



**DEVELOPMENT SERVICES DEPARTMENT**  
**DEVELOPMENT ACTIVITY**  
 As of March 31, 2023

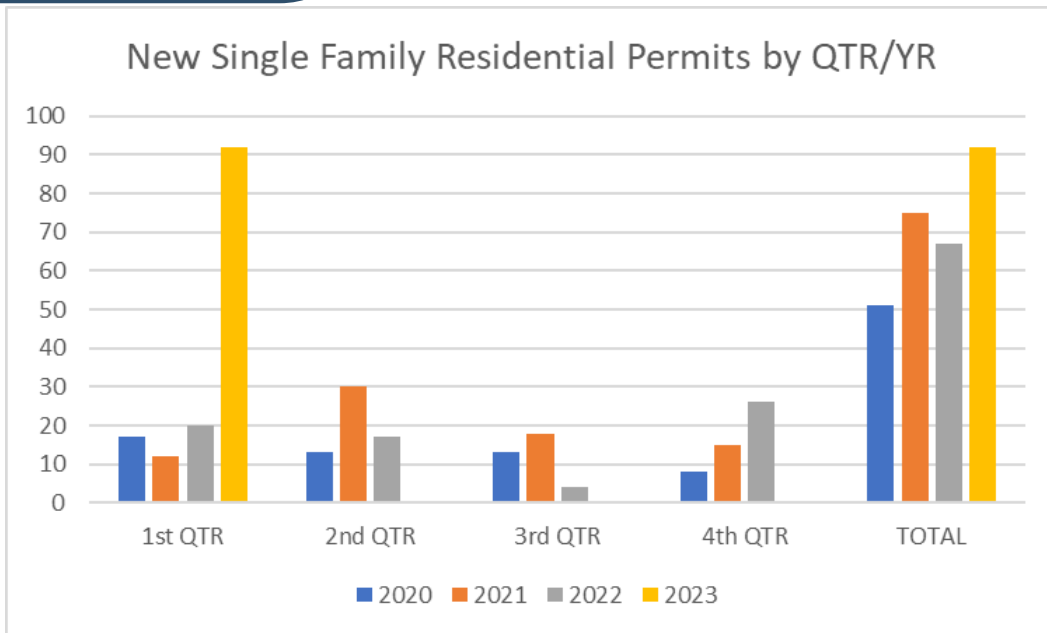
**Development Services**

- Planning
- Building Services
- Neighborhood Services

Physical Address:  
 3300 Corinth Parkway  
 Corinth, Texas 76208  
<https://www.cityofcorinth.com/development-services>

**Permits & Inspections Year to Date**

- Single Family Permits Issued: 92
- Single Family Permit Finals: 7
- Single Family Inspections: 360
- Commercial Inspections: 37
- Certificates of Occupancy Issued: 4



**SINGLE FAMILY RESIDENTIAL PERMITS ISSUED BY QUARTER**

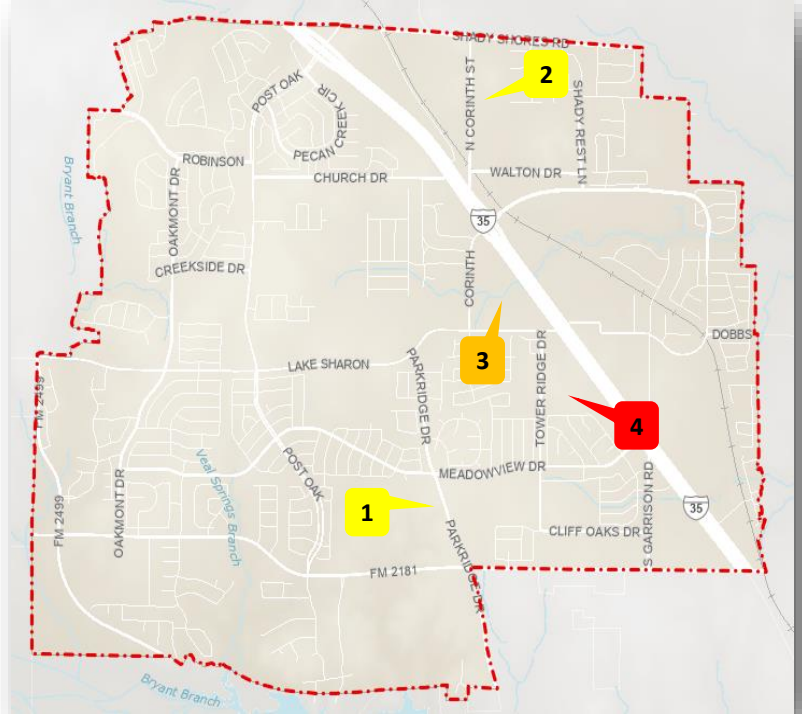
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	92	0	0	0	92
2022	20	17	4	26	67
2021	12	30	18	15	75
2020	17	13	13	8	51

# PLANNING

## 2023 Zoning and Development Applications

- Non-Residential
- Mixed-Use
- Residential

Levels of approval:  
P&Z – Planning & Zoning Commission  
CC – City Council  
Staff



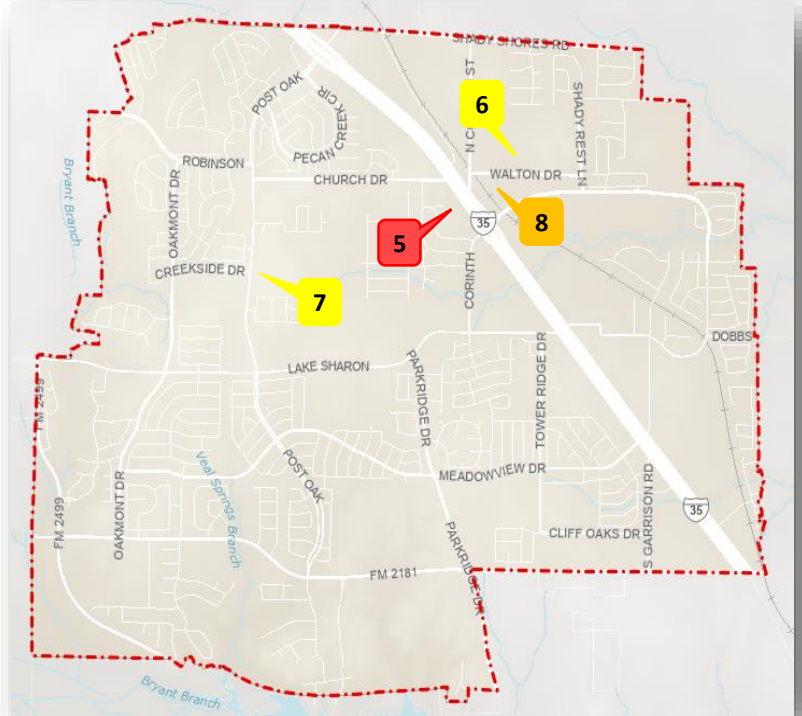
Project Title	Project Description	Status
<b>1 Quarry Multi-Family</b>	90 duplex and townhouse style condominium multi-family units	Zoning Case Filed
Planned Development (PD) Rezoning		Under Review
<b>2 Greenway Trails</b>	121 multi-family townhouse-style units (2-story)	
Minor Planned Development (PD) Amendment		Approved – Staff (3-6-23)
Conveyance Plat		Approved – PZ (2-27-23)
Site Plan		Under Review
<b>3 Corinth Groves</b>	Tract 1 (Phase 1): 452 total dwelling units – 48 multi-family townhouse style units (2-story buildings) and 404 multi-family units (3 & 4-story buildings)  Tract 2 (Phase 2): 39,900 square feet of retail/restaurant space	Preliminary Plat Filed
Planned Development (PD) Rezoning		Approved – CC (1-19-23)
Preliminary Plat		Under Review
<b>4 Destiny RV Resort</b>	Expansion of existing RV Resort - adding 52 new RV sites and removal of a vehicle wash center to accommodate the expansion	Zoning Case Filed
Planned Development (PD) Rezoning		Under Review

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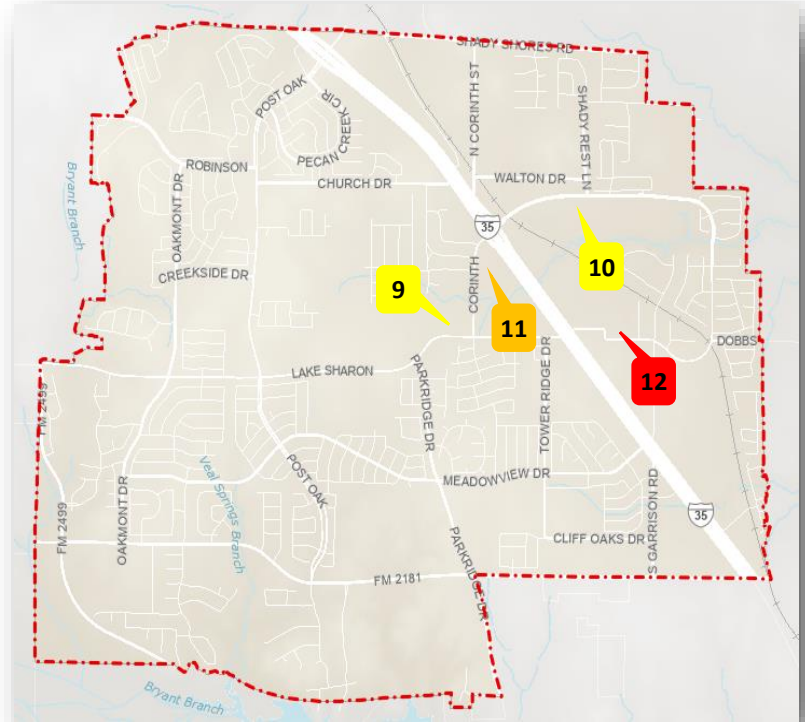


Project Title	Project Description	Status
<b>5 American Eagle Harley Davidson</b>	Expansion of existing dealership building and riding academy building, replacement of shade structures, new construction of a pavilion/concert venue, mezzanine area for events, restaurant with attached micro-brewery, and parking.	Zoning Case Filed
Planned Development (PD) Rezoning		Under Review
<b>6 Village Square at Corinth</b>	Phase 1: 236 multi-family units (4-story) Phase 2: 351 multi-family units (4-story) with attached parking structure (5-story)	Zoning Case Approved
Planned Development (PD) Rezoning		Approved – CC (2-16-23)
<b>7 Hillside of Corinth</b>	120 Single-family lots	Zoning Case Filed
Planned Development (PD) Rezoning		Under Review
<b>8 Corinth City Center</b>	5-story mixed-use project with approximately 300 multi-family units, 30,000 square feet of retail space on the ground level, and a structured parking garage	Zoning Case Filed
Planned Development (PD) Rezoning		Under Review

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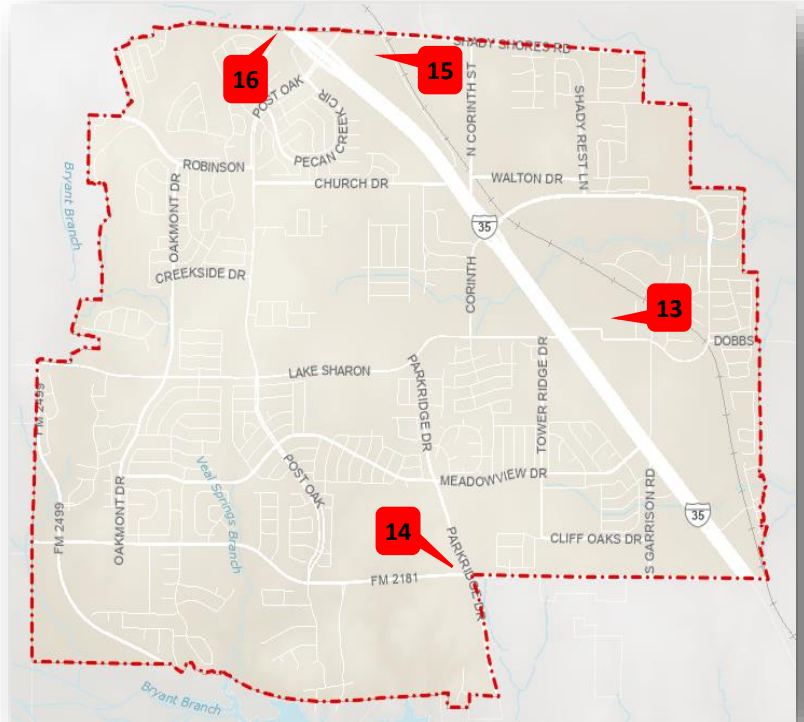
Project Title	Project Description	Status
<b>9 Oxford at the Boulevard Expansion</b>	Expansion of the existing multi-family development by 172 units	Zoning Case Approved
Planned Development (PD) Rezoning		Approved – CC (3-2-23)
<b>10 Album at Corinth</b>	4-story active adult multi-family project with 200 units	Zoning Case Filed
Planned Development (PD) Rezoning		Under Review
<b>11 Parkway Lofts</b>	Multi-family portion of the Parkway District Mixed-Use Development  316 total dwelling units – 19 multi-family townhouse style units (3-story buildings) and 297 multi-family units (4-story buildings)	Site Plan Filed
Site Plan		Under Review
<b>12 Lake Vista Business Park (Lots 8-11)</b>	3 Commercial flex-space buildings totaling 31,362 square feet in two (2) phases with shared parking. Phase 1- one (1), 7,095 square foot building  Phase 2 – two (2) buildings at 6,420 square feet each.	Site Plan Approved
Site Plan		Approved – Staff (1-31-23)

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Project Title	Project Description	Status
<b>13 Wayne Management Office Building No. 2</b>	4,930 square foot office building	Site Plan Approved
Site Plan		Approved – Staff (1-25-23)
<b>14 Parkridge Plaza</b>	11,240 square feet of retail/restaurant space	Site Plan Filed
Site Plan		Under Review
<b>15 Storage 365</b>	81,700 square feet of storage space with an onsite office/apartment	Site Plan Filed
Site Plan		Under Review
<b>16 Denton CDJR Service Building</b>	13,290 square foot service building	
Site Plan		Approved – CC (2-16-23)



# BUILDING SERVICES

## Under Construction - Multi-Family Projects

### 1. Legacy at Corinth (formerly Landmark at Tower Ridge)

Address: 3451 FM 2181

Use: Multi-Family Development

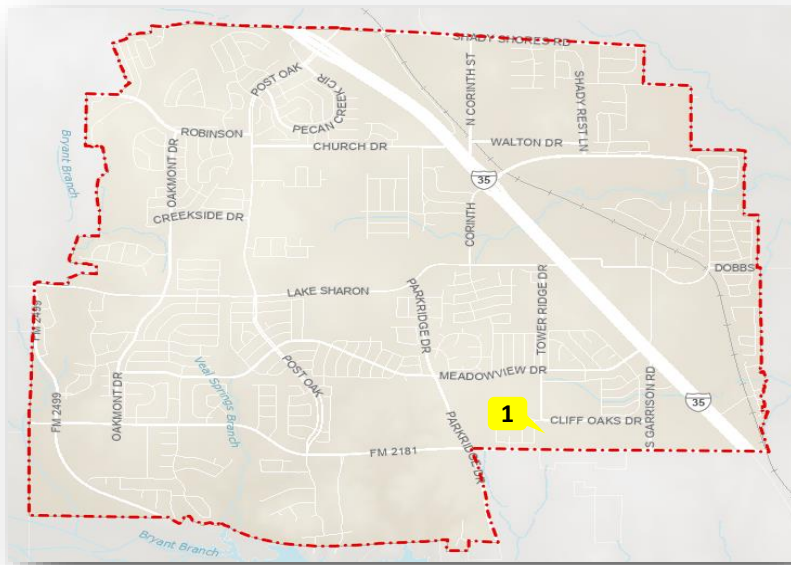
Number of Units: 296

Valuation: \$37,219,855

Acres: ±13

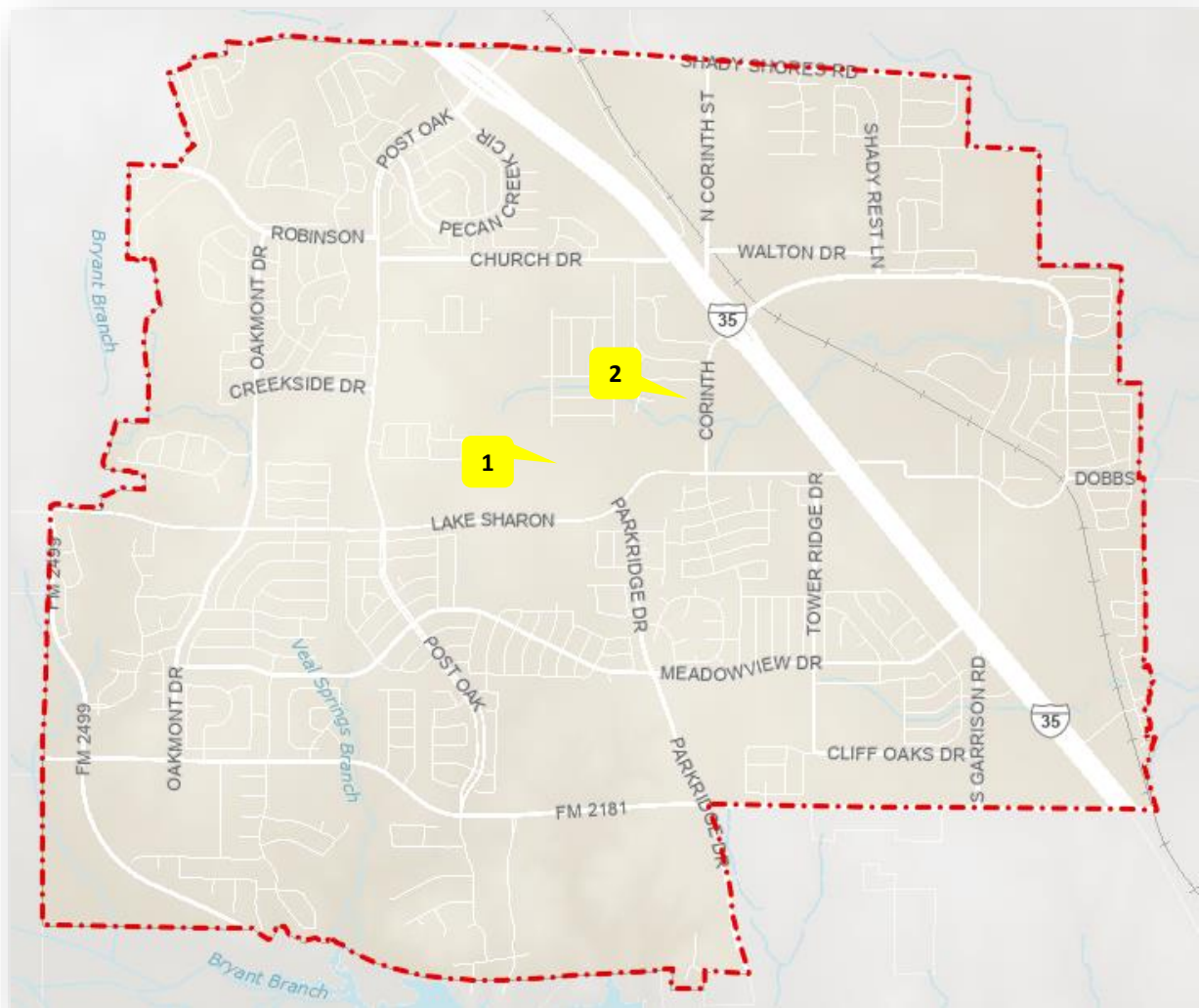
Square Footage: 349,351

Permit Issued: 07/05/2022



# DEVELOPMENT

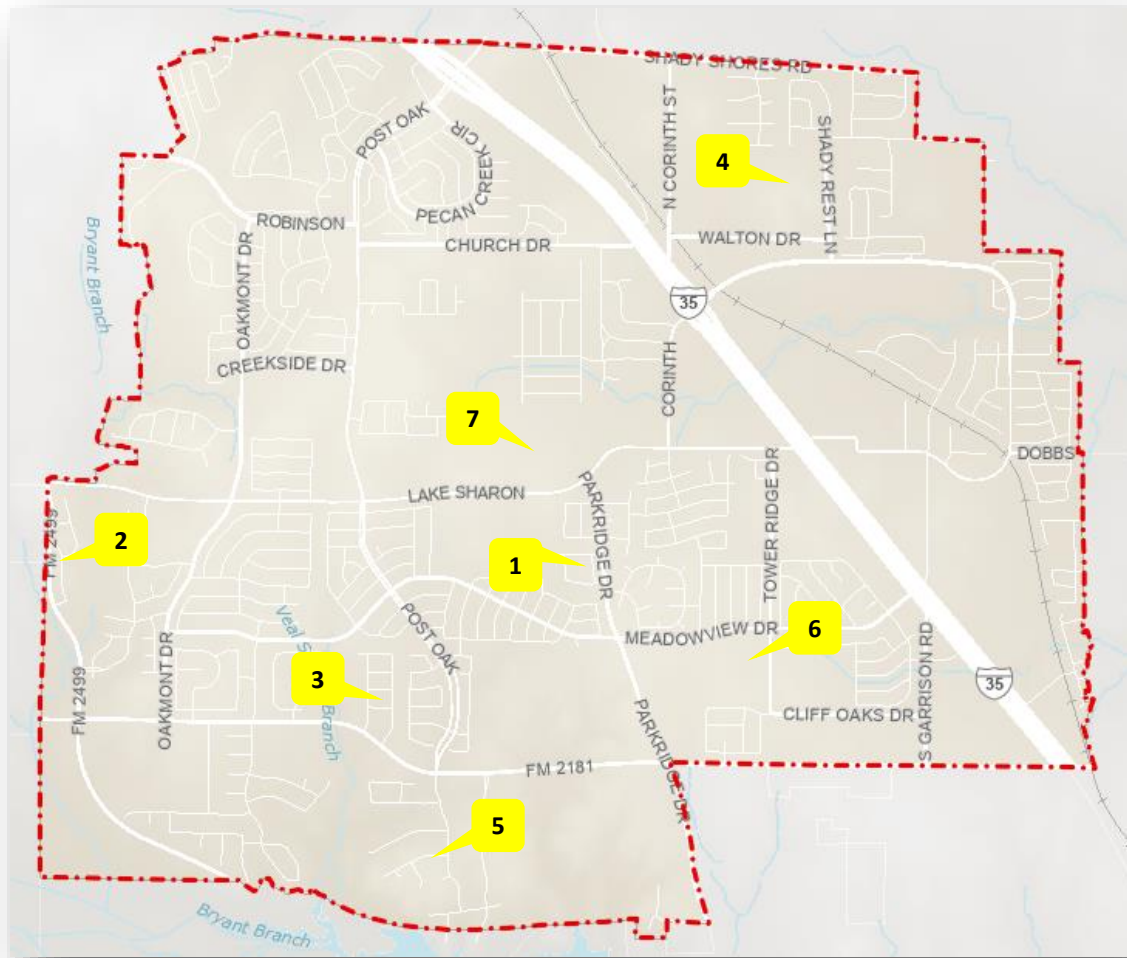
## Residential Subdivisions Under Construction



	Subdivision	Description	Acres	Number of Lots
1	Ashford Park – Phases 1 & 2	Single-family residential lots	71.3	334
2	Timber Ridge	Single-family attached residential lots	8.3	52
	<b>TOTAL</b>		<b>79.6</b>	<b>386</b>

# DEVELOPMENT

## Completed (Lot Ready) Subdivisions



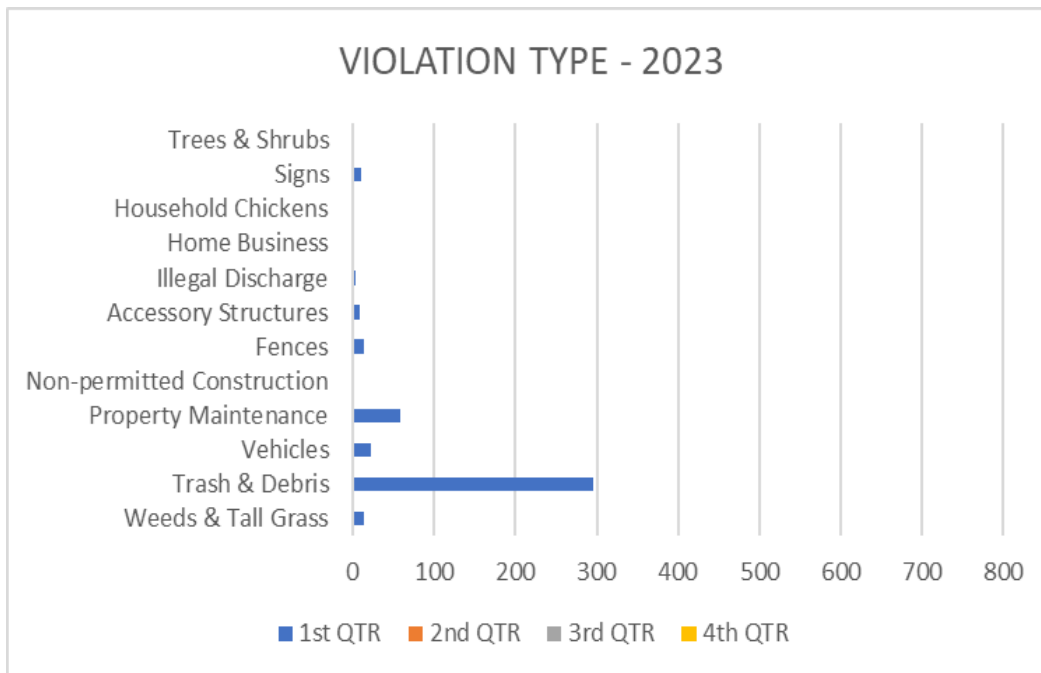
	Subdivision	Location	Number of SF Lots Approved	Number of Single-Family Permits Issued
1	Amherst	West side of Parkridge Dr. north of Meadowview Dr.	50	25
2	Lake Sharon Phase III	Southeast corner of FM 2499 and Lake Sharon Dr.	74	69
3	Valencia	North of FM 2181, west of Post Oak Dr.	85	83
4	Walton Ridge	North of Walton Road, west of Shady Rest Lane	164	32
5	Bluffs at Pinnell	South of FM 2181 on Post Oak Trail	68	55
6	The Oaks at Tower Ridge	East of Tower Ridge Drive, south of Meadowview Drive	17	3
7	Ashford Park Phase 1	North of intersection of Lake Sharon Drive and Parkridge Drive	174	65
	TOTAL		632	332



# NEIGHBORHOOD SERVICES

## Activity Report

VIOLATION TYPE - 2023	1st QTR	2nd QTR	3rd QTR	4th QTR
Weeds & Tall Grass	13			
Trash & Debris	296			
Vehicles	23			
Property Maintenance	59			
Non-permitted Construction	2			
Fences	14			
Accessory Structures	8			
Illegal Discharge	3			
Home Business	1			
Household Chickens	1			
Signs	10			
Trees & Shrubs	2			



Number of Cases - YTD	Number of Inspections – YTD	Number of Citations Issued - YTD
432	1109	0