

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, November 10, 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 October 27, 2025.

E. BUSINESS AGENDA

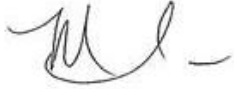
2. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, 2200 Corinth Holdings LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential (Detached) to a Planned Development with a base zoning district of MX-C Mixed Use Commercial on approximately ±9.2 acres generally located at 2200 FM 2181.
3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Subsection 4.02.10.A - Fence Construction of the Unified Development Code to amend the construction requirements for residential fences.

F. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Tuesday, November 4, 2025, at 11:00 AM.**



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

November 4, 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, October 27, 2025, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 27th day of October 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

Jeff Swartwout

Sabrina Lomosad

Commissioners Absent:

Vice Chair Mark Klingele

Adam Guck

Katiebeth Bruxvoort

Ben Thompson

Staff Members Present:

Melissa Dailey, Director of Community & Economic Development

Matthew Lilly, Planner

Deep Gajjar, Planner

Sarah Rhodes, Planning Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

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

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

Motion passed unanimously: 3-for, 0-against

E. BUSINESS AGENDA

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

Chair Nelson opened the Public Hearing at 6:32 PM.

Trevor Downie, 2207 High Pointe Dr., stated that he spoke on this proposed item last year when City Council denied the requested rezoning and believes that nearby residents were not given sufficient time to organize for this public hearing. He stated that he is concerned with the potential height of new structures, decreasing property value, traffic congestion, and stated that this area of land would not be sufficient for Mixed-Use.

Virginia Holt, 3500 Buckingham Dr., stated that she is concerned with disrupting migratory bird flyways, the loss of trees, and potential erosion.

Glenn Holley, 3807 Lake Cove Ct., stated that he is concerned with potential apartments being built next to single-family homes.

Commissioner Swartwout made a motion to table Case No. ZAPD25-0009 to the November 10, 2025, Planning and Zoning Commission Meeting, seconded by Commissioner Lomosad.

Motion passed unanimously: 3-for, 0-against

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

Matthew Lilly, Planner, gave an overview of the proposal and stated that Staff is not providing a recommendation for this request and is deferring to the recommendation of the Planning and Zoning Commission.

Chair Nelson asked how tall the current pole sign was on the subject property.

Lilly stated that he was unsure, but that the Applicant may be able to speak to this.

Chair Nelson stated that he is trying to get a sense of scale of a 100-foot flagpole.

Lilly stated that The Heyward Apartments, a nearby development, is 65 feet tall and that there are nearby Cities, such as Lewisville, that may have 100-foot flagpoles, but that Corinth currently does not have any.

Chair Nelson asked if the location of the pole sign would remain in the same location.

Lilly stated that he believes so.

Commissioner Swartwout asked what the size of the flagpoles at nearby car dealerships were and if the proposed flagpoles would cause a disruption or look out of place.

Lilly stated that he cannot answer if the proposed flagpoles would cause a disruption and believes some of the flagpoles at nearby car dealerships were 100 feet.

Melissa Dailey, Director of Community and Economic Development, stated that a 100-foot flagpole is about a ten-story building.

Lomosad stated that she was also concerned with the height of the flagpole.

Chair Nelson asked if TXDOT has any issues with the flagpole's proximity to their right-of-way.

Lilly stated that the Applicant would be able to speak to that.

Amanda Petty, Symonds Flags and Poles Inc., stated that if the flagpole does not cause disruption to the highway or drivers, TXDOT does not have an issue.

Commissioner Swartwout asked if Symonds Flags and Poles Inc. would be installing the flags.

Petty confirmed this.

Commissioner Swartwout asked if the proposed flagpoles would be made of the same material as other nearby flagpoles and be able to withstand high wind speeds.

Petty stated that the flagpoles are manufactured in Irving, Texas and the company has installed flagpoles all around the country.

Commissioner Swartwout stated that he wants to be sure the stability of the flagpole would be able to withstand high winds.

Petty stated that Symonds Flags and Poles Inc. has installed multiple flagpoles at Clay Cooley car dealerships in North Texas.

Dailey stated that the flagpoles would be permitted and inspected to ensure they meet all requirements.

Commissioner Swartwout asked who regulated the upkeep of the flags.

Petty stated that the company has a mobile van that can repair flags onsite.

Commissioner Swartwout asked if Harley Davidson would be under contract with Symonds Flags and Poles Inc to get their flags repaired.

Petty confirmed this.

Commissioner Swartwout asked how long the contract would last.

Petty stated that they continually renew their contract with customers.

Chair Nelson asked how much the flag would weigh.

Petty stated that she believes that the 40 by 60 feet flag would weigh 90 pounds.

Chair Nelson opened and closed the Public Hearing at 6:51 PM.

Commissioner Swartwout made a motion to recommend approval of Case No. ZAPD25-0008 as presented, seconded by Commissioner Lomosad.

Motion passed unanimously: 3-for, 0-against

7. Consider an alternative compliance request by the Applicant, Bates Martin Architects, in accordance with UDC Section 2.09.06.F. [Nonresidential Building Articulation] for the proposed CoServ Fleet Service building on approximately ±9.075 acres generally located at the southeast corner of Lake Sharon Dr and Quail Run Dr.

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

Commissioner Swartwout asked what enhanced glazing is.

Gajjar stated the City's Unified Development Code requires windows on the building facade that face public streets.

Dailey stated that glazing is the installation of windows.

Commissioner Swartwout asked if enhanced glazing includes more windows or bigger windows.

Dailey stated that the Applicant added windows to the top of the vehicle bays.

Gajjar stated that the picture being shown includes windows above the vehicle bays as requested by Staff, but when the plans were submitted there were no windows being shown.

Commissioner Lomosad asked if there would be any noise associated with this proposed project.

Mark Martin, Bates Martin Architects, stated that there would be noise but that the building would have a setback from the road.

Commissioner Swartwout asked what the general hours of operations were.

Martin stated that they would operate 8AM to 5PM, with possible exceptions during emergencies.

Commissioner Swartwout asked if associated noise from this building would typically occur between 8AM and 5 PM.

Martin confirmed this.

Dailey stated that the subject location is zoned Industrial, so this use was allowed by right.

Commissioner Lomosad made a motion to recommend approval of Case No. AC25-0002, seconded by Commissioner Swartwout.

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

F. CALL WORKSHOP SESSION TO ORDER AND ANNOUNCE QUORUM PRESENT

G. WORKSHOP AGENDA

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

Melissa Dailey stated that Staff are requesting this workshop session be moved to a later meeting.

I. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 6:58 P.M.

MINUTES APPROVED THIS _____ DAY OF _____, 2025.

Alan Nelson, Planning and Zoning Commission Chairman

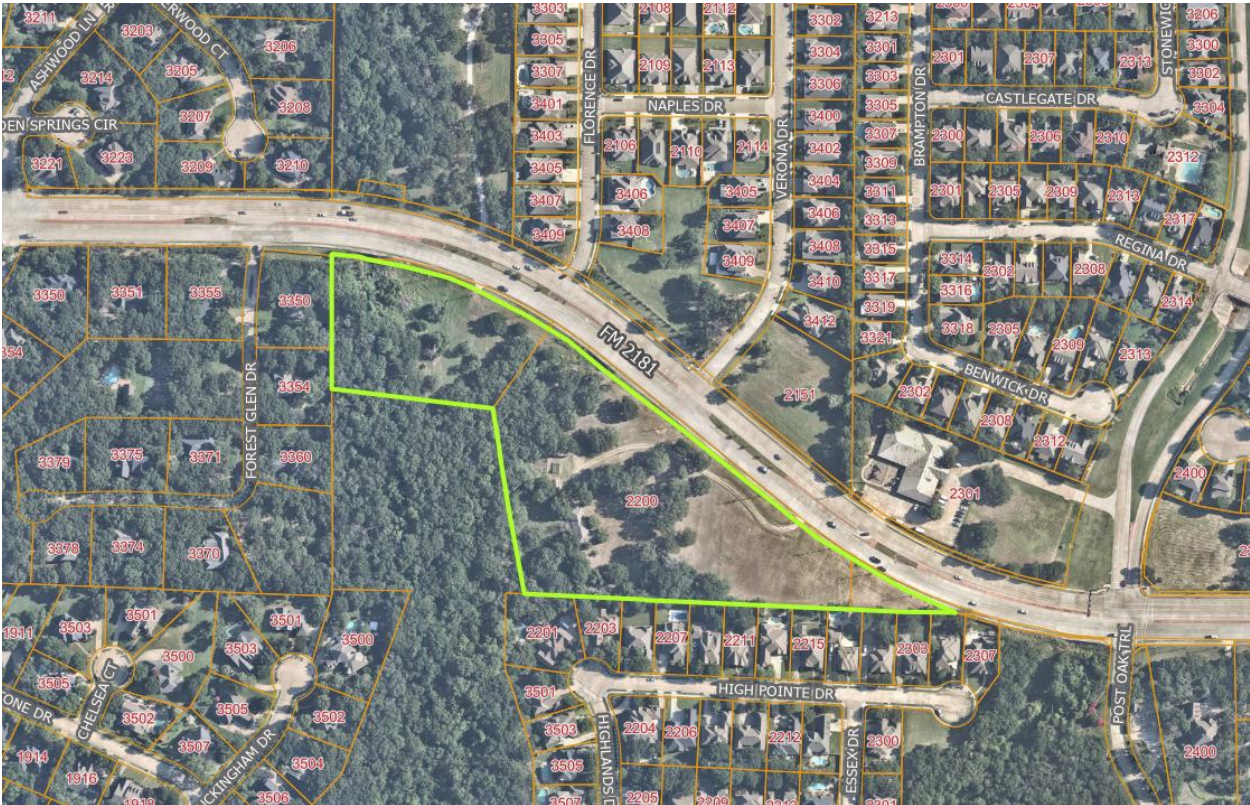


CITY OF CORINTH
Staff Report

Meeting Date:	11/10/2025	Title:	Bosco Development (PD) Rezoning Request (Case No. ZAPD25-0009)
Strategic Goals:	☐ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

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



Aerial Location Map

Item Summary/ Background

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

Proposed Development Summary

As stated in the UDC, Subsection 2.06.03, the purpose of a PD District is to “... encourage quality and better development in the city by allowing flexibility in planning and development projects... and permit new or innovative concepts in land utilization and or diversification that could not be achieved through the traditional [base] zoning districts.” This development proposes a Planned Development with MX-C base zoning. The proposed site plan meets MX-C requirements.

Land uses – The development proposes two one-story buildings along FM 2181 for retail uses. One of the buildings could be utilized as a child care use. Two additional buildings fronting FM 2181 would be developed to include retail space at the ground floor and apartments on the 2nd and 3rd stories. Individually platted townhomes would be developed along the west and south edges of the property, serving as a transition from the adjacent single family residential development to commercial uses along FM2181. The townhomes are in proximity to 5 single family lots along the southern portion of the development. The townhome buildings would be set back from the southern property line approximately 40 feet due to a 5’ landscape buffer, 15’ alley drive, and rear entry driveways. Design and form-based standards required for the buildings would meet those required in the MX-C zoning.

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

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

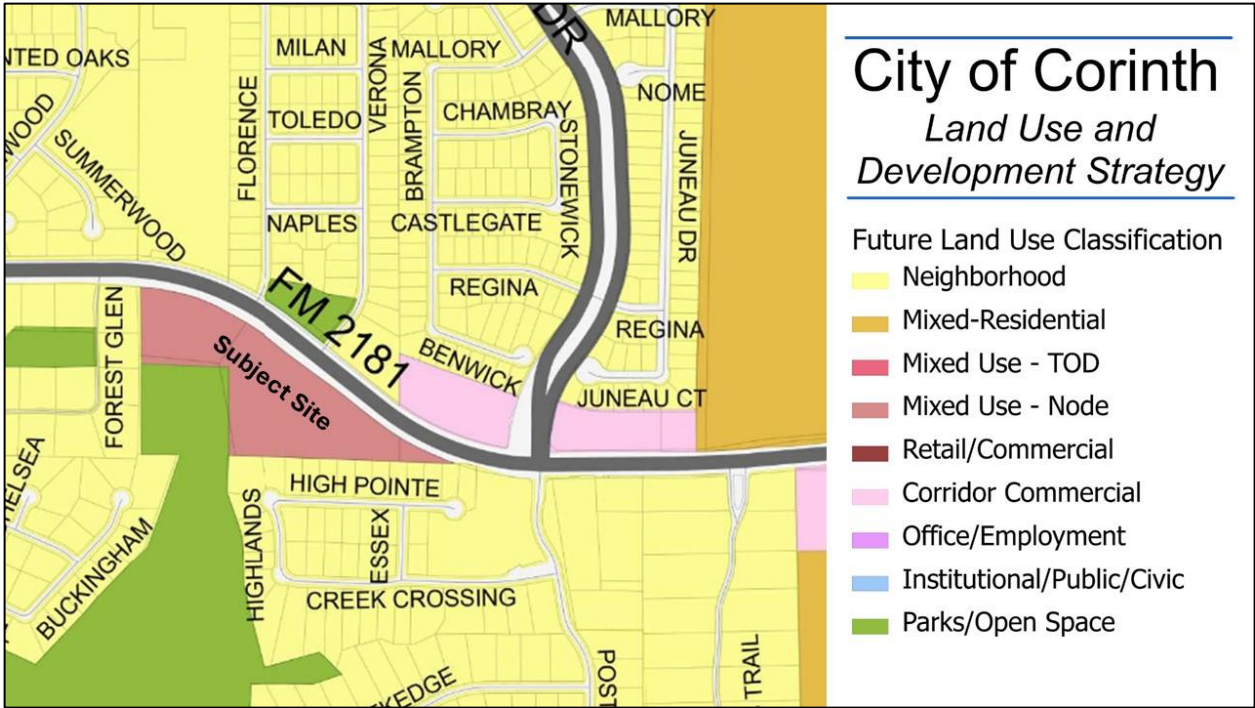


Alternative Concept Plan

The applicant has provided an alternative concept plan (Option 2) that includes flex warehouse space along the southern portion of the development in lieu of the proposed townhomes along that edge. The warehouses would be located 5' from the southern property boundary, and trees (whether shade or conifer) would not be planted behind the warehouses due to lack of space. The need for parking for flex warehouse space with multiple businesses is greater than that of townhomes, so providing a larger buffer would remove additional parking so as to not make that use feasible within the development. The warehouses would not have street trees or parallel parking along the front as shown in Option 1, and the greenspace in the center of the parking area shown in Option 1 would be removed in Option 2 to provide the additional parking needed for businesses in the flex warehouses.

Compliance with the Comprehensive Plan

The rezoning request for the subject property is consistent with the Land Use and Development Strategy designation, Mixed-Use Node, as set forth in the Envision Corinth 2040 Comprehensive Plan. The purpose and intent of Mixed- Use Node is to allow for lower scale (3-4 stories) horizontal mixed-use development that allows for a range of walkable retail, restaurants, employment, and connected residential uses at key locations along regional corridors. FM 2181 is a regional corridor and provides an opportunity for retail and mixed-use development at key locations, this location being one identified in the Comprehensive Plan, along it. The intent for mixed-use node is to allow for missing-middle housing types (townhomes, live-work, zero lot line single family, etc.) as transitions between the commercial and any existing neighborhoods. (See excerpts below from the Comprehensive Plan)



ENVISION CORINTH 2040 COMPREHENSIVE PLAN
LAND USE AND DEVELOPMENT STRATEGY

MIXED-USE NODE

Purpose and intent

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

Land use types and density

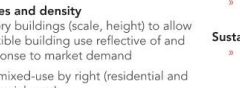
- » 3-4 story buildings (scale, height) to allow for flexible building use reflective of and in response to market demand
- » Allow mixed-use by right (residential and commercial uses)
- » Allow for missing-middle housing types (townhomes, live-work, zero lot line single family, etc.) as transitions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

Design priorities

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

Sustainability priorities

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




***Excerpt from 2040 Comprehensive Plan, page 45.**

The proposed Bosco Development Concept Plan design meets the intent and stated principles outlined for Mixed-Use Node as stated in the 2040 Comprehensive Plan. Specifically, the plan incorporates 3 story buildings, consistent with the 3-4 story buildings indicated in the Comprehensive Plan for Mixed-Use Node to allow for flexible building use

reflective of and in response to market demand. The development proposes to bring more than 24,000 sf of retail space to the market while offering a variety of housing types to satisfy market demand. The proposed development provides for a transition from the commercial along FM 2181 and the single family residents to the south with the development of individually platted townhomes along the southern and western boundary. A 5' landscape buffer of either shade trees or tall, conical evergreen trees would be provided along the existing 8' board on board fence on the south end of the development, along with a 15' alley drive, and approximately 20' driveway for the townhomes. The townhomes would be located approximately 100' from the single family homes with tall shade trees or evergreen trees in between.

Public Notice

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

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

Letters of Support/Protest

As of the date of this report, the City has received no letters of support, eleven (11) letters of opposition from property owners within 200 feet of the proposed rezoning, and six (6) letters of opposition from property owners more than 200 feet from the proposed rezoning. Letters received after this date will be presented to the Planning & Zoning Commission at the time of Public Hearing. See Attachment 2 – 200' Buffer Exhibit and Correspondence from Property Owners within 200 feet and Attachment 3 – Correspondence from Property Owners Outside of 200 Feet.

Staff Recommendation

Staff recommends approval of either Option 1 or Option 2, but notes that Option 1 provides for better transition to existing residential use along the southern boundary by providing for residential use along that edge, a greater buffer distance, more trees and greenspace, and less noise and light pollution than flex warehouse space with multiple businesses.

Motion

"I move to recommend approval of No. ZAPD25-0009 – Bosco Planned Development (Option 1 or Option 2).

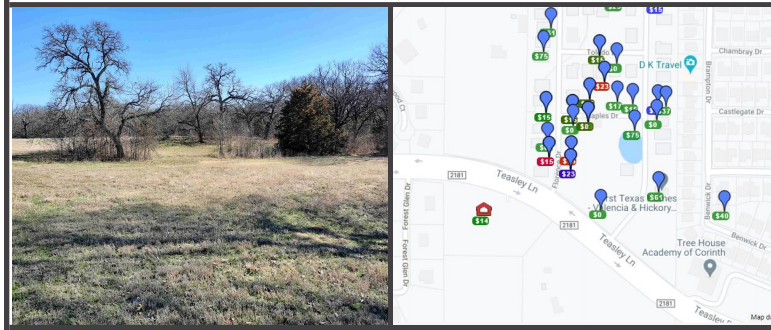
Supporting Documentation

Attachment 1 – Bosco PD Exhibits

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

Attachment 3 – Correspondence from Property Owners Outside of 200 feet

Attachment 4 – Public Input Forms from October 27, 2025, Planning and Zoning Commission Regular Session



CERTIFIED TO:
SANDEEP SHAH AND MANISH JAIN; FIDELITY NATIONAL TITLE
INSURANCE COMPANY

TITLE COMMITMENT: **CLIENT FILE NO:** LT-19135-1901352100087-CG

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NUMBER 153, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO WHITEHAVEN PROPERTIES, LLC AS RECORDED UNDER DOCUMENT NUMBER 2008-9935, DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.), SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CORPUS OF ENGINEERS (#F527) MONUMENT FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID WHITEHAVEN TRACT, AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO THE UNITED STATES OF AMERICA, KNOWN AS LAKE LEVINSVILLE, AS BEING UNDER VOLUME 1173, PAGE 375, RECORD 1, D.R.C.T.; ALSO BEING AN ELL CORNER OF THE REMAINDER OF A TRACT OF LAND DESCRIBED BY DEED TO JOYCE LAMBERT AND MAX W. STOCKWELL AS RECORDED UNDER VOLUME 1173, PAGE 799, (D.R.C.T.);

THENCE NORTH 84 DEGREES 05 MINUTES 41 SECONDS WEST, WITH A NORTH LINE OF SAID LAKE LEWISVILLE, AND WITH THE SOUTH LINE OF SAID WHITEHAVEN TRACT, A DISTANCE OF 345.85 FEET TO A "CORPS OF ENGINEERS" MONUMENT FOUND FOR CORNER, SAME BEING A SOUTHWEST CORNER THEREOF, AND BEING IN AN EAST LINE OF CORINTH FOREST, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOLUME B, PAGE 400.

THENCE NORTH 01 DEGREES 57 MINUTES 50 SECONDS WEST, WITH AN EAST LINE OF SAID CORINTH FOREST, AND PARTIALLY WITH THE WEST LINE OF SAID WHITEHAVEN TRACT, A DISTANCE OF 292.62 FEET TO AN "X" CUT SET ON COLUMBIA FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID CORINTH FOREST, AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DISCLOSED TO THE STATE OF TEXAS AS RECORDED UNDER DOCUMENT NUMBER 2010 49356, (D.R.C.T.), SAID POINT ALSO BEING IN THE PRESENT SOUTH LINE OF F.M. 2181, ALSO KNOWN AS

THENCE SOUTH 86 DEGREES 15 MINUTES 45 SECONDS EAST, OVER AND ACROSS SAID WHITEHAVEN TRACT, AND WITH A SOUTH LINE OF SAID STATE OF TEXAS TRACT AND SAID F.M. 2181, A DISTANCE OF 83.79 FEET TO A 1/2 INCH IRON PIPE WITH ASSOCIATED SURVEY MARKS, BEING A SET BACK CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1080.92 FEET, WHOSE CHORD BEARS SOUTH 74 DEGREES 05 MINUTES 09 SECONDS EAST A DISTANCE OF 257.44 FEET, WITH A DELTA ANGLE OF 13 DEGREES 40 MINUTES 42

THENCE OVER AND ACROSS SAID WHITEHAVEN TRACT, WITH A SOUTH LINE OF SAID STATE OF TEXAS TRACT AND SAID F.M. 2181, AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 258.05 FEET TO A 1/2 INCH IRON ROD WITH ASC CAP SET FOR CORNER;

THENCE SOUTH 61 DEGREES 11 MINUTES 38 SECONDS EAST, OVER AND ACROSS SAID WHITEHAVEN TRACT, WITH A SOUTH LINE OF SAID STATE OF TEXAS TRACT AND SAID F.M. 2181, A DISTANCE OF 160.95 FEET TO A 1/2 INCH IRON ROD WITH ASC CAP SET FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID STATE OF TEXAS TRACT, AND BEING THE NORTHWEST CORNER OF SAID REMAINDER TRACT; SAID POINT ALSO BEING IN THE EAST LINE OF SAID WHITEHAVEN TRACT;

THENCE SOUTH 34 DEGREES 07 MINUTES 07 SECONDS WEST, WITH A WEST LINE OF SAID REMAINDER TRACT, AND WITH THE EAST LINE OF SAID WHITEHAVEN TRACT, A DISTANCE OF 210.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.559 ACRES OF LAND, MORE OR LESS.

1. This survey was prepared with information contained in Title Commitment GF No. 111-19135-1901352100087-CG of Fidelity National Title Company, effective date of February 4, 2021, issued date of February 23, 2021, and is subject to the limitations of that commitment.

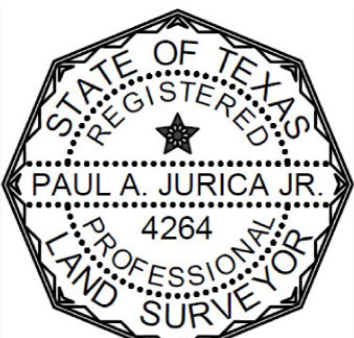
2. Subject to easements and setbacks as per restrictions recorded in Schedule B, Item No. 1.

3. All building lines and easements shown hereon are per the record plat, unless otherwise noted.

4. Schedule B, Item No. 11f- 11h (Does not Apply), 11g, 11i & 11j (Applies as shown on survey)

REVISION DATE(S):
(rev.1 3/15/2021)

NONE VISIBLE



SURVEYORS CERTIFICATE
The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

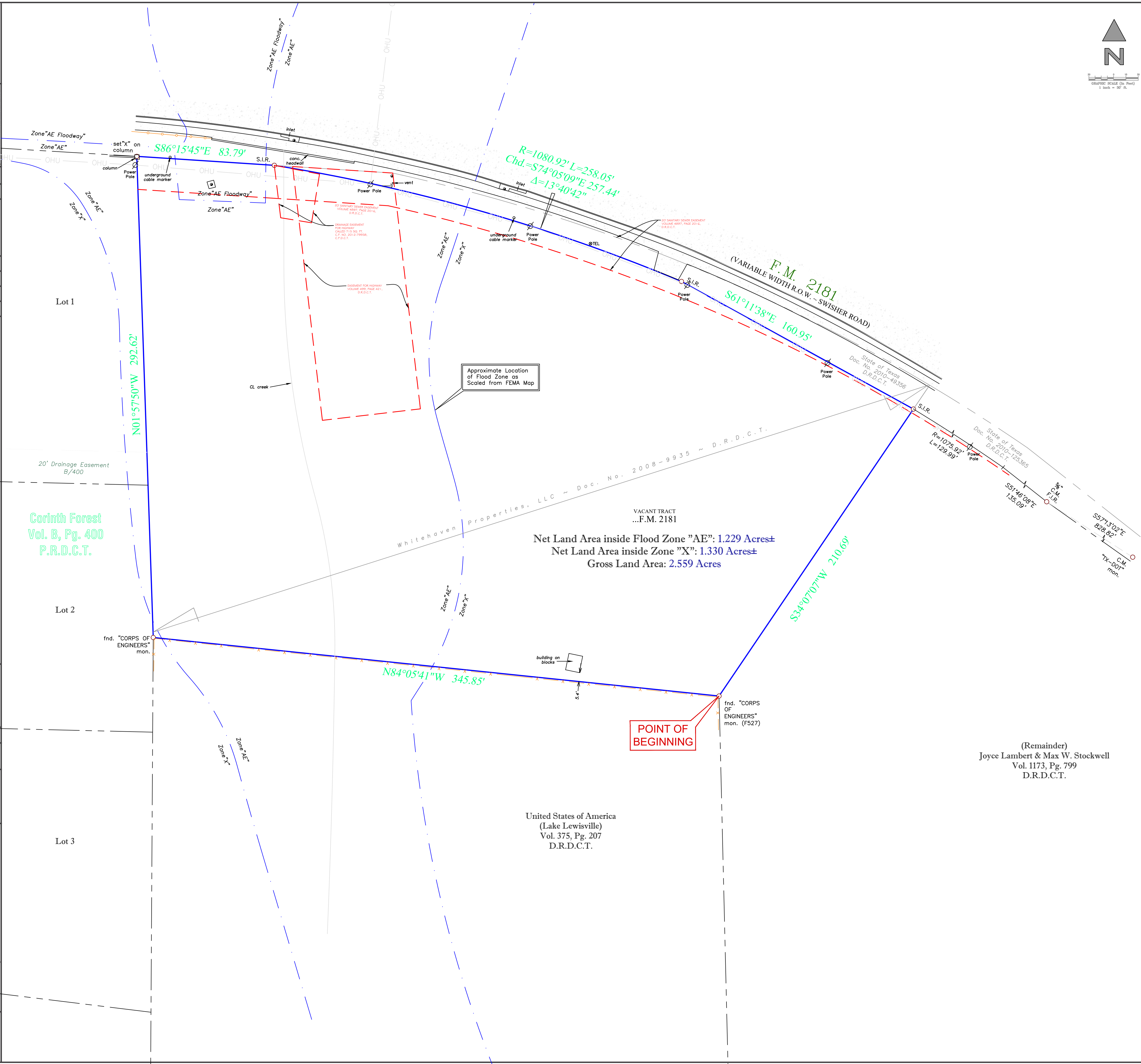
PLAKA

Headquarter's Office
 o: 866.735.1916 | f: 866.744.2882
 220 Elm St | Lewisville, TX 75057
 Firm No: 10063800

Branch Office
 o: 866.735.1916 | f: 866.744.2882
 Ave, Suite 150 | Houston, TX 77082
 Firm No: 10194353



www.exactalend.com | office: 866.735.1915 | fax: 866.744.2662



GENERAL SURVEYORS NOTES:

Section E, Item 2.

1. Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided to and viewed by the parties to this survey for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. Controlling Monuments ("CM") designated on the survey indicate the corners found or recovered and are the basis of the referenced bearing for this survey. Unless otherwise noted the bearings depicted herein are based on the record map or plat.
4. If there is a septic tank or drain field shown on this survey, the location depicted herein was either shown to and verified by the parties to this survey or it was estimated by visual above ground inspection only. No excavation was performed to determine its location.
5. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
6. Alterations to this survey map and report by other than the signing surveyor are prohibited.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise stated "SIRC" indicates a Set Iron Rebar with Cap stamped LB# 10063800 or LB# 10194357, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Texas State Statutes §63.18. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the surveyor's legend and on this survey may have been enlarged or reduced for clarity, and the symbols may be placed at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been prepared exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14. Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning. Dimensions are in feet and decimals thereof.

SURVEYORS LEGEND:

LINETYPES		ABBREVIATIONS		ME - Maintenance Easement	
	Boundary Line	(C) - Calculated	MES - Mitered End Section	MF - Metal Fence	
	Center Line	(F) - Field	MM - Manhole	NR - Non-Radial	
	Chain Link or Wire Fence	(M) - Measured	NTS - Not to Scale	NAVDB8 - North American Vertical Datum 1988	
	Easement	(P) - Plat	NGVD29 - National Geodetic Vertical Datum 1929	OG - On Ground	
	Edge of Water	(S) - Survey	ORB - Official Records Book	ORV - Official Record Volume	
	Iron Fence	A/C - Air Conditioning	O/A - Overall	O/S - Offset	
	Overhead Lines	AE - Access Easement	OFF - Outside Subject Property	OHL - Overhead Utility Lines	
	Structure	ANE - Anchor Easement	OH - Overhang	ON - Inside Subject Property	
	Survey Tie Line	ASBL - Accessory Setback Line	P/E - Pool Equipment	PB - Plat Book	
	Vinyl Fence	B/W - Walk/Box Window	PC - Point of Curvature	PCC - Point of Compound Curvature	
	Wall or Party Wall	BC - Block Corner	PCP - Permanent Control Point	PI - Point of Intersection	
	Wood Fence	BFP - Backflow Preventer	PLS - Professional Land Surveyor	PLT - Planter	
SURFACE TYPES		BLDG - Building	POB - Point of Beginning	POC - Point of Commencement	
	Asphalt	BLK - Block	PRC - Point of Reverse Curvature	PRM - Permanent Reference Monument	
	Brick or Tile	BM - Benchmark	PSM - Professional Surveyor & Mapper	PT - Point of Tangency	
	Concrete	BR - Bearing Reference	PUE - Public Utility Easement	R - Radius or Radial	
	Covered Area	BRL - Building Restriction Line	R/W - Right of Way	RES - Residential	
	Water	BSMT - Basement	ROE - Roof Overhang Easement	RGE - Range	
	Wood	C - Curve	RP - Radius Point	RL - Right of Way	
SYMBOLS		C/L - Center Line	SBL - Setback Line	SCL - Survey Closure Line	
	Benchmark	C/P - Covered Porch	SCR - Screen	SEC - Section	
	Center Line	C/S - Concrete Slab	SEP - Septic Tank	SEW - Sewer	
	Central Angle or Delta	CATV - Cable TV Riser	SIR - Set Iron Rod & Cap	SMWE - Storm Water Management Easement	
	Common Ownership	CB - Concrete Block	SND8 - Set Nail and Disc	SQFT - Square Feet	
	Control Point	CH - Chord Bearing	STL - Survey Tie Line	STY - Story	
	Catch Basin	CHIM - Chimney	SV - Sewer Valve	SWL - Sidewalk Easement	
	Elevation	CLF - Chain Link Fence	TBM - Temporary Bench Mark	TEL - Telephone Facilities	
	Fire Hydrant	CME - Canal Maintenance Easement	TOB - Top of Bank	TUE - Technological Utility Easement	
	Find or Set Monument	CO - Clean Out	TWP - Township	TX - Transformer	
	Guywire or Anchor	CONC - Concrete	UE - Underground	UP - Utility Pole	
	Manhole	COR - Corner	UR - Utility Riser	VF - Vinyl Fence	
	Tree	CS/W - Concrete Sidewalk	W/C - Witness Corner	W/F - Water Filter	
	Utility or Light Pole	CUE - Control Utility Easement	W/F - Wood Fence	WM - Water Meter/Valve Box	
	Well	CVG - Concrete Valley Gutter	WV - Water valve		
		D/W - Driveway			
		DE - Drainage Easement			
		DF - Drain Field			
		DH - Drill Hole			
		DUE - Drainage & Utility Easement			
		ELEV - Elevation			
		EM - Electric Meter			
		ENCL - Enclosure			
		ENT - Entrance			
		EOP - Edge of Pavement			
		EOW - Edge of Water			
		ESMT - Easement			
		EUB - Electric Utility Box			
		F/DH - Found Drill Hole			
		FCM - Found Concrete Monument			
		FF - Finished Floor			
		FIP - Found Iron Pipe			
		FIRC - Found Iron Rod & Cap			
		FIN - Found Nail			
		FN&D - Found Nail & Disc			
		FRRSKP - Found Rail Road Spike			
		GAR - Garage			
		GM - Gas Meter			
		ID - Identification			
		IE/EE - Ingress/Egress Easement			
		ILL - Illegible			
		INST - Instrument			
		INT - Intersection			
		IRRE - Irrigation Easement			
		L - Length			
		LAE - Limited Access Easement			
		LBN - License No. (Business)			
		LBF - Limited Buffer Easement			
		LE - Landscape Easement			
		LME - Lake/Landscape Maintenance Easement			
		LS# - License No. (Surveyor)			
		MB - Map Book			

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, X SHADED AND AE, PER 481143 0389H, DATED: 06/19/2020.

Section E, Item 2.

FIELD NOTES DESCRIPTION:

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

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

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

THENCE North 34° 44' 07" minutes 03 seconds East, with the east line of said a Quartic Investments tract, a distance of 210.79 feet to a 1/2 inch iron rod with cap stamped "Arthur Surveying Company" found for corner being the southeast corner of a tract of land described by deed to the State of Texas, recorded under Instrument Number 2010-49356, O.P.R.D.C.T., same point being the southwest corner of a tract of land described by deed to the State of Texas, recorded under Instrument Number 2010-125365, O.P.R.D.C.T., and being the northeast corner of said a Quartic Investments tract, same point being in the southerly right-of-way line of F.M. 2181, and being the beginning of a non-tangent curve to the right, having a radius of 1075.92 feet;

THENCE with the southwesterly right-of-way line of said F.M. 2181 and with said curve to the right, through a central angle of 06 degrees 54 minutes 48 seconds, whose chord bears South 55 degrees 12 minutes 44 seconds East at 129.74 feet, an arc length of 129.82 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner;

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

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

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

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

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

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

NOTES

- Blanket Easement recorded in Volume 385, Page 257 includes the subject tract.

Boundary Survey



2200 F.M. 2181,
Corinth, Texas



2400 Dallas Parkway, Suite 500
Plano, TX 75093
Ph.: 972.682.2780
Fax: 1-848-766-6874

Capital Title Co. G.F. No. 21-632421

Job No.:	20220425	Technician
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LEGEND (NOTE): If any adjacent historic property boundaries increase in risk within the 100-year floodplain as scaled per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 4811-0389 II, present Effective Date of Map, June 19, 2020, herein property lies within Zone "X" Unshaded.

SURVEYOR'S CERTIFICATION:
The undersigned does hereby certify that
this survey was this day made on the
ground of the property legally described
hereon and is correct and to the best of my
knowledge there are no visible

boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown herein. Use of this document is solely intended for the transaction reflected by the G.F. Number

THOMAS WILLIAM MAIK
5119
LABORATIONAL

April 11, 2022

Old Town Surveying, LL



Professional Land Surveyors
 810 Office Park Circle, Suite 130, Lewisville, Texas 75077

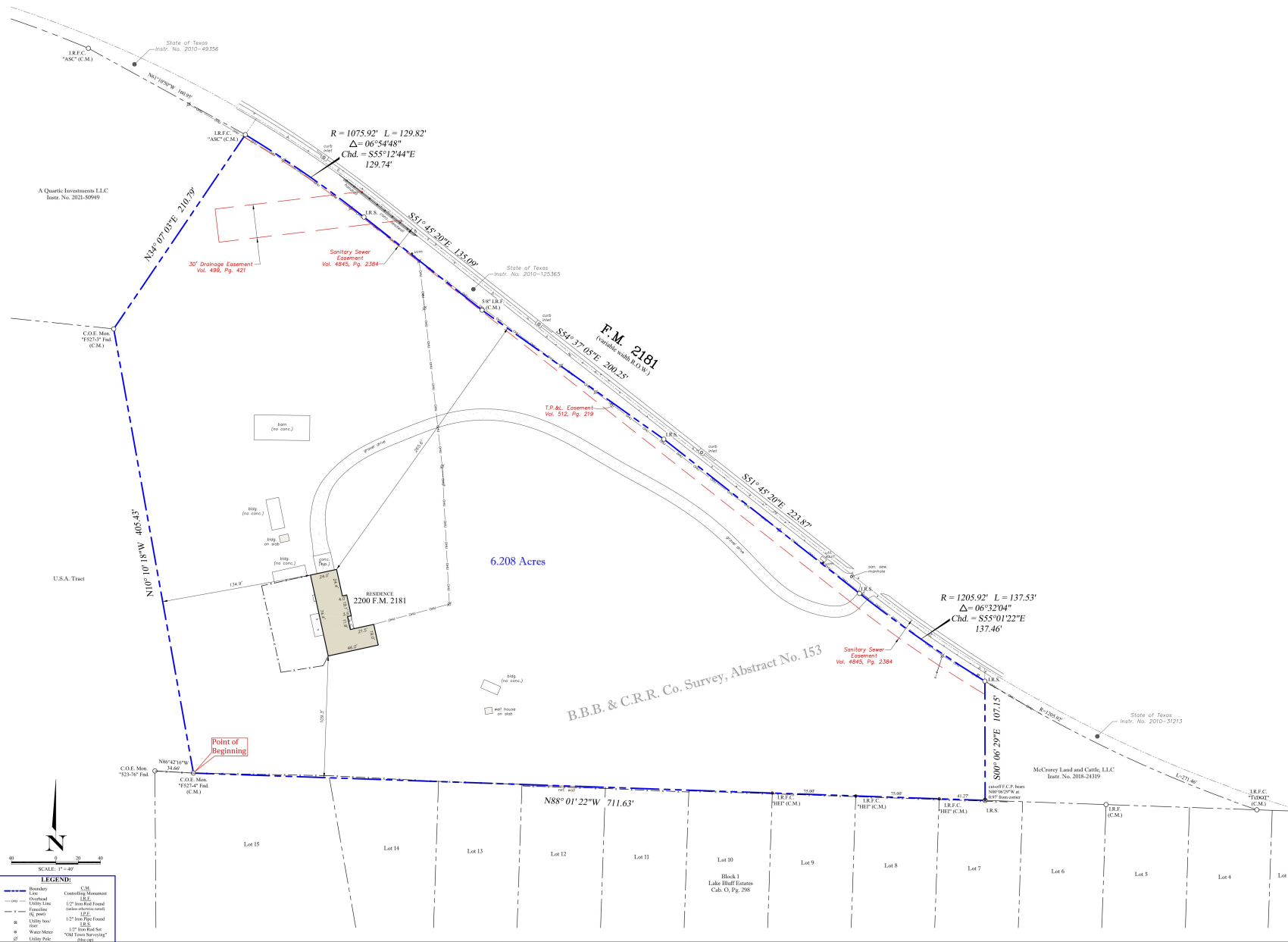
Ph. 409-293-8079 info@alldaymarveying.com
TREN Number: 10194611

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14

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14



FIELD NOTES DESCRIPTION:

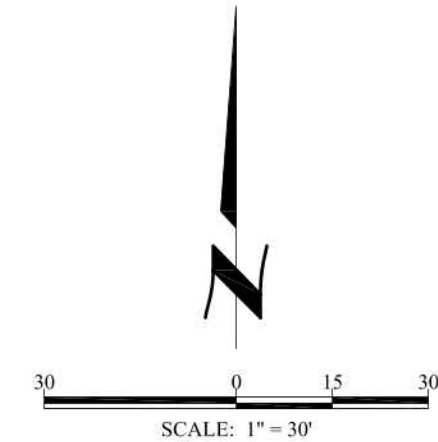
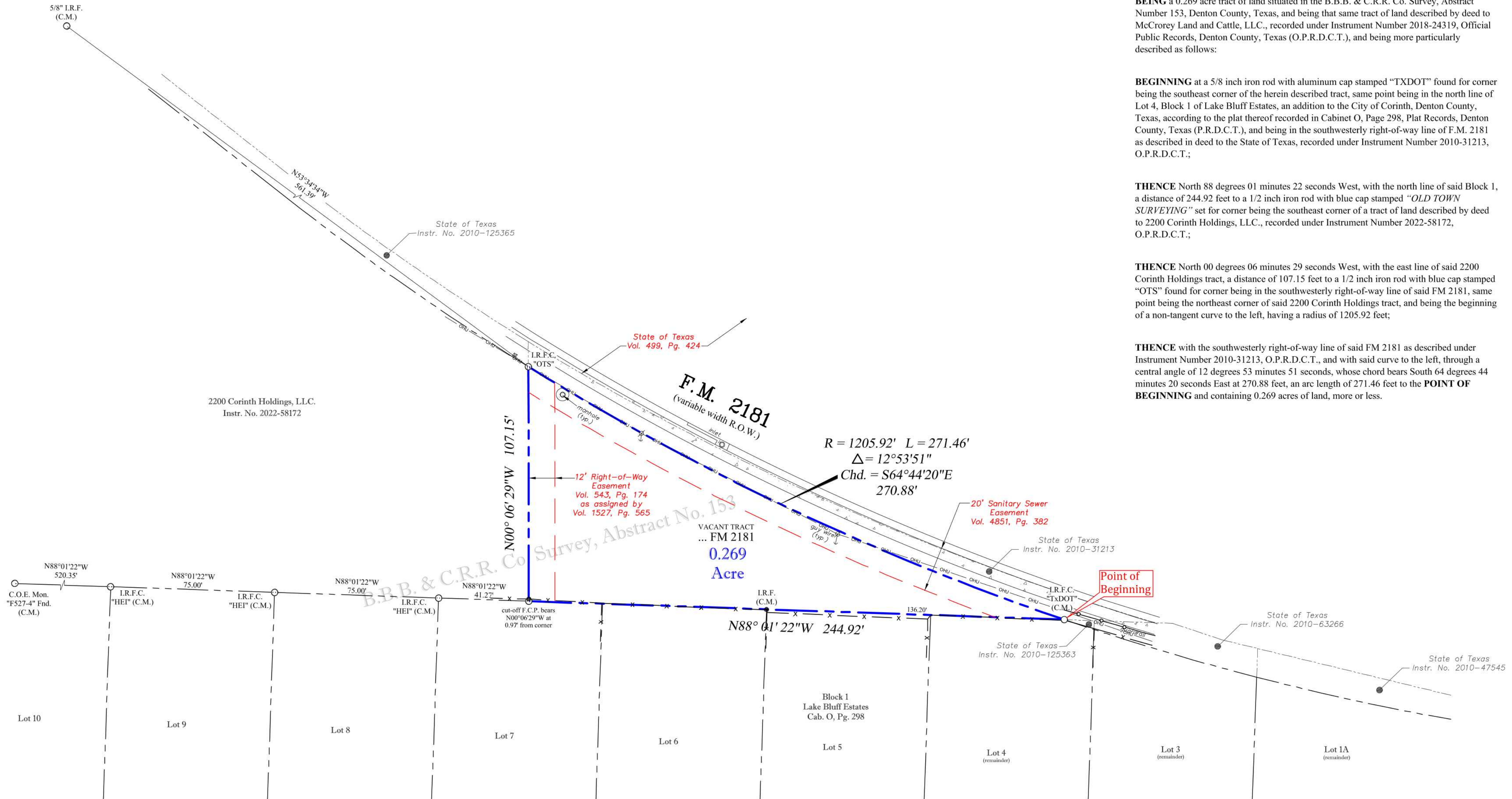
BEING a 0.269 acre tract of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract Number 153, Denton County, Texas, and being that same tract of land described by deed to McCrorey Land and Cattle, LLC., recorded under Instrument Number 2018-24319, Official Public Records, Denton County, Texas (O.P.R.D.C.T.),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

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

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

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

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



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

NOTES:

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

Boundary Survey



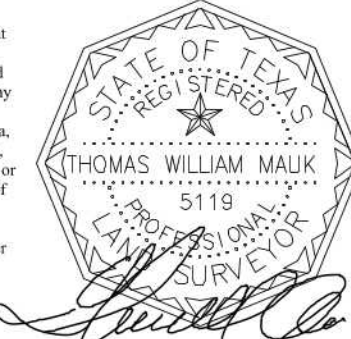
... FM 2181,
Corinth, Texas

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

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

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

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



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

EXHIBIT “C”

PLANNED DEVELOPMENT STANDARDS

SECTION 1: OVERVIEW

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

SECTION 2: PD APPLICATION AND REVIEW

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

SECTION 3: PURPOSE AND BASE DISTRICT

A. Purpose

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

B. Base District

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

SECTION 4: USES AND AREA REGULATIONS

1. Permitted Uses and Use Regulations

- a. In the PD, no building or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the MX-C Mixed Use Commercial District regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the MX-C, Mixed Use Commercial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the PD District except as modified below:
 - i. The following additional uses shall be permitted within this Planned Development:
 - a) Child-Care: Licensed Child-Care Center
 - ii. The following uses shall be prohibited within this Planned Development:
 - a) Ambulance Service
 - b) Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
 - c) Laundry, Commercial
 - d) Laundry, Self Service
 - e) Vape and Vape Paraphernalia shops

2. Dimensional Regulations

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

3. **Development Standards**

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

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

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

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

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

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

SECTION 5: OTHER DEVELOPMENT CONSIDERATIONS

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

Bosco Development
FM 2181
Corinth, Texas

Issued Date: 7/16/2025
Project No: 25xxxx

Drawn By: R.KING, AIA
Checked By:
Designed By: R.KING AIA

Issue Record		
#	Description	Date
1	DESIGN DEV	7/2/2025
2	DESIGN DEV	7/16/2025
3	DESIGN DEV	9/13/2025

A-DD-2.5



Landscaping Legend	
	Shade Tree
	Ornamental Tree
	Evergreen Screening Tree
	Preserved Existing Tree

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

PARKING PROVIDED (EXCLUDING TOWNHOUSES) = 237 + 21 parallel
PARKING REQUIRED (EXCLUDING TOWNHOUSES) = 220

Bosco Development
FM 2181
Corinth, Texas

Issued Date: 7/16/2025
Project No: 25xxxx

Drawn By: R.KING, AIA
Checked By:
Designed By: R.KING AIA

Issue Record		
#	Description	Date
1	DESIGN DEV	7/2/2025
2	DESIGN DEV	7/16/2025
3	DESIGN DEV	9/13/2025

A-DD-2.5



1 CONCEPT SITE DESIGN-OPTION 2
A-DD-2.5 SCALE: 1"=60' (D size sheet)

PARKING PROVIDED (EXCLUDING TOWNHOUSES) = 270 + 12 parallel
PARKING REQUIRED (EXCLUDING TOWNHOUSES) = 220

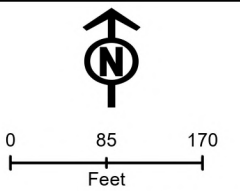
ATTACHMENT 2:
200 FT ZONING BUFFER MAP AND LETTERS FROM
PROPERTY OWNERS WITHIN 200 FEET

Proposed Planned Development

Bosco PD Request (ZAPD25-0009)

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

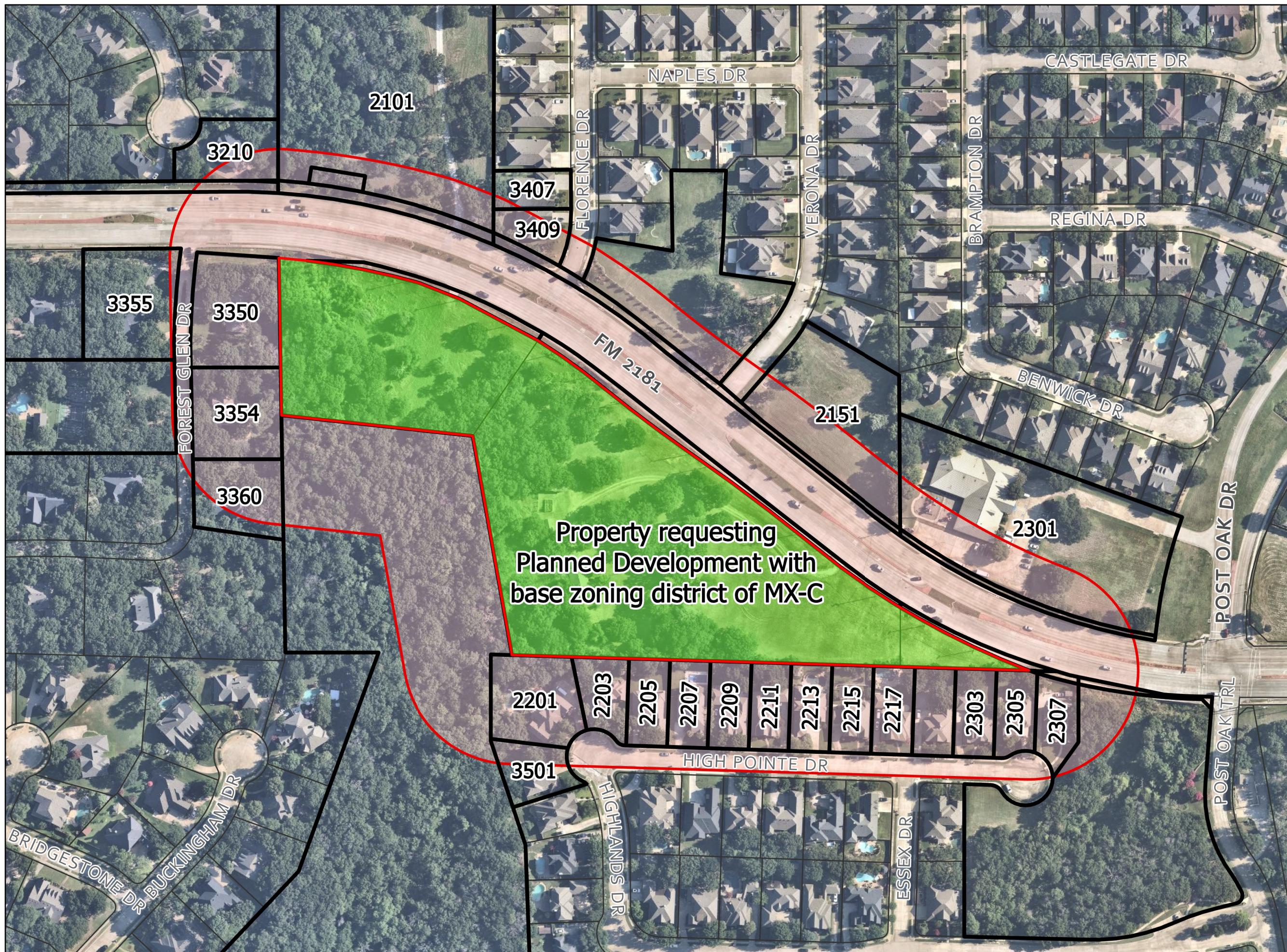
 Properties within 200 ft of area requesting a zoning change from SF-2 to a Planned Development with a base zoning district of MX-C



1 inch equals 170 feet



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 property boundaries.





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

Section E, Item 2.

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

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

PUBLIC HEARING NOTICE

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

The November 20, 2025, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on October 27, 2025. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

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

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

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

Signature: **(REQUIRED)**

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

(Signature)



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

SEE Letter. Thank you.

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

Signature: **(REQUIRED)**

MARC BROWNE 2209 High pointe. Drive
(Please Print)

MARC Browne
(Signature)

Dear Melissa and Council Members,

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

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

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

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

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

Thank you for your time and attention.

Sincerely,

Marc Browne

2209 High Pointe Drive

Lake Bluff Estates





CORINTH
TEXAS

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

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

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

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

Signature: (REQUIRED)

Name/Address/City: (REQUIRED)

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

Melanie Carlow
(Signature)



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

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

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

David A. Harper
(Signature)



Planning and Zoning Commission Meeting
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I am writing in (Check as applicable) Support: _____ Opposition: ☒ of the proposal.

Multiple reasons for opposing

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

Signature: **(REQUIRED)**

Tom McKaig
(Please Print)

Tom McKaig
(Signature)

Dear Ms. Daily:

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

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

First, we object on the timeliness of your notice:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

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

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

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



Ms. Daily,

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

Respectfully,

John & Pamela Pico

Melissa Dailey,

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

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

Impact on traffic and public safety:

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

Insufficient infrastructure:

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

Effect on neighborhood character and quality of life:

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

Property value concerns:

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

Environment and Resource Concerns:

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

Impact on green space and wildlife:

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

Inconsistency with the City's Comprehensive Plan:

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

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

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

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

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

Sincerely,

Ron & Jackie Peak
3354 Forest Glen Drive, Corinth



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

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

Name/Address/City: (REQUIRED)

Signature: (REQUIRED)

John Farrar

(Please Print)

John Farrar

(Signature)



Planning and Zoning Commission Meeting

Date: **MONDAY, November 10, 2025 at 6:30 P.M. (DATE CHANGE)***

Section E, Item 2.

City Council Regular Meeting

Date: **THURSDAY, November 20, 2025 at 6:30 P.M.**

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

PUBLIC HEARING NOTICE

Dear Property Owner:

Due to a request from the Applicant, the date of the Planning & Zoning Commission Public Hearing for the item listed below has been changed as follows: On Monday, November 10, 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, November 20, 2025, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

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***Please note that the date change is for the Planning and Zoning Commission public hearing only. The City Council public hearing as previously noticed remains the same. Letters of support or opposition previously received will be considered for the new public hearing date.**

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

see attached listing of very legitimate objections and concerns to the proposed rezoning and development plan as presented to the City of Corinth.

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

MICHAEL J LAUGHON 3360 FOREST GLEN DR CORINTH
(Please Print)

Signature: **(REQUIRED)**

Michael J Laughon
(Signature)

From: Mike Laughlin
Sent: Wednesday, November 5, 2025 1:55 PM
To: Planners
Cc: Matthew Lilly; Mike Laughlin
Subject: Opposition to Rezone/Bosco Planned Development of 2200 FM 2181 property
Attachments: [2200 FM 2181_Rezoning_planned dev_oppose_MLaughlin.pdf](#); [Corinth PD Public Records Request_FM 2181 accident reports.pdf](#); [FM2181 MAP of Flood Zone.pdf](#); [CAD Map with Elevations.pdf](#); [floodzone map.pdf](#); [Protest - Rezon_Plan 2200 FM 2181 Corinth_details_MLaughlin.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Melissa. I am Mike Laughlin, Corinth Forest Subdivision HOA Board President, and my wife and family live at 3360 Forest Glen Drive, which is one of the impacted residences within 200 feet of the planned development. I have engaged and conversed with both the City, COE, Corinth PD, and the developer in hopes that Bosco would alter their plan to be more deferential to and considerate of our neighborhoods and those of us affected.

I strongly oppose this rezoning and planned development as presented for the reasons listed within the **attached** document centering on traffic volume and safety, infrastructure impact, unreasonably heavy and very dense footprint, two **3-story retail/apt. buildings and 40, three-story townhomes** right up against single family residences bringing big space and privacy concerns. Additionally, since much of this includes **3-story townhomes** abutting right up against the woods line of the Corp. property, it will result in heavy and noise, lights, close presence 24x7 that will bring a significant impact on the plentiful and diverse wildlife and ecosystem of the adjacent COE property (right up against the Corp. property line) and the Teal Spring Branch Creek flowage easement that these beautiful wildlife depend on daily which runs all the way to the Lake shoreline. That creek is also within the existing FEMA flood plane covering all of parcel #83947 and western portion of parcel 62043 on the east side of the creek (see attached).

I will attend all hearings and public meetings (Nov. 10 P&Z and Nov. 20 City Council) related to this to express my opposition and objections based on a variety of legitimate negative impact concerns (listed here and attached). At the very least, I ask they remove or change the planned 3-story townhomes to something else like (e.g., flex warehouse/office) along the fencing at High Point Drive **and** also along the COE property line bordering the west side of parcel 62043.

I am also **sending several photos in a separate email** due to size, but please add them to my protest documentation. Thank you for your favorable consideration on this matter, and please reply so I know this was received.

My name is Michael Laughlin, and I reside at 3360 Forest Glen Dr. (within 200 ft. of proposed development) with my wife and family. I am sending this notification to the Corinth City Planning and Zoning Dept. to oppose the currently proposed development and rezoning plan for the 9.2 plus acres generally located at 2200 FM2181, changing it from SF-2 to MX-C.

I have researched and reviewed the location and development plans from BOSCO LLC submitted to the city, and I oppose this planned rezoning and development for the following reasons:

Significant traffic safety concerns: the only planned entrances for this entire development are located on the south side of FM 2181 (a 6 lane, 50 mph thoroughfare where 60 mph- plus is very common). These are **planned at the exact location of a major blind curve** (heavily, unavoidably obstructed) east bound, **and currently does NOT envision a merged exit lane turning right into any east bound entrance/exit egresses.** The blind curve issue is especially true for the first planned egress just east of the road guardrails going over Teal Springs Branch Creek (furthest west, right behind John Pico property at 3354 Forest Glen Dr.). With current plans, there is also only **one** place to turn left and directly enter the property when traveling westbound on FM 2181 (otherwise all those would have to do an unprotected U-turn at Forest Glen Drive where I reside at all hours of the day and night). Those using it now (generally during daytime hours) frequently strike our gate entrance access skirt and curb, as well as the Forest Glen Drive street sign when making these unmonitored or protected U-turns.

Additionally, within the current plan, the first, most westerly egress (within the blind or very visually obstructed curve) can only be entered turning left when coming westbound on FM 2181 using that same unmonitored U-turn at Forest Glen Drive (our only neighborhood entrance for those of us residing on Forest Glen Drive within the Corinth Forest Subdivision). Same or worse conditions for anyone trying to exit into the planned development with that blind, high speed area of eastbound FM 2181 as well.

In relation to this, I submitted and await FOIA request (#PRR-2025-288) requesting the prior 5 years of traffic accidents and damages of the area for the last 5 years, and results are pending. Most drivers coming in either direction within this strip of FM 2181 daily exceed the 50-mph limit of the road, making the eastbound blind curve, and required U-turns for egress of those coming westbound. (see diagrams attached).

I expect that TX DOT will have to review all this and have a solid traffic safety plan that is significantly better than the current plan from BOSCO.

Development density and footprint: Excessively heavy and dense planned development footprint compared to the location, space available, adjacent wetlands, runoff, and wildlife next to COE property, and compromised privacy/spacing of families residing in immediately adjoining single family homes on High Pointe, FM 2181, and the 4 houses on Forest Glen Drive where I reside. The 4 buildings (two 3-story), and 40 (3-story) townhomes right up against the fence line of High Pointe and the COE property line with all its impact and no real space or easement will also have a big negative impact for all the reasons mentioned above, below, and attached.

Spacing and Privacy: this planned development is way too tall and packed related to 4 retail/apt. buildings (2 three-story) towering over the adjoining residence's back fences on High Pointe Dr. and looking very different than the nearby residences and neighborhoods, and even businesses. The lighting and 350 plus parking spaces (and noise 24x7) required for all these planned residences and businesses within the current plan will completely overtake the immediately adjacent homes, neighborhoods and serene living environment and atmosphere for the us homeowners and diverse woods and ecosystem.

This will also greatly encroach on the heavy wildlife presence that abounds in the wooded area of the adjacent/adjoining Corp. of Engineers property. That can easily be seen in the attached recent photos. The Veal Springs Branch creek runs straight through part of the property of the planned development, and the development will unavoidably push out the very diverse and prevalent wildlife depending on it now for sustenance. I have met with the COE Rangers who had concern of the same to include the overall environmental impact of the planned development on the Corp. property, the overall ecosystem, biodiversity, and animal wildlife of the area existing there now.

City Future Land Use Master Plan Misalignment: per attached City of Corinth this carries the development plan too far from FM 2181 and directly up against existing homes backyard fences and COE property lines.

Environmental Impact: this planned development comes directly to the edge of the Teal Spring Branch Creek and drainage easement. That much development of buildings, homes, and concrete for driveways and parking space, along with noise and lights of the vehicles coming and going will likely impact the soil, grade, and runoff areas. That creek is also **within the existing FEMA flood plane covering all of parcel #83947 and part of parcel 62043** (see attached).

I met with the US Army Corp. of Engineers staff in Lewisville on 10/21/25 and provided these plans. This planned development was new information for them, and there are some

unanswered questions as to impact. I emailed the plan details provided by the City to them that same day.

There are a **large ecosystem and biodiverse sets of vegetation, trees, and wildlife living, feeding, and drinking in these basically forest and wetland conditions** all the way up to the edge of the COE line which directly adjoins to a significant portion of this planned development. See attached pictures (many very recent). This topography and eco and wildlife conditions carry southward, for several hundred of yards **right past the Elm Fork Trail and all the way to the Lewisville Lake waterfront and shoreline.**

This area is also a **major bird migration flyway** (called the Central Flyway) per the Central Flyway Council that hosts and supports scores of vulnerable bird species who depend on undisturbed habitat since Texas (including 76210) experiences 2 billion plus birds migrating between breeding and wintering grounds and lights, noise, and building negatively impact their needs. We are in process of engaging with the Council, US Fish and Wildlife Service, and the Texas Dept. of Parks and Wildlife to assist us in reviewing this development plan and completed an environmental impact study to determine the effects of this planned development.

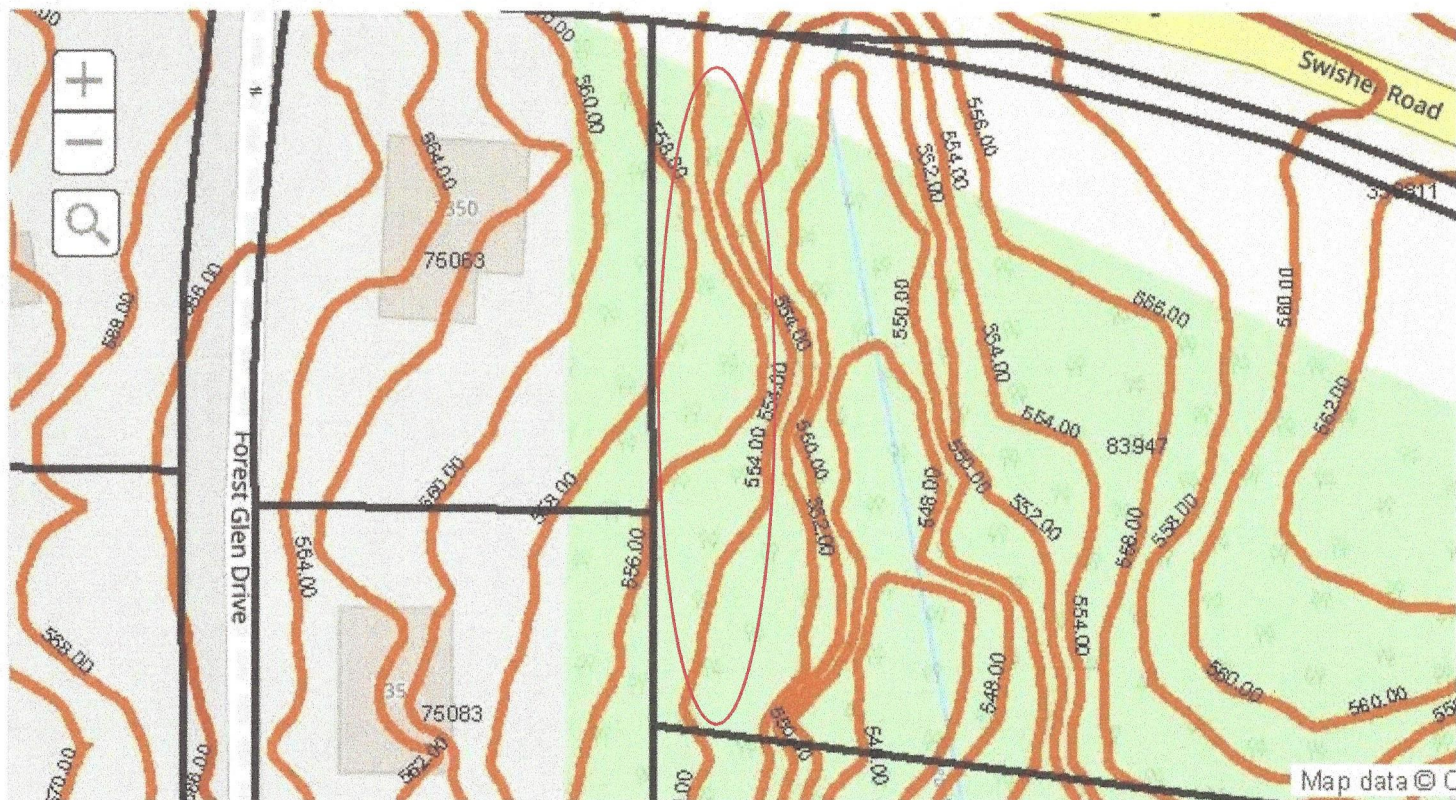
Denton CAD Webmap

BLUE LINE IS CREEK

Section E, Item 2.

Main DCAD Site

RED LINE OUTLINES ONLY RELATIVELY LEVEL AREA





* denotes a required field



Public Records Request

3300 Corinth Parkway - Corinth, TX. 76208

Phone: (940) 498-3242

Name of Requestor

Michael J Laughlin

Email

Phone

Address

3360 Forest Glen Drive

City

Corinth

State

TX

Zip

76210

Description of Request (Be as specific as possible, including name, dates, case numbers, etc, if known.)*

All incident records of automobile accidents occurring on east of west bound FM 2181, Swisher Rd. (between FM 2499/Village Pkwy. and Post Oak Rd.) over the last 5 years.

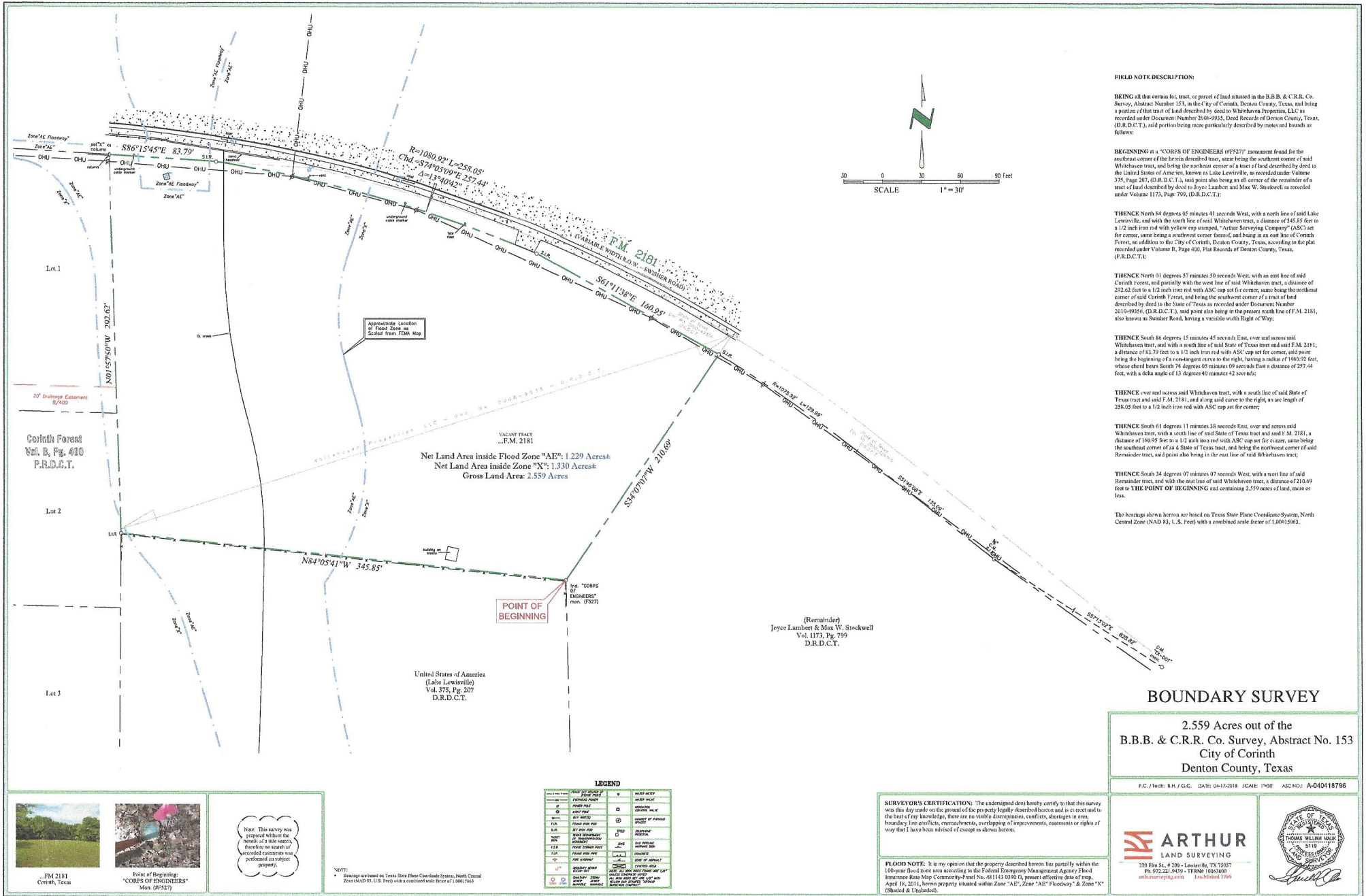
I am trying to determine traffic safety issues in that area. Particularly near a poorly designed planned mixed commercial development next to Post Oak and FM 2181/Swisher.

I request (select one):*

01. Electronic copies released via email and/or Public Portal

Attachments

If you have any supplemental information you would like to provide as a part of this request (i.e. letters, emails, etc.) please add them below:





Section E, Item 2.





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

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

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

PUBLIC HEARING NOTICE

Dear Property Owner:

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

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

The November 20, 2025, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on October 27, 2025. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

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

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

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

Name/Address/City: (REQUIRED)

Barra N Stone
(Please Print)

Signature: (REQUIRED)

(Signature)



Planning and Zoning Commission Meeting

Date: **MONDAY, November 10, 2025 at 6:30 P.M. (DATE CHANGE)***

Section E, Item 2.

City Council Regular Meeting

Date: **THURSDAY, November 20, 2025 at 6:30 P.M.**

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

PUBLIC HEARING NOTICE

Dear Property Owner:

Due to a request from the Applicant, the date of the Planning & Zoning Commission Public Hearing for the item listed below has been changed as follows: On Monday, November 10, 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, November 20, 2025, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

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

***Please note that the date change is for the Planning and Zoning Commission public hearing only. The City Council public hearing as previously noticed remains the same. Letters of support or opposition previously received will be considered for the new public hearing date.**

The November 20, 2025, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on November 10, 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).

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

A commercial development would significantly increase traffic + noise to our neighborhood. Our homes were purchased with expectation that area would remain residential. This will reduce the value of our homes + have a financial impact.

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

Signature: **(REQUIRED)**

3501 Highlands Drive, CORINTH, TX 76210
(Please Print)

Leona Abt
(Signature)

ATTACHMENT 3:
LETTERS FROM PROPERTY OWNERS
OUTSIDE OF 200 FEET



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

Section E, Item 2.

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

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

PUBLIC HEARING NOTICE

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The November 20, 2025, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on October 27, 2025. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

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

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

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

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

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

Signature: **(REQUIRED)**

Ira Little, 3350 Oak Creek Dr.

(Please Print)

(Signature)

Melissa Dailey

Director of Community and Economic Development

City of Corinth

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

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

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

Respectfully,

Ira Little

Ms. Dailey:

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

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

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

My main concern is the loss of habitat.

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

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

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

other org's that wanted to minimize light issues)

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

Respectfully,

/s/ Mark Goodson

Mark Goodson

Hi Melissa-

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

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

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

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

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

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

Susan Dooley

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

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

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

I will focus on the wildlife & bird migration.

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

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

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

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

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

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

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

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

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

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

Melissa Daily,

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

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

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

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

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

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

Thank you for your consideration.

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

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

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

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

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

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

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

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

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

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

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

This development does not accommodate City plans.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Outlook

ReZoning proposal for Swisher

From June Townsend

Date Thu 11/6/2025 7:55 PM

To Planners <Planning@cityofcorinth.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Melissa Dailey

Please don't put more concrete over Corinth's dwindling land supply. Corinth's wildlife areas and bird migration paths are critical to protecting these creatures.

Please VOTE NO!

Thanks.

Sent from my iPhone

ATTACHMENT 4:
PUBLIC INPUT FORMS FROM THE OCTOBER 27TH, 2025
PLANNING AND ZONING COMMISSION REGULAR
SESSION

Please print legibly for accurate transcription

Section E, Item 2.

Date: 10/27/25 Subject: E5

Name: Alanna Fickes

Signature: [Signature]

Address: 2712 Cherokee Trail Corinth, TX 76210

Please check (✓) the appropriate areas below and write the number shown on the agenda, of the item or public hearing to which you wish to speak or not to speak but to be entered into the record.

☐ I wish to speak

☒ I do not wish to speak

☐ The item is not on the agenda

☒ The item is on the agenda, the Agenda Item # is E5

☐ For

☒ Against

COMMENTS:

Blind Curve, drainage, keep it SF2
for less traffic & drainage issues.

Please print legibly for accurate transcription

Section E, Item 2.

Date: 10/27/25

Subject: ZONING 2200 CORINTH HOLDINGS LLC

Name: TREVOR DOWNIE

Signature: [Signature]

Address: 2207 HIGHPOINTE DR., CORINTH, TX 76210

Please check (✓) the appropriate areas below and write the number shown on the agenda, of the item or public hearing to which you wish to speak or not to speak but to be entered into the record.

☒ I wish to speak

☐ I do not wish to speak

☐ The item is not on the agenda

☒ The item is on the agenda, the Agenda Item # is 5

☐ For

☒ Against

COMMENTS:

Please print legibly for accurate transcription

Section E, Item 2.

Date: 10.27.2025 Subject: JR2665

Name: VIRGINIA HOLTS

Signature: [Signature]

Address: 3600 BUCKWORTH DR CORINTH, 76210

Please check (✓) the appropriate areas below and write the number shown on the agenda, of the item or public hearing to which you wish to speak or not to speak but to be entered into the record.

☒ I wish to speak

☐ I do not wish to speak

☒ The item is not on the agenda

☐ The item is on the agenda, the Agenda Item # is _____

☐ For

☐ Against

COMMENTS:

Don't pave Paradise + Put up a
Parking lot.



CITY OF CORINTH Staff Report

Meeting Date:	11/10/2025	Title:	UDC Text Amendment - Residential Fences – ZTA25-0008
Strategic Goals:	☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

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

Item Summary/Background/Prior Action

The city's existing standards governing residential fence construction, as outlined in Subsection 4.02.10.A ("Fence Construction") of the Unified Development Code (UDC), currently requires that all residential fences to be constructed with the finished surface facing outward toward adjacent properties or public right-of-way. While this design requirement was originally intended to promote a more uniform and visually appealing streetscape, it has presented several challenges for both homeowners and builders. Specifically, the outward facing finished surface requirement results in the inability for the property owner or HOA to maintain that fence without entering private property adjacent to the fence for areas of the fence backing onto private property

To address these challenges, staff recommends amending Subsection 4.02.10.A to remove the requirement that the finished side of a residential fence face outward with the exception of fences fronting public streets and public spaces. This amendment would allow for proper maintenance of fencing and align construction standards with common residential practices in surrounding communities. Below is the updated section with text in **red** to be removed.

4.02.10. – Residential Fences

A. Fence Construction

1. Fences that are erected abutting streets, parks, trails, Denton County Transit Authority (DCTA) trails, or public property may be constructed of wood or simulated wood (with horizontal members facing the interior yard) or tubular metal, meeting the vertical spacing requirement for swimming pool barrier fences.
 - i. Where a tubular metal fence is in place, a wood fence may not be constructed along streets immediately behind the tubular metal fence.
2. Fences that are erected abutting property used for open space, agricultural use, or residential use may be constructed of wood, simulated wood, or tubular metal meeting the vertical spacing requirement for swimming pool barrier fences.
3. All residential fences shall be constructed with the finished surface (i.e., the smooth side) facing outward from the property. The finished surface (i.e., the smooth side) may have a horizontal cap, architectural detail, or molding located at the top of the fence that extends beyond the surface plane of the fence.

Public Notice

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

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

Staff Recommendation

Staff recommend approval as presented.

Motion

"I move to recommend approval of Case No. ZTA25-0008 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