

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, February 23, 2026 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.corinthtx.gov/remotesession>

AGENDA

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

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

- 1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on November 10, 2025.
- 2. Consider and act on a request by the Applicant, TriPointe Homes, for a Final Plat of Enclave at Canyon Ranch project, being ±48.163 acres located at the southwest corner of Parkridge Drive & FM 2181.

E. 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 Subsection 3.05.16.A –Drainage and Storm Water of the Unified Development Code to require a permanent pool water level for retention ponds.

F. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Tuesday, February 17, 2026 at 12:00 PM.**

A handwritten signature in black ink, appearing to read "Melissa Dailey", is written over a horizontal line.

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

February 17, 2026
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, November 10, 2025, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 10th day of November 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:
Vice Chair Mark Klingele
Adam Guck
Jeff Swartwout
Sabrina Lomosad
Ben Thompson

Commissioners Absent:
Chair Alan Nelson

Staff Members Present:
Melissa Dailey, Director of Community & Economic Development
Matthew Lilly, Planner
Deep Gajjar, Planner
Sarah Rhodes, Planning Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Vice Chair Klingele called the meeting to order at 6:30 PM.

B. PLEDGE OF ALLEGIANCE

C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

D. CONSENT AGENDA

- 1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on October 27, 2025.

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

Motion passed unanimously: 5-for, 0-against

E. BUSINESS AGENDA

- 2. 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.

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

Vice Chair Klingele asked if the proposed townhomes would be three stories.

Dailey confirmed this.

Vice Chair Klingele asked what the height would be for the proposed commercial space along FM 2181 and the office spaces in option 2.

Dailey stated that all commercial buildings, excluding buildings 3 and 4, are proposed to be three stories, and that the office spaces in option 2 are proposed to be two stories.

Commission Swartwout asked why the plan being shown had fewer townhomes than the plan originally proposed.

Dailey stated that the Applicant and Staff revised the plan.

Commissioner Swartwout asked if the townhomes in the plan being shown were two stories and wider compared to the plan originally proposed.

Dailey stated that the townhomes are proposed to be three stories to accommodate two-car garages on the first floor and that two-story townhomes would have a much lower value.

Commission Swartwout asked why the plan being shown had fewer townhomes than the plan originally proposed.

Dailey stated that the original plan was not drawn to scale, making the townhomes appear narrower with one-car garages.

Commissioner Lomosad asked if the office spaces in option 2 would have a rear setback or vehicle access.

Dailey stated that there would be no vehicular access in the rear of the office spaces and that there would be a 5-foot setback.

Commissioner Guck asked what the speed limit is on FM 2181.

Dailey stated that it is 50 MPH.

Commissioner Guck asked what would happen if there was a request or a need for a deceleration lane on FM 2181.

Dailey stated that if a deceleration lane was needed, it would be constructed.

Commissioner Guck asked how that would be done.

Dailey stated that the need for a deceleration lane would be determined during civil design phase and that if it resulted in a major change, it would require approval from the Planning and Zoning Commission and City Council. If it were to cause a minor change, it could be addressed through a minor PD amendment.

Commissioner Guck stated that the curvature of the road and speed limit does not seem to allow for access at three points along the property.

Dailey stated that the need for a deacceleration lane and issues with access points would be determined during traffic analysis.

Commissioner Thompson asked if the office spaces would be two stories.

Dailey confirmed this.

Commissioner Thompson asked what the height of the proposed office spaces would be.

Dailey stated that the Applicant could speak to that, but they would likely be around 25 feet tall.

Commissioner Guck asked to see the townhome elevations and the line of sight from adjacent properties.

Dailey stated that the developmental standards for mixed-use require a 20-foot setback to provide a transition to three stories and that the proposed townhomes would have a 25-foot setback.

Commissioner Guck asked if the setback was in relation to the adjacent building or property line.

Dailey stated that the setback is in relation to the property line.

Commissioner Swartwout asked if the vehicular access drive would be removed if the option with the office spaces was recommended.

Dailey confirmed this.

Commissioner Guck asked if the commission is being asked to vote on both options.

Dailey stated that if the Commission recommends approval, they need to specify which option they are recommending.

The Public Hearing was opened at the October 27th, 2025, Planning and Zoning Commission Regular Session.

Jackie Peak, 3354 Forest Glen Dr., stated that she and her husband are opposed to this proposed development and that they are concerned with the potential impact on wildlife, drainage, and pollution of the creek and lake.

Trevor Downie, 2207 High Pointe Dr., stated that he is concerned with the potential increase in traffic, the height of apartments and townhomes, and would prefer option 2 with the office spaces on the southern property line.

Michael Laughlin, 3360 Forest Glen Dr., stated that he is opposed to this proposed development and is concerned with potential impact on wildlife, safety on FM 2181, privacy, and would prefer option 2.

Ashley Leibold, 1902 Bridgestone Dr., stated that she is concerned with drainage, density, the curvature of FM 2181 and would prefer option 2.

Linda McBride, 3379 Forest Glen Dr., stated that she is concerned with traffic, retail buildings next to homes, and the potential impact on wildlife and migratory flyways.

David Whited, 2203 High Pointe Dr., stated that he is opposed to this proposed development and is concerned with the height of the townhomes, privacy, traffic, potential impact on wildlife, and would prefer option 2.

James Page, 2205 High Pointe Dr., stated that he is concerned with traffic, the safety of children riding bikes on FM 2181, and privacy.

Virginia Holt, 3500 Buckingham Dr., stated that she is concerned with drainage, the potential disruption of migratory bird flyways, and stated that she believes this land would not be sufficient for mixed-use.

Kim Raplinger, 3600 Leeds Court, stated that she is concerned with the potential impact on the water quality of Lewisville Lake.

Melanee Carlow, 2211 High Pointe Dr., stated that she is concerned with privacy, light pollution, and the potential impact on nearby school districts.

Elisha Elsworth, 2204 Millwood Dr., stated that she is concerned with the potential impact on trees, wildlife, and traffic on FM 2181.

Alexa Berko, 2213 High Pointe Dr., stated that she is concerned with privacy and safety.

Naldine Berko, 2213 High Pointe Dr., stated that she is concerned with privacy, safety, and the potential impact on wildlife and nearby school districts.

Ty Farley, 2201 High Pointe Dr., stated that he is concerned with loss of shade trees on the property line, would prefer option 2, and asked for a privacy fence between homes and the commercial space.

Martin Keith, 3101 Florence Dr., stated that he is opposed to this proposed development and is concerned with traffic and the height of the townhomes.

Terry Clark, 2115 Venice Dr., stated that she is concerned with traffic on FM 2181, noise and air pollution, potential environmental impact, and stated that this land is not sufficient for mixed use.

Istvan Burko, 2213 High Pointe Dr., stated that he is concerned with a potential increase in noise and polluted runoff.

John Roark, 1804 Saint James Ct., stated that he is concerned with potential flooding, impact on wildlife, and an increase in traffic.

Herlinda Glasscock, 3207 Hidden Springs Dr., did not wish to speak and is opposed to this proposal.

Gail Carlos, 3201 Hidden Springs Dr., did not wish to speak and is opposed to this proposal.

Susan Harding-Friends, 1824 Oak Hill Dr., did not wish to speak and is opposed to this proposal.

Amy Pape, 3009 Enchanted Oaks Cir., did not wish to speak and is opposed to this proposal.

Amy Conine, 1705 Goshawk Ln., did not wish to speak and is opposed to this proposal.

Greg Davis, 3609 Leeds Ct., did not wish to speak and is opposed to this proposal.

Marcy Davis, 3609 Leeds Ct., did not wish to speak and is opposed to this proposal.

Virginia Holt, 3500 Buckingham Dr., asked if an AI data center would be permitted on this land.

Dailey stated that an AI data center, automobile uses, or heavy industrial are not permitted uses under mixed-use zoning; that restrictions on the height of lighting and the buildings would be included in the design statement and site plan which the developer would be required to follow; and that drainage and traffic studies would be conducted by engineers during the civil design process.

Paul Bosco, 2200 Corinth Holdings, stated that the proposed office space is intended as a flex space for local business, rather than an industrial facility. He stated that the floodplain will remain undisturbed and that drainage would be addressed during the civil design process. He stated that a deceleration lane would need to be approved by TXDOT and if option 2 was approved, the design statement would specify that there will not be southern-facing windows.

Commissioner Thompson asked if there would be any lighting on the rear side of the proposed office spaces.

Bosco stated the plan does not include lighting in the rear of the office spaces.

Commissioner Thompson asked if there was any flexibility with the rear setback of the proposed office spaces.

Bosco stated that if the access drive width were to be increased, the development would lose parking spaces which would result in loss of tenant support.

Dailey stated that the plan with office spaces originally had a five-foot setback, but it was changed to ten feet after the fire marshal reviewed it.

Commissioner Lomosad asked if the parking spaces accommodate the apartments.

Bosco stated that the parking spaces would be for both retail and residential uses.

Dailey stated that there are 1.5 parking spaces per unit and 1 parking space per 250 sq. ft. of commercial space.

Commissioner Swartwout stated that he is concerned with the drive-through backing up to the single-family homes and the associated noise.

Bosco stated that a coffee shop would likely be the best fit and that they plan on putting the drive-through speaker directly south of FM 2181.

Vice Chair Klingele closed the Public Hearing at 8:16 PM.

Commissioner Thompson asked how tall the conifer trees would be when planted.

Dailey stated that conifer trees grow about three to four feet a year but that the commissioners could add a condition that the trees need to be planted at a minimum height of 6 feet.

Commissioner Guck made a motion to recommend denial of Case No. ZAPD25-0009 as presented, seconded by Commissioner Swartwout.

Motion passed unanimously: 5-for, 0-against

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Subsection 4.02.10.A - Fence Construction of the Unified Development Code to amend the construction requirements for residential fences.

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

Vice-Chair Klingele asked which way the fence would face for security of a pool.

Lilly stated that this UDC amendment would not change that, and that there is a spacing requirement for the horizontal rails to prevent people from climbing a fence.

Dailey stated that this UDC amendment would allow for decisions to be made on a case-by-case basis.

Commission Thompson asked what type of plan fences are approved with.

Dailey stated that typically fence plans are a part of a PD and the reason for this is to mitigate issues of maintaining fences without having to go onto someone's property.

Commissioner Swartwout asked how other cities approach this issue.

Dailey stated other cities approach this issue with a code similar to the one being proposed.

Vice-Chair Klingele opened the Public Hearing at 8:24 PM

Vice-Chair Klingele closed the Public Hearing at 8:25 PM

Commissioner Guck made a motion to recommend approval of Case No. ZTA25-0008 as presented, seconded by Commissioner Swartwout.

Motion passed unanimously: 5-for, 0-against

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 8:26 P.M.

MINUTES APPROVED THIS _____ DAY OF _____, 2025.

Alan Nelson, Planning and Zoning Commission Chairman

DRAFT



CITY OF CORINTH Staff Report

Meeting Date:	2/23/2026	Title:	PLAT26-0014: Enclave at Canyon Ranch Final Plat
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Consider and act on a request by the Applicant, TriPointe Homes, for a Final Plat of the Enclave at Canyon Ranch Subdivision, being ±48.163 acres located at the southwest corner of Parkridge Drive & FM 2181.



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Final plat is to establish a subdivision consisting of 234 single-family residential lots and 10 open space lots. The subject property is zoned Planned Development No. 72 - PD-72 – Enclave at Canyon Ranch (Base Zoning: SF-4).

Staff Recommendation

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, Final Plat Criteria for Approval, which requires that a plat conform to the city’s application checklists and UDC regulations.

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

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

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

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Motion

“I move to conditionally approve Case No. PLAT26-0014 – Enclave at Canyon Ranch Final Plat subject to the Applicant satisfying the conditions outlined in UDC Subsection 3.03.03.H.4.”

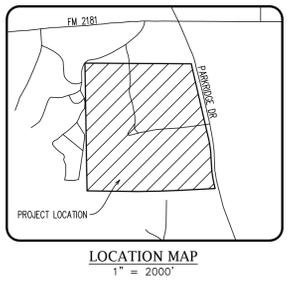
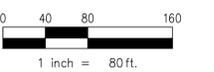
Attachments

1. Proposed Final Plat

M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 915

Boundary Line Table		
Line #	Bearing	Distance
BL1	S13°03'27"E	877.49'
BL2	S03°10'44"E	147.19'
BL3	S12°51'10"E	78.92'

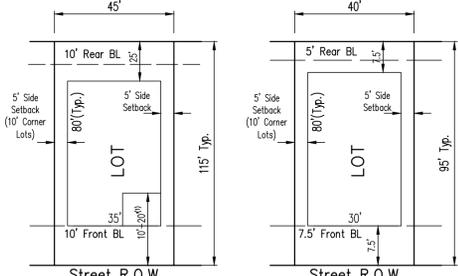
Boundary Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
BC1	34.23'	1470.00'	1°20'03"	S13°43'29"E
BC2	175.86'	1020.00'	9°52'43"	S08°07'06"E
BC3	182.35'	1080.00'	9°40'26"	S08°05'57"E



LEGEND	
(Not All Items May Be Applicable)	
○	1 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
Eastmt	EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WME	WALL MAINTENANCE EASEMENT
ROW	RIGHT-OF-WAY
BL	BUILDING LINE
DL	DEED LINE
▲	BLOCK DESIGNATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FRM	FLOOD INSURANCE RATE MAP
Inst./Doc.	INSTRUMENT OR DOCUMENT
PRCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
PWME	PUBLIC WORKS MAINTENANCE EASEMENT
PME	PUBLIC MAINTENANCE EASEMENT
HOA	HOME OWNERS ASSOCIATION
SEI	SEPARATE INSTRUMENT EASEMENT
EMT	EASEMENT

NOTES:

1. Basis of bearing being Grid North, Texas State Plane Coordinate System, North Central Zone 4202, North American Datum NAD83, Adjustment Realization 2011, Epoch 2010.00.
2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
3. Notice - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSEN" unless otherwise noted.
5. By graphic plotting only said described property is located within an area having a zone designation of Zone X, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 4812C0399H and 4812C0393H, Revised Date June 19, 2020, for Community No. 481143, in the City of Corinth, Denton County, Texas, which are the current Flood Insurance Rate Maps for the community in which said premises is situated. No field surveying was performed to determine the location of this zone; (NOTE: The above statement is for information only and Spiars Engineering, Inc. assumes no liability for the correctness of the cited map or the location of the flood zone boundary. In addition, the above statement does not represent an opinion or knowledge of the probability of flooding.)
6. Lot 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, and 9X will be owned and maintained by the HOA and is dedicated as open space for landscaping.
7. Lot 7X & 9X, is owned and maintained by the H.O.A. and is dedicated as a drainage easement.
8. Lot 4X, 5X, 6X, 7X, 8X, and 9X is owned and maintained by the H.O.A. and is dedicated as a wall maintenance easement.
9. Lots 4X, 5X, 6X, 7X, 8X, and 9X are dedicated as sidewalk easements and shall be maintained by HOA.



Street R.O.W. (1) 20' Garage Setback Required

Typical 45' Lot Detail
82 Lots
Not To Scale
Lots 41-51 Block A
Lots 1-10 Block E
Lots 4-44 Block F
Lots 1-22 Block G

Typical 40' Lot Detail
152 Lots
Not To Scale
Lots 1-40 Block A
Lots 1-25 Block B
Lots 1-39 Block C
Lots 1-44 Block D
Lots 1-5 Block F

FINAL PLAT

ENCLAVE AT CANYON RANCH

CITY OF CORINTH
234 RESIDENTIAL LOTS
9 OPEN SPACE LOTS
LOT 1X, 4X, 5X BLOCK C, LOT 2X & 7X BLOCK A, LOT 3X
BLOCK B, LOT 6X BLOCK D, LOT 8X BLOCK E,
LOT 9X BLOCK G
TOTALING 48.163 ACRES±
OUT OF THE
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 915
IN THE COUNTY OF DENTON, TEXAS
PD ZONING 24-09-19-38

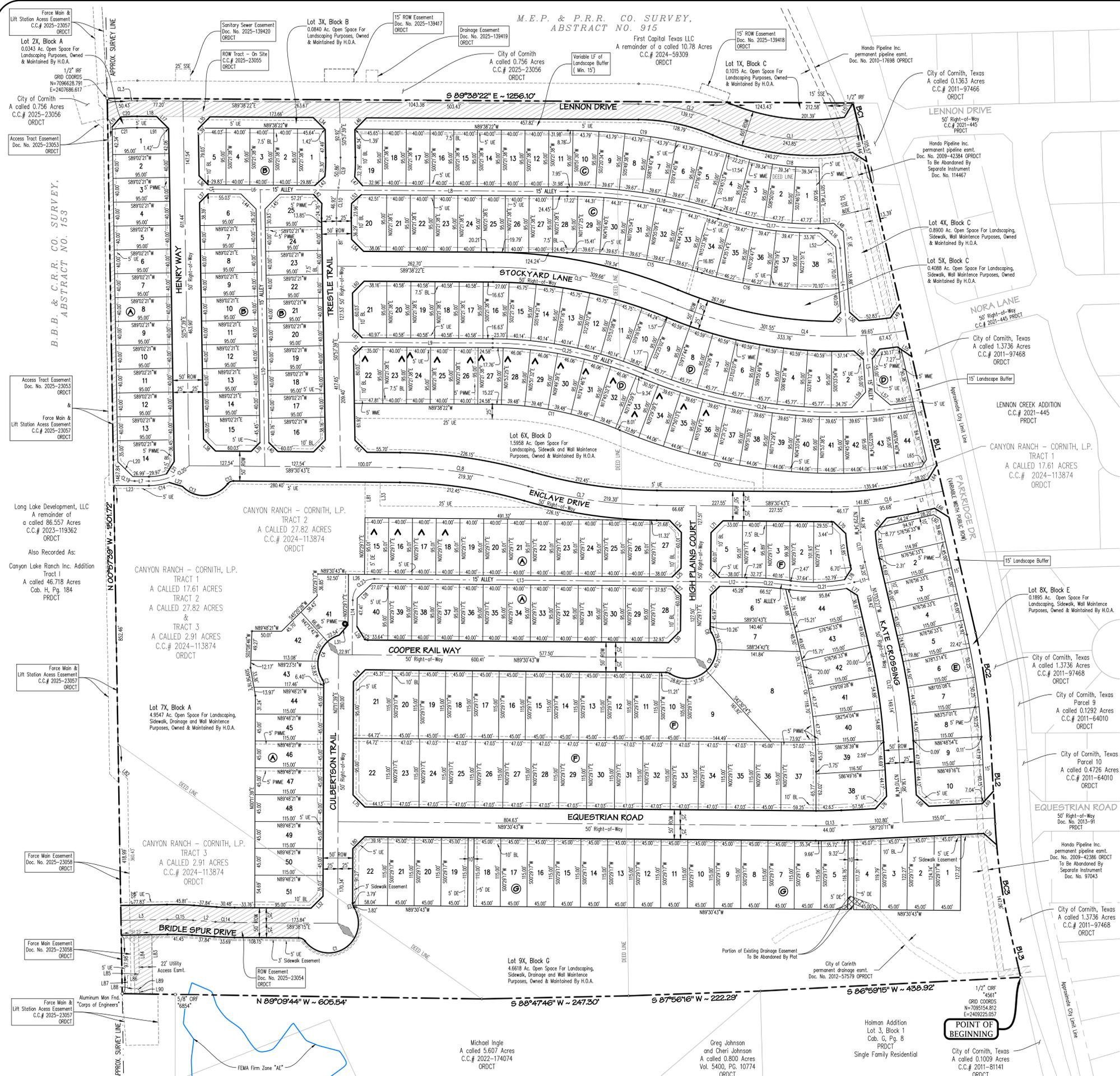
Automatic Sprinkler System Required

NOTES:

UPPER TRINITY REGIONAL WATER DISTRICT (UTWRD) hereby retains all its preexisting dominant and superior legal property rights established in instrument 2001-0090846, 2001-0086421, and 2001-0086423. All work, crossings and other activities within the easement shall be submitted to UTWRD for review and approval. No work shall be performed within UTWRD's easement without written authorization from UTWRD. Contact UTWRD at (972) 219-1228 and www.utwrdd.com.

OWNER / APPLICANT
Canyon Ranch - Corinth L.P.
23975 Park Sorrento, Suite 220
Calabasas, CA 91302
Telephone: (818) 385-3697
Contact: Steven C. Porath
sporath@earthstone.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (936) 648-6505
TBPELS No. F-2121 and No. F-10043100
Contact: Triston Poore



Drawing: 02/20/24 2:20:36 PM
 Printed by: Masterplan Pro Date: 2/19/2026 2:41 PM
 Surveyed by: Masterplan Pro Date: 2/19/2026 2:41 PM
 Surveyed by: Masterplan Pro Date: 2/19/2026 2:41 PM

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	A	4,153	0.095
2	A	3,800	0.087
3	A	3,800	0.087
4	A	3,800	0.087
5	A	3,800	0.087
6	A	3,800	0.087
7	A	3,800	0.087
8	A	3,800	0.087
9	A	3,800	0.087
10	A	3,800	0.087
11	A	3,800	0.087
12	A	3,800	0.087
13	A	3,800	0.087
14	A	5,239	0.120
15	A	3,801	0.087
16	A	3,801	0.087
17	A	3,801	0.087
18	A	3,801	0.087
19	A	3,801	0.087
20	A	3,801	0.087
21	A	3,801	0.087
22	A	3,801	0.087
23	A	3,801	0.087
24	A	3,801	0.087
25	A	3,801	0.087
26	A	3,801	0.087

Lot Area Table			
Lot #	Block #	Square Feet	Acres
27	A	4,723	0.108
28	A	4,716	0.108
29	A	3,800	0.087
30	A	3,800	0.087
31	A	3,800	0.087
32	A	3,800	0.087
33	A	3,800	0.087
34	A	3,800	0.087
35	A	3,800	0.087
36	A	3,800	0.087
37	A	3,800	0.087
38	A	3,800	0.087
39	A	3,800	0.087
40	A	4,473	0.103
41	A	6,114	0.140
42	A	6,891	0.158
43	A	5,152	0.118
44	A	5,192	0.119
45	A	5,175	0.119
46	A	5,175	0.119
47	A	5,175	0.119
48	A	5,175	0.119
49	A	5,175	0.119
50	A	5,175	0.119
51	A	6,109	0.140

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	B	4,357	0.100
2	B	3,800	0.087
3	B	3,800	0.087
4	B	3,800	0.087
5	B	4,250	0.098
6	B	4,544	0.104
7	B	3,800	0.087
8	B	3,800	0.087
9	B	3,800	0.087
10	B	3,800	0.087
11	B	3,800	0.087
12	B	3,800	0.087
13	B	3,800	0.087
14	B	3,800	0.087
15	B	5,317	0.122
16	B	5,099	0.117
17	B	3,800	0.087
18	B	3,800	0.087
19	B	3,800	0.087
20	B	3,800	0.087
21	B	3,800	0.087
25	B	4,815	0.111

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	C	4,136	0.095
2	C	4,136	0.095
3	C	4,136	0.095
4	C	3,925	0.090
5	C	3,965	0.091
6	C	3,965	0.091
7	C	3,965	0.091
8	C	3,965	0.091
9	C	3,965	0.091
10	C	3,965	0.091
11	C	3,833	0.088
12	C	3,800	0.087
13	C	3,800	0.087
14	C	3,800	0.087
15	C	3,800	0.087
16	C	3,800	0.087
17	C	3,800	0.087
18	C	3,800	0.087
19	C	4,272	0.098
20	C	5,272	0.121
21	C	3,800	0.087
22	C	3,800	0.087
23	C	3,800	0.087
24	C	3,800	0.087
25	C	3,800	0.087

Lot Area Table			
Lot #	Block #	Square Feet	Acres
26	C	3,800	0.087
27	C	3,800	0.087
28	C	3,873	0.089
29	C	3,987	0.092
30	C	3,987	0.092
31	C	3,987	0.092
32	C	3,987	0.092
33	C	3,987	0.092
34	C	3,866	0.089
35	C	4,070	0.093
36	C	4,070	0.093
37	C	4,070	0.093
38	C	5,811	0.133

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	D	4,923	0.113
2	D	4,889	0.112
3	D	4,102	0.094
4	D	4,102	0.094
5	D	4,102	0.094
6	D	4,102	0.094
7	D	4,102	0.094
8	D	4,102	0.094
9	D	4,102	0.094
10	D	4,104	0.094
11	D	4,080	0.094
12	D	4,080	0.094
13	D	4,080	0.094
14	D	4,080	0.094
15	D	4,080	0.094
16	D	3,988	0.092
17	D	3,855	0.089
18	D	3,855	0.089
19	D	3,855	0.089
20	D	3,855	0.089
21	D	5,108	0.117
22	D	4,533	0.104
23	D	3,800	0.087
24	D	3,800	0.087
25	D	3,800	0.087

Lot Area Table			
Lot #	Block #	Square Feet	Acres
26	D	3,800	0.087
27	D	3,901	0.090
28	D	4,063	0.093
29	D	4,063	0.093
30	D	4,063	0.093
31	D	4,063	0.093
32	D	4,063	0.093
33	D	3,883	0.089
34	D	3,976	0.091
35	D	3,976	0.091
36	D	3,976	0.091
37	D	3,976	0.091
38	D	3,976	0.091
39	D	3,976	0.091
40	D	3,976	0.091
41	D	3,976	0.091
42	D	3,976	0.091
43	D	3,976	0.091
44	D	4,578	0.105

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	E	5,451	0.125
2	E	5,175	0.119
3	E	5,175	0.119
4	E	5,175	0.119
5	E	5,297	0.122
6	E	5,448	0.125
7	E	5,448	0.125
8	E	5,448	0.125
9	E	5,438	0.125
10	E	7,220	0.166

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	F	5,500	0.126
2	F	4,044	0.093
3	F	3,897	0.089
4	F	3,810	0.087
5	F	4,723	0.108
6	F	7,923	0.182
7	F	6,490	0.149
8	F	19,613	0.450
9	F	10,259	0.236
10	F	4,969	0.114
11	F	5,175	0.119
12	F	5,175	0.119
13	F	5,175	0.119
14	F	5,175	0.119
15	F	5,175	0.119
16	F	5,175	0.119
17	F	5,175	0.119
18	F	5,175	0.119
19	F	5,175	0.119
20	F	5,175	0.119
21	F	7,276	0.167
22	F	7,209	0.165
23	F	5,408	0.124
24	F	5,408	0.124
25	F	5,408	0.124

Lot Area Table			
Lot #	Block #	Square Feet	Acres
26	F	5,408	0.124
27	F	5,408	0.124
28	F	5,408	0.124
29	F	5,408	0.124
30	F	5,408	0.124
31	F	5,408	0.124
32	F	5,408	0.124
33	F	5,408	0.124
34	F	5,408	0.124
35	F	5,408	0.124
36	F	5,175	0.119
37	F	6,755	0.155
38	F	7,316	0.168
39	F	5,670	0.130
40	F	5,879	0.135
41	F	5,879	0.135
42	F	5,780	0.133
43	F	5,635	0.129
44	F	6,701	0.154

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	G	5,669	0.130
2	G	5,558	0.128
3	G	5,446	0.125
4	G	5,335	0.122
5	G	5,208	0.120
6	G	5,175	0.119
7	G	5,175	0.119
8	G	5,175	0.119
9	G	5,175	0.119
10	G	5,175	0.119
11	G	5,175	0.119
12	G	5,175	0.119
13	G	5,175	0.119
14	G	5,175	0.119
15	G	5,175	0.119
16	G	5,175	0.119
17	G	5,175	0.119
18	G	5,175	0.119
19	G	5,175	0.119
20	G	5,175	0.119
21	G	5,175	0.119
22	G	6,569	0.151

Common Area Table		
Lot #	Block #	Acres
1	X	0.102
2	X	0.034
3	X	0.084
4	X	0.890
5	X	0.409
6	X	1.596
7	X	4.955
8	X	0.190
9	X	4.662

Line Table		
Line #	Bearing	Distance
L1	N76°56'33"E	48.20'
L2	S85°57'39"E	37.84'
L3	N89°02'21"E	77.83'
L4	N04°28'34"W	148.11'
L5	S04°01'22"E	127.50'
L6	N89°38'22"W	127.53'
L7	S89°38'15"E	24.09'
L8	N89°38'22"W	386.21'
L9	N89°38'22"W	259.76'
L10	S00°57'39"E	464.18'
L11	N76°56'33"E	25.00'
L12	S89°30'43"E	85.28'
L13	N89°30'43"W	541.50'
L14	S00°29'17"W	91.50'
L15	N31°19'31"E	28.07'
L16	N56°47'31"W	28.90'
L17	S45°18'01"E	28.61'
L18	S89°38'22"E	32.79'
L19	N41°35'06"E	22.10'
L20	N45°17'57"W	35.76'
L21	S32°11'45"W	24.62'
L22	S73°31'36"E	23.41'
L23	N89°38'15"W	59.15'
L24	S44°30'43"E	28.28'
L25	S45°29'17"W	21.21'
L26	N89°30'43"W	27.00'
L27	S44°30'43"E	21.21'
L28	N45°29'17"E	35.36'
L29	N31°36'13"W	25.42'
L30	S45°29'17"W	28.28'
L31	S41°21'57"W	22.68'

Line Table		
Line #	Bearing	Distance
L32	N45°16'42"E	28.24'
L33	S00°29'17"W	39.74'
L34	N45°18'01"W	28.61'
L35	S44°41'59"W	27.96'
L36	N45°18'01"W	21.46'
L37	N44°41'59"E	20.97'
L38	N45°14'11"W	28.64'
L39	S44°45'49"W	20.94'
L40	N45°14'11"W	21.48'
L41	S44°45'49"W	27.92'
L42	S42°38'25"E	20.69'
L43	S48°08'39"W	22.71'
L44	S45°18'01"E	35.78'
L45	N44°41'59"E	34.95'
L46	N44°41'59"E	27.96'
L47	N41°44'59"W	20.12'
L48	N49°28'34"W	21.21'
L49	S35°07'23"W	27.50'
L50	S48°31'53"E	21.56'
L51	S41°06'38"W	19.89'
L52	S48°26'37"E	35.99'
L53	N48°15'44"E	22.03'
L54	N45°18'01"W	28.61'
L55	S55°53'59"E	29.33'
L56	N37°53'12"E	20.51'
L57	N49°42'14"W	34.93'
L58	S48°26'42"E	21.43'
L		

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEING a called 48.163 acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 915, Denton County, Texas, being all of Tract 1, a called 17.61 acre tract of land, Tract 2, a called 27.82 acre tract of land, and Tract 3, a called 2.91 acre tract of land to Canyon Ranch - Corinth, L.P. as described in Special Warranty Deed recorded in County Clerk's File No. 2024-113874 of the Official Records, Denton County, Texas; said 48.163 acre tract with bearing basis of Grid North, Texas State Plane Coordinate System, North Central Zone 4202, North American Datum NAD83, Adjustment Realization 2011, EPOCH 2010.00 with the subject tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "4651" found for the southeast corner of said Tract 1, said corner being the southwest corner of a called 1.3736 acre tract of land to the City of Corinth, Texas as described in City of Corinth Right-of-Way Deed recorded in County Clerk's File No. 2011-97468 of said Official Records, said corner being the northwest corner of a called 0.1009 acre tract of land to the City of Corinth, Texas as described in City of Corinth Right-of-Way Deed recorded in County Clerk's File No. 2011-81141 of said Official Records, said corner being the northeast corner of Lot 3, Block 1, Holman Addition, an addition to the Town of Corinth according to the final plat recorded in Cabinet G, Page 8 of the Plat Records, Denton County, Texas, and said corner being on the southwest right-of-way line of Parkridge Drive (a variable width right-of-way);

THENCE, S 86°59'15" W, along and with the south line of said Tract 1, same being the north line of said Lot 3, a distance of 438.92 feet to a 1/2-inch iron rod with yellow plastic cap stamped "SPIARS ENG" (hereinafter 1/2-inch iron rod with "SPIARS ENG" cap set) set for corner, said corner being the northwest corner of said Lot 3, said corner being the north corner of a called 0.500 acre tract of land to Greg Johnson and Cheri Johnson as described in Warranty Deed recorded in Volume 5400, Page 10774 of said Official Records, and said corner being the east corner of a called 5.607 acre tract of land to Michael Ingle as described in General Warranty Deed recorded in County Clerk's File No. 2022-174074 of said Official Records;

THENCE, S 87°56'16" W, continuing along and with the south line of said Tract 1, same being the common north line of said 5.607 acre tract, a distance of 222.29 feet to a 1/2-inch iron rod with "SPIARS ENG" cap set for the southwest corner of said Tract 1, said corner being the southeast corner of said Tract 2;

THENCE, S 88°47'46" W, along and with the south line of said Tract 2, same being said common north line, a distance of 247.30 feet to a 1/2-inch iron rod with "SPIARS ENG" cap set for the most southerly southwest corner of said Tract 2, said corner being the east corner of said Tract 3;

THENCE, N 89°09'44" W, along and with the south line of said Tract 3, same being said common north line, passing at a distance of 516.25 feet a 5/8-inch iron rod with "6854" cap found for the northwest corner of said 5.607 acre tract, said corner being a northeast corner of a remainder of a called 86.557 acre tract of land to Long Lake Development, LLC as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 2023-119362 of said Official Records, also recorded as Canyon Lake Ranch Inc. Addition, an addition to the Town or Corinth as recorded in Cabinet H, Page 184 of said Plat Records, continuing along said south line, same being a common north line of a remainder of said 86.557 acre tract, and continuing in all a total distance of 605.54 feet to an aluminum monument stamped "CORPS OF ENGINEERS" found for the southwest corner of said Tract 3, said corner being a reentrant corner of a remainder of said 86.557 acre tract;

THENCE, N 00°57'39" W, along and with the west line of said Tract 3, same being a common east line of a remainder of said 86.557 acre tract, passing at a distance of 418.99 feet the north corner of said Tract 3, said corner being the most westerly southwest corner of said Tract 2, continuing along and with the west line of said Tract 2, same being said common east line, passing at a distance of 1,467.84 feet a northeast corner of a remainder of said 86.557 acre tract, said corner being the southeast corner of a called 0.756 acre tract of land to the City of Corinth as described in Right-of-Way Warranty Deed recorded in County Clerk's File No. 2025-23056 of said Official Records, continuing along the west line of said Tract 2, same being the common east line of said 0.756 acre tract, and continuing in all a total distance of 1,501.72 feet to a 1/2-inch iron rod found for the northwest corner of said Tract 2, said corner being a reentrant corner of said 0.756 acre tract;

THENCE, S 89°38'22" E, along and with the north line of said Tract 2, same being the most easterly south line of said 0.756 acre tract, passing at a distance of 1,043.38 feet the east corner of said 0.756 acre tract, said corner being the southwest corner of a remainder of a called 10.78 acre tract of land to First Capital Texas LLC as described in Special Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 2024-59309, and continuing along and with said north line, same being the common south line of a remainder of said 10.78 acre tract passing at a distance of 1,243.43 feet a 1/2-inch iron rod found for the southeast corner of a remainder of said 10.78 acre tract, said corner being on the aforementioned southwest right-of-way line of said Parkridge Drive, and continuing along said north line in all a total distance of 1,256.10 feet to a 1/2-inch iron rod with "SPIARS ENG" cap set for the northeast corner of said Tract 2, said corner being the northwest corner of a called 0.1363 acre tract of land to the City of Corinth, Texas as described in City of Corinth Right-of-Way Deed recorded in County Clerk's File No. 2011-97466 of said Official Records, said corner being on said southwest right-of-way line, and said corner being the beginning of a non-tangent curve to the right;

THENCE, around said non-tangent curve to the right having a central angle of 01°20'03", a radius of 1,470.00 feet, a chord which bears S 13°43'29" E, a distance of 34.23 feet, having an arc length of 34.23 feet along and with the northeast line of said Tract 2, same being the common southwest line of said 0.1363 acre tract, and same being said southwest right-of-way line to a 1/2-inch iron rod with "SPIARS ENG" cap set for corner;

THENCE, S 13°03'27" E, along and with said common line, passing at a distance of 99.44 feet the most easterly southeast corner of said Tract 2, said corner being the northeast corner of said Tract 1, continuing along the northeast line of said Tract 1, same being said common southwest line passing at a distance of 105.57 feet the southwest corner of said 0.1363 acre tract, said corner being the northwest corner of said 1.3736 acre tract, continuing along said northeast line, same being the southwest line of said 1.3736 acre tract in all a total distance of 877.49 feet to a 1/2-inch iron rod with "SPIARS ENG" cap set for corner and the beginning of a tangent curve to the right;

THENCE, along and with the northeast line of said Tract 1, same being the common southwest line of said 1.3736 acre tract the following courses and distances:

Around said tangent curve to the right having a central angle of 09°52'43", a radius of 1,020.00 feet, a chord which bears S 08°07'06" E, a distance of 175.65 feet, having an arc length of 175.86 feet to a 1/2-inch iron rod with "SPIARS ENG" cap set for corner;

S 03°10'44" E, a distance of 147.19 feet to a 1/2-inch iron rod with "SPIARS ENG" cap set for corner and the beginning of a tangent curve to the left;

Around said tangent curve to the left having a central angle of 09°40'26", a radius of 1,080.00 feet, a chord which bears S 08°00'57" E, a distance of 182.13 feet, having an arc length of 182.35 feet to a 1/2-inch iron rod with "SPIARS ENG" cap set for corner;

S 12°51'10" E, a distance of 78.92 feet to the POINT OF BEGINNING with the subject tract containing 2,097,974 square feet or 48.163 acres of land more or less.

SURVEYOR'S CERTIFICATE

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

Dated this the ___ day of _____, 2026.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. TAC TITLE 22, PT. 6, CH. 138, SUBCH. B, SECT. 138.33 Warren Edward Primeau, R.P.L.S. NO. 6846

SURVEY VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL OF R.P.L.S.

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2026.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness our hands at Collin County, Texas, this ___ day of _____, 2026.

Canyon Ranch - Corinth L.P.
a Delaware limited partnership

By: SB-HS LOJV GP, LLC,
a Delaware limited liability company
General Partner

By: Steven C. Parath
Authorized Person

STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

City of Corinth
On ___ day of _____, 2026, before me Steven C. Parath, a Notary Public in and for The State of California, personally appeared Steven C. Parath, who proves to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature

CERTIFICATE OF APPROVAL

APPROVED the ___ day of _____, 2026 by the Planning and Zoning Commission of the City of Corinth, Texas.

Director of Planning

City Secretary

FINAL PLAT

ENCLAVE AT CANYON RANCH

CITY OF CORINTH
234 RESIDENTIAL LOTS
9 OPEN SPACE LOTS
TOTALING 48.163 ACRES±
OUT OF THE

M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 915
IN THE COUNTY OF DENTON, TEXAS
PD ZONING 24-09-19-38

OWNER / APPLICANT
Canyon Ranch - Corinth L.P.
23975 Park Sorrento, Suite 220
Calabasas, CA 91302
Telephone: (818) 385-3697
Contact: Steven C. Parath
sparath@hearstone.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (936) 648-6505
TBPELS No. F-2121 and No. F-10043100
Contact: Triston Poore



CITY OF CORINTH Staff Report

Meeting Date:	2/23/2026	Title:	UDC Text Amendment -Retention Pond Water Level – ZTA26-0009
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Subsection 3.05.16.A –Drainage and Storm Water of the Unified Development Code to establish a required conservation pool water level for retention ponds.

Item Summary/Background/Prior Action

Retention Ponds are intended to function as long-term stormwater features with consistent performance and compatibility with surrounding land uses. While the UDC references design, construction and maintenance for retention ponds, it does not specify whether such facilities are required to maintain a consistent water level. Retentions ponds that do not hold consistent water level can detract from neighborhood character and create visual, maintenance, and safety concerns affecting nearby residential areas, open spaces, and pedestrian corridors, and may generate complaints and enforcement challenges.

At the same time, staff recognizes the importance of responsible water management. The proposed amendment establishes a conservation pool water level designed to be sustained under normal climatic conditions through stormwater runoff, or other approved non-potable sources.

The amendment does not require the use of potable water to maintain pond levels and does not mandate refilling during drought conditions or municipal water restrictions. Temporary reductions below the conservation pool elevation during extended dry periods will not constitute a violation, provided the pond was properly engineered.

Additionally, when water levels fall below the conservation pool elevation, irrigation withdrawals or other secondary consumptive uses must be suspended until levels are restored through natural or approved non-potable sources. Recirculating fountain or aeration systems may continue operating, provided they do not require potable water to maintain functionality.

The intent of this amendment is to ensure proper engineering design at the time of development while balancing long-term maintenance expectations and water conservation principles.

The proposed amendment clarifies the intent of the UDC by requiring retention ponds to be designed to maintain a permanent pool of water, ensuring predictable performance, improving compatibility and aligning with the comprehensive plan.

Proposed text to be added to Subsection 3.05.16.A:

- Retention ponds shall be designed and constructed to maintain a **conservation** pool water level under normal climatic conditions. The conservation pool shall have a minimum design depth of three (3) to five (5) feet depending on the size and engineering design of the pond.
- The conservation pool shall be sustained primarily through stormwater runoff, or other approved non-potable sources. The use of potable water to establish or maintain the conservation pool is a violation of the City’s adopted conservation plan and shall not be required.

- During extended dry periods, drought conditions, or municipal water restrictions, temporary reductions below the conservation pool elevation shall not constitute a violation of this requirement, provided the pond was properly maintained.
- When water levels fall below the conservation pool elevation, irrigation withdrawals or other secondary consumptive uses shall be suspended until the conservation pool level is restored through natural or approved non-potable sources.

Fountain or aeration features may continue to operate, provided they are designed as recirculating systems and do not require potable water to maintain operation.

Public Notice

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

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

Staff Recommendation

Staff recommend approval as presented.

Motion

“I move to recommend approval of Case No. ZTA26-0009 as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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