



**DEVELOPMENT SERVICES DEPARTMENT**  
**DEVELOPMENT ACTIVITY**  
 As of September 30, 2023

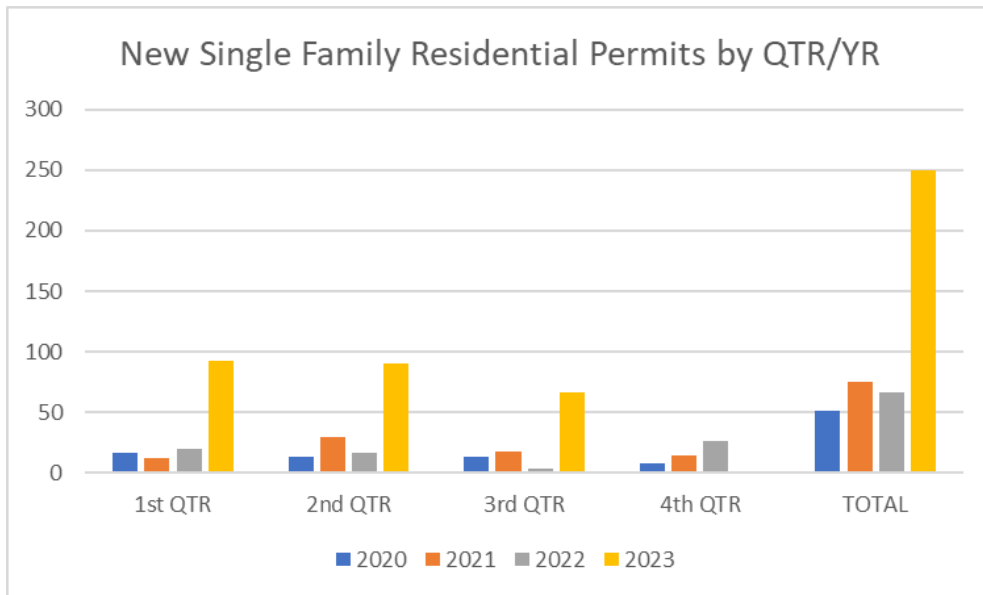
**Development Services**

- 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:	250
Single Family Homes Completed:	125
Single Family Inspections:	3926
Commercial Inspections:	93
Certificates of Occupancy Issued:	14



**SINGLE FAMILY RESIDENTIAL PERMITS ISSUED BY QUARTER**

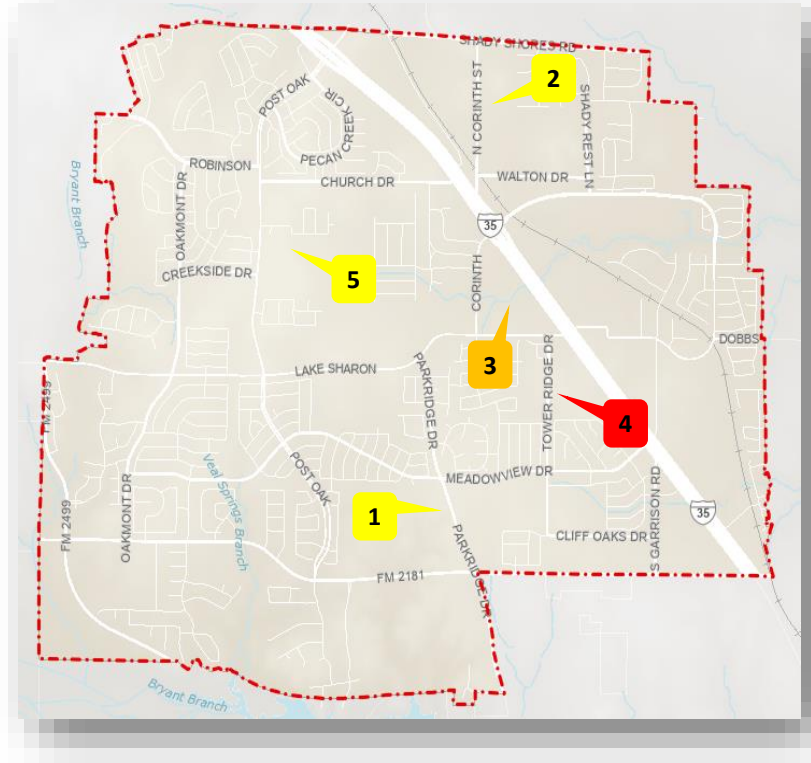
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	93	90	67	0	250
2022	20	17	4	26	67
2021	12	30	18	15	75
2020	17	13	13	8	51

# PLANNING

## 2023 Zoning and Development Applications

- Non-Residential
- Mixed-Use
- Residential

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



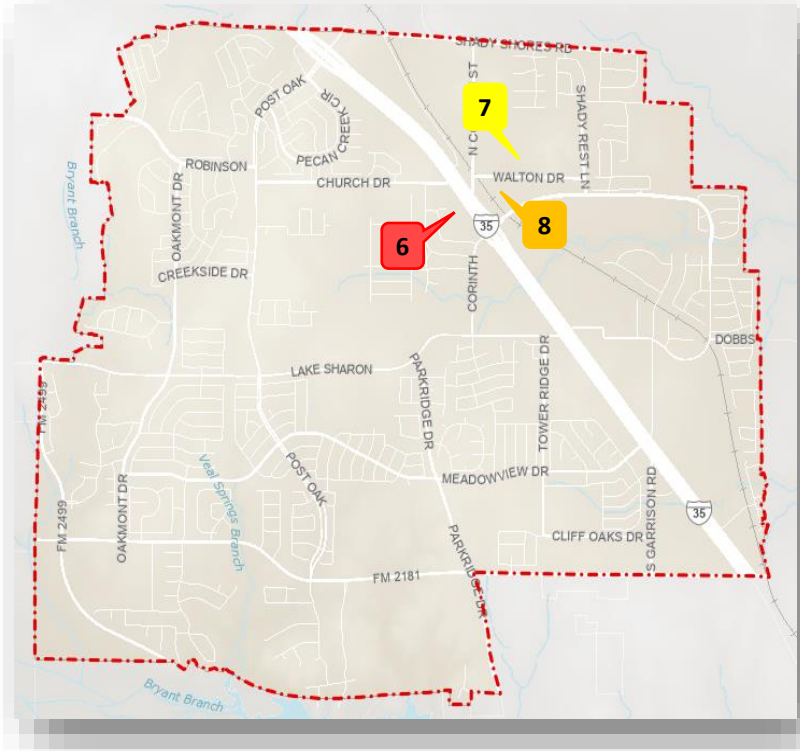
Project Title	Project Description	Status
<b>1 Quarry Multi-Family</b>	90 duplex and townhouse style condominium multi-family units	Zoning Case Approved
Planned Development (PD) Rezoning		Approved – CC (5-18-23)
<b>2 Greenway Trails</b>	121 multi-family townhouse-style units (2-story)	Site Plan Submitted
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	Site Plan Submitted
Planned Development (PD) Rezoning		Approved – CC (1-19-23)
Preliminary Plat		Approved – P&Z (4-24-23)
Site Plan – Phase 1		Under Review
<b>4 Destiny RV Resort</b>	Expansion of existing RV Park - adding 52 RV sites and removal of a vehicle wash center	Zoning Case Denied
Planned Development (PD) Rezoning		Denied – CC (4-6-23)
<b>5 Hillside Corinth</b>	69 Single-family lots	Zoning Case Denied
Planned Development (PD) Rezoning		Denied – CC (8-3-23)

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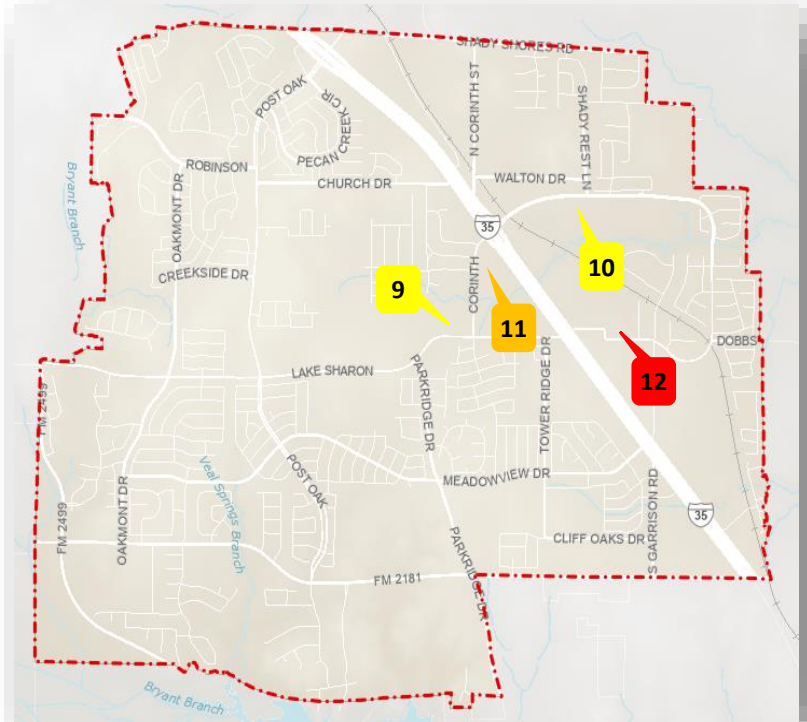


Project Title	Project Description	Status
<b>6 American Eagle Harley-Davidson</b>	Expansion of dealership building and riding academy building, replacement of shade structures, new construction of a pavilion/concert venue, restaurant, and parking.	Site Plan Submitted
Planned Development (PD) Rezoning		Withdrawn (4-13-23)
Minor Planned Development (PD) Amendment		Approved – Staff (6-20-23)
Site Plan		Under Review
<b>7 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)	Site Plan Submitted
Planned Development (PD) Rezoning		Approved – CC (2-16-23)
Site Plan – Phase 1		Under Review
Replat		Approved – P&Z (8-28-23)
<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 Submitted
Planned Development (PD) Rezoning		Under Review

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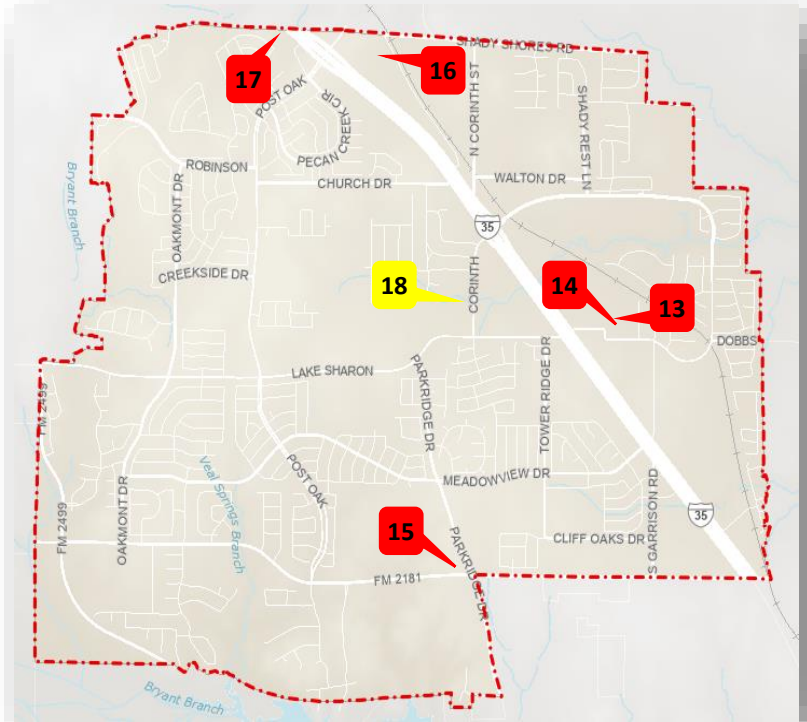
Levels of approval:  
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Project Title	Project Description	Status
<b>9 Oxford at the Boulevard Expansion</b>	Expansion of the existing multi-family development by 172 units	Replat Approved
Planned Development (PD) Rezoning		Approved – CC (3-2-23)
Replat		Approved – P&Z (5-22-23)
<b>10 Alburn at Corinth</b>	4-story, active adult multi-family project with 196 units	Zoning Case Approved
Planned Development (PD) Rezoning		Approved – CC (6-15-23)
<b>11 Parkway Lofts</b>	Multi-family portion of the Parkway District Mixed-Use Development  312 total dwelling units – 19 multi-family townhouse style units (3-story buildings) and 293 multi-family units (4-story buildings)	Site Plan Approved
Site Plan		Approved w/ conditions – CC (8-3-23)
Preliminary Plat		Approved – P&Z (6-26-23)
Final Plat		Approved – (8-28-23)
<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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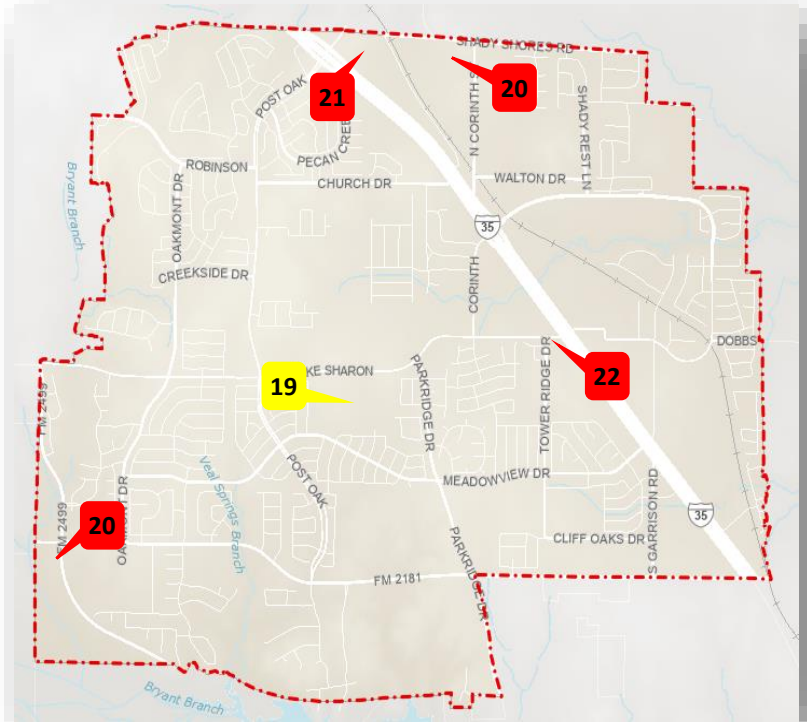
Project Title	Project Description	Status
<b>13 Wayne Management Office Building No. 2</b>	4,930 square foot office building	Site Plan Approved
Site Plan		Approved – Staff (1-25-23)
<b>14 Lake Vista Business Park Lots 1, 2R, and 8R</b>	Amend the boundaries of PD-61 to extend the permitted uses and use regulations to Lots 1 and 2R	Zoning Case Approved
Planned Development (PD) Rezoning		Approved – CC (6-15-23)
<b>15 Parkridge Plaza</b>	11,240 square feet of retail/restaurant space	Site Plan Submitted
Site Plan		Under Review
<b>16 Storage 365</b>	81,700 square feet of storage space with an onsite office/apartment	Site Plan Submitted
Site Plan		Under Review
Final Plat		Under Review
<b>17 Denton CDJR Service Building</b>	13,290 square foot service building	Site Plan Approved
Site Plan		Approved – CC (2-16-23)
<b>18 Timber Ridge</b>	53 single-family attached townhouses on individually platted lots	Under Construction
Final Plat		Approved – P&Z (9-25-23)



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Project Title	Project Description	Status
<b>19 Oak Ridge Park</b>	319 single-family lots	Zoning Case Submitted
Planned Development (PD) Rezoning		Under Review
<b>20 Corinth Corners</b>	Amendment to existing PD-55 to permit 3 drive-thru locations and a 7,600 square foot retail/restaurant building	Zoning Case Submitted
Planned Development (PD) Rezoning		Under Review
<b>21 Rak Shady Shores Industrial</b>	66,300 square foot warehouse/distribution building	Site Plan Submitted
Site Plan		Under Review
<b>22 Bill Utter Ford Service Building</b>	13,280 square foot service building	Site Plan Submitted
Site Plan		Under Review
<b>23 Magnolia Center</b>	Replat to expand the existing Magnolia Center to accommodate additional parking	Replat Submitted
Replat		Under Review

# BUILDING SERVICES

## Multi-Family Projects Under Construction

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

Address: 3451 FM 2181

Use: Multi-Family Development

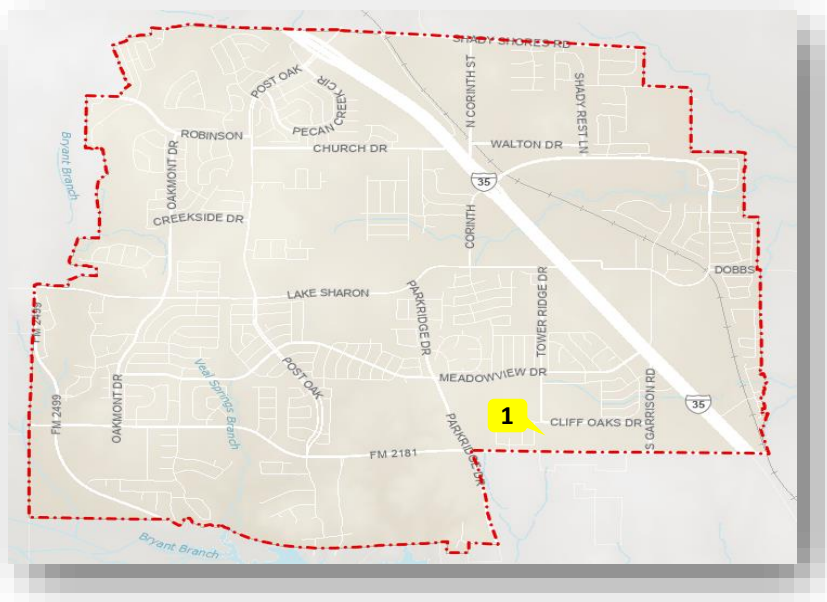
Number of Units: 296

Valuation: \$37,219,855

Acres: ±13

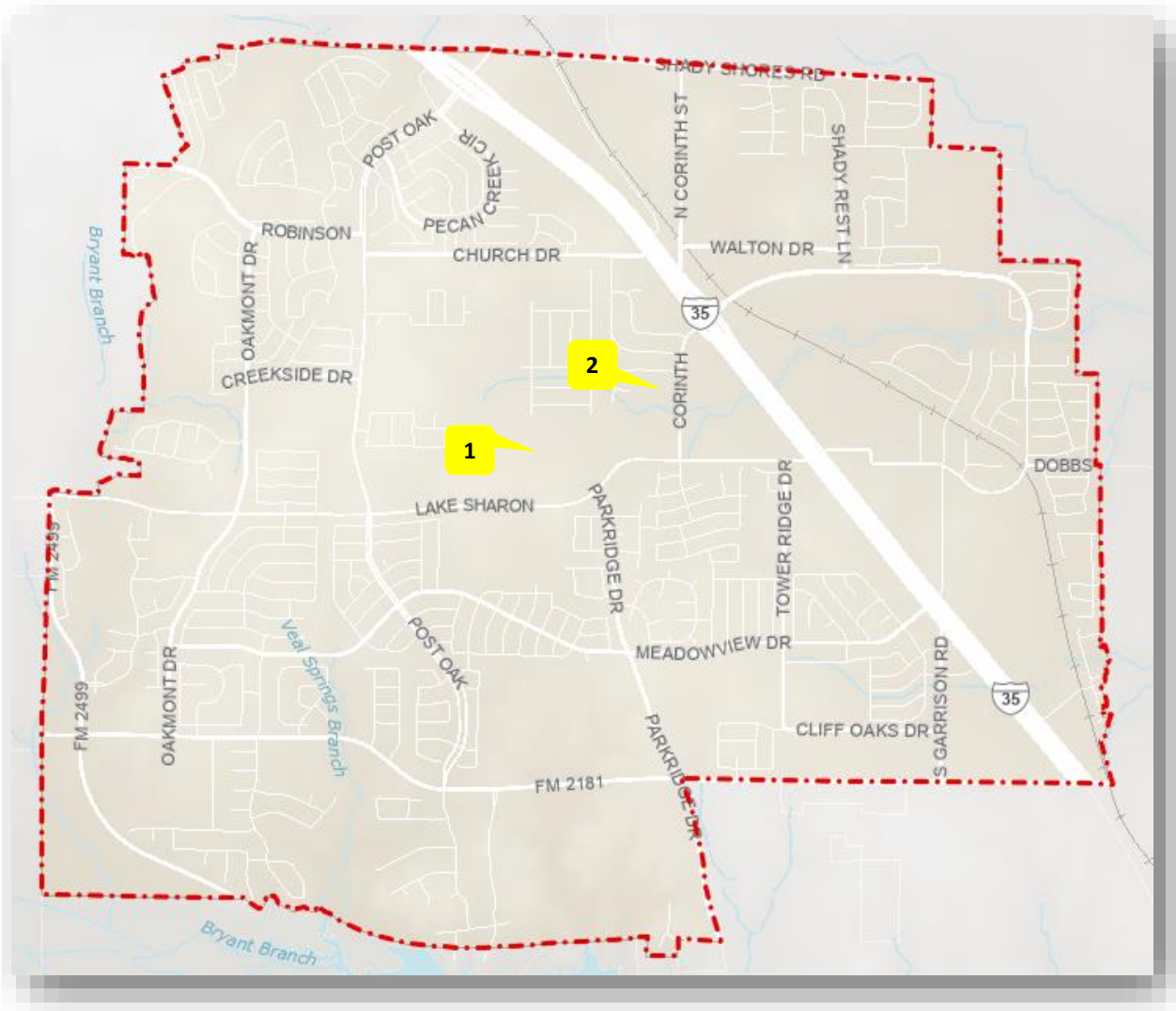
Square Footage: 349,351

Permit Issued: 07/05/2022



# DEVELOPMENT

## Residential Subdivisions Under Construction

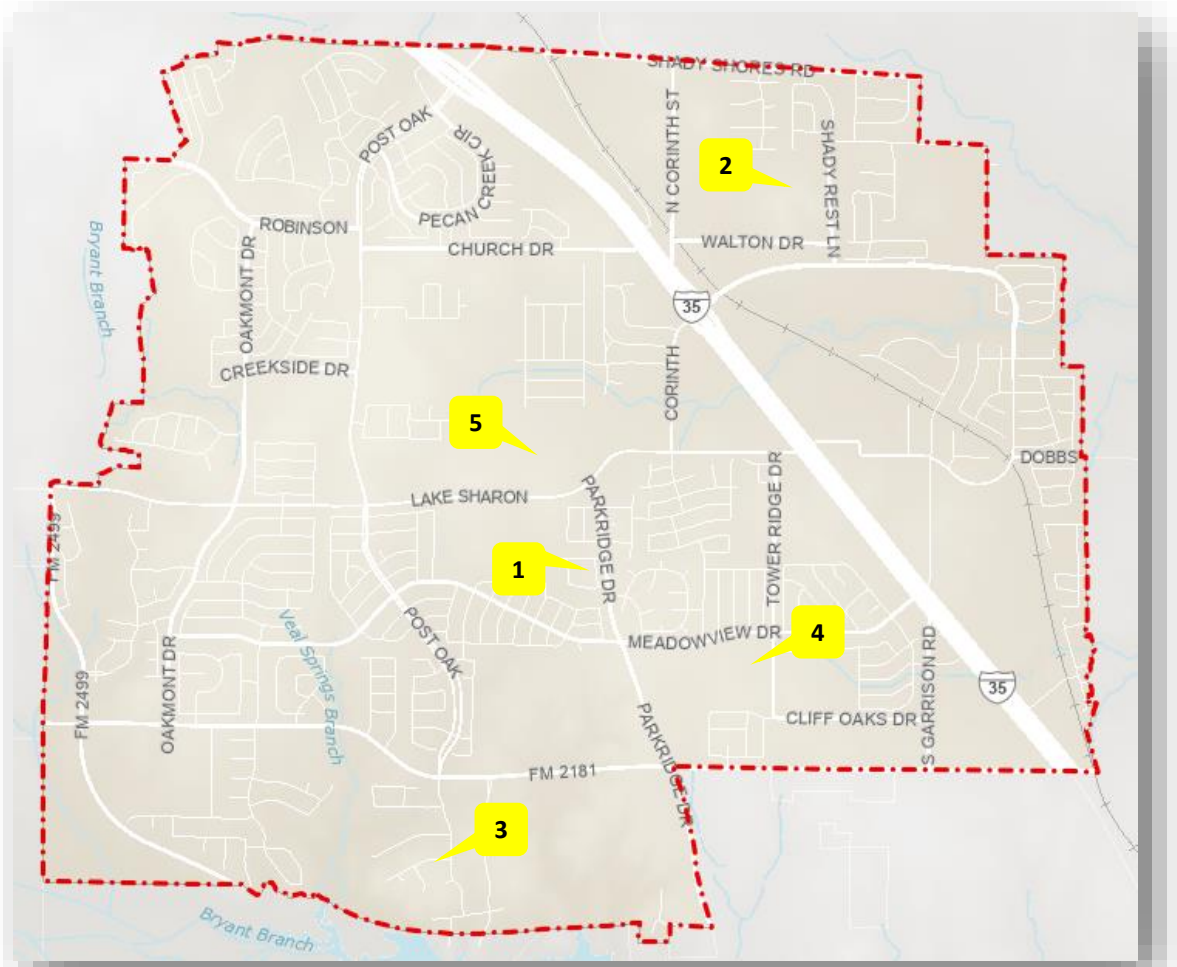


	Subdivision	Description	Acres	Number of Lots
1	Ashford Park – Phases 2 & 3	Single-family residential lots	45.5	260
2	Timber Ridge	Single-family attached (townhome) residential lots	8.3	52
	<b>TOTAL</b>		<b>53.8</b>	<b>312</b>



# DEVELOPMENT

## Completed (Lot Ready) Subdivisions

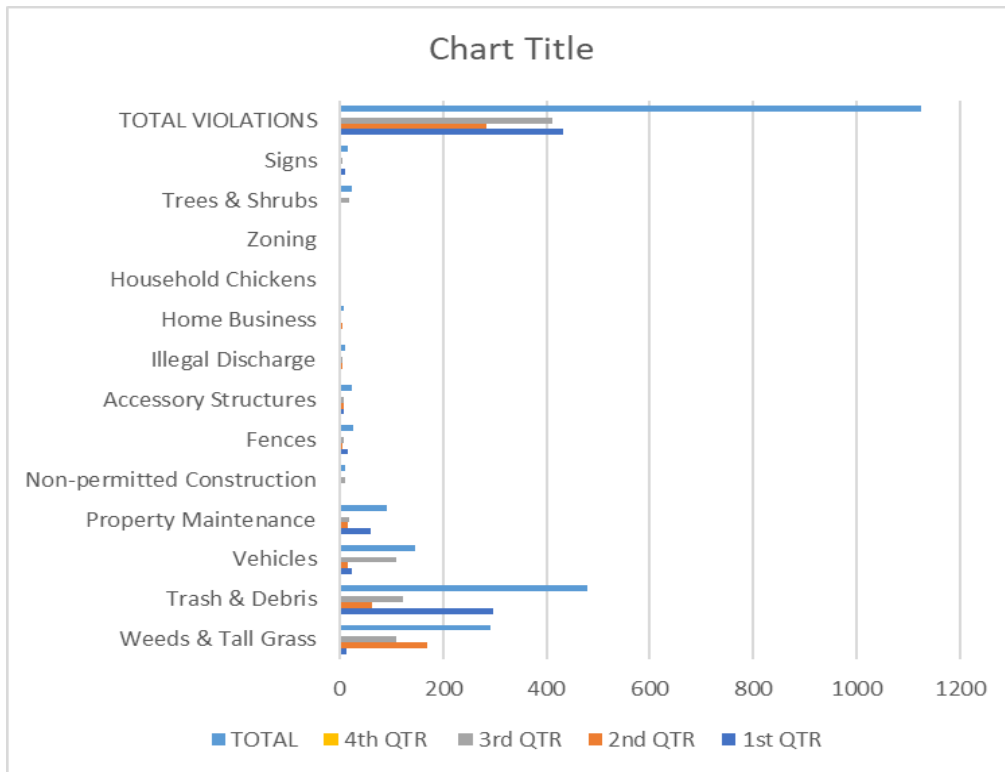


	Subdivision	Location	Number of SF Lots Approved	Number of Single-Family Permits Issued
1	Amherst	West side of Parkridge Dr. north of Meadowview Drive	50	34
2	Walton Ridge	North of Walton Road, west of Shady Rest Lane	164	41
3	Bluffs at Pinnell	South of FM 2181 on Post Oak Trail	68	55
4	The Oaks at Tower Ridge	East of Tower Ridge Drive, south of Meadowview Drive	17	9
5	Ashford Park Phase 1	North of intersection of Lake Sharon Drive and Parkridge Drive	174	167
	TOTAL		473	306

# NEIGHBORHOOD SERVICES

## Activity Report

VIOLATION TYPE - 2023	1st QTR	2nd QTR	3rd QTR	4th QTR	TOTAL
Weeds & Tall Grass	13	170	109	0	292
Trash & Debris	296	62	122	0	480
Vehicles	23	14	109	0	146
Property Maintenance	59	15	17	0	91
Non-permitted Construction	2	0	9	0	11
Fences	14	5	7	0	26
Accessory Structures	8	7	8	0	23
Illegal Discharge	3	4	4	0	11
Home Business	1	4	2	0	7
Household Chickens	1	0	0	0	1
Zoning	0	2	0		2
Trees & Shrubs	2	1	19		22
Signs	10		4	0	14
<b>TOTAL VIOLATIONS</b>	<b>432</b>	<b>284</b>	<b>410</b>	<b>0</b>	<b>1,126</b>



Number of Cases - YTD	Number of Inspections – YTD	Number of Citations Issued - YTD
1126	2461	24