

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, July 28, 2025 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/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 May 19, 2025.
2. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on June 26, 2025.
3. Consider and act on a request by the Applicant, Long Lake Development LLC, for a Replat of Lot 24 Block A, Lots 5-9 Block B, Lot 14 Block C, and Lot 1X Block F of the Long Lake Phase 1 Subdivision to create 6 residential lots, 2 X lots, and establish the Canyon Ranch Estates Subdivision, being ± 6.551 acres generally located east of Serendipity Hills Trail and North of Oak Bluff Drive.
4. Consider and act on a request by the Applicant, Kairos Real Estate, for a Final Plat for the Murillo Market Townhomes Project, being ± 2.158 acres located at Northeast corner of N. Corinth St and Shady Shores Rd. (Case No. PLAT25-0007)
5. Consider and act on a request by the Applicant, I-35E Millennium LP, for a Preliminary Plat for the Millennium Mixed Use Project, being ± 19.269 acres located at IH 35E, Corinth TX. (Case No. PLAT25-0008)

E. BUSINESS AGENDA

6. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Ridinger Associates Inc., 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 SF-4 Single Family Residential (Detached) for the development of ± 54 lots on approximately ± 13.1 acres generally located at 2215 and 2217 Lake Sharon Drive.
7. 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 2.07.03 – Use Chart, UDC Subsection 2.07.04.A.14 – Outside Display Standards, and UDC Subsection 5.02 – Words and Terms to differentiate and define temporary and permanent outside

display, to add these uses to the use chart, and to provide conditional development standards for these uses.

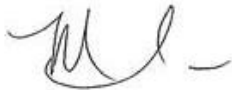
8. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Subsection 4.02.08.K – Hazardous Fences in High Density Areas of the Unified Development Code to prohibit barbed wire and other hazardous fencing.

F. ADJOURNMENT

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

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

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



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

July 25, 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, May 19, 2025, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 19th day of May 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

Commissioners Absent:

KatieBeth Bruxvoort

Rebecca Rhule

Staff Members Present:

Glenn Barker, Director of Public Works

Matthew Lilly, Planner

Deep Gajjar, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

B. PLEDGE OF ALLEGIANCE

C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on April 28, 2025.

2. Consider and act on a request by the Applicant, McAdams, for a Replat for the Terrace Oaks BLK 1 Lot 3, being ± 0.223 acres located at Willian C. Garrison Survey, Abstract NO.508; William Willson Survey, Abstract No. 1383; D.A. Ware Survey, Abstract No. 1580, City of Corinth, Denton County, Texas. (Case No. PLAT25-0005)

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

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

E. BUSINESS AGENDA

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

Matthew Lilly, Planner, provided an overview of the proposed 2025 Active Transportation Plan and recommended approval as presented subject to the remaining staff comments on the plan being addressed prior to adoption.

Chair Nelson asked how the timing would work on the completion of projects in Tiers 1, 2, and 3.

Glenn Barker, Director of Public Works, stated that the Tiers identified were recommendations from the consultant ranking projects on a scale of importance and that the goal was to complete projects as funding became available. He explained that the Active Transportation Plan was needed for the City to apply for grants and that funding would have to be approved by the City Council for each project.

Chair Nelson asked if the sidewalk widths were being increased on Robinson Road adjacent to the golf course and if there was enough right of way in this area to accommodate this.

Barker stated that there was sufficient right of way for the sidewalk expansion.

Lilly stated that there may be certain areas where existing infrastructure restricts the width of the sidewalk but that the majority of the sidewalk along this street would be 10 feet wide.

Chair Nelson stated that he understood the proposal for road diets in mixed use areas but asked if any additional traffic studies would be conducted prior to road diets particularly in residential areas.

Barker stated that a road count to measure the number of vehicles would be conducted prior to each road diet project.

Commissioner Guck asked if there was any language included in the plan related to improving drivability and minimize impacts to commuter traffic.

Lilly stated that the goal with the proposed projects was to improve walkability and bikeability while not negatively impacting vehicular traffic.

Barker stated that a section was included in the plan discussing ways to slow traffic speeds in the city to bring it more in line with a typical bedroom community and the hope was that by decreasing speeds on certain roads that it be less likely for people to use them as shortcuts from the major roadways.

Vice-Chair Klingele stated that he was concerned that the road diets and reduction in traffic speeds would negatively impact residents.

Commissioner Guck stated that he was also concerned with the number of new neighborhoods and developments coming in and making traffic worse.

Vice-Chair Klingele asked if future traffic studies showed a higher traffic volume if changes would be made to these designs.

Barker stated that the cross sections included in the plan were not set in stone and could be altered in the future.

Vice-Chair Klingele asked how the bikeability score of Corinth compared to other nearby and similarly size cities.

Lilly stated that he did not know the scores of other cities, but that he assumed that it was comparable to other cities in the area and that the primary purpose of presenting the scores was to show that there was room to improve.

Barker stated that these scores were provided on Redfin.

Chair Nelson asked if bollards would be provided along the bike lanes.

Lilly stated that this would depend on the location of individual bikes lanes but that the City had so far only looked at striping.

Barker stated that he did not believe bollards would be installed along any bike lanes.

Commissioner Guck asked how the intersections at I-35 would be improved.

Barker stated that TX-DOT does have plans to provide sidewalks along both sides of I-35.

Commissioner Guck asked how safety would be improved at certain intersections to reduce the number of accidents.

Barker stated that certain cross walks would be realigned for safer crossing areas particularly on FM 2181.

Chair Nelson opened and closed the Public Hearing at 7:08 P.M.

Vice-Chair Klingele made a motion to recommend approval as presented with the stipulation that remaining Staff comments be addressed, seconded by Commissioner Guck.

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

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 7:10 P.M.

MINUTES APPROVED THIS _____ DAY OF _____, 2025.

Alan Nelson, Planning and Zoning Commission Chairman



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, June 26, 2025, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 26th day of June 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
KatieBeth Bruxvoort
Adam Guck

Commissioners Absent:
Chair Alan Nelson
Rebecca Rhule

Staff Members Present:
Matthew Lilly, Planner
Deep Gajjar, Planner

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. BUSINESS AGENDA

3. Consider and act on a request by the Applicant, Long Lake Development LLC, for a Replat of Lot 24 Block A, Lots 5-9 Block B, Lot 14 Block C, and Lot 1X Block F of the Long Lake Phase 1 Subdivision to create 6 residential lots, 2 X lots, and establish the Canyon Ranch Estates Subdivision, being ± 5.831 acres generally located east of Serendipity Hills Trail and North of Oak Bluff Drive.

Matthew Lilly, Planner, provided an overview of the proposed replat and Staff review comments and recommended denial as presented.

Commissioner Guck made a motion to recommend denial of Case No. PLAT25-0006 Canyon Ranch Estates Replat as presented, seconded by Commissioner Bruxvoort.

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

E. ADJOURNMENT

There being no further business before the Commission, the Special Session was adjourned at 6:34 P.M.

MINUTES APPROVED THIS _____ DAY OF _____, 2025.

Alan Nelson, Planning and Zoning Commission Chairman

DRAFT



CITY OF CORINTH

Staff Report

Meeting Date:	6/26/2025	Title:	Canyon Ranch Estates Replat (PLAT25-0006)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

Consider and act on a request by the Applicant, Long Lake Development LLC, for a Replat of Lot 24 Block A, Lots 5-9 Block B, Lot 14 Block C, and Lot 1X Block F of the Long Lake Phase 1 Subdivision to create 6 residential lots, 2 X lots, and establish the Canyon Ranch Estates Subdivision, being ±6.551 acres generally located east of Serendipity Hills Trail and North of Oak Bluff Drive.



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Replat is to replat 7 existing residential lots and 1 X lot within the Long Lake Phase 1 subdivision to create 6 residential lots, 2 X lots, and establish the Canyon Ranch Estates Subdivision. These properties are zoned PD-73 – Canyon Lake Ranch.

Staff Recommendation

The Development Review Committee and the city’s consulting engineering firm, Shield Engineering, have reviewed this Replat. Staff is recommending approval subject to the condition that the Applicant satisfactorily address the comments included on Attachment 1 in accordance with Unified Development Code (UDC) Subsection 3.03.02.G, Final Plat (Replat) 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, which are enumerated below:

- a. All covenants required by ordinances have been reviewed and approved by the City.
- b. Off-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the Final Plat (Replat).
- 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 (Replat).
- f. Address all comments from Planning, Engineering, and Fire as noted in attached Replat documents.
- g. Approval of Construction Plans
- h. Replat shall not be recorded until existing structures proposed for demolition have been demolished.
- i. Address the requirements of Unified Development Code (UDC) Subsection 3.03.02.G, Final Plat (Replat) Criteria for Approval

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Motion

“I move to conditionally approve Case No. PLAT25-0006 – Canyon Ranch Estates Replat subject to the conditions recommended by Staff.”

Attachments

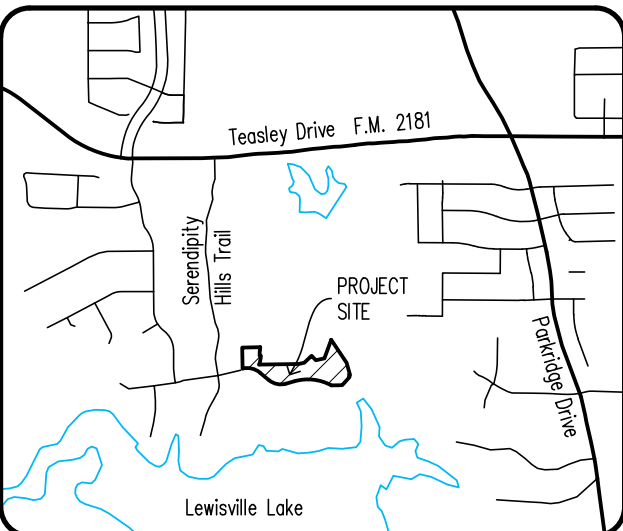
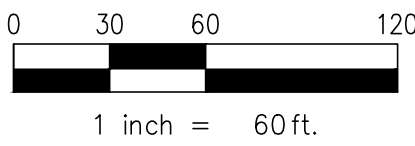
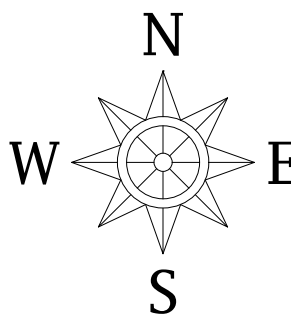
1. Proposed Replat with Staff Comments

Lot Line Table		
Line #	Bearing	Distance
L1	S31°10'27"W	19.09'

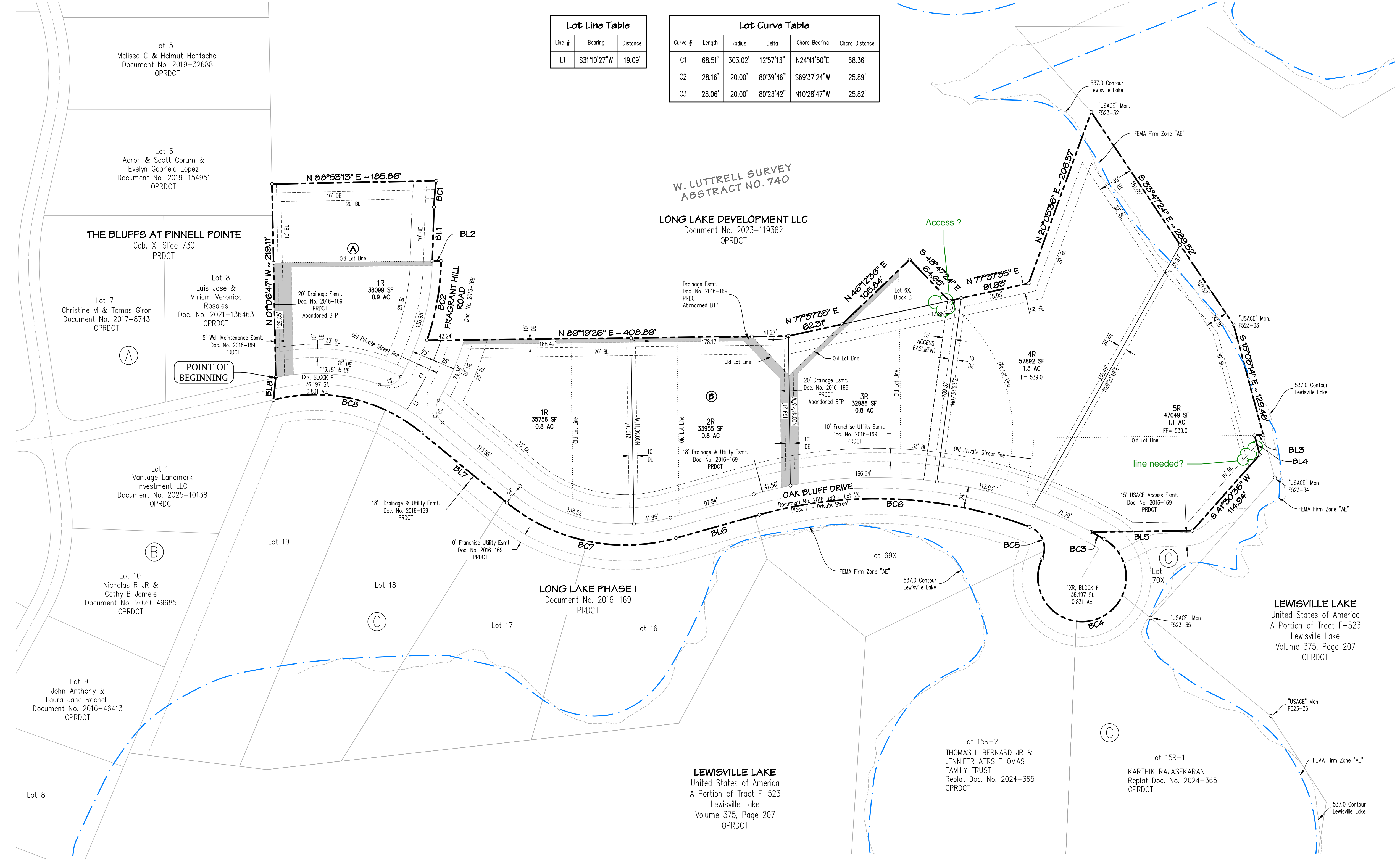
Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	68.51'	303.02'	12°37'13"	N24°41'50"E	68.36'
C2	28.16'	20.00'	80°39'46"	S69°37'24"W	25.89'
C3	28.06'	20.00'	80°23'42"	N10°28'47"W	25.82'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1R	A	38,099	0.875

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1R	B	35,756	0.821
2R	B	33,955	0.780
3R	B	32,986	0.757
4R	B	57,892	1.329
5R	B	47,049	1.080



LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' O/S P.C."	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWAGE EASEMENT
SE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
⬢	BLOCK DESIGNATION
▲	LOT FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
PROCT	DEED RECORDS, DENTON COUNTY, TEXAS
OPROCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



- NOTES:
- Bearings are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - 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.
 - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPARSING" unless otherwise noted.
 - Part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48121C0530G dated April 18, 2011 prepared by the Federal Emergency Management Agency (FEMA) for Denton County, Texas.
 - Contour 537 based on field observation using Lake Lewisville elevations.
 - All X lots to be owned and maintained by the HOA.
 - The HOA, as owner of the private street and appurtenances, agree to release, indemnify, defend and hold harmless the City, any governmental entity and public utility for damages to the private street occasioned by the reasonable use of the private street by the City, governmental entity of public utility, for damages and injury (including death) arising from the condition of said private street; for damages and injury (including death) arising out of the use by the City, governmental entity or public utility of any restricted access gate or entrance; and for damages and injury (including death) arising out of any use of the subdivision by the City, governmental entity or public utility. Further, such language shall provide that all lots owners shall release the City, governmental entities and public utilities for such damages and injuries. THE INDEMNIFICATIONS CONTAINED IN THIS PARAGRAPH APPLY REGARDLESS OF WHETHER OR NOT SUCH DAMAGE AND INJURY (INCLUDING DEATH) ARE CAUSED BY THE NEGLIGENT ACT OR OMISSION OF THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR REPRESENTATIVE OFFICERS, EMPLOYEES OR AGENTS.

- Easements: Any public utility, including the City, shall have the right to move and keep to move and keep removed all or part of any building, fences, trees, shrubs, other growths or improvement which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements or Right-of-Way shown on the plat (or filed by separate instrument that is associated with sold property); and any public utility, including the City, shall have the right at all times in ingress and egress to and from and upon said easements for the purposes of construction, reconstruction, inspection, patrolling, maintaining of anyone. Easements shall be maintained by the property owners. The City can move any trees or any other improvements and does not have the responsibility to replace them.
- A driveway culvert permit must be obtained from the City of Corinth by the owner of each lot prior to construction, installation, or placement of any driveway access improvements within the dedicated right of way easement.
- Builders are required to maintain drainage in draining ditches.
- The maintenance of public paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the HOA in accordance with the Developer's Agreement between the City of Corinth and Lelege USA and do not constitute acceptance of the same for maintenance purposes by Denton County.

Boundary Line Table		
Line #	Bearing	Distance
BL1	S01°48'16"W	61.00'
BL2	N89°19'26"E	9.98'
BL3	S89°19'26"W	10.00'
BL4	S15°05'14"E	22.67'
BL5	S89°19'26"W	114.34'
BL6	S74°19'26"W	97.84'
BL7	N50°40'37"W	124.80'
BL8	N05°52'48"E	25.43'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	29.88'	275.00'	61°3'33"	S04°55'02"W	29.87'
BC2	91.68'	288.00'	18°14'19"	S10°07'38"W	91.29'
BC3	16.88'	512.00'	1°53'22"	S60°38'57"E	16.88'
BC4	231.50'	50.00'	265°16'55"	S72°56'12"W	73.56'
BC5	42.98'	26.00'	94°43'05"	N21°46'53"W	38.25'
BC6	311.19'	488.00'	36°32'09"	N87°24'30"W	305.94'
BC7	203.51'	212.00'	55°00'00"	N78°10'34"W	195.78'
BC8	178.00'	188.00'	54°14'54"	N77°32'00"W	171.43'

FINAL PLAT

CANYON LAKE RANCH ESTATES

LOT 1R, BLOCK A & LOTS 1R-5R
1 OPEN SPACE / HOA LOT 6X, BLOCK B
LOT 1XR, BLOCK F
TOTALING 6.551 ACRES
OUT OF THE
W. LUTTRELL SURVEY ~ ABSTRACT NO. 740
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER / APPLICANT
TriPointe Homes
6201 W. Plano Pkwy, Suite 150
Plano, TX 75093
Telephone: (214) 876-2559
Contact: Bruce French

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Triston Poore

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS LONG LAKE DEVELOPMENT, LLC is the owner of a tract of land situated in the W. Luttrell Survey, Abstract No. 740, City of Corinth, Denton County, Texas, being all of Lot 24, Block A, Lots 5 through 9, Block B, Lot 14, Block C, and Lot 1X, Block F, Long Lake, Phase I, an addition recorded in Document No. 2016-169, Plat Records, Denton County, Texas, and being part of a tract conveyed to Long Lake Development, LLC, by deed recorded in Document No. 2023-119362 of the Official Public Records, Denton County, Texas (OPRODCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southwest corner of Lot 24, Block A, being on the north line of Oak Bluff Drive, a 24-foot-wide right-of-way created by said plat of Long Lake, Phase I, and being the southeast corner of Lot 8, Block A, The Bluffs at Pinnell Pointe, an addition recorded in Cabinet X, Page 730 PRDCT;

THENCE N 01°06'47" W, along the common line thereof, passing at 129.85 feet a 1/2" iron rod with plastic cap found for the northwest corner of Lot 24 and a southwesterly corner of said Long Lake tract, and continuing along the westerly line thereof a total distance of 219.11 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 88°53'13" E, 185.86 feet departing Lot 8, into said Long Lake tract, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 06°13'33", a radius of 275.00 feet, a chord of S 04°55'02" W - 29.87 feet, an arc length of 29.88 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 01°48'16" W, 61.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Lot 24;

THENCE N 89°19'26" E, 9.98 feet along the north line of Lot 24 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner thereof;

THENCE along the east line of Lot 24, around a non-tangent curve to the right having a central angle of 18°14'19", a radius of 288.00 feet, a chord of S 10°07'38" W - 91.29 feet, an arc length of 91.68 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of the right-of-way of Fragrant Hill Road, a 24-foot-wide right-of-way created by said plat of Long Lake, Phase I;

THENCE N 89°19'26" E, along the north line of said right-of-way, and of Lots 9, 8, and 7, Block B, passing at 367.62 feet a 1/2" iron rod found for the upper northeast corner of Lot 9, and continuing into said Long Lake tract a total distance of 408.89 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 77°37'35" E, 62.31 feet through said Long Lake tract to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Lot 6, Block B;

THENCE N 46°12'36" E, 105.84 feet along the north line of Lots 6 and 5 to a 1/2" iron rod with plastic cap found for the most northerly corner of Lot 5;

THENCE S 43°47'24" E, 64.65 feet along the northeast line of Lot 5 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 77°37'35" E, 91.93 feet into said Long Lake tract to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 20°03'36" E, 206.37 feet through said Long Lake tract to a US Army Corps of Engineers (USACE) aluminum monument stamped "F523-32" found for a westerly corner of Lewisville Lake, a United States of America property;

THENCE S 33°47'24" E, 289.52 feet along the common line thereof to a USACE monument stamped "F523-33" found;

THENCE S 15°05'14" E, 129.48 feet continuing along the common line thereof to a 1/2" iron rod found for the most northerly northeast corner of Lot 70X, Block C, Long Lake, Phase I;

THENCE S 89°19'26" W, 10.00 feet along a northerly line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of Lot 14;

THENCE S 15°05'14" E, 22.67 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 41°30'36" W, 114.94 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 89°19'26" W, 114.34 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Oak Bluff Drive, same being Lot 1X;

THENCE along Oak Bluff Drive and Lot 1X, the following:

- Around a non-tangent curve to the right having a central angle of 01°53'22", a radius of 512.00 feet, a chord of S 60°38'57" E - 16.88 feet, an arc length of 16.88 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set,
- Around a compound curve to the right having a central angle of 26°51'6", a radius of 50.00 feet, a chord of S 72°56'12" W - 73.56 feet, an arc length of 231.50 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set,
- Around a reverse curve to the left having a central angle of 94°43'05", a radius of 26.00 feet, a chord of N 21°46'53" W - 38.25 feet, an arc length of 42.98 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set,
- Around a compound curve to the left having a central angle of 36°32'09", a radius of 488.00 feet, a chord of N 87°24'30" W - 305.94 feet, an arc length of 311.19 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set,
- S 74°19'26" W, 97.84 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set,
- Around a tangent curve to the right having a central angle of 55°00'00", a radius of 212.00 feet, a chord of N 78°10'34" W - 195.78 feet, an arc length of 203.51 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set,
- N 50°40'37" W, 124.80 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set, and
- Around a non-tangent curve to the left having a central angle of 54°14'54", a radius of 188.00 feet, a chord of N 77°32'00" W - 171.43 feet, an arc length of 178.00 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in the east line of said The Bluffs at Pinnell Pointe, for the common north corner between Lot 19, Block C, of said Long Lake, Phase I and Lot 11, Block B, of said The Bluffs at Pinnell Pointe;

THENCE N 05°52'48" E, 25.43 feet, with said east line, to the POINT OF BEGINNING with the subject tract containing 285,355 square feet or 6.5508 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, LONG LAKE DEVELOPMENT, LLC, do hereby adopt this Final Plat designating the hereinabove described property as CANYON LAKE RANCH ESTATES, 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 _____ County, Texas, this _____ day of _____, 2025.

LONG LAKE DEVELOPMENT, LLC

By: _____
MICHAEL INGLE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2025.

SCOTT F. AMMONS, R.P.L.S. NO. 6550

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, LONG LAKE DEVELOPMENT, LLC, do hereby adopt this Final Plat designating the hereinabove described property as CANYON LAKE RANCH ESTATES, 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 _____ County, Texas, this _____ day of _____, 2025.

LONG LAKE DEVELOPMENT, LLC

By: _____
MICHAEL INGLE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved the _____ day of _____, 2025 by the Planning and Zoning Commission of the City of Corinth, Texas.

Director of Planning and Zoning

City Secretary

FINAL PLAT

CANYON LAKE RANCH ESTATES

LOT 1R, BLOCK A & LOTS 1R-5R
1 OPEN SPACE / HOA LOT 6X, BLOCK B
LOT 1XR, BLOCK F
TOTALING 6.551 ACRES
OUT OF THE
W. LUTTRELL SURVEY ~ ABSTRACT NO. 740
CITY OF CORINTH, DENTON COUNTY, TEXAS

OWNER / APPLICANT
TriPointe Homes
6201 W. Plano Pkway, Suite 150
Plano, TX 75093
Telephone: (214) 876-2559
Contact: Bruce French

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Triston Poore



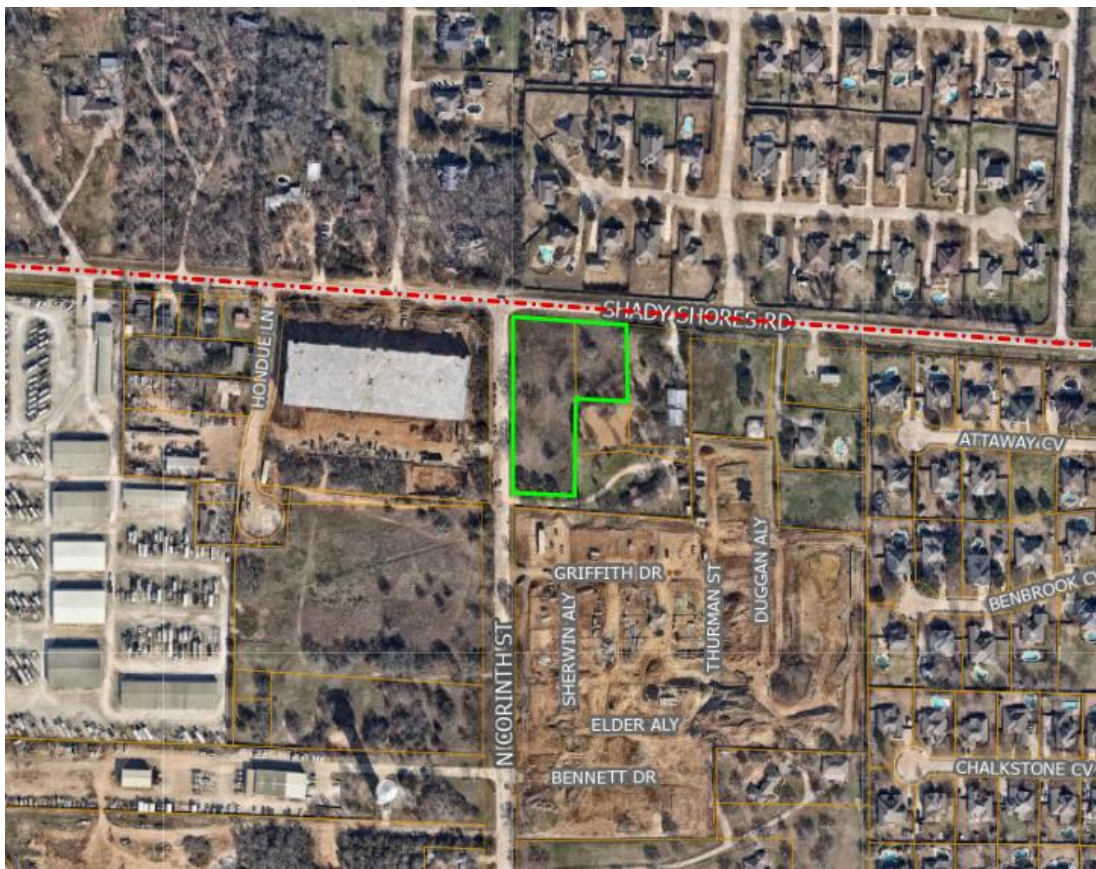
CITY OF CORINTH

Staff Report

Meeting Date:	7/28/2025	Title:	PLAT25-0007: Murillo Market 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, Kairos Real Estate, for a Final Plat for the Murillo Market Townhomes Project , being ±2.158 acres located at Northeast corner of N. Corinth St and Shady Shores Rd. (Case No. PLAT25-0007)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Final plat is to establish a subdivision consisting of 50 Townhome units. The subject property is zoned MX-C.

Murillo Market has made major design changes to their site layout, primarily to address drainage concerns. These revisions significantly impact the previously reviewed preliminary plans. Due to the scope of these changes, there will be significant modifications to the Final Plat.

The proposed Final Plat was reviewed by City Staff and the city's consulting Engineering firm, Shield Engineering. The review team identified deficiencies in the attached Final Plat document due to major design changes, which resulted in noncompliance with 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.

Because the Planning and Zoning Commission is required to act on the Final Plat application at this meeting to comply with Texas Local Government Code Chapter 212, the Staff's recommendation is to disapprove the plat due to major design changes leading to deficiencies in the Plat.

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.

Staff Recommendation

Staff recommends disapproval of the Final Plat.

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Motion

"I move to disapprove Case No. PLAT25-0007 – Murillo Market Final Plat due to noncompliance with UDC Subsection 3.03.03.I, Final Plat Criteria for Approval"

Attachments

1. Proposed Final Plat

JOB NO.: 25-0406		PEISER & MANKIN SURVEYING, LLC		SHEET		
DATE: 05/02/2025		www.peisersurveying.com				
FIELD DATE: 05/01/2025		 1612 HARD STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (o)				
SCALE: 1" = 40'					 Texas Society of Professional Surveyors	
FIELD: A.R.M.					COMMERCIAL RESIDENTIAL BOUNDARY TOPOGRAPHY MORTGAGE	
DRAWN: J.B.W.		tmankin@peisersurveying.com		1		
CHECKED: T.R.M.		FIRM No. 10099-00		OF		
		Member Since 1977		1		

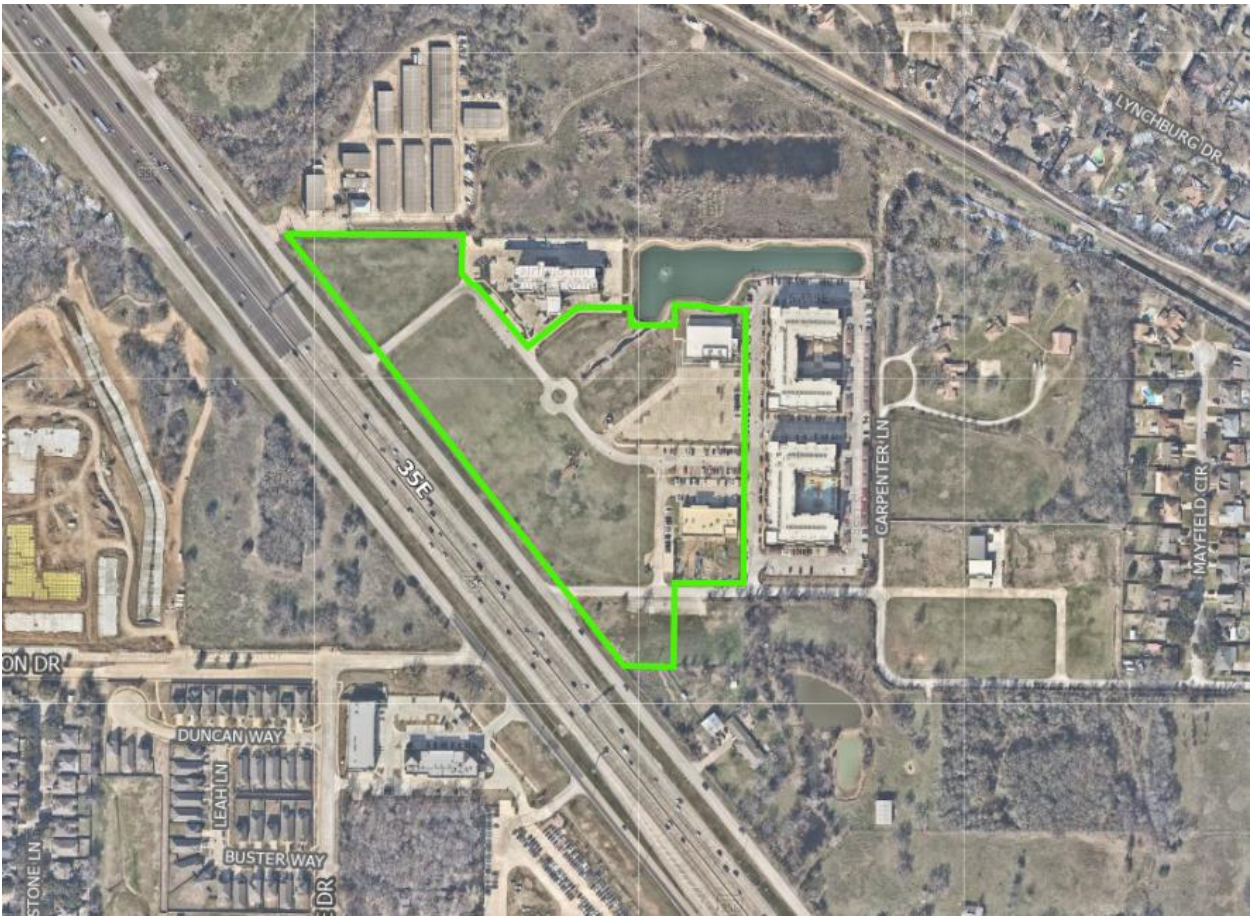


CITY OF CORINTH
Staff Report

Meeting Date:	7/28/2025	Title:	PLAT25-0008: Millennium Preliminary Plat
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

Consider and act on a request by the Applicant, I-35E Millennium LP, for a Preliminary Plat for the Millennium Mixed Use Project , being ±19.269 acres located at IH 35E, Corinth TX. (Case No. PLAT25-0008)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this preliminary plat is to establish a subdivision consisting of 10 Mixed -Use Lots. The subject properties are zoned MX-C and Planned Development No. 44 –Millennium (Base Zoning: MX-C).

Staff Recommendation

The Development Review Committee has reviewed this Preliminary Plat. Although one comment remains as a result of a review of the 2nd Submittal, which did not provide sufficient time to address prior to the Agenda Posting date, the plat is in general compliance with Unified Development Code (UDC) Subsection 3.03.02.G, Preliminary Plat Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

Staff recommends approval subject to the following conditions:

- Engineering/Public Works:
 - The plat will need to provide a form of public access easement for the interim condition, as a portion of Dobs Road right-of-way will be abandoned.

Per Texas Local Government Code Chapter 212, the Planning & Zoning Commission is required to act on this application at this meeting to comply with the state-mandated deadline to act on a plat application.

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

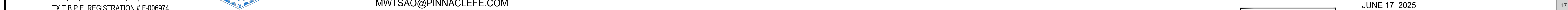
Motion

Staff Recommends the Commission approve the Preliminary Plat subject to the following conditions:

- The plat will need to provide a form of public access easement for the interim condition, as a portion of Dobs Road right-of-way will be abandoned.

Attachments

1. Proposed Preliminary Plat



METES & BOUNDS DESCRIPTION

WHEREAS TSAO, MING TZONG WILLIAM, I-35E MILLENNIUM LP, & CITY OF CORINTH are the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, a 14.043-acre tract of land situated in the H. GARRISON SURVEY, Abstract No. A-507, Denton County, Texas; and a 1.302-acre tract of land situated in the E. GARRISON SURVEY, Abstract No. A-511, Denton County, Texas;

COMMENCING at a 1/2" capped rebar (G&A) set at the southeast corner of said tract, being on the north line of Dobbs Road, a public roadway, and being on the west line of Carpenter Street;

THENCE S 00°23'34" E, 18.50 feet, along the east line of said 14.043-acre tract to a point of corner.

THENCE S 89°35'05" W, 340.08 feet, parallel to the north line of Dobbs Road, a public roadway, and the south line of said 14.043-acre tract to the POINT OF BEGINNING of herein described tract;

THENCE S 89°35'05" W, 102.34 feet, parallel to the north line of Dobbs Road to a point of corner;

THENCE S 00°00'12" W, 159.18 feet, to the point of the south east corner of said 1.302-acre tract;

THENCE N 70°08'34" W, 31.71 feet, to the point of the south west corner of said 1.302-acre tract;

THENCE S 89°51'26" W, 204.78 feet, along the south line of said 1.302-acre tract to the point of south west corner of said 1.302-acre tract;

THENCE N 39°26'15" W, 1364.09 feet, along the east right of way line-of Interstate Highway 35E according to the deed to the State of Texas recorded in Volume 400, Page 511 of the Deed Records of Denton County, Texas, to a 1/2" capped rebar (G&A) set on the north line of said 14.043-acre tract, being on the south line of that certain tract of land described in special warranty deed to 6501 S Stemmons Freeway recorded in Clerk's File instrument number 2016-14460 of the Deed Records of Denton County, Texas;

THENCE N 89°35'45" E, along the north line of said 14.043-acre tract and the south line of said 6501 S Stemmons Freeway tract, and passing the southwest corner of that certain tract of land described as Tract 4 in special warranty deed to Sadeghian, Khosrow Trts of Kamy Real Property Trust recorded in Clerk's File instrument number 2014-31095 of the Deed Records of Denton County, Texas, and continuing a total distance of 474.30 feet, to a point of corner;

THENCE S 00°12'40" W, 99.41 feet, to a point of corner;

THENCE S 39°26'15" E, 33.22 feet, to a point of corner, and at the beginning of a curve to the right;

At the beginning of said curve to the right, having a radius of 50.00 feet, a delta angle of 40° 32' 33", the chord of which bears South 59° 42' 32" East, for a chord distance of 34.65 feet to a point of corner;

THENCE S 39°26'15" E, 187.24 feet, to a point of corner;

THENCE N 50°33'45" E, 165.60 feet, to a point of corner;

THENCE S 89°47'20" E, 137.89 feet, to a point of corner;

THENCE S 00°12'40" W, 45.09 feet, to a point of corner;

THENCE S 89°47'20" E, 111.75 feet, to a point of corner;

THENCE N 00°12'40" E, 52.75 feet, to a point of corner;

THENCE S 89°47'20" E, 75.95 feet, to a point of corner, and at the beginning of a curve to the left;

At the beginning of said curve to the left, having a radius of 180.00 feet, a delta angle of 19° 02' 58", the chord of which bears South 80° 15' 50" East, for a chord distance of 59.57 feet to a point of corner;

THENCE S 89°47'20" E, 50.00 feet, to a point of corner;

THENCE S 00°12'40"W, 721.44 feet, along the west line of Lot 1 Block A of MILLENNIUM PLACE LP situated in the H. GARRISON SURVEY, Abstract No. A-507, Denton County, Texas, to the POINT OF BEGINNING and containing approximately 15.041 acres of land.

filing information for these tracts?

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

- The streets, roads, avenues and alleys are dedicated for street, road and avenue purposes.
- All public improvements and dedications shall be free and clear of all debt, liens and /or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated.
- No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat, except that landscape improvements may be placed in landscape easements if approved by the City of Corinth.
- Provided any private improvements are placed in said rights-of-way, dedications and/or easements, in accordance with all applicable ordinances, rules, and regulations of the City of Corinth, such improvements shall be placed at no risk or obligation to the public and/or the City of Corinth, Denton County, Texas, and the City shall have no responsibility to repair or replace such improvements in, under or over any rights-of-way, dedications and/or easements if they are damaged or destroyed in the utilization of these rights-of-way, dedications and/or easements.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Corinth's use thereof.
- The City of Corinth and any public or private utility shall have the right: (1) to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone.
- The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.
- All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, clean outs, fire hydrants, water services and wastewater services from the main to the curb or pavement line.
- Further, the understand owners agree for themselves, their heirs and assigns to indemnify and hold the City of Corinth, Denton County Texas, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage or surface or sub-surface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this subdivision. Provided this waiver and indemnification shall not be construed as releasing the City of Corinth, Denton County, Texas its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of the City of Corinth, Denton County, Texas, its successors or assigns.
- The City of Corinth, Denton County, Texas, its officers, employees, agents, successors, assigns and its contractors, are hereby granted a perpetual easement with a right of immediate entry and continued access for the construction, improvement, maintenance and repair of storm drainage, water and sanitary sewer pipes, manholes and other utility structures over, under and across the easements shown on the face of the plat.
- All modifications to this document shall be by means of plat and approved by the City of Corinth.
- Unless otherwise agreed to in writing, the City of Corinth and Developer agree that if the above-described property lies within the sewer and/or water Certificate of Convenience and Necessity (CCN) area of an entity other than the City of Corinth, Developer shall reimburse the City of Corinth of any and all costs associated with the City of Corinth obtaining the CCN to service the above-described property with water and/or sewer.
- The undersigned covenants and agrees that he (they) shall construct upon the access and fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with City of Corinth standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City of Corinth standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City of Corinth standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, Pansak Sribhen, 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, in accordance with the subdivision regulations of the City of Corinth, Denton County, Texas.

Pansak Sribhen
Registered Professional Land Surveyor No. 3576

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pansak Sribhen, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given upon my hand and seal of office, this day of , 2025.

Notary Public in and for the State of Texas

My Commission Expires on

CERTIFICATE OF APPROVAL

Approved the day of , 2025 by the Planning and Zoning Commission of the City of Corinth, Texas

BY: Director of Planning and Development

ATTEST: CITY SECRETARY

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF CORINTH §

That CITY OF CORINTH, acting herein by and through its duly authorized manager, does hereby adopt this plat designating the herein above described property as MILLENNIUM PLACE, an addition to the City of Corinth, Texas, does hereby dedicate, in a fee simple, to the public use forever, the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Corinth. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Corinth's use thereof. The City of Corinth and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Corinth and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Corinth, Texas.

WITNESS, my hand, this day of , 2025.

By: Director of Planning and Development
CITY OF CORINTH

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared CITY OF CORINTH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given upon my hand and seal of office, this day of , 2025.

Notary Public in and for the State of Texas

My Commission Expires on

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF CORINTH §

That I-35E MILLENNIUM LP, acting herein by and through its duly authorized manager, does hereby adopt this plat designating the herein above described property as MILLENNIUM PLACE, an addition to the City of Corinth, Texas, does hereby dedicate, in a fee simple, to the public use forever, the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Corinth. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Corinth's use thereof. The City of Corinth and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Corinth and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Corinth, Texas.

WITNESS, my hand, this day of , 2025.

By: William Tsao
President

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Tsao, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given upon my hand and seal of office, this day of , 2025.

Notary Public in and for the State of Texas

My Commission Expires on

PREPARED BY:



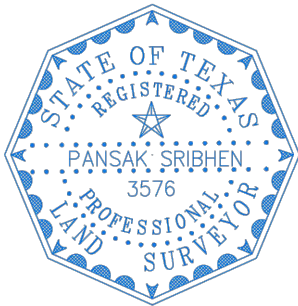
ENGINEERING

17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75262

(972) 248-9651 FAX (972) 248-9681

TX T.B.P.E. REGISTRATION # F-006974

T.B.P.L.S. FIRM REGISTRATION # 100433



07.18.25

PRELIMINARY PLAT
FOR
LOTS 1R-10R, BLOCK C
MILLENNIUM PLACE
ZONING: PD MX-C

19.269 ACRE TRACT SITUATED IN THE
CITY OF CORINTH
DENTON COUNTY, TEXAS
JUNE 17, 2025

SHEET 2 OF 2

CASE No. PLAT 25-0008

C-2.2

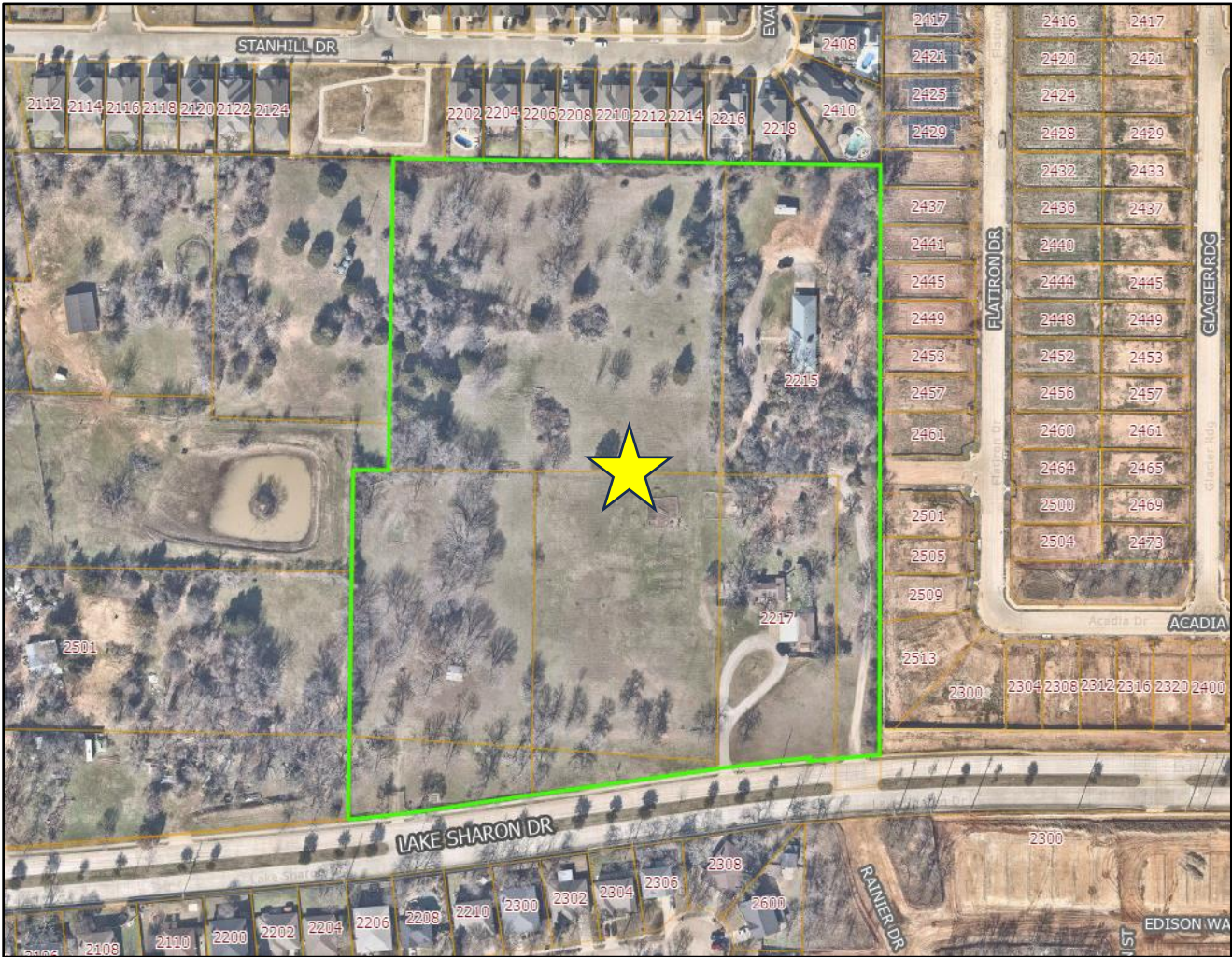


CITY OF CORINTH
Staff Report

Meeting Date:	7/28/2025	Title:	Pearl’s Place Planned Development (PD) Rezoning Request (Case No. ZAPD25-0003)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

- Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Ridinger Associates Inc., 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 SF-4 Single Family Residential (Detached) for the development of ±54 lots on approximately ±13.1 acres generally located at 2215 and 2217 Lake Sharon Drive.

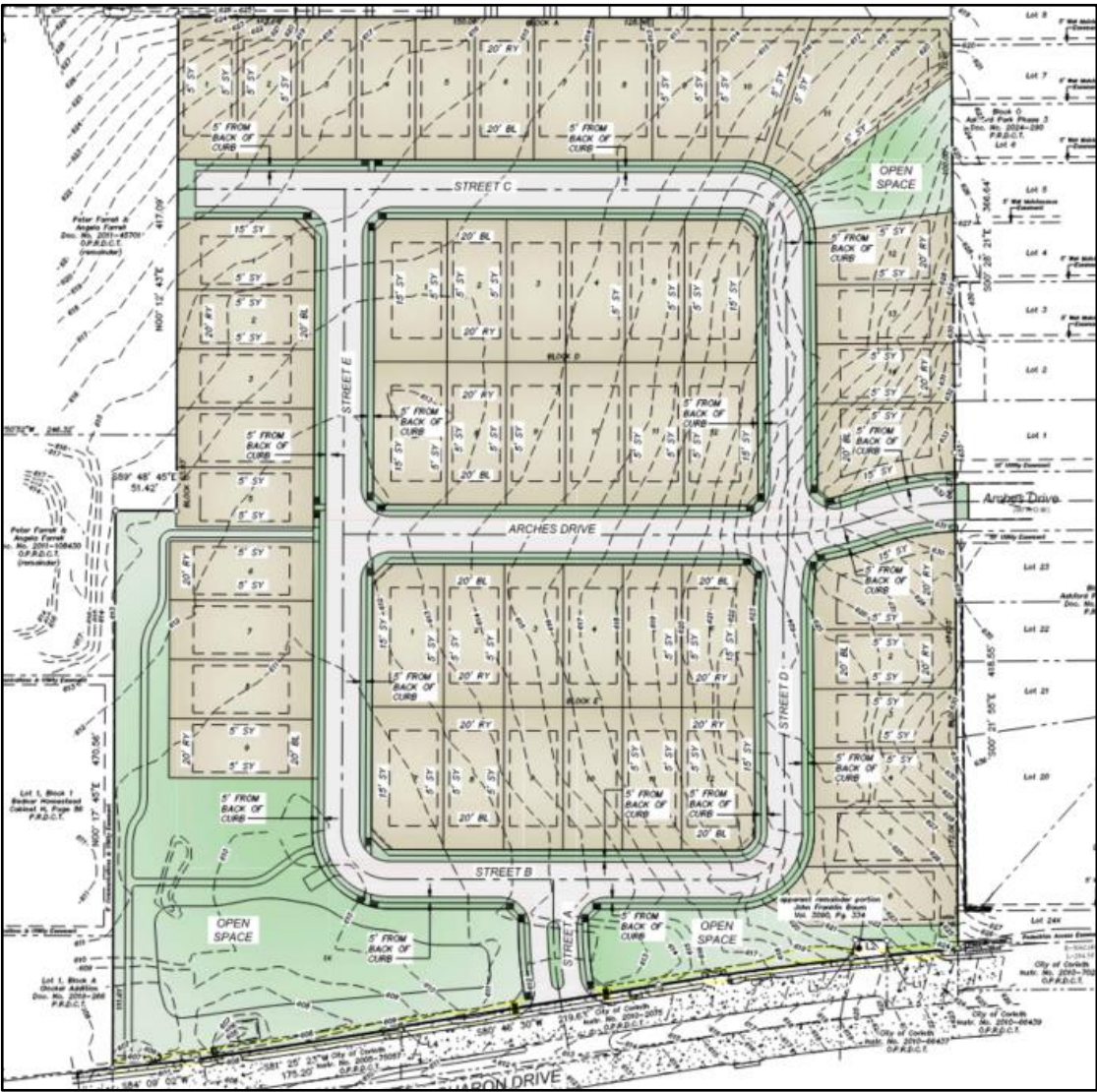


Location Map - Case No. ZAPD25-003

Item Summary/ Background

The Applicant is requesting approval of a Planned Development (PD) rezoning for the development of ±13.1 acres for the construction of ±54 single family detached dwellings on individually platted lots. The subject site for proposed Pearl’s Place Planned Development is currently zoned SF-2 Single Family Residential and is located on the north side of Lake Sharon Drive, directly south of the Terrace Oaks subdivision, and west of the Ashford Park subdivision. There are 2 existing residential structures located on the property and several accessory structures. The property is bordered by single family planned developments with base zonings of SF-4 to the north and east, a residential subdivision zoned SF-4 south, and large lot residential properties zoned SF-2 to the west. The Ashford Park development (PD-57 with base zoning of SF-4) borders the subject site to the east offers 30’ and 50’ Lots. The Terrace Oaks PD (PD-39 with base zoning of SF-4) borders the subject site to the east and south, with only the southern portion of this PD (Area A) being developed at this time. PD-39 also includes a range of lot types, including 40’ - 49’, 50’ - 59’, 60’ - 69’, and 70’ - 79’ Lots, with the majority being 50’ - 59’ lots.

The proposed base zoning district for Pearl’s Place would consist of SF-4, Single Family Residential (Detached). The development will provide all 50’ wide lots with a minimum lot size of 5,500 square feet and gross density of 4.13 dwelling units per acre.



Pearl’s Place Conceptual Landscape Plan

The development proposes Single Family lots that are 50’ wide and designed with front entry garages. The Builder shall be required to install a shade tree within the parkway, the area between the sidewalk and curb, and an ornamental tree in the front yard of each residential lot. Additionally, front yard and common open space lot landscaping shall utilize drought-tolerant, native vegetation in keeping with Texas SmartScape principles. Several open space areas have been incorporated into the proposed development and have been strategically located to preserve 4 out of 5 of the existing heritage trees on site. Amenities planned in the open spaces include trails, enhanced landscaped areas with benching, lighting in strategic locations, and a retention (wet) pond adjacent to Lake Sharon Drive.

The landscape design includes shade trees within the public right-of-way (within the landscape strip between curb and sidewalk) to create a tree-lined parkway. The location of Street Trees was requested by Staff as a design enhancement to create a more walkable and inviting streetscape.

Other unique design aspects of this PD are listed below:

- A 2-car garage and 2-car driveway will be provided for each dwelling unit
- The developer has agreed to preserve a minimum of 10% CI of Healthy Protected Trees with the current Preservation depicting a goal of 16.6%
- The concept plan includes 2.1 acres of open space (16% of the site’s gross acreage)
- Each façade (excluding doors and windows) shall consist only of masonry, stucco construction materials and/or fiber- reinforced cementitious board
- Garage doors with decorative hardware, glass inserts, and sconces shall be required for all lots.
- The existing sidewalk along Lake Sharon Drive shall be replaced with a 10’ wide trail with plantings provided between the trail and curb to act as a buffer for pedestrians
- The Developer has agreed to coordinate with the City on sizing their lift station so that properties to the west can connect in the future

Dimensional Standards

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.”

The following table provides a summary of dimensional standards that either deviate from the current UDC regulations or are offered as additional provisions to create an innovative and unique project. These modifications are in keeping with the Envision 2040 Comprehensive Plan Land Use and Development Strategies for the Neighborhood Land Use and promote “Traditional Neighborhood Design and New Urbanism Concepts”.

	SF-4 Base	Dimensional Standards/Modifications
		50’ Lots
Minimum Front Yard Setback	25 feet	10 feet / 20 feet (1&2)
Minimum Side Yard Setback: Interior Lot	5 feet	5 feet (3)
Corner Lot	15 feet	10 feet (3&4)
Minimum Rear Yard Setback	20 feet	20 feet

Minimum Lot Area	7,500 s.f.	5,500 s.f.
Maximum Density	N/A	N/A
Minimum Lot Width at Building Line	70 feet	50 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Floor Area	1,500 s.f.	1,500 s.f.
Maximum Building Area Coverage	30%	55% (5)

- 1) Covered front porches and other building elements excluding garages shall have a minimum front setback of 10 feet.
- 2) Garages shall have a minimum front setback of 20 feet.
- 3) Air conditioning units may be installed within side yard setbacks.
- 4) Corner lot setback only applicable to side yards adjacent to ROW.
- 5) Maximum building area coverage shall be exclusive of sidewalks, driveways, and accessory structures

**Proposed standards are further described in the attached Pearl’s Place PD Design Statement and include justification statements for the requests.*

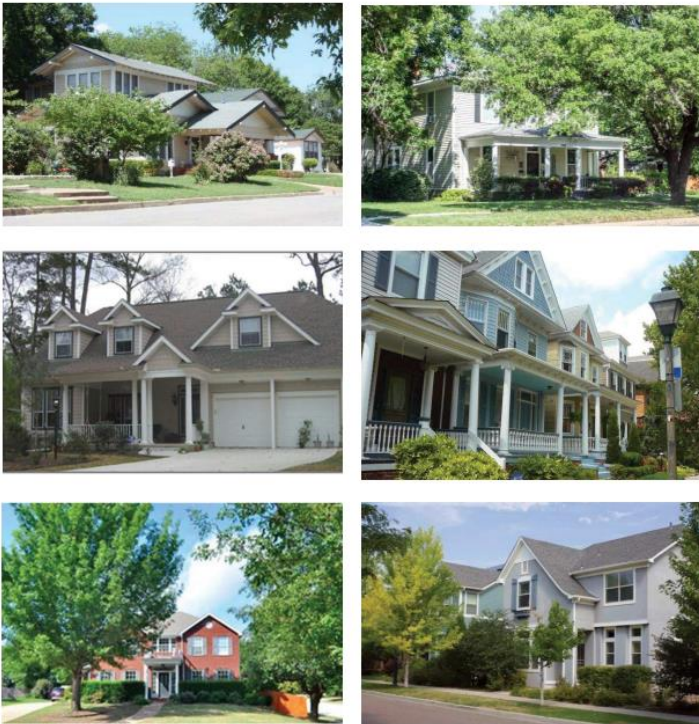
Compliance with the Comprehensive Plan

The rezoning request for the subject property is in accordance with the Land Use and Development Strategy designation, Neighborhood, as set forth in the Envision Corinth 2040 Comprehensive Plan.



Specifically, the proposed Concept Plan design meets the overall intent of the principles outlined in the **Neighborhood Land Use and Development Strategy*** (see below).

ENVISION CORINTH 2040 COMPREHENSIVE PLAN
LAND USE AND DEVELOPMENT STRATEGY



NEIGHBORHOOD

Purpose and intent

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

Land use types and density

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

Design priorities

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

Sustainability priorities

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

***Excerpt from 2040 Comprehensive Plan, page 47.**

Public Notice

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

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to Lake Dallas ISD.
- The Applicant posted 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 and two (2) letters of opposition. 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

Staff Recommendation

Staff recommends approval with the added condition that a minimum of 50% of residential lots provide a minimum 70 sq ft front porch. Staff feel that front porches are an important element of Traditional Neighborhood Design that serve both aesthetic and functional purposes by providing a space in which residents can interact with their neighbors and community.

Motion

“I move to recommend approval of Case No. ZAPD25-0003 – Pearl’s Place Planned Development with the added condition that a minimum of 50% of residential lots provide a minimum 70 sq ft front porch.

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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

Supporting Documentation

Attachment 1 – Pearl’s Place PD Exhibits

- A. Exhibit A – Legal Description
- B. Exhibit B – Existing Conditions
- C. Exhibit C – PD Design Statement
- D. Exhibit D – PD Development Standards
- E. Exhibit E – PD Concept Plan
- F. Exhibit F – PD Conceptual Landscape Plan
- G. Exhibit G – Preliminary Tree Preservation Plan
- H. Exhibit H – Representative Product Types

Attachment 2 – 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners



Old Town Surveying, LLC
Professional Land Surveyors

810 Office Park Circle, Ste. 130, Lewisville, TX 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611

Section E, Item 6.

EXHIBIT "A"

13.060 Acre Tract

**William Wilson Survey, Abstract Number 1383 &
Brooks Beall Survey, Abstract Number 58
City of Corinth, Denton County, Texas**

BEING a 13.060 acre tract of land situated in the William Wilson Survey, Abstract Number 1383 and the Brooks Beall Survey, Abstract Number 58, Denton County, Texas, and being all those certain tracts of land described by deed to Hickory Creek Real Estate, LLC, recorded under Instrument Number 2023-84501, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being all those certain tracts of land described by deed to Susie & Doc's Real Estate Company, LLC, recorded under Instrument Numbers 2019-115279, 2019-115280, 2019-115281 and 2019-115282, O.P.R.D.C.T., and being a portion of that certain tract of land described by deed to Johnny and Carrie Crabtree, recorded in Volume 5377, Page 1823, Deed Records, Denton County, Texas, and being a portion of that certain tract of land described by deed to John Franklin Baum, recorded in Volume 3090, Page 334, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the northeast corner of the herein described tract, same point being the northeast corner of said Hickory Creek Real Estate Tract 1, and being the southeast corner of Lot 25, Block 2 of Terrace Oaks Phase One, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded under Document Number 2017-59, Plat Records, Denton County, Texas (P.R.D.C.T.), same point being in the west line of Lot 8, Block O of Ashford Park Phase 3, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded under Document Number 2024-290, P.R.D.C.T.;

THENCE South 00 degrees 28 minutes 21 seconds East, with the west line of said Ashford Park Phase 3, a distance of 366.64 feet to a point from which a 1/2 inch iron rod found bears North 29 degrees 29 minutes 21 seconds West at 1.06 feet;

THENCE South 00 degrees 21 minutes 55 seconds East, continuing on with the west line of said Ashford Park Phase 3, a distance of 418.55 feet to a 1/2 inch iron rod found for corner being the southwest corner of Lot 24X, of said Ashford Park Phase 3, same point being the southeast corner of said Hickory Creek Real Estate Tract 2, and being the northwest corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2010-70295, O.P.R.D.C.T., same point being the northeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2010-66439, O.P.R.D.C.T., and being the beginning of a non-tangent curve to the left, having a radius of 3042.00 feet;

(continued)

THENCE with the north right-of-way line of Lake Sharon Drive as described by said City of Corinth tract (Instr. No. 2010-66439), and with said curve to the left, through a central angle of 01 degrees 01 minutes 01 seconds, whose chord bears South 84 degrees 59 minutes 52 seconds West at 60.19 feet, an arc length of 60.19 feet to the northeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2010-66437, O.P.R.D.C.T., same point being the northwest corner of said City of Corinth tract (Instr. No. 2010-66437), and being the southwest corner of said Hickory Creek Real Estate Tract 2, from which a 1/2 inch iron rod found bears North 14 degrees 46 minutes 43 seconds West at 0.54 feet;

THENCE North 00 degrees 25 minutes 20 seconds East, a distance of 12.37 feet to a 1/2 inch iron rod found for corner being in the north line of said Baum tract, same point being the southeast corner of said Susie & Doc's tract (Instr. No. 2019-115282);

THENCE North 88 degrees 59 minutes 06 seconds West, with the south line of said Susie & Doc's tract (Instr. No. 2019-115282), a distance of 26.67 feet to a 1/2 inch iron rod found for corner being the apparent northwest corner of said Baum tract, same point being the northeast corner of said Susie & Doc's tract (Instr. No. 2019-115281);

THENCE South 10 degrees 52 minutes 34 seconds West, a distance of 16.17 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner being the southeast corner of said Susie & Doc's tract (Instr. No. 2019-115281), same point being the northwest corner of said City of Corinth tract (Instr. No. 2010-66437), and being the northeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2010-2075, O.P.R.D.C.T., and being the beginning of a non-tangent curve to the left, having a radius of 3042.00 feet;

THENCE with the north right-of-way line of said Lake Sharon Drive as described by said City of Corinth deed (Instr. No. 2010-2075), and with said curve to the left, through a central angle of 03 degrees 05 minutes 42 seconds, whose chord bears South 82 degrees 19 minutes 21 seconds West at 164.30 feet, an arc length of 164.32 feet to a 1/2 inch iron rod found for corner;

THENCE South 80 degrees 46 minutes 30 seconds West, continuing on with the north right-of-way line of said Lake Sharon Drive as described by said City of Corinth tract (Instr. No. 2010-2075), a distance of 219.63 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the southwest corner of said Susie & Doc's tract (Instr. No. 2019-115281), same point being in the east line of said Crabtree tract;

THENCE South 00 degrees 09 minutes 32 seconds West, with the east line of said Crabtree tract and the west line of said City of Corinth tract (Instr. No. 2010-2075), a distance of 2.04 feet to a "X" set in concrete for corner being the northeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2005-75057, O.P.R.D.C.T.;

THENCE South 81 degrees 25 minutes 23 seconds West, with the north right-of-way line of said Lake Sharon Drive as described by said City of Corinth deed (Instr. No. 2005-75057), a distance of 175.20 feet to a "X" set in concrete for corner;

THENCE South 84 degrees 09 minutes 02 seconds West, continuing on with the north right-of-way line of said Lake Sharon Drive as described by said City of Corinth deed (Instr. No. 2005-75057), a distance of 70.69 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the west line of said Crabtree tract, same point being the northwest corner of said City of Corinth tract (Instr. No. 2005-75057), and being the northeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2010-64259, O.P.R.D.C.T., same point being the southeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2019-19351, O.P.R.D.C.T.;

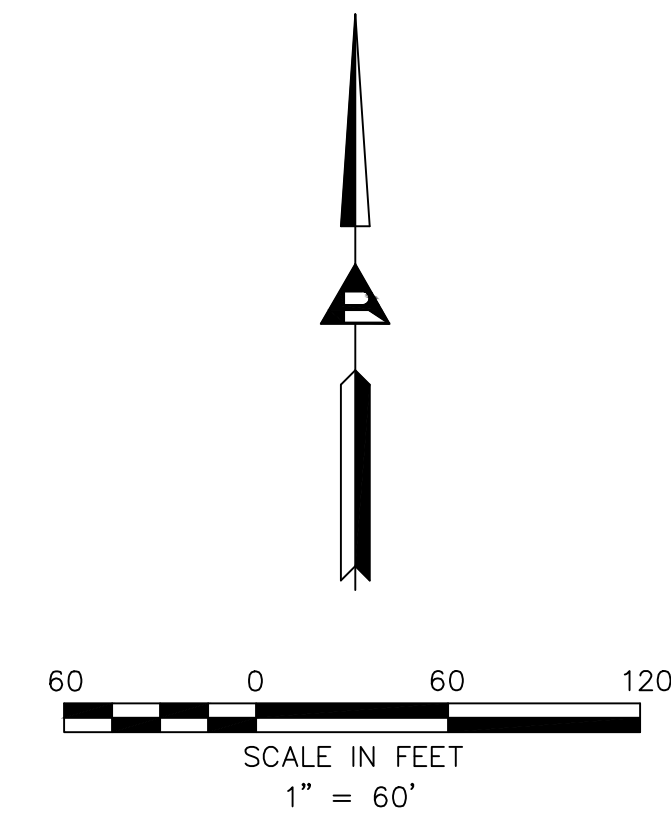
(continued)

THENCE North 00 degrees 17 minutes 45 seconds East, passing at 0.83 feet a 1/2 inch iron rod found for the southeast corner of Lot 1, Block A, Glockel Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded under Document Number 2019-266, P.R.D.C.T., and continuing on for a total distance of 470.56 feet to a “T-Post” in concrete found for corner being the northwest corner of said Crabtree tract, same point being an ell corner of a tract of land described by deed to Peter Farrell and Angela Farrell, recorded under Instrument Number 2011-108430, O.P.R.D.C.T.;

THENCE South 89 degrees 48 minutes 45 seconds East, with the north line of said Crabtree tract and a south line of said Farrell tract, a distance of 51.42 feet to a 1/2 inch iron rod found for corner being the most easterly southeast corner of said Farrell tract, same point being the southwest corner of said Susie & Doc’s tract (Instr. No. 2019-115279);

THENCE North 00 degrees 12 minutes 43 seconds East, passing a 1/2 inch iron rod found for the northeast corner of said Farrell tract, and continuing on for a total distance of 417.09 feet to a 1/2 inch iron rod with blue cap stamped “OTS” set for corner being the northwest corner of said Susie & Doc’s tract (Instr. No. 2019-115279), same point being the northeast corner of a tract of land described by deed to Peter Farrell and Angela Farrell, recorded under Instrument Number 2011-45701, O.P.R.D.C.T., and being in the south line of Lot CA-5, of said Block 2, Terrace Oaks Phase One;

THENCE South 89 degrees 52 minutes 11 seconds East, with the south line of said Block 2, Terrace Oaks Phase One, passing a 1/2 inch iron rod found for the northeast corner of said Susie & Doc’s tract (Instr. No. 2019-115279) and the northwest corner of said Hickory Creek Real Estate Tract 1 at 442.64 feet, and continuing on for a total distance of 651.69 feet to the **POINT OF BEGINNING** and containing 13.060 acres of land, more or less.



TREE COVERAGE		
LOT AREA	568,910 S.F.	13.06 AC.
TREE AREA	124,967 S.F.	2.87 AC.
COVERAGE	21.97%	

EXHIBIT H
EXISTING TREE COVERAGE
FOR
CORINTH
RESIDENTIAL SUBDIVISION
Being 54 Residential Lots & 3 X-Lots
13.060 acres Situated in the
Wm. Wilson Survey, Abstract No. 1383 &
Brooks Beall Survey, Abstract No. 58
in the
City of Corinth
Tenton County, Texas

[illegible]

EXHIBIT "C"**PD DESIGN STATEMENT****SECTION 1 - OVERVIEW**

A. **PROJECT NAME/TITLE:** Pearl's Place

B. **LIST OF OWNERS/DEVELOPERS:** Rembert Enterprises, Inc.

C. **PROJECT ACREAGE AND LOCATION:**

The project site is approximately 13.06 acres on the north side of Lake Sharon Drive in the City of Corinth. The zoning request is for approximately 13.06 acres, Watson Addition.

D. **PROJECT OVERVIEW:**

The proposed Pearl Place residential subdivision will be a quality neighborhood with 54 residential lots and 3 rather large open space lots. The proposed lot types conform to the Future Land Use designation, and the subdivision will include sidewalk and right-of-way dedication including a trails.

E. **PROJECT DESCRIPTION:**

The proposed Planned Development (PD) is intended to provide for a quality development of a residential community taking advantage of the location and the concepts outlined in Envision Corinth 2040 Comprehensive Plan by promoting single-family dwelling types (50' Lots) (See Exhibit "C" – Concept Plan), providing a network of open spaces, preserving some mature trees, maintaining a density of 4.12 dwelling units per acre, and providing neighborhood scale retention facilities that serve as amenities with street frontage.

The current zoning of the property is SF-2 and we are intending to rezone the property as a PD with a base of SF-4.

SECTION 2 – BACKGROUND INFORMATION

A. **EXISTING SITE CONDITIONS**

The site is currently being used for a large residential estate(s) and/or agricultural purposes. It is accessed via Lake Sharon Oak Dr., and Ashford Park addition. The following is a brief description of the existing physical characteristics of the site which are depicted on the attached Exhibit X – Existing Site Conditions.

The project site is bound by Terance Oaks addition to the north, Ashford Park subdivision on the east, two undeveloped tracts of land to the west, and Lake Sharon Drive to the south. The project is surrounded by single-family residential zoning on 3 sides which includes SF-2, PD-39 (SF-4) and PD-57 (SF-4)

The subject site does not contain floodplain according to FEMA maps, wetland, or streams.

The subject site includes several structures that will be removed as part of development of the proposed single-family lots. The franchise utilities and public utilities currently serving those

structures will be relocated as part of development going in proposed street right-of-way or easements.

B. CURRENT ZONING

The site is currently zoned SF-2 which permits a range of uses by right including among Single Family Detached Dwellings, Licensed Child-Care Home, Church or Other Place of Worship, Country Club, Gas or Oil Well Production, Police or Fire Station, etc.



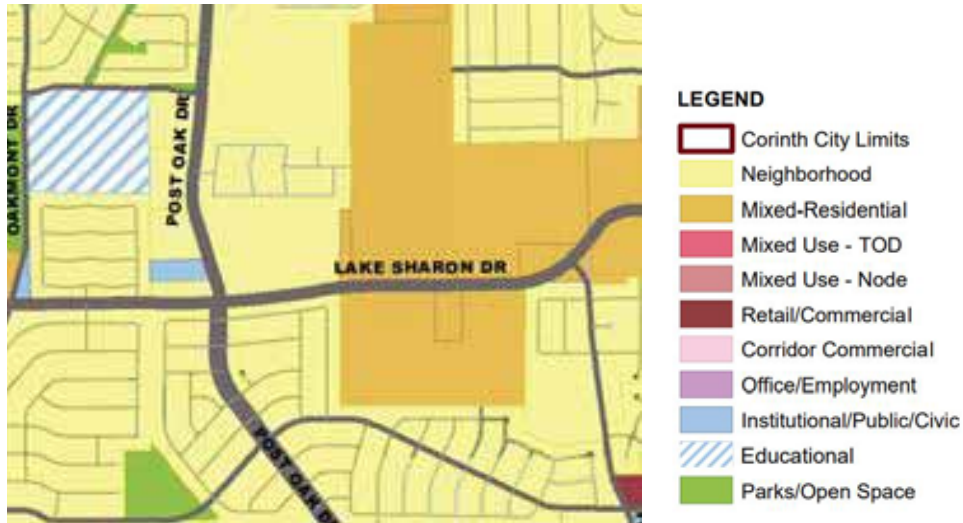
Source: Source: [Corinth GIS](#) Zoning Map

The existing zoning on the subject site permits the following:

Existing SF-2 Dimensional Regulations	
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback: Interior Lot	15 feet
Corner Lot	25 feet
Minimum Rear Yard Setback	20 feet
Minimum Lot Area	14000 s.f.
Minimum Lot Depth	110 feet
Maximum Density	N/A
Minimum Lot Width	100 feet
Minimum Floor Area	2000 s.f.
Maximum Building Area Coverage	30%

C. FUTURE LAND USE

The Future Land Use Map shows this site as “Neighborhood”. The proposed “PD” aligns with this plan.



Source: [Envision Corinth 2040 Comprehensive Plan \(Adopted July 2020\)](#)

1. Strategic Focus Areas

The subject site is not located in a Strategic Focus Area identified by Envision Corinth 2040 Comprehensive Plan.

2. Mobility – Master Thoroughfare Plan



Source: [Envision Corinth 2040 Comprehensive Plan - Master Thoroughfare Plan \(Adopted July 2020\)](#)

3. Mobility – Active Transportation Plan



D. PARK, RECREATION AND OPEN SPACE MASTER PLAN

There are no parks designated on this property, but there are 2 inviting Open Space lots along Lake Sharon Drive and another internal Open Space Lot. All open space areas shall be owned and maintained by the HOA.

EXHIBIT “D”
PLANNED DEVELOPMENT STANDARDS

SECTION 1: PURPOSE AND BASE DISTRICT

A. Purpose

The regulations set forth herein provide development standards for single family residential uses within the Pearl’s Place 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 “E” and associated Ancillary Concept Plans. Any use that is not expressly authorized herein is expressly prohibited in this PD.

B. Base District

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

SECTION 2 – USES AND AREA REGULATIONS

A. Permitted Uses and Use Regulations

In the proposed PD, no building, or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the SF-4 Single Family Residential District (Detached) regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the SF-4, Single Family Residential (Detached) District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the proposed PD District. The residential building layout shall be in general conformance with the PD Concept Plan shown in Exhibit “E” attached hereto.

B. Dimensional Regulations

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No.13-05-02-08, for the base zoning district SF-4 Single Family Residential (Detached) shall apply, except as modified below:

Table A – Dimensional Requirements

	SF-4 Base	Dimensional Standards/Modifications
		50’ Lots
Minimum Front Yard Setback	25 feet	10 feet / 20 feet (1&2)
Minimum Side Yard Setback:		
Interior Lot	5 feet	5 feet (3)
Corner Lot	15 feet	10 feet (3&4)
Minimum Rear Yard Setback	20 feet	20 feet
Minimum Lot Area	7,500 s.f.	5,500 s.f.
Maximum Density	N/A	N/A

Minimum Lot Width at Building Line	70 feet	50 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Floor Area	1,500 s.f	1,500 s.f.
Maximum Building Area Coverage	30%	55% (5)

- 1) Covered front porches and other building elements excluding garages shall have a minimum front setback of 10 feet.
- 2) Garages shall have a minimum front setback of 20 feet.
- 3) Air conditioning units may be installed within side yard setbacks.
- 4) Corner lot setback only applicable to side yards adjacent to ROW.
- 5) Maximum building area coverage shall be exclusive of sidewalks, driveways, and accessory structures

C. Development Standards

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

1. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply.
2. **UDC Subsection 2.09.01 Landscaping Regulations for Attached, and Detached Single Family Developments** shall apply, except as modified below:
 - a. Subsection 2.09.01.B.2.B.(a) and (b) **Required Landscaping and Location of Trees** shall be modified to require, at a minimum of 2 front yard trees, 1 of the front yard trees to be a shade tree planted in the Right-of-Way and 1 an ornamental tree planted in the front yard of the residential lot. The exact location and type of species of said Shade Trees shall be further defined in the detailed Landscape Plan to be submitted with Civil Plans. The detailed Landscape Plan shall serve as a guide for the Builder and City Staff during construction by identifying the species to be planted along each street as well as standards for Shade Trees to be located within the public right-of-way (in the “Parkway,” where Parkway is defined as the five foot (5’) or wider landscaped area between the sidewalk and curb). Shade Trees shall be located 25’-on-center within the parkway adjacent to common opens space lots as depicted on Exhibit “F” – Conceptual Landscape Plan.
 - i. The Builder shall be responsible for the installation of the Shade Trees and Ornamental Trees associated with each 50’ Lot as described above and shall be further deigned on the Landscape Plans at time of the Civil Plans as noted above. This shall include Shade Trees located in the Parkway adjacent to each lot (front and side frontage). The installation of the shade trees shall be satisfied prior to the issuance of the Certificate of Occupancy/Building Final.
 - ii. The Developer shall be responsible for installing Shade Trees and landscaping within all “Parkway” locations that abut common open space lots and Lake Sharon Drive as generally depicted on Exhibit “F”— Conceptual Landscape Plan and shall be further defined in the Landscape Plan to be submitted at time of Civil Plans.
 - iii. 50’ Lots shall be subject to the minimum landscape requirements including shrubs and ornamental tree(s) as set forth in Subsection 2.09.01.B. – Requirements for Single Family

Attached and Detached Lots except as noted above whereby the required Shade Trees shall be permitted (and shall be required) to be located within the Parkway and with the exception that landscape in all front yards shall be consistent with the principles and recommendations of Texas SmartScape landscaping.

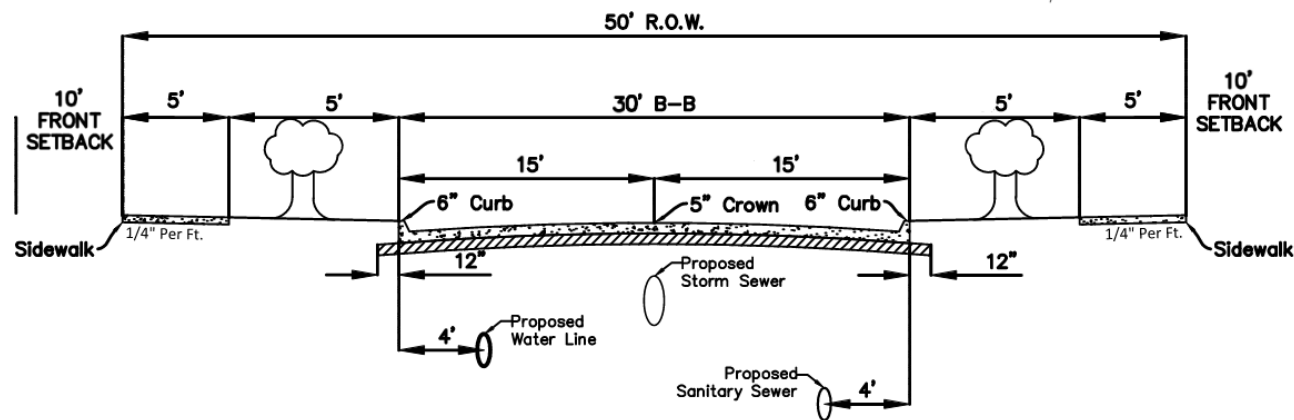
- b. All landscaping and Shade Trees within the Parkway, along Lake Sharon Drive, and within the common open space X-Lots shall be maintained by the Homeowners Association in perpetuity.
 - c. Front yard and common open space lot landscaping shall utilize drought-tolerant, native vegetation in keeping with Texas SmartScape principles.
- 3. **UDC Subsection 2.09.02 Tree Preservation** shall apply, except as modified below:
 - a. The mitigation requirements of UDC Subsection 2.09.02 shall be satisfied by the preservation of a minimum of 10% of caliper inches of existing protected trees including four (4) heritage trees within common open space areas as generally depicted on Exhibit “F” – Conceptual Landscape Plan and Exhibit “G” – Preliminary Tree Preservation Plan which currently depicts a preservation rate of 16.6% as a goal. In lieu of the remaining Tree Mitigation, the City and Developer shall work towards designing the lift station such that it is sized to accommodate future connections from adjacent properties to the west.
 - b. Any existing healthy protected tree 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.
- 4. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply.
- 5. **UDC Subsection 2.04.04.C.2 Garage Regulations** shall apply, except as modified below:
 - a. Garage doors shall have a minimum setback of 20 feet and shall not extend in front of the home. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation. In conjunction with this standard is the minimum primary façade setback requirement of 10’ (minimum) which requires the front porch and/or front façade of the home to define the streetscape rather than the garage.
 - b. Driveway widths shall be a minimum of 11 feet wide and a maximum of 16 feet wide and may widen to a maximum width of 18’ past the inner edge of the sidewalk. If a driveway is less than 16’ in width, the curb shall be designed with a rolled curb.
 - c. Garage doors facing public streets shall be decorative, incorporating hardware and glass inserts. Additionally, sconces shall be provided as an architectural amenity along with the decorative doors.
- 6. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, except as modified below:
 - a. Exterior wall materials – Each façade (excluding doors and windows) shall consist only of masonry, stucco construction materials and/or fiber- reinforced cementitious board as presented in Exhibit “H” — Representative Elevations.
 - b. Repetition Home Requirement – There is no Repetition Requirement for the home builder.
 - c. Each building shall include at least four of the following architectural elements.

- i. Metal roof accents
 - ii. Dormers
 - iii. Offsets within each building (a minimum of 5 feet to receive credit)
 - iv. Covered Front Porches (a minimum of 7' depth & seventy (70) square feet in size, including the front door entrance area)
 - v. Stoops (a minimum of 2 feet tall by 4 feet wide)
 - vi. Sconce lighting
 - vii. Decorative banding or molding
 - viii. Awnings or canopies
 - ix. Front porch columns
 - x. Bay windows
 - xi. Shutters
7. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall apply.
8. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply.
9. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
10. **UDC Subsection 3.05.10 Park and Trail Dedication** requires that Park and Trail dedication for Residentially Zoned Property be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination shall apply, except as modified below:
- a. Exhibit "E" – PD Concept Plan shows 2.10 acres of common open space land to be owned and maintained in perpetuity by the Homeowners Association. Of that area, 1.08 acres shall satisfy the requirement of Subsection 3.05.10. Amenities within the common open space lots include site furnishing and associated enhanced landscaping located along sidewalks and trails.
 - i. Pedestrian access easements shall be provided to encompass all common open space lots
 - b. Existing Healthy Protected Trees and any required Mitigation Trees to be replanted within common open space lots shall be preserved in perpetuity and cared for by the Homeowner's Association.
 - c. A six foot (6") meandering trail within the southwestern common open space lot shall be provided that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail as generally depicted on Exhibit "F" – Conceptual Landscape Plan. In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. The wet retention pond within this common open space lot shall include a fountain feature.
 - d. The Developer shall remove the existing 4' sidewalk along Lake Sharon Drive and construct a new 10' wide trail with landscaping between the edge of curb and trail as generally depicted on Exhibit "F" – Conceptual Landscape Plan.

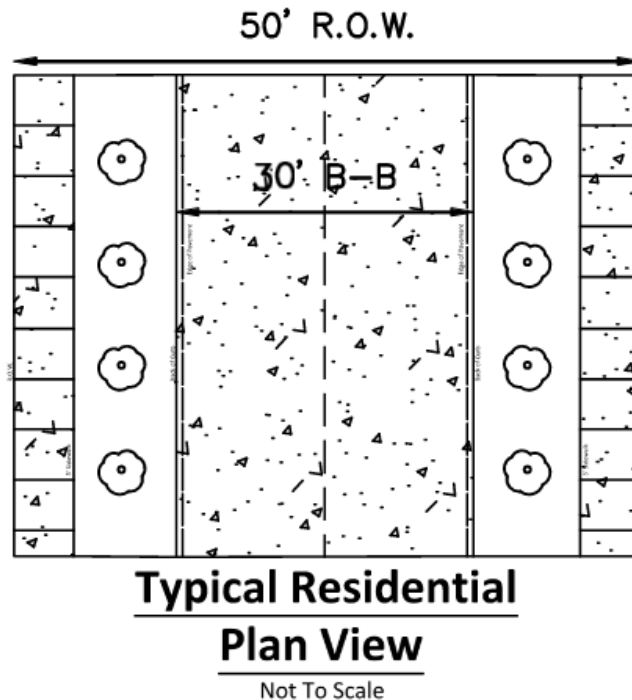
- e. Trails, sidewalks, and amenities located within the common open space (X-lots) shall be maintained and replaced in kind in the event of removal, disrepair, and/or destruction as provided for the restrictive covenants. The details of such ownership and maintenance obligation shall be set forth in the covenants and shall be recorded prior to recording of the Final Plat
- f. Trails shall utilize lighting in strategic locations in line with best practices. Location of lighting to be ultimately determined at the time of full landscape plan submittal.

11. **UDC Subsection 3.05.12 Sidewalks and Subsection 3.05.13 Streets** shall apply except as modified below:

- a. Typical Residential section below and depict permitted street widths and the location of curbs, parkways, street trees, sidewalks, and minimum front yard setbacks



**Typical Residential
Section View**



12. **UDC Subsection 4.01 Sign Regulations** shall apply.
13. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply, except as modified below:
 - a. **UDC Subsection 4.02.11.E – Residential Construction Abuts a Collector or an Arterial Street** shall not apply.
 - b. When a key lot has two (2) front yards and a house is constructed facing one (1) of the two (2) front yards, a fence constructed on the second front yard shall be constructed at the building line. Fences in front of the building line shall not be permitted in either front yard of a key lot.
 - c. Fences installed on lots adjacent to internal open space shall be constructed of tubular metal (wrought iron) and installed by the Developer. Where tubular metal fencing is in place, a wood fence may not be constructed behind or in front of the tubular metal fence.
 - d. The final plat shall reflect a 5' maintenance easement in each residential lot with a masonry fence to permit the maintenance of the screening and fencing. All masonry screening walls shall be owned and maintained by the HOA.

SECTION 3: OTHER DEVELOPMENT CONSIDERATIONS

A. Access Management

1. The developer shall be responsible for the construction of all improvements associated with the extension of Arches Drive.
2. The developer shall be responsible for the construction of a left turn lane and median opening on

Lake Sharon Drive to access the site. Existing shade trees within the median of Lake Sharon Drive required to be removed for the construction of the left turn lane shall be replaced with minimum 3" caliper inch shade trees within the median, with the final locations of these shade trees to be determined by Public Works.

B. Sidewalks

1. Sidewalks shall be installed by the home builder during the construction of each home with the exception of sidewalks and trails noted along and within the Common Open Space Lots and along Lake Sharon Drive which shall be installed by the Developer.

C. Lift Station

1. Opaque evergreen vegetative screening shall be installed by the developer around the perimeter of the lift station enclosure and shown on landscape plans at time of civil construction drawings.

D. Phasing

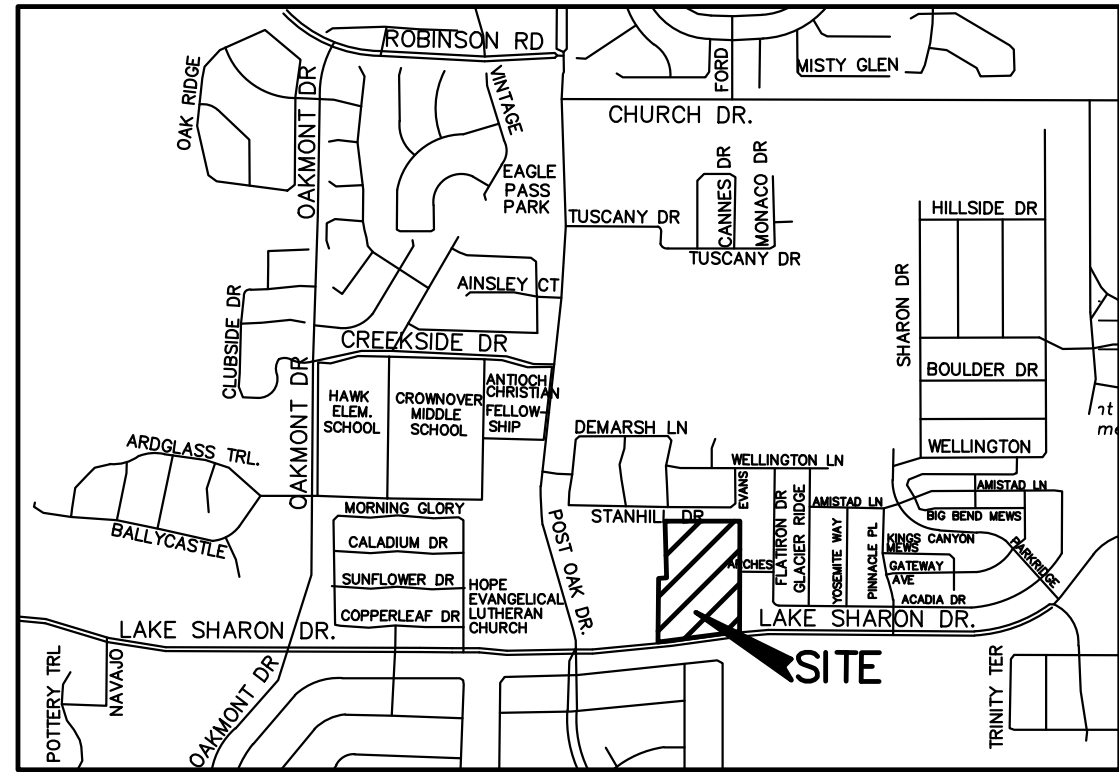
1. The proposed development will be constructed as a single phase.

E. Traffic

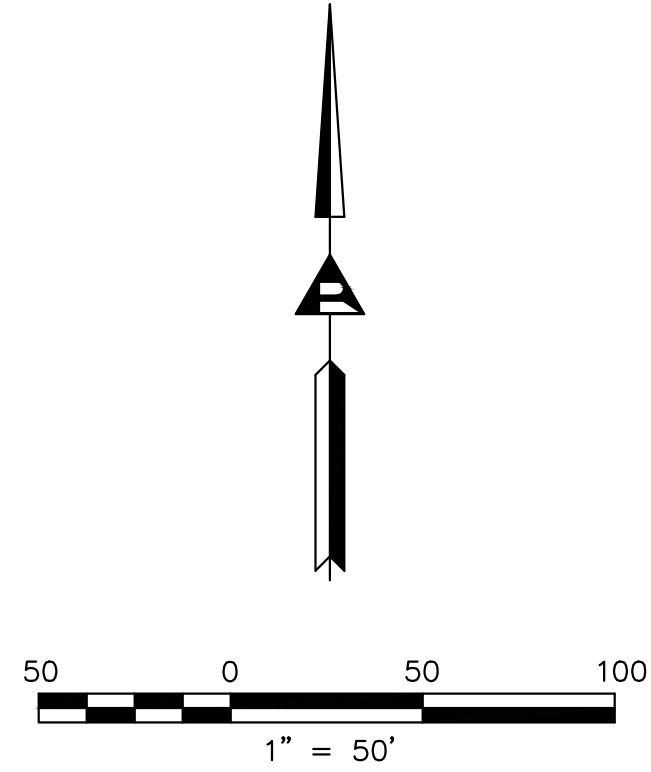
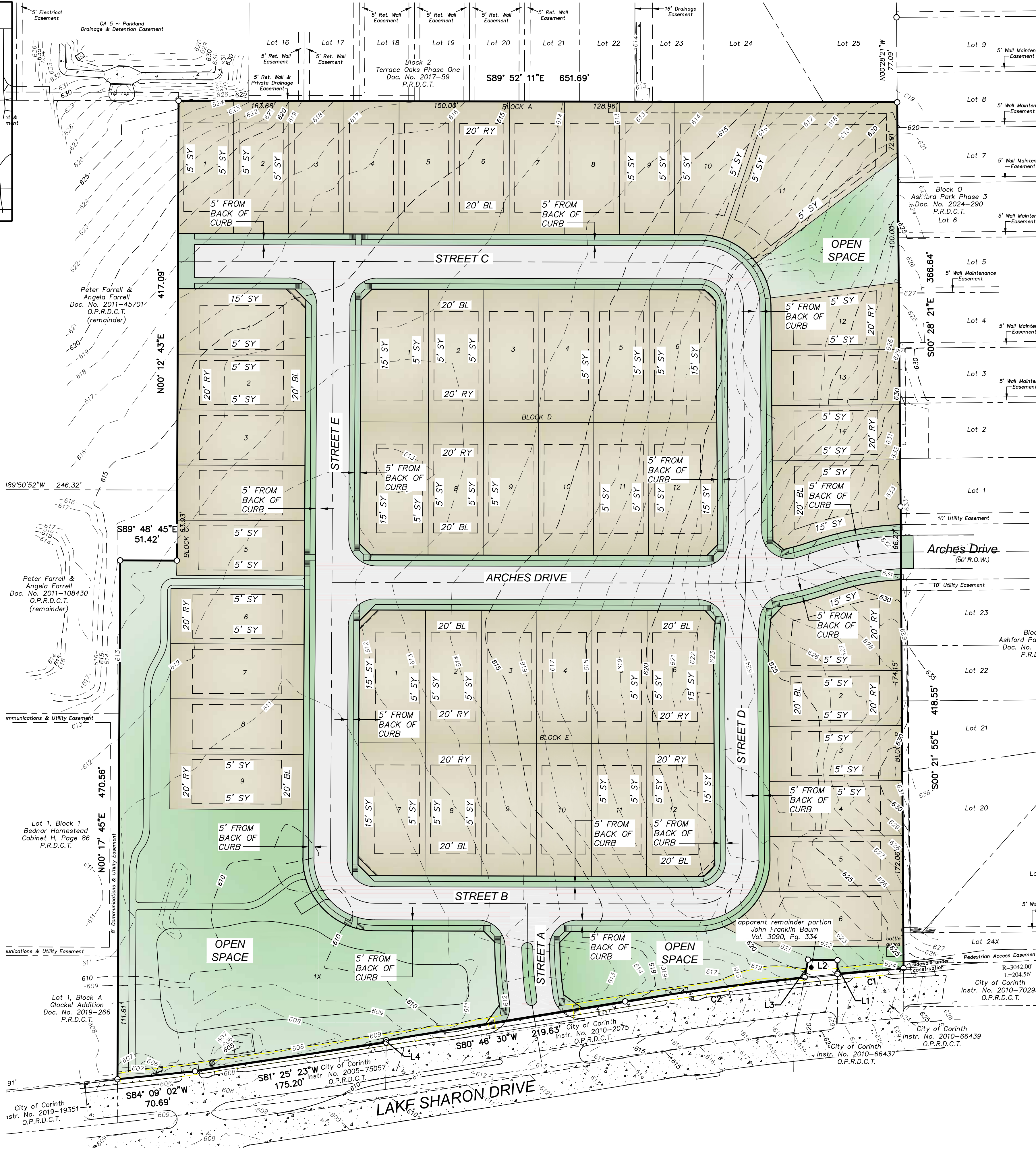
1. A TIA is not required per the Traffic Threshold Worksheet.

F. Utility Infrastructure/Floodplain and Drainage

1. Water and sanitary sewer improvements will be constructed to provide service to all lots within the development in accordance with the City's published criteria. All water and sanitary sewer improvements are intended to be public and will be dedicated to the City upon completion of construction.
2. Franchise Utilities will be installed within a 10' Franchise Utility Easement along the front of all residential lots.
3. Storm drainage improvements will be designed and constructed in accordance with the City's published criteria. All storm improvements are intended to be public and will be dedicated to the City upon completion, excluding retention facilities that will be owned and maintained by the HOA.
4. There are no floodplains or wetlands present on the site.



VICINITY MAP: NOT TO SCALE



SITE DATA SUMMARY	
EXISTING ZONING	SF-2
PROPOSED ZONING	PD (SF-4 BASE)
FUTURE LAND USE	NEIGHBORHOOD
GROSS AREA	13.060 ACRES
INTERNAL ROW	2.908 ACRES
NET AREA	13.060 ACRES
IMPERVIOUS AREA	1.777 ACRES
% IMPERVIOUS	13.61%
DENSITY	4.13 LOTS/AC
OPEN SPACE AREA	2.10 ACRES
% OPEN SPACE	16.08%
LOT SUMMARY	
MIN. 50' X 120'	44
MIN. 50' X 115'	10
TOTAL LOT COUNT	54

LEGEND	
	LOTS
	OPEN SPACE
	PAVEMENT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°25'20"E	12.37'
L2	N88°59'06"W	26.67'
L3	S10°52'34"W	16.17'
L4	S00°09'32"W	2.04'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	3042.00'	60.19'	1°08'01"	S84°59'52"W 60.19'
C2	3042.00'	164.32'	3°05'42"	S82°19'21"W 164.30'

Ridger

Associates, Inc.

Civil Engineers - Planners

Firm No. 1969

550 S. Edwards Lane, Suite 101

Lewisville, Texas 75067

Tel. No. (972) 353-8000

Fax No. (972) 353-8011

PEARL PLACE
SUBDIVISION
CORINTH, TEXAS

EXHIBIT E
PD CONCEPT PLAN

Scale: 1" = 50'

Designed by: LDR

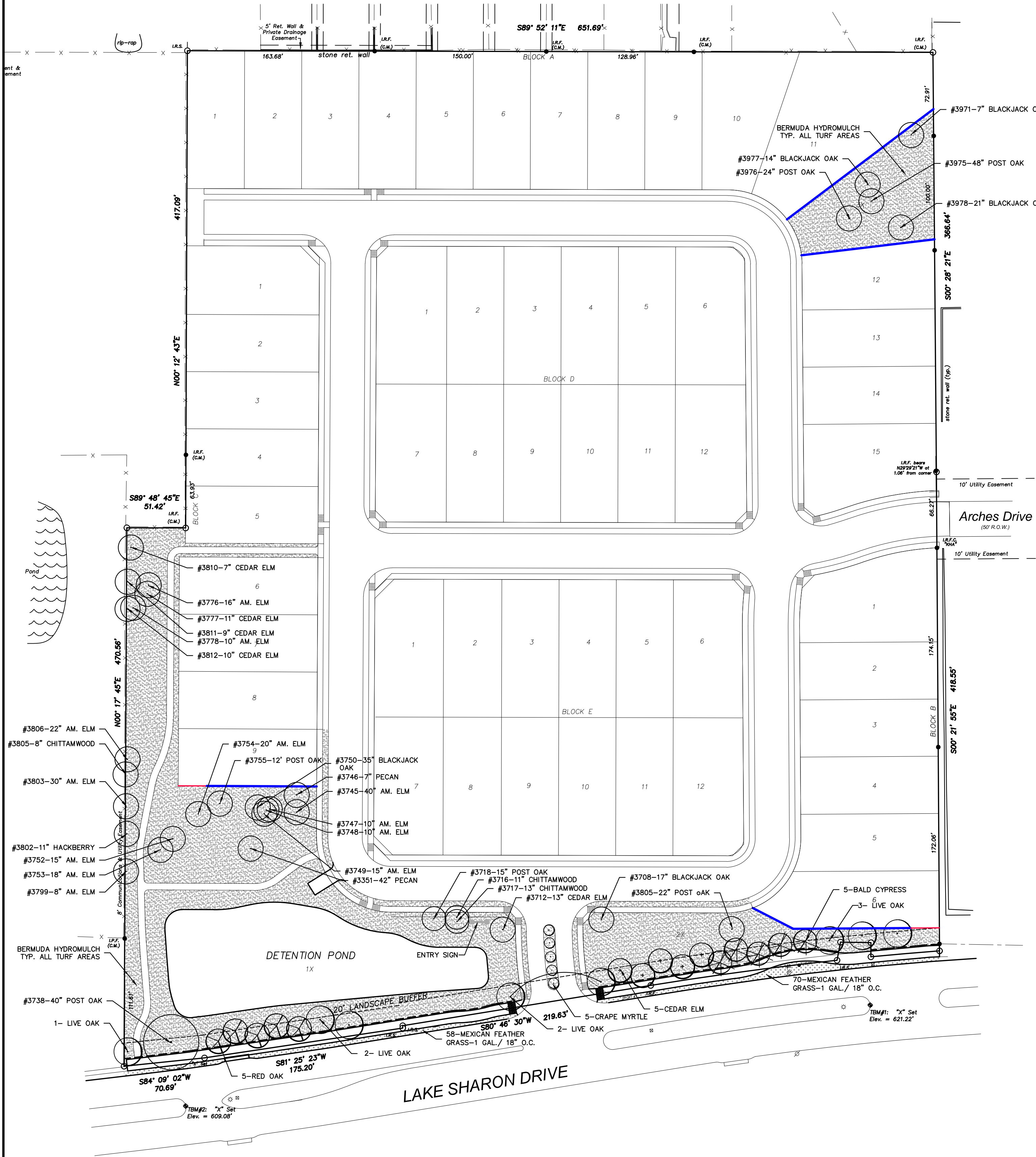
Drawn by: MAB

Checked by: JRK

Date: JUNE 17, 2025

Project No. 035-037

SHEET
1 OF 1



GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.

PLANT LIST

- 8- LIVE OAK / Quercus virginiana / 3" cal. / 7' ht. /5' sp. /container grown
- 5- RED OAK / Quercus shumardii / 3" cal. / 7' ht. /5' sp. /container grown
- 5- CEDAR ELM / ulmus crassifolia / 3" cal. / 7' ht. /5' sp. /container grown
- 5- BALD CYPRESS / taxodium distichum / 3" cal. / 7' ht. /5' sp. /container grown
- 5-CRAPE MYRTLE / trachelospermum indica 'Natchez' / 15 Gal. /3 trunks /in bloom
- 128-MEXICAN FEATHER GRASS / Nassalla tenuissima / 1 Gal. / 18" O. C.
- BERMUDAGRASS / Cynodon dactylon / Hydromulch

LANDSCAPE TABULATIONS

PERIMETER LANDSCAPE:

LANDSCAPE EDGE:
LAKE SHARON ROAD MINOR ARTERIAL: 20' LANDSCAPE EDGE REQUIRED
20' Landscape Edge Provided
LAKE SHARON ROAD FRONTAGE: 780 LF LESS 40 LF ACCESS = 680 LF
FRONTAGE TREES: 680/30 = 23 CANOPY TREES REQUIRED / 23 CANOPY TREES BY DEVELOPER PROVIDED.
NATIVE PLANTING (MEXICAN FEATHER GRASS) PROVIDED BETWEEN 10' TRAIL AND LAKE SHARON DRIVE.

FRONT YARD LANDSCAPE REQUIREMENTS:

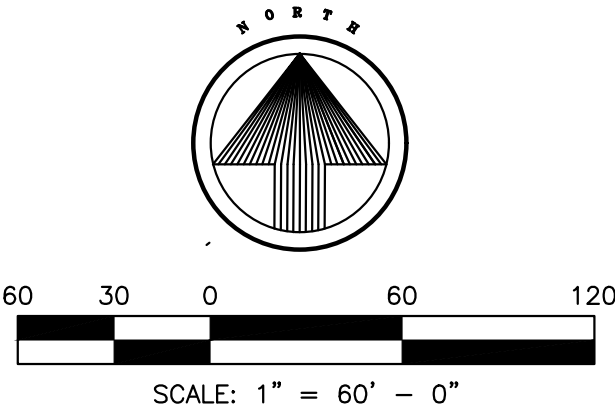
Required front yard shade trees 25' O. C. shall be provided by develper within the
5' Landscape Parkway between the curb and sidewalk within the R.O.W.
Shade trees shall be provided by developer within the 5' Landscape Parkway adjacent to open space areas and the sides of lots facing the R.O.W.
All required site trees to be equipped with tree bubbler irrigation system.

NOTE: ALL REQUIRED TREES IN FRONT YARD, SIDE TARD AND SIDE YARDS FACING THE R.O.W. TO BE INSTALLED BY DEVELOPER UPON COMPLETION OF CONSTRUCTION. INDIVIDUAL RESIDENTIAL LOT TREES REQUIRED BY ORDINANCE TO BE INSTALLED BY BUILDER UPON COMPLETION OF CONSTRUCTION.

8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40, with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.



⊙ DENOTES EXISTING TREE TO BE PRESERVED.

FENCE/WALL LEGEND	
	6' HT. METAL FENCE
	6' HT. MASONRY SCREEN WALL

ST. CLAIR DESIGN GROUP, INC.

Landscape Architecture

P. O. Box 12519
Dallas, Texas 75225
T: 214-454-9934

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCOG
DATE: MAY 27, 2025

PEARL PLACE
RESIDENTIAL SUBDIVISION
Being 54 Residential Lots & 2 X-Lots
13.060 acres Situated in the
Wm. Wilson Survey, Abstract No. 1383 &
Brooks Beall Survey, Abstract No. 58
in the
City of Corinth
Denton County, Texas

Ridger
Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
550 S. Edwards Lane, Suite 101
Lewisville, Texas 75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011

No.	Date	Revisions	App.
No. 1	5/27/25	PER CITY COMMENTS	

PEARL PLACE
SUBDIVISION
CORINTH, TEXAS

EXHIBIT F
CONCEPTUAL
LANDSCAPE PLAN


Scale: 1" = 60'-0"

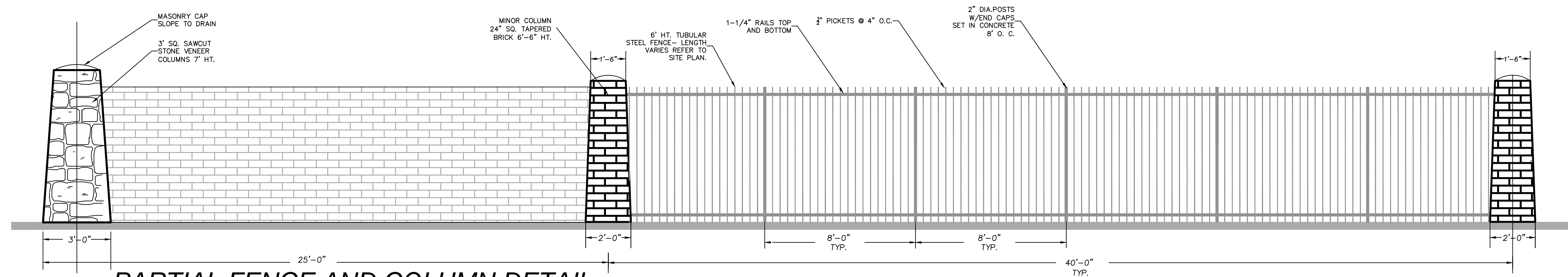
Designed by: JBS
Drawn by: JBS
Checked by: SCOG
Date: MAY 27, 2025
Project No. 035-037

SHEET

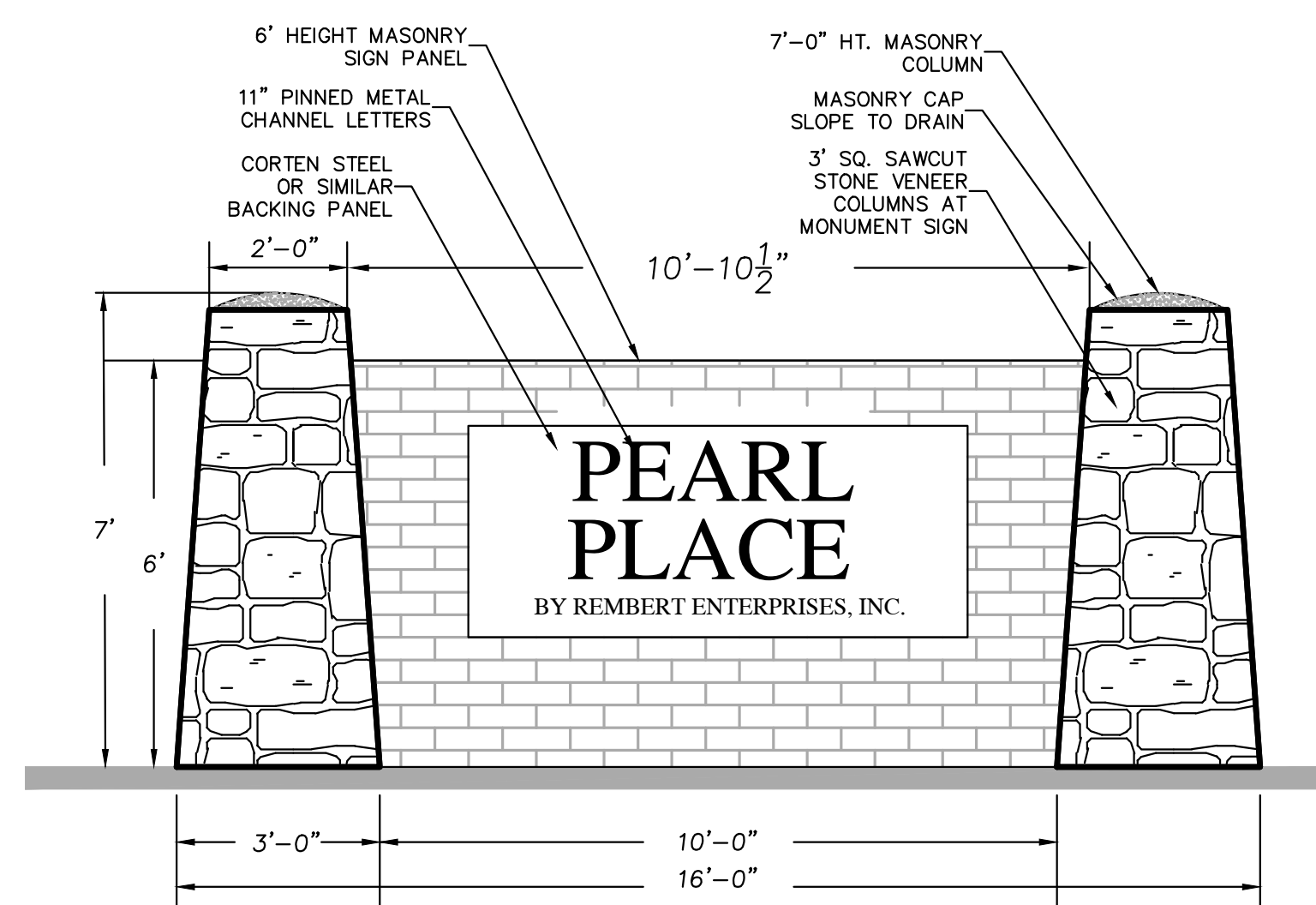
LP-1

**Ridinger
Associates, Inc.**
Civil Engineers - Planners

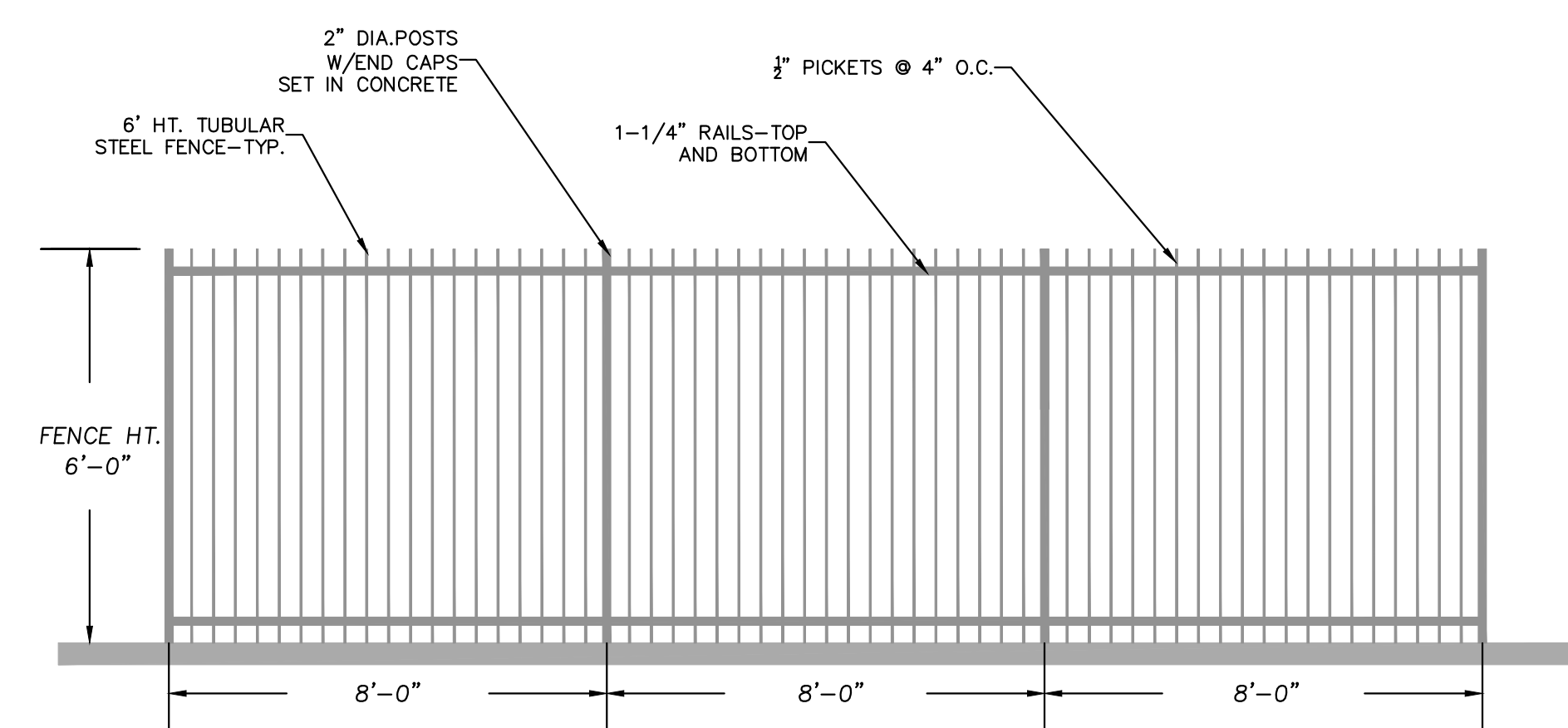
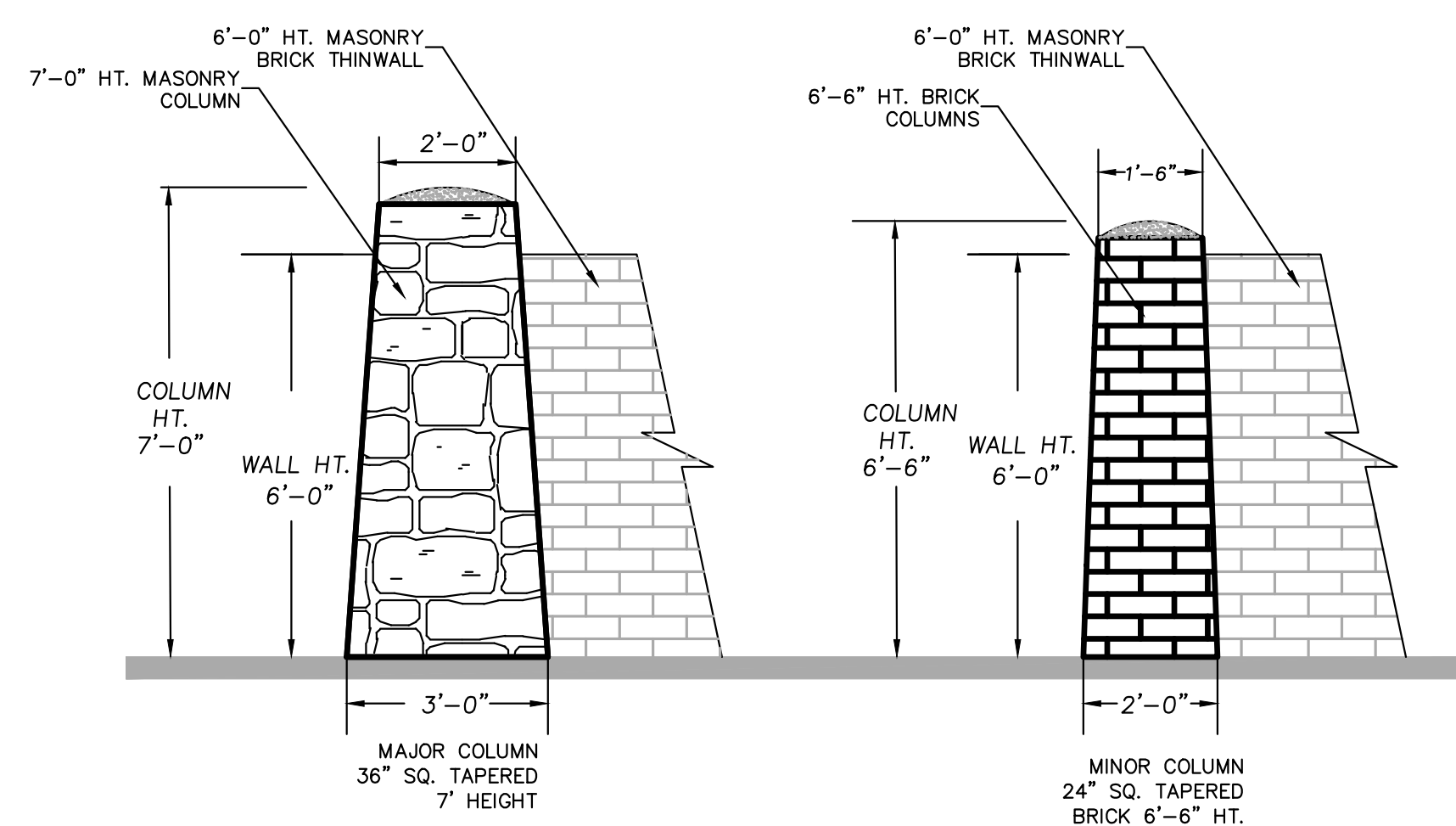
 Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011



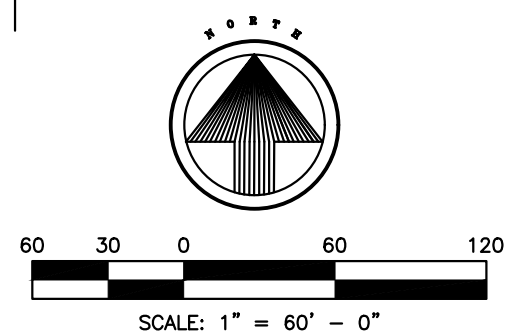
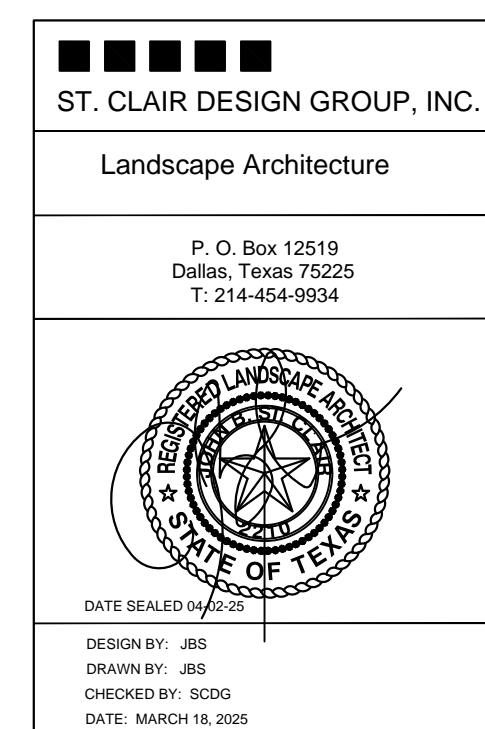
NOT TO SCALE



NOT TO SCALE



Note: Signage details are for reference only and shall comply with UDC Section 4.01.



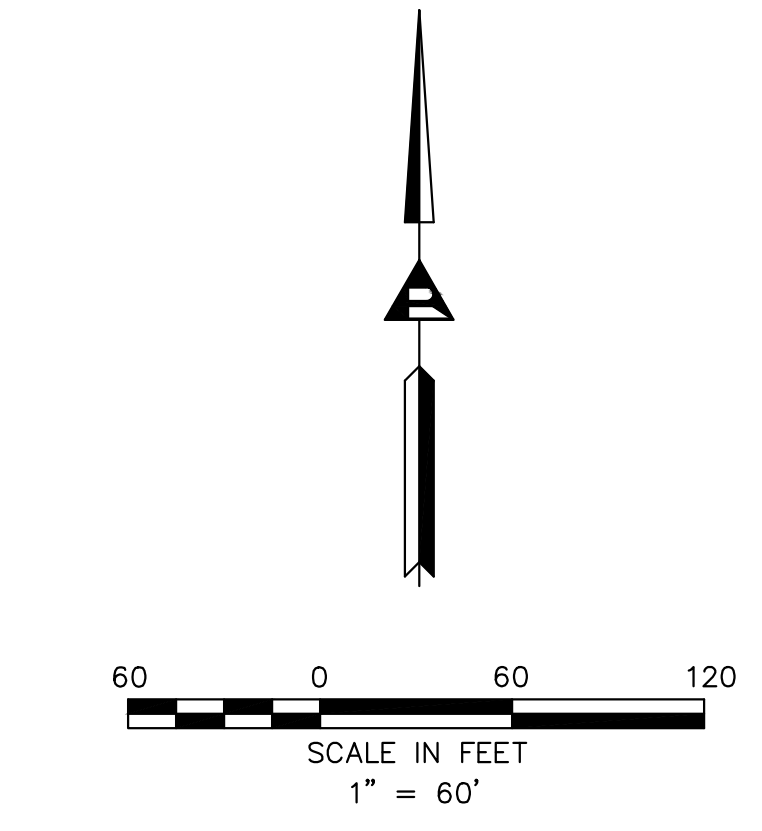
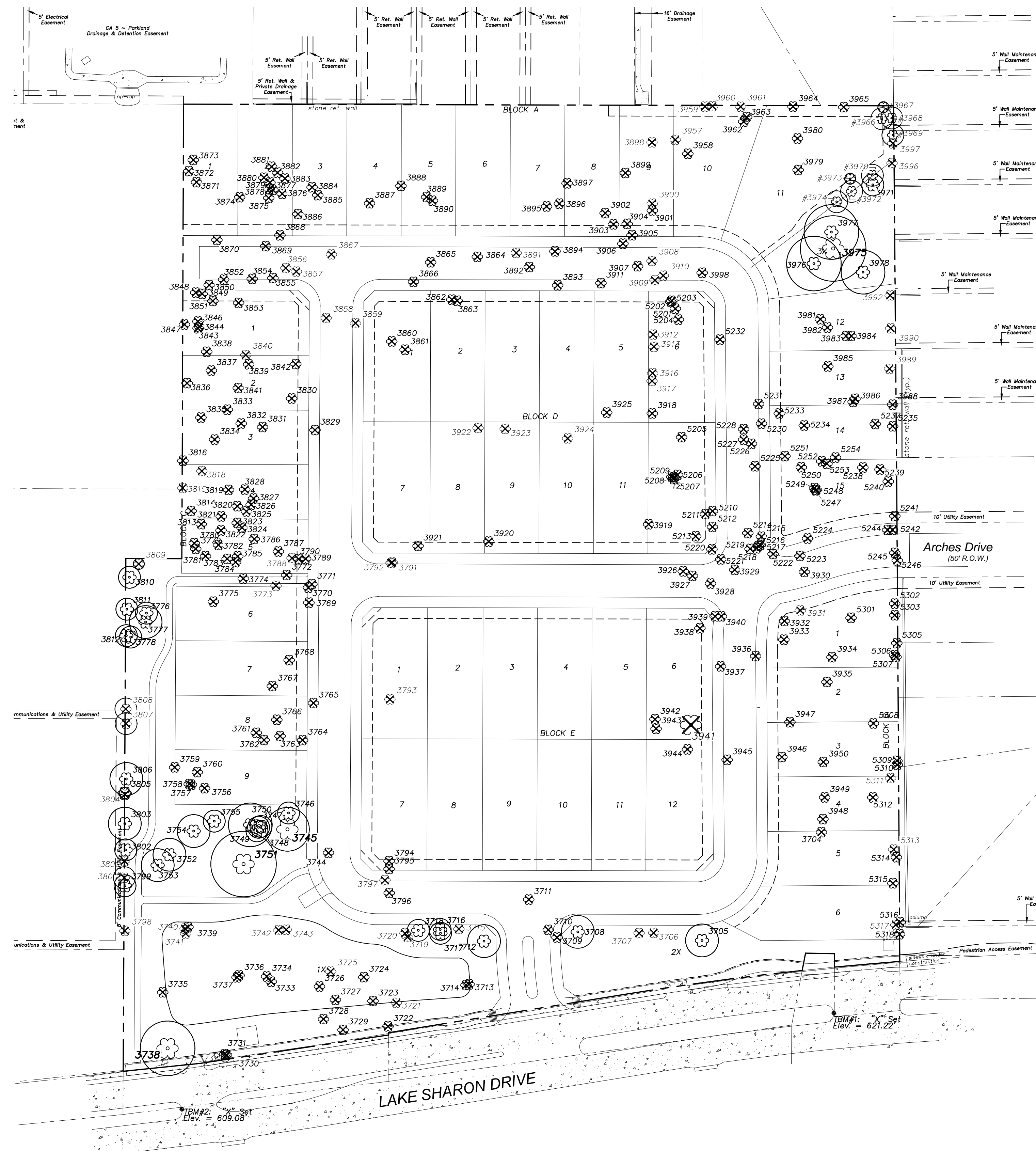
LANDSCAPE DETAILS
PEARL PLACE
RESIDENTIAL SUBDIVISION
Being 54 Residential Lots & 2 X-Lots
13.060 acres Situated in the
Wm. Wilson Survey, Abstract No. 1383 &
Brooks Beall Survey, Abstract No. 58
in the
City of Corinth
Denton County, Texas

LANDSCAPE DETAILS
PEARL PLACE
SUBDIVISION
CORINTH, TEXAS

EXHIBIT E
CONCEPTUAL
LANDSCAPE PLAN

Scale:
Designed by:
Drawn by:
Checked by:
Date: MARCH 18, 2025
Project No. 035-037

SHEET
LP-2



- LEGEND**
- PROTECTED TREE TO BE PRESERVED
 - APPROXIMATE CANOPY EXTENT OF PROTECTED TREES TO BE PRESERVED
 - HERITAGE TREE TO BE REMOVED
 - PROTECTED TREE TO BE REMOVED
 - UNPROTECTED TREE TO BE REMOVED

EXHIBIT G
PRELIMINARY TREE
PRESERVATION PLAN
 FOR
CORINTH
 RESIDENTIAL SUBDIVISION
 Being 54 Residential Lots & 3 X-Lots
 13.060 acres Situated in the
 Wm. Wilson Survey, Abstract No. 1383 &
 Brooks Beall Survey, Abstract No. 58
 in the
 City of Corinth
 Denton County, Texas

No.	Date	Revisions	App.

Ridger
Associates, Inc.
Civil Engineers - Planners

Firm No. 1989
 550 S. Edwards Lane, Suite 101
 Lewisville, Texas 75067
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011

PEARL PLACE
 SUBDIVISION
 CORINTH, TEXAS

EXHIBIT G
PRELIMINARY TREE
PRESERVATION PLAN

Scale:	1" = 60'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	JUNE 17, 2025
Project No.	035-037

SHEET
 TPP-1

TAG#	SPECIES	DBH	RAD	ONPY/SQ/COND	NOTES	STATUS	PRESERVE/REMOVE	TAG#	SPECIES	DBH	RAD	ONPY/SQ/COND	NOTES	STATUS	PRESERVE/REMOVE	TAG#	SPECIES	DBH	RAD	ONPY/SQ/COND	NOTES	STATUS	PRESERVE/REMOVE	TAG#	SPECIES	DBH	RAD	ONPY/SQ/COND	NOTES	STATUS	PRESERVE/REMOVE
3704	POST OAK QUERCUS STELLATA	24	30	2826 GOOD		PROTECTED	REMOVE	3812	CEDAR ELM ULMUS CRASSIFOLIA	10	10	314 FAIR		PROTECTED	PRESERVE	3822	AMERICAN ELM ULMUS AMERICANA	13	5	78.5 POOR		UNPROTECTED	REMOVE	5236	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD
3705	POST OAK QUERCUS STELLATA	22	15	706.5 GOOD		PROTECTED	PRESERVE	3813	AMERICAN ELM ULMUS AMERICANA	30	15	706.5 FAIR		PROTECTED	REMOVE	3823	AMERICAN ELM ULMUS AMERICANA	21	15	706.5 POOR	MULTITRUNK	UNPROTECTED	REMOVE	5237	POST OAK QUERCUS STELLATA	24	20	1256 GOOD		PROTECTED	REMOVE
3706	HACKBERRY CELTIS OCCIDENTALIS	35	20	1256 FAIR		UNPROTECTED	REMOVE	3814	PEAR (BRADFORD) PYRUS CALLERYANA	10	10	314 FAIR		UNPROTECTED	REMOVE	3824	POST OAK QUERCUS STELLATA	15	10	314 POOR		UNPROTECTED	REMOVE	5238	POST OAK QUERCUS STELLATA	22	30	2826 GOOD		PROTECTED	REMOVE
3707	HACKBERRY CELTIS OCCIDENTALIS	25	15	706.5 FAIR		PROTECTED	REMOVE	3815	HACKBERRY CELTIS OCCIDENTALIS	12	5	78.5 FAIR		UNPROTECTED	REMOVE	3825	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	10	314 GOOD		PROTECTED	REMOVE	5239	EASTERN RED EDAR JUNIPERUS VIRGINIANA	7	5	78.5 GOOD		PROTECTED	REMOVE
3708	BLACK JACK OAK QUERCUS MARLANDICA	17	15	706.5 FAIR		PROTECTED	PRESERVE	3816	CEDAR ELM ULMUS CRASSIFOLIA	9	5	78.5 FAIR		PROTECTED	REMOVE	3826	POST OAK QUERCUS STELLATA	10	10	314 GOOD		PROTECTED	REMOVE	5240	POST OAK QUERCUS STELLATA	22	20	1256 FAIR		PROTECTED	REMOVE
3709	POST OAK QUERCUS STELLATA	17	15	706.5 GOOD		PROTECTED	REMOVE	3818	HACKBERRY CELTIS OCCIDENTALIS	13	10	314 FAIR		UNPROTECTED	REMOVE	3827	POST OAK QUERCUS STELLATA	10	10	314 GOOD		PROTECTED	REMOVE	5241	BLACK JACK OAK QUERCUS MARLANDICA	7	5	78.5 FAIR		PROTECTED	REMOVE
3710	BLACK JACK OAK QUERCUS MARLANDICA	15	10	314 FAIR		PROTECTED	REMOVE	3819	EASTERN RED EDAR JUNIPERUS VIRGINIANA	13	5	78.5 GOOD		PROTECTED	REMOVE	3828	POST OAK QUERCUS STELLATA	16	10	314 GOOD		PROTECTED	REMOVE	5242	POST OAK QUERCUS STELLATA	10	10	314 FAIR		PROTECTED	REMOVE
3711	POST OAK QUERCUS STELLATA	17	15	706.5 FAIR		PROTECTED	REMOVE	3820	AMERICAN ELM ULMUS AMERICANA	20	10	314 GOOD		PROTECTED	REMOVE	3829	POST OAK QUERCUS STELLATA	10	10	314 GOOD		PROTECTED	REMOVE	5243	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD
3712	CEDAR ELM ULMUS CRASSIFOLIA	13	15	706.5 GOOD		PROTECTED	PRESERVE	3821	AMERICAN ELM ULMUS AMERICANA	9	5	78.5 GOOD	MULTITRUNK	PROTECTED	REMOVE	3830	POST OAK QUERCUS STELLATA	22	20	1256 GOOD	MULTITRUNK	PROTECTED	REMOVE	5244	EASTERN RED EDAR JUNIPERUS VIRGINIANA	7	5	78.5 GOOD		PROTECTED	REMOVE
3713	POST OAK QUERCUS STELLATA	18	15	706.5 GOOD		PROTECTED	REMOVE	3822	AMERICAN ELM ULMUS AMERICANA	8	5	78.5 GOOD		PROTECTED	REMOVE	3831	POST OAK QUERCUS STELLATA	22	30	2826 POOR	DECUNE	UNPROTECTED	REMOVE	5245	BLACK JACK OAK QUERCUS MARLANDICA	18	10	314 GOOD	MULTITRUNK	PROTECTED	REMOVE
3714	POST OAK QUERCUS STELLATA	15	10	314 GOOD		PROTECTED	REMOVE	3823	AMERICAN ELM ULMUS AMERICANA	14	10	314 GOOD		PROTECTED	REMOVE	3832	POST OAK QUERCUS STELLATA	30	30	2826 GOOD	MULTITRUNK	PROTECTED	REMOVE	5246	POST OAK QUERCUS STELLATA	8	5	78.5 FAIR		PROTECTED	REMOVE
3715	HACKBERRY CELTIS OCCIDENTALIS	8	5	78.5 GOOD		UNPROTECTED	REMOVE	3824	EASTERN RED EDAR JUNIPERUS VIRGINIANA	7	5	78.5 GOOD		PROTECTED	REMOVE	3833	POST OAK QUERCUS STELLATA	18	10	314 GOOD	MULTITRUNK	PROTECTED	REMOVE	5247	POST OAK QUERCUS STELLATA	7	10	314 FAIR		PROTECTED	REMOVE
3716	CHITTAMWOOD SIDEROXYLON LANUNGOSUM	11	10	314 GOOD		PROTECTED	PRESERVE	3825	EASTERN RED EDAR JUNIPERUS VIRGINIANA	15	10	314 GOOD		PROTECTED	REMOVE	3834	BLACK JACK OAK QUERCUS MARLANDICA	15	10	314 GOOD		PROTECTED	REMOVE	5248	POST OAK QUERCUS STELLATA	8	10	314 FAIR		PROTECTED	REMOVE
3717	CHITTAMWOOD SIDEROXYLON LANUNGOSUM	13	10	314 FAIR	MULTITRUNK	PROTECTED	REMOVE	3826	AMERICAN ELM ULMUS AMERICANA	10	10	314 GOOD		PROTECTED	REMOVE	3835	POST OAK QUERCUS STELLATA	30	20	1256 FAIR		PROTECTED	REMOVE	5249	POST OAK QUERCUS STELLATA	14	15	706.5 GOOD		PROTECTED	REMOVE
3718	POST OAK QUERCUS STELLATA	15	10	314 GOOD		PROTECTED	REMOVE	3827	AMERICAN ELM ULMUS AMERICANA	9	10	314 GOOD		PROTECTED	REMOVE	3836	POST OAK QUERCUS STELLATA	24	20	1256 GOOD		PROTECTED	REMOVE	5250	POST OAK QUERCUS STELLATA	7	15	706.5 GOOD		PROTECTED	REMOVE
3719	HACKBERRY CELTIS OCCIDENTALIS	20	15	706.5 GOOD	MULTITRUNK	UNPROTECTED	REMOVE	3828	EASTERN RED EDAR JUNIPERUS VIRGINIANA	17	5	78.5 GOOD		PROTECTED	REMOVE	3837	POST OAK QUERCUS STELLATA	21	20	1256 GOOD		PROTECTED	REMOVE	5251	POST OAK QUERCUS STELLATA	30	30	2826 GOOD		PROTECTED	REMOVE
3720	HACKBERRY CELTIS OCCIDENTALIS	14	10	314 GOOD		UNPROTECTED	REMOVE	3829	EASTERN RED EDAR JUNIPERUS VIRGINIANA	19	10	314 GOOD		PROTECTED	REMOVE	3838	POST OAK QUERCUS STELLATA	22	30	2826 GOOD		PROTECTED	REMOVE	5252	EASTERN RED EDAR JUNIPERUS VIRGINIANA	6	5	78.5 GOOD		PROTECTED	REMOVE
3721	POST OAK QUERCUS STELLATA	18	10	314 FAIR		UNPROTECTED	REMOVE	3830	EASTERN RED EDAR JUNIPERUS VIRGINIANA	15	10	314 GOOD		PROTECTED	REMOVE	3839	POST OAK QUERCUS STELLATA	16	20	1256 GOOD		PROTECTED	REMOVE	5253	EASTERN RED EDAR JUNIPERUS VIRGINIANA	6	5	78.5 GOOD		PROTECTED	REMOVE
3722	CEDAR ELM ULMUS CRASSIFOLIA	8	10	314 GOOD		PROTECTED	REMOVE	3831	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	5	78.5 GOOD		PROTECTED	REMOVE	3840	POST OAK QUERCUS STELLATA	17	20	1256 GOOD		PROTECTED	REMOVE	5254	POST OAK QUERCUS STELLATA	14	10	314 GOOD		PROTECTED	REMOVE
3723	POST OAK QUERCUS STELLATA	24	20	1256 GOOD		PROTECTED	REMOVE	3832	EASTERN RED EDAR JUNIPERUS VIRGINIANA	17	10	314 GOOD		PROTECTED	REMOVE	3841	POST OAK QUERCUS STELLATA	40	25	1962.5 GOOD	MULTITRUNK	HERITAGE	REMOVE	5301	POST OAK QUERCUS STELLATA	22	20	1256 GOOD		PROTECTED	REMOVE
3724	POST OAK QUERCUS STELLATA	28	20	1256 GOOD		PROTECTED	REMOVE	3833	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	5	78.5 GOOD		PROTECTED	REMOVE	3842	BLACK JACK OAK QUERCUS MARLANDICA	18	15	706.5 GOOD	MULTITRUNK	PROTECTED	REMOVE	5302	POST OAK QUERCUS STELLATA	20	20	1256 GOOD		PROTECTED	REMOVE
3725	BOISD'ARC MAQUILA POMIFERA	26	20	1256 FAIR		UNPROTECTED	REMOVE	3834	EASTERN RED EDAR JUNIPERUS VIRGINIANA	12	5	78.5 GOOD		PROTECTED	REMOVE	3843	BLACK JACK OAK QUERCUS MARLANDICA	12	10	314 GOOD		PROTECTED	REMOVE	5303	POST OAK QUERCUS STELLATA	26	20	1256 GOOD	MULTITRUNK	PROTECTED	REMOVE
3726	POST OAK QUERCUS STELLATA	10	10	314 FAIR		PROTECTED	REMOVE	3835	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	5	78.5 GOOD		PROTECTED	REMOVE	3844	EASTERN RED EDAR JUNIPERUS VIRGINIANA	20	10	314 GOOD		PROTECTED	REMOVE	5304	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD
3727	POST OAK QUERCUS STELLATA	12	15	706.5 FAIR		PROTECTED	REMOVE	3836	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	5	78.5 GOOD		PROTECTED	REMOVE	3845	RED OAK QUERCUS STELLATA	28	10	314 GOOD		PROTECTED	REMOVE	5305	POST OAK QUERCUS STELLATA	20	20	1256 GOOD		PROTECTED	REMOVE
3728	CEDAR ELM ULMUS CRASSIFOLIA	30	20	1256 GOOD	MULTITRUNK	PROTECTED	REMOVE	3837	EASTERN RED EDAR JUNIPERUS VIRGINIANA	12	5	78.5 FAIR		PROTECTED	REMOVE	3846	POST OAK QUERCUS STELLATA	24	10	314 GOOD	MULTITRUNK	PROTECTED	REMOVE	5306	CEDAR ELM ULMUS CRASSIFOLIA	8	15	706.5 GOOD		PROTECTED	REMOVE
3729	POST OAK QUERCUS STELLATA	10	15	706.5 GOOD		PROTECTED	REMOVE	3838	EASTERN RED EDAR JUNIPERUS VIRGINIANA	15	10	314 FAIR		PROTECTED	REMOVE	3847	POST OAK QUERCUS STELLATA	22	10	314 GOOD		PROTECTED	REMOVE	5307	POST OAK QUERCUS STELLATA	33	30	2826 GOOD	MULTITRUNK	PROTECTED	REMOVE
3730	POST OAK QUERCUS STELLATA	15	15	706.5 GOOD		PROTECTED	REMOVE	3839	AMERICAN ELM ULMUS AMERICANA	24	15	706.5 GOOD		PROTECTED	REMOVE	3848	EASTERN RED EDAR JUNIPERUS VIRGINIANA	7	10	314 GOOD		PROTECTED	REMOVE	5308	POST OAK QUERCUS STELLATA	24	20	1256 GOOD		PROTECTED	REMOVE
3731	POST OAK QUERCUS STELLATA	15	15	706.5 GOOD		PROTECTED	REMOVE	3840	HACKBERRY CELTIS OCCIDENTALIS	7	5	78.5 POOR		UNPROTECTED	REMOVE	3849	POST OAK QUERCUS STELLATA	14	15	706.5 GOOD	MULTITRUNK	PROTECTED	REMOVE	5309	POST OAK QUERCUS STELLATA	8	15	706.5 FAIR		PROTECTED	REMOVE
3732	HACKBERRY CELTIS OCCIDENTALIS	15	15	706.5 GOOD		UNPROTECTED	REMOVE	3841	CHITTAMWOOD SIDEROXYLON LANUNGOSUM	10	10	314 FAIR		PROTECTED	REMOVE	3850	BLACK JACK OAK QUERCUS MARLANDICA	7	5	78.5 GOOD		PROTECTED	REMOVE	5310	POST OAK QUERCUS STELLATA	10	15	706.5 FAIR		PROTECTED	REMOVE
3733	POST OAK QUERCUS STELLATA	20	15	706.5 GOOD		PROTECTED	REMOVE	3842	AMERICAN ELM ULMUS AMERICANA	24	10	314 GOOD		PROTECTED	REMOVE	3851	AMERICAN ELM ULMUS AMERICANA	8	10	314 POOR		UNPROTECTED	REMOVE	5311	POST OAK QUERCUS STELLATA	24	20	1256 POOR	DECUNE	UNPROTECTED	REMOVE
3734	POST OAK QUERCUS STELLATA	16	20	1256 GOOD		PROTECTED	REMOVE	3843	BLACK JACK OAK QUERCUS MARLANDICA	28	15	706.5 GOOD	MULTITRUNK	PROTECTED	REMOVE	3852	POST OAK QUERCUS STELLATA	11	10	314 GOOD		PROTECTED	REMOVE	5312	POST OAK QUERCUS STELLATA	21	20	1256 GOOD	MULTITRUNK	PROTECTED	REMOVE
3735	AMERICAN ELM ULMUS AMERICANA	16	25	1962.5 GOOD		PROTECTED	REMOVE	3844	BLACK JACK OAK QUERCUS MARLANDICA	8	5	78.5 GOOD		PROTECTED	REMOVE	3853	HACKBERRY CELTIS OCCIDENTALIS	10	10	314 GOOD		UNPROTECTED	REMOVE	5313	HACKBERRY CELTIS OCCIDENTALIS	8	10	314 GOOD		UNPROTECTED	REMOVE
3736	POST OAK QUERCUS STELLATA	14	20	1256 GOOD		PROTECTED	REMOVE	3845	BLACK JACK OAK QUERCUS MARLANDICA	8	5	78.5 GOOD		PROTECTED	REMOVE	3854	HACKBERRY CELTIS OCCIDENTALIS	10	10	314 GOOD		UNPROTECTED	REMOVE	5314	POST OAK QUERCUS STELLATA	7	10	314 GOOD		PROTECTED	REMOVE
3737	POST OAK QUERCUS STELLATA	40	25	1962.5 GOOD		PROTECTED	REMOVE	3846	BLACK JACK OAK QUERCUS MARLANDICA	12	10	314 GOOD		PROTECTED	REMOVE	3855	HACKBERRY CELTIS OCCIDENTALIS	9	10	314 GOOD		UNPROTECTED	REMOVE	5315	CEDAR ELM ULMUS CRASSIFOLIA	12	10	314 GOOD	MULTITRUNK	PROTECTED	REMOVE
3738	POST OAK QUERCUS STELLATA	43	25	1962.5 GOOD		HERITAGE	PRESERVE	3847	BLACK JACK OAK QUERCUS MARLANDICA	12	10	314 GOOD		PROTECTED	REMOVE	3856	POST OAK QUERCUS STELLATA	7	10	314 GOOD		PROTECTED	REMOVE	5316	POST OAK QUERCUS STELLATA	20	20	1256 GOOD		PROTECTED	REMOVE
3739	AMERICAN ELM ULMUS AMERICANA	14	15	706.5 GOOD		PROTECTED	REMOVE	3848	BLACK JACK OAK QUERCUS MARLANDICA	9	10	314 GOOD		PROTECTED	REMOVE	3857	BLACK JACK OAK QUERCUS MARLANDICA	6	5	78.5 GOOD		PROTECTED	REMOVE	5317	CEDAR ELM ULMUS CRASSIFOLIA	9	30	2826 POOR	LEANING	UNPROTECTED	REMOVE
3740	HACKBERRY CELTIS OCCIDENTALIS	12	20	1256 GOOD		UNPROTECTED	REMOVE	3849	BLACK JACK OAK QUERCUS MARLANDICA	9	10	314 GOOD		PROTECTED	REMOVE	3858	POST OAK QUERCUS STELLATA	15	10	314 GOOD		PROTECTED	PRESERVE	5318	CEDAR ELM ULMUS CRASSIFOLIA	9	6	113.04 GOOD		PROTECTED	REMOVE
3741	HACKBERRY CELTIS OCCIDENTALIS	15	15	706.5 GOOD		UNPROTECTED	REMOVE	3850	BLACK JACK OAK QUERCUS MARLANDICA	12	5	78.5 GOOD		PROTECTED	REMOVE	3859	AMERICAN ELM ULMUS AMERICANA	21	10	314 GOOD	MULTITRUNK	PROTECTED	PRESERVE								
3742	HACKBERRY CELTIS OCCIDENTALIS	12	15	706.5 POOR		UNPROTECTED	REMOVE	3851	EASTERN RED EDAR JUNIPERUS VIRGINIANA	12	5	78.5 GOOD		PROTECTED	REMOVE	3860	POST OAK QUERCUS STELLATA	12	10	314 GOOD		PROTECTED	PRESERVE								
3743	HACKBERRY CELTIS OCCIDENTALIS	14	15	706.5 GOOD	MULTITRUNK	UNPROTECTED	REMOVE	3852	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	10	314 GOOD		PROTECTED	REMOVE	3861	BLACK JACK OAK QUERCUS MARLANDICA	18	10	314 GOOD		PROTECTED	PRESERVE								
3744	AMERICAN ELM ULMUS AMERICANA	24	15	706.5 GOOD	MULTITRUNK	PROTECTED	REMOVE	3853	EASTERN RED EDAR JUNIPERUS VIRGINIANA	18	10	314 GOOD		PROTECTED	REMOVE	3862	POST OAK QUERCUS STELLATA	15	10	314 GOOD		PROTECTED	PRESERVE								
3745	AMERICAN ELM ULMUS AMERICANA	40	20	1256 GOOD	HERITAGE	PRESERVE	PRESERVE	3854	EASTERN RED EDAR JUNIPERUS VIRGINIANA	16	10	314 POOR		PROTECTED	REMOVE	3863	BLACK JACK OAK QUERCUS MARLANDICA	11	5	78.5 GOOD		PROTECTED	PRESERVE								
3746	PECAN CARAYALLINOINENINIS	7	10	314 GOOD		PROTECTED	PRESERVE	3855	EASTERN RED EDAR JUNIPERUS VIRGINIANA	12	5	78.5 GOOD		PROTECTED	REMOVE	3864	PECAN CARAYALLINOINENINIS	12	10	314 GOOD		UNPROTECTED	REMOVE								
3747	AMERICAN ELM ULMUS AMERICANA	10	10	314 GOOD		PROTECTED	PRESERVE	3856	HACKBERRY CELTIS OCCIDENTALIS	12	10	314 GOOD		UNPROTECTED	REMOVE	3865	POST OAK QUERCUS STELLATA	15	10	314 GOOD		PROTECTED	PRESERVE								
3748	AMERICAN ELM ULMUS AMERICANA	10	10	314 GOOD		PROTECTED	PRESERVE	3857	HACKBERRY CELTIS OCCIDENTALIS	15	10	314 GOOD		UNPROTECTED	REMOVE	3866	POST OAK QUERCUS STELLATA	19	15	706.5 GOOD	MULTITRUNK	PROTECTED	PRESERVE								
3749	AMERICAN ELM ULMUS AMERICANA	15	10	314 GOOD	MULTITRUNK	PROTECTED	PRESERVE	3858	OTTONWOOD POPULUS DELTOIDES	8	5	78.5 GOOD		UNPROTECTED	REMOVE	3867	BLACK JACK OAK QUERCUS MARLANDICA	7	10	314 GOOD		PROTECTED	PRESERVE								
3750	BLACK JACK OAK QUERCUS MARLANDICA	35	20	1256 GOOD		PROTECTED	PRESERVE	38																							

















Proposed Zoning Change

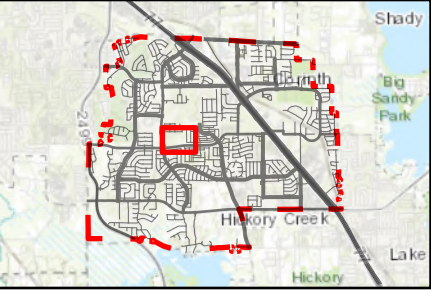
Pearl's Place PD (ZAPD25-0003)

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

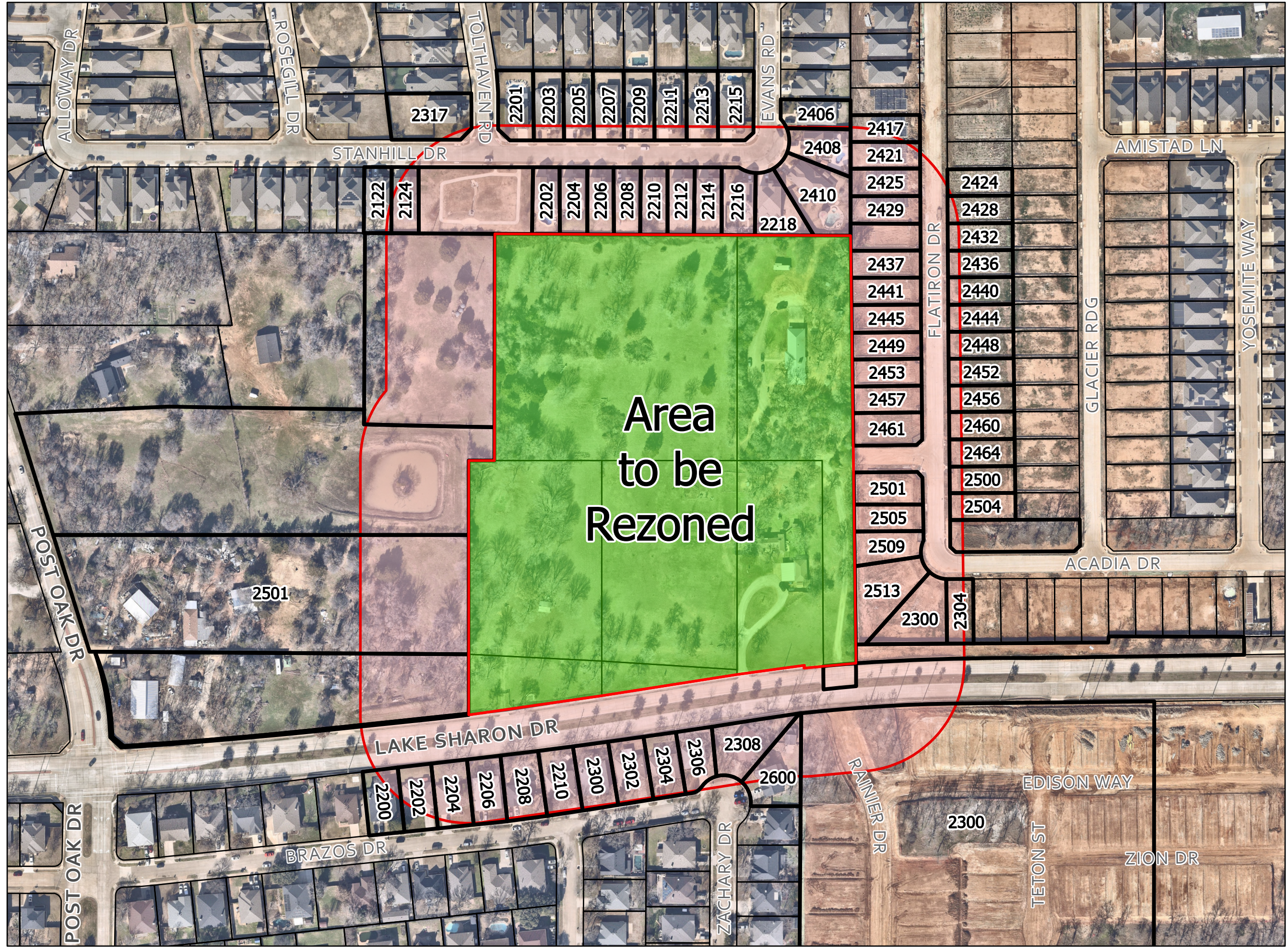


0 85 170
Feet

1 inch equals 170 feet



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





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

City Council Regular Meeting
Date: **THURSDAY, August 21, 2025 at 6:30 P.M. * (see below for additional information)**

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

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, July 28, 2025, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, August 21, 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, Ridinger Associates Inc., 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 SF-4 Single Family Residential (Detached) for the development of ±54 lots on approximately ±13.1 acres generally located at 2215 and 2217 Lake Sharon Drive.

*The August 21, 2025, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on July 28, 2025. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

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

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

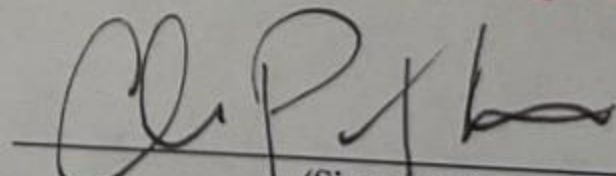
I am writing in (Check as applicable) Support: ☒ Opposition: ☒ of the proposal.

I oppose the SF-4 Single Family zoning.

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

Chase Therrien
2429 FlatIron Dr, Corinth, Tx 76210
(Please Print)

Signature: **(REQUIRED)**


(Signature)



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

City Council Regular Meeting
Date: **THURSDAY, August 21, 2025 at 6:30 P.M.** * (see below for additional information)

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

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, July 28, 2025, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, August 21, 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, Ridinger Associates Inc., 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 SF-4 Single Family Residential (Detached) for the development of ± 54 lots on approximately ± 13.1 acres generally located at 2215 and 2217 Lake Sharon Drive.

*The August 21, 2025, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on July 28, 2025. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

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

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

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

Both my husband, Paul Michelson and myself, Tammy Michelson, strongly oppose having homes built behind us. We were told when we bought our house that builders do not build on less than 20 acres of land and this lot is no where near 20 acres.

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

Signature: **(REQUIRED)**

Tammy Michelson

(Please Print)

Paul Michelson

2445 Flatiron Dr.

(Signature)



CITY OF CORINTH

Staff Report

Meeting Date:	7/28/2025	Title:	UDC Text Amendment – Outside Display (ZTA25-0004)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input checked="" 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 multiple sections of the Unified Development Code, including UDC Subsection 2.07.03 – Use Chart, UDC Subsection 2.07.04.A.14 – Outside Display Standards, and UDC Subsection 5.02 – Words and Terms to differentiate and define temporary and permanent outside display, to add these uses to the use chart, and to provide conditional development standards for these uses.

Item Summary/Background/Prior Action

The Unified Development Code currently defines Outside Display as “the temporary display of outside goods” and does not account for scenarios for permanent or semi-permanent outside display. The proposed amendments to the UDC seek to differentiate between temporary and permanent outside display and to provide conditional development standards that are specific to each of these uses.

The proposed amendments to the Unified Development Code are listed in detail below, with new language in red:

Section 2, “Zoning Regulations,” of the City’s Unified Development Code –

Amend 2.07.03 – Use Chart:

Use	SF-1	SF-2	SF-3	SF-4	SF-A	MX-D	MF-1	MF-2	MF-3	C-1	C-2	C-3	I	U-1	MX-R	MX-C	PD
Outside Display, Permanent										S-14	S-14	S-14	S-14		S-14	S-14	20
Outside Display, Temporary										P-14	P-14	P-14	P-14		P-14	P-14	20

Amend 2.07.04 – Conditional Development Standards:

...

“14. Outside Display Standards.

a. Outside Display, Permanent:

- i. Allowed by Specific Use Permit.
- ii. Permanent Outside Display areas shall not encroach within building setbacks nor be located on or within areas designated for parking.

- iii. Permanent Outside Display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
- iv. Permanent Outside Display shall be permitted only as an Accessory Use and is not a permitted Principal Use.

b. Outside Display, **Temporary**:

- i. **Temporary** Outside Display areas shall not be placed or located more than thirty (30) feet from the main building and shall not exceed fifty (50) percent of the linear frontage of the building.
- ii. **Temporary** Outside Display areas shall be permitted year round
- iii. **Temporary** Outside Display areas shall be additionally restricted in regards to occupying required parking spaces. Temporary Outside Display areas shall not occupy any of the parking spaces that are required by this UDC for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 45 days per display and a maximum of two (2) displays per calendar year.
- iv. **Temporary** Outside Display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
- v. **Temporary** Outside Display area shall not extend into Public Right-of-Way or onto adjacent property.
- vi. Items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- vii. **Temporary** Outside Display is permitted only as an Accessory Use and is not a permitted Principal Use.

...

Section 5, “Words and Terms,” of the City’s Unified Development Code –

...

Outside Display, Permanent The continuous display of finished goods, products, or equipment not intended for immediate retail sale outside of a business. Permanent Outside Displays are intended to be decorative and/or to serve as an area for businesses to showcase models of their finished product; however, they are not intended for the storage of finished goods (i.e., Outside Storage). Examples of permanent outside display include but are not limited to the display of in-ground pools, outdoor playsets, patios, and sheds. For information regarding additional development regulations, see the Use Chart and Section 2.07.04.A.14.

Outside Display, Temporary The display of finished goods, products, or equipment intended for immediate retail sale outside of a business. Temporary Outside Display areas are not intended for the continuous keeping or storage (i.e., Outside Storage) of such

finished goods. Examples of temporary outside display include but are not limited to the display of grills, animal feeders, patio furniture, lawn mowers, flowers, and holiday decorations. For information regarding additional development regulations, see the Use Chart and Section 2.07.04.A.14.”

...

Public Notice

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

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

Staff Recommendation

Staff recommends approval as presented.

Motion

“I move to recommend approval of Case No. ZTA25-0004 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



CITY OF CORINTH

Staff Report

Meeting Date:	7/28/2025	Title:	UDC Text Amendment – Hazardous Fencing (ZTA25-0005)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input checked="" type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Subsection 4.02.08.K – Hazardous Fences in High Density Areas of the Unified Development Code to prohibit barbed wire and other hazardous fencing.

Item Summary/Background/Prior Action

Unified Development Code Section 4.02.08.K does not allow barbed wire or hazardous fencing in residential areas with one or more dwellings per acre. This amendment extends this requirement to commercial and industrial areas and no longer allows for barbed wire along the top portion of fences. The change promotes safety, improves aesthetics, minimizes conflicts with other infrastructure and creates uniformity throughout the city.

Staff is proposing to modify the section as follows:

K. Hazardous Fences in High Density Areas

- a. Residential Areas. In residential areas with one (1) or more dwellings per acre, no barbed wire, glass imbedded, spiked, electrified, or any other fence deemed hazardous to the health, safety, and welfare of the general public shall be permitted.
- b. Commercial and Industrial Areas. In commercial and industrial areas, no barbed wire or any other fencing deemed hazardous to the health, safety, and welfare of the general public shall be permitted.

Public Notice

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

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

Staff Recommendation

Staff recommends approval as presented.

Motion

“I move to recommend approval of Case No. ZTA25-0005 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