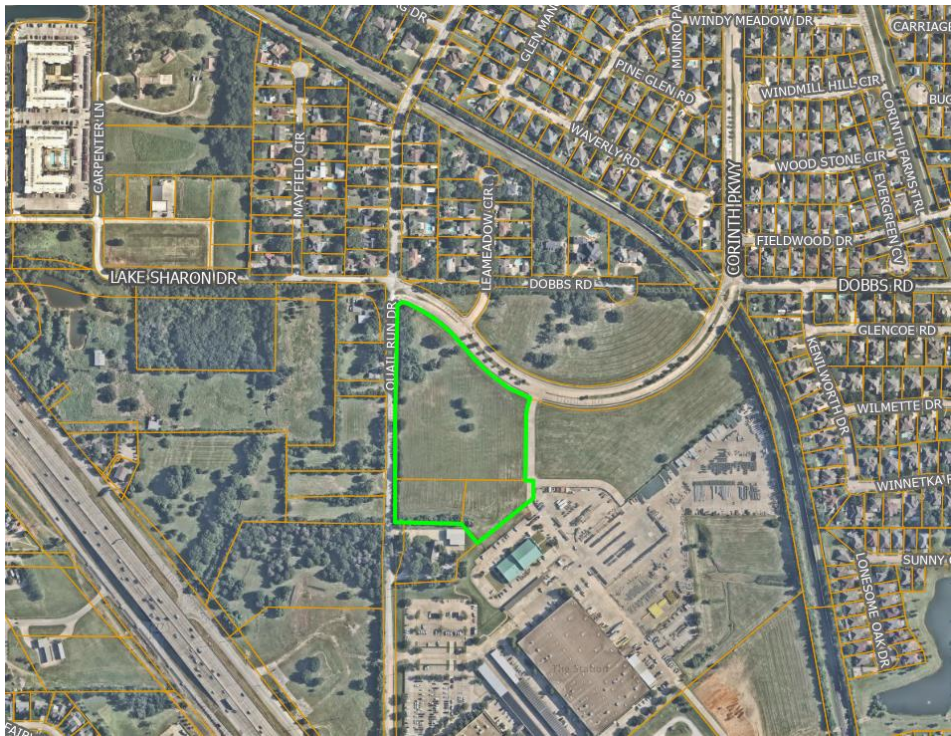


CITY OF CORINTH
Staff Report

Meeting Date:	10/27/2025	Title:	AC25-0002: Alternative Compliance CoServ Fleet Services- Non-Residential Building Articulation
Strategic Goals:	☐ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

Consider and act upon an Alternative Compliance-Non-Residential Building Articulation request by the Applicant, Bates Martin Architects, to waive the requirement for building articulation of 18 inches at every 30 feet in lieu of other building articulation elements for the development of a 11,423 square-foot industrial building on approximately ±9.07 acres located at 7701 S. Stemmons Freeway. (Case No. AC25-0002)



Aerial Location Map

Item Summary/Background/Prior Action

This request is regarding a Site Plan application currently under review for the CoServ HQ Fleet Services Building proposed to be located on the Northwest corner of Lake Sharon Dr and Quail Run Drive. The Fleet Services Building is a use by right for this property which is zoned I-Industrial.

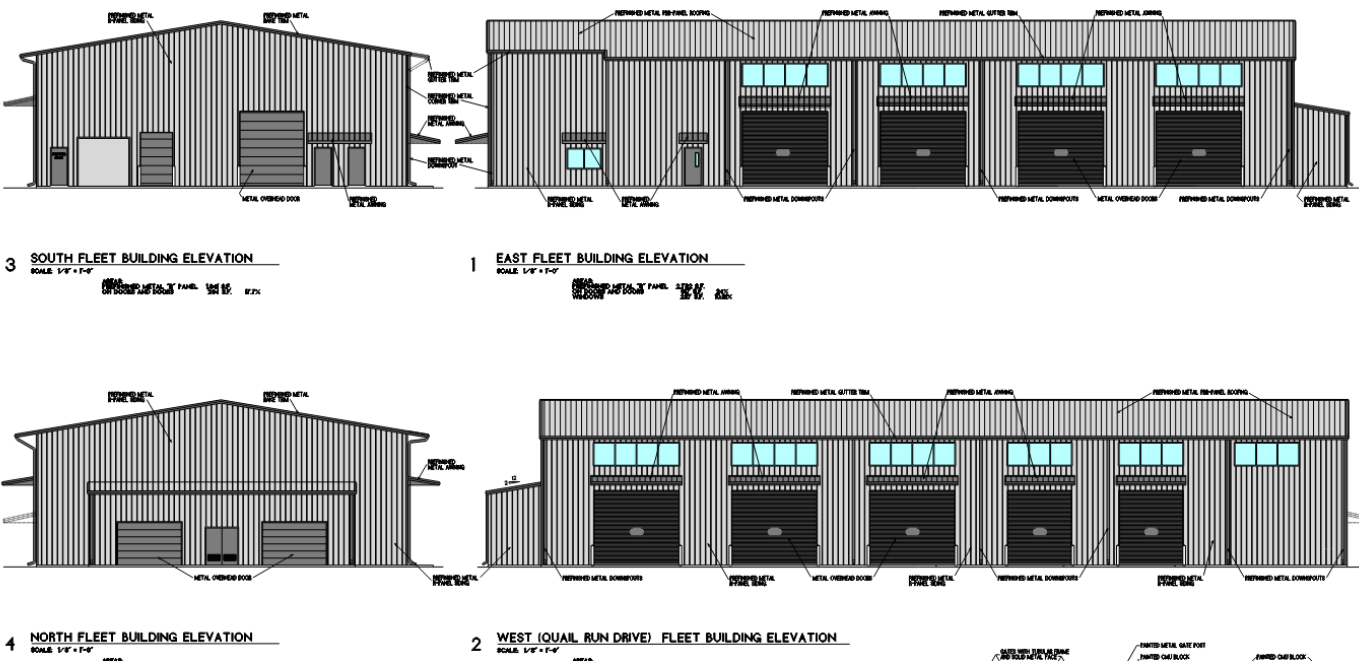
The applicant is proposing the development of an approximately 11,423 square-foot industrial building for private fleet services for the CoServ fleet that intends to be compatible with the existing CoServ development. The building is located on the southern part of the site and surrounded by drive aisles that provide access points to both the streets. The

development proposes landscaping around the perimeter, pedestrian connections to the building, and a layout that complies with applicable dimensional standards.

During the Site plan review process, Staff and the Applicant identified that the proposed building elevations do not meet the Non-Residential Building Articulation Requirements of the Unified Development Code and would require Alternative Compliance approval to be implemented. The Applicant is seeking Alternative Compliance for Nonresidential Building Articulation (UDC 2.09.06.F)

Per the provisions of UDC 2.09.06.F.1, depth articulation of at least eighteen (18) inches shall be required for every thirty (30) feet of building façade length. The proposed building is a 162-foot-long prefabricated metal fleet services building. This building type requires large, unobstructed bays for vehicle operations, making building articulation challenging to achieve. As the longer façade faces Quail Run Drive, staff requested that the applicant provide enhanced treatment to the façade, and the applicant incorporated glazing along that elevation to improve visual interest and break up the building mass.

The Applicant has included the required three nonresidential design elements including canopies, eave overhangs, and peaked roofs as per the UDC 2.09.06 D as well as additional glazing that is intended to create a more appealing view from the street. Below is a rendering of the proposed building showing the non-residential architectural design elements and the glass on east and west side of the building as currently proposed.



To support the Alternative Compliance application, the Applicant has provided a letter of intent. The letter is attached as Attachment 1 – Application Package.

Should this Alternative Compliance request be granted by the Planning and Zoning Commission and City Council, Staff will apply these alternative standards as the Site Plan review process continues. Additional deviations from these specific Alternative Compliance items would require action by the Planning and Zoning Commission and City Council.

Financial Impact

None

Applicable Policy/Ordinance

UDC 2.09.02 F.8 – Appeals/Alternative Compliance

Staff Recommendation

Staff recommends approval of the Alternative Compliance request as presented.

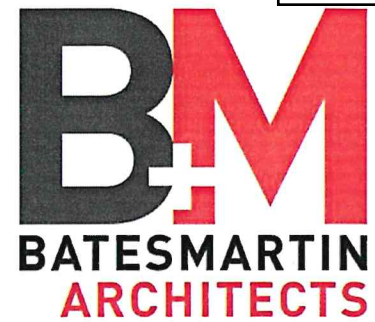
Additional conditions may be recommended by the Planning and Zoning Commission in their motion.

Motion

“I move to approve Case No. AC25-0002- CoServ HQ Fleet Services- Non- Residential Building Articulation Alternative Compliance Request for the waiver of Non-Residential Building Articulation requirement of 18 inches at every 30 feet in lieu of canopies, eave overhangs, peaked roofs and glazing shown in the building elevations.”

Supporting Documentation

Attachment 1 – Letter of Intent.



Alternative Compliance

September 29, 2025

City of Corinth
3300 Corinth Parkway
Corinth, Texas 76208

Re: New CoServ Fleet Service Building

To Whom it may concern

We are proposing to add a new fleet service building on the north side of the current CoServ campus at 7701 South Stemmons Freeway. Our request is for alternative compliance from the 18" depth articulation required at every 30' from UDC section 2.09.06.F. From working with City Staff, we hope the additions of canopies, eave overhangs, peaked roofs and glass on the east and west sides of the proposed building will help with the alternative compliance. Please let us know if you have any questions.

Thank you



Mark Martin, Architect



TX # 15,176
Exp. 12/31/2025

2220 San Jacinto Blvd. #330
(940) 387-4881

Denton, Texas 76205
(940) 565-0260



CITY OF CORINTH Staff Report

Meeting Date:	10/27/2025	Title:	Platting Process Workshop
Strategic Goals:	☐ Resident Engagement ☒ Proactive Government ☒ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☐ Attracting Quality Development		

Item/Caption

Conduct a workshop and hold an informal discussion on the City of Corinth platting process.

Item Summary/Background/Prior Action

Planning Staff will provide the Commission with a brief overview of the City of Corinth platting process and approval procedures.