

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



**PLANNING & ZONING COMMISSION**

**Thursday, June 26, 2025 at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

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

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**AGENDA**

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

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

- E. 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: **Monday, June 23, 2025 at 10:00 AM.**

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

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

June 23, 2025  
Date of Notice

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

**BRAILLE IS NOT AVAILABLE**



**CITY OF CORINTH**  
**Staff Report**

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

**Item/Caption**

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



**Aerial Location Map**

**Item Summary/Background/Prior Action**

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

The proposed Replat was reviewed by City Staff and the city's consulting Engineering firm, Shield Engineering. The review team identified deficiencies in the attached Replat document, which resulted in noncompliance with Unified Development Code (UDC) Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

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

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

**Applicable Policy/Ordinance**

- Unified Development Code
- Texas Local Government Code

**Staff Recommendation**

Staff recommends disapproval of the Replat.

**Motion**

"I move to disapprove Case No. PLAT25-0006 – Canyon Ranch Estates Replat due to noncompliance with UDC Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval"

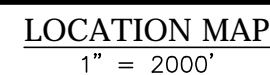
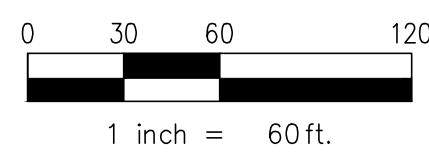
**Attachments**

1. Proposed Replat with Staff Comments



Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	68.51'	303.02'	12°57'13"	N24°41'50"E	68.36'
C2	28.16'	20.00'	80°39'46"	S69°37'24"W	25.89'
C3	28.06'	20.00'	80°23'42"	N10°28'47"W	25.82'

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



LEGEND	
	(Not All Items May Be Applicable)
O	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED  NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' O/S RC".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CORNER, MONUMENT
E-ent.	EASEMENT
ULI	UTILITY
DE	DRAINAGE EASEMENT
DR	DRAINAGE AND EASEMENT
DR	DRAINAGE EASEMENT
SE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
ME	WALL MAINTENANCE EASEMENT
HSE	HIRE & BIKI TRAIL EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
BL	BUILDING LINE
AS	STREET NAME CHANGE
Q	BLOCK DESIGNATION
LO	LOT FRONTAGE
CB	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCTD	DEED RECORDS, DENTON COUNTY, TEXAS
PRCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRCD	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

REPLAT

LOT 1R, BLOCK A & LOTS 1R-5R  
1 OPEN SPACE / HOA LOT 6X, BLOCK E  
TOTALING 5.831 ACRES

- Include Lot 1X, Block F

ENGINEER / SURVEYOR

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

Scale: 1" = 60'      May, 2025      SEI Job No. 24-068

Lot 6  
Aaron & Scott Corum &  
Evelyn Gabriela Lopez  
Document No. 2019-154951  
OPRDCT

— Block A

Doc. No. 2021-13  
OPRDCT

5' Wall Mainte  
Doc. No. 2  
PRD

Block B

Lot 10

Nicholas R JR &  
Cathy B Jamele

Document No. 2020-49685

OPRDC

Lot 9  
John Anthony &  
Laura Jane Racnelli  
Document No. 2016-46413  
OPRDCT

Lot 8

W. LUTTRELL SURVEY  
ABSTRACT NO. 740

LONG LAKE DEVELOPMENT LLC  
Document No. 2023-119362  
OPRDCT

Provide temporary access easement to X lot until such time as lots to north are platted and Lot 6X is replatted

Minimum FF?

Minimum FF?

Lot 1X, Bloc  
"Private Stre

- Replat Info?

These are updates of Lot 1X, Block F. This lot needs to be included in the Final Plat in it's entirety and new sections need to be extension of private drive rather than ROW.

LEWISVILLE LAKE  
United States of America  
A Portion of Tract F-523  
Lewisville Lake  
Volume 375, Page 207  
OPRDCT

LONG LAKE PHASE I  
Document No. 2016-169  
PRDCT

LEWISVILLE LAKE  
United States of America  
Portion of Tract F-523  
Lewisville Lake  
Volume 375, Page 207  
OPRDCT

THOMAS L BERNARD JR &  
JENNIFER ATRS THOMAS  
FAMILY TRUST  
Document No. 2024-14156-  
OPRDC

ARTHIK RAJASEKARAN  
Document No. 2025-21720  
PRDCT

NOTES:

1. Bearings are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
3. Notice – Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
5. Part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48121C0530G dated April 18, 2011 prepared by the Federal Emergency Management Agency (FEMA) for Denton County, Texas.
6. Contour 537 based on field observation using Lake Lewisville elevations.
7. All X lots to be owned and maintained by the HOA.

9. Easements: Any public utility, including the City, shall have the right to move and keep to move and keep removed all or part of any building, fences, trees, shrubs, other growths or improvement which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements or Right-of-Way shown on the plat (or filed by separate instrument that is associated with sold property); and any public utility, including the City, shall have the right at all times to enter and go on and from and upon said easements for the purposes of construction, reconstruction, inspection, patrolling, maintaining of anyone. Easements shall be maintained by the property owner. The City can move any trees or any other improvements and does not have the responsibility to replace them.

spelling?

10. A driveway culvert permit must be obtained from the City of Corinth by the owner of each lot prior to construction, installation, or placement of any driveway access improvements within the dedicated right-of-way easement.

11. Builders are required to maintain drainage in draining ditches.

11. Builders are required to maintain drainage in draining ditches.

12. The maintenance of public paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the HOA in accordance with the Developer's Agreement between the City of Corinth and Lelege USA and do not constitute acceptance of the same for maintenance purposes by Denton County.

13

— needed?

— Sn?

Line #	Bearing	Distance
BL1	S01°48'16"W	61.00'
BL2	N89°19'26"E	9.98'
BL3	S43°47'24"E	64.65'
BL4	N77°37'35"E	91.93'
BL5	S89°19'26"W	10.00'
BL6	S15°05'14"E	22.67'
BL7	S74°19'26"W	97.84'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	29.88'	275.00'	67°33"	S04°55'02"W	29.87'
BC2	91.68'	288.00'	181°49"	S10°07'38"W	91.29'
BC3	393.93'	512.00'	44°04'57"	N83°38'06"W	384.28'
BC4	180.47'	188.00'	55°00'00"	N78°10'34"W	173.62'
BC5	191.74'	212.00'	51°49'16"	N76°20'07"W	185.27'



Printed by: ammons Plot Date: 5/22/2025 7:03 AM  
Drawing: C:\2024\_0053\24-068 Canyon Ranch Area with CAD\Replat\Replat.dwg Saved By: Sammons Plot Time: 5/22/2025 7:01:58 AM

OWNER'S CERTIFICATE

STATE OF TEXAS     §  
COUNTY OF DENTON   §

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE N 20°03'36" E, 206.37 feet through said Long Lake tract to a US Army Corps of Engineers (USACE) aluminum monument stamped "F523-32" found for a westerly corner of Lewisville Lake, a United States of America property, as described in Volume 375, Page 207, of said Official Public Records;

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

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

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

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

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

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

THENCE along the north line thereof, the following:

A non-tangent curve to the left having a central angle of 44°04'57", a radius of 512.00 feet, a chord of N 83°38'06" W - 384.28 feet, an arc length of 393.93 feet;

S 74°19'26" W, 97.84 feet;

A tangent curve to the right having a central angle of 55°00'00", a radius of 188.00 feet, a chord of N 78°10'34" W - 173.62 feet, an arc length of 180.47 feet;

N 50°40'37" W, 124.75 feet;

And a non-tangent curve to the left having a central angle of 51°49'16", a radius of 212.00 feet, a chord of N 76°20'07" W - 183.27 feet, an arc length of 191.74 feet to the POINT OF BEGINNING with the subject tract containing 253,997 square feet or 5.831 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

TRIPPOINT HOMES

By: \_\_\_\_\_  
BRUCE FRENCH

STATE OF TEXAS     §  
COUNTY OF COLLIN   §

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

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

\_\_\_\_\_

move to here?

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

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

\_\_\_\_\_

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

STATE OF TEXAS     §  
COUNTY OF COLLIN   §

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

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

\_\_\_\_\_

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

\_\_\_\_\_ Director of Planning and Zoning

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

REPLAT

CANYON RANCH ESTATES

LOT 1R, BLOCK A & LOTS 1R-5R  
1 OPEN SPACE / HOA LOT 6X, BLOCK B  
TOTALING 5.831 ACRES  
OUT OF THE  
W. LUTTRELL SURVEY ~ ABSTRACT NO. 740  
CITY OF CORINTH, DENTON COUNTY, TEXAS

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

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