



**DEVELOPMENT SERVICES DEPARTMENT
ANNUAL DEVELOPMENT
ACTIVITY REPORT
As of December 31, 2023**

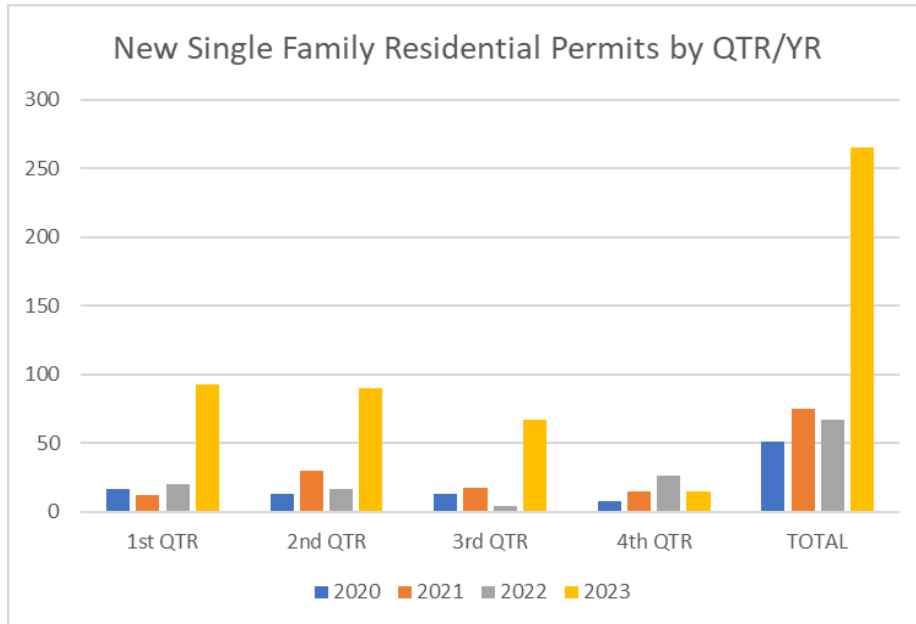
Development Services

- Planning
- Building Services
- Neighborhood Services

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

2023 Permits & Inspections

Single Family Permits Issued:	265
Single Family Homes Completed:	194
Single Family Inspections:	4694
Commercial Inspections:	116
Certificates of Occupancy Issued:	14



SINGLE FAMILY RESIDENTIAL PERMITS ISSUED BY QUARTER

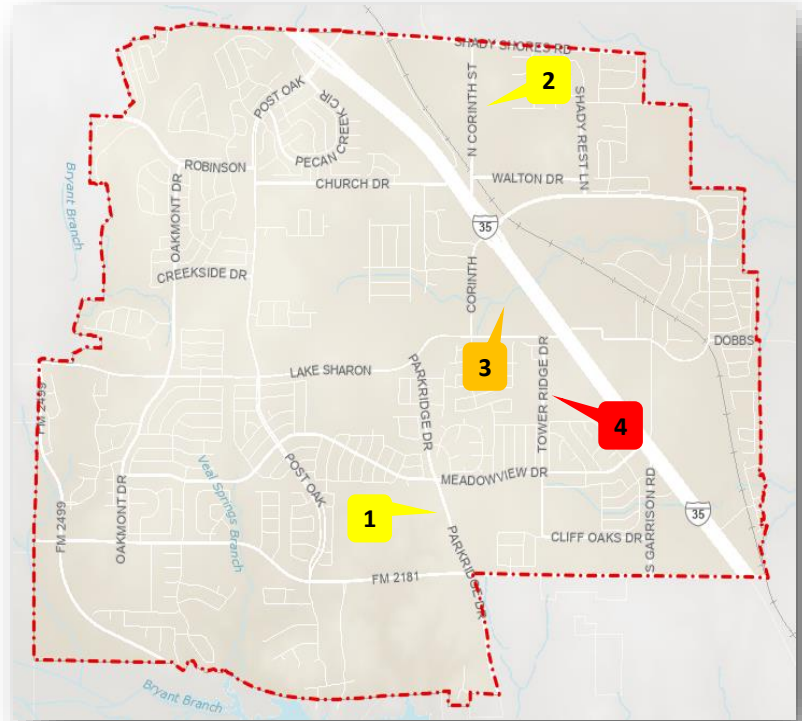
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	93	90	67	15	265
2022	20	17	4	26	67
2021	12	30	18	15	75
2020	17	13	13	8	51

PLANNING

2023 Zoning and Development Applications

- Non-Residential
- Mixed-Use
- Residential

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



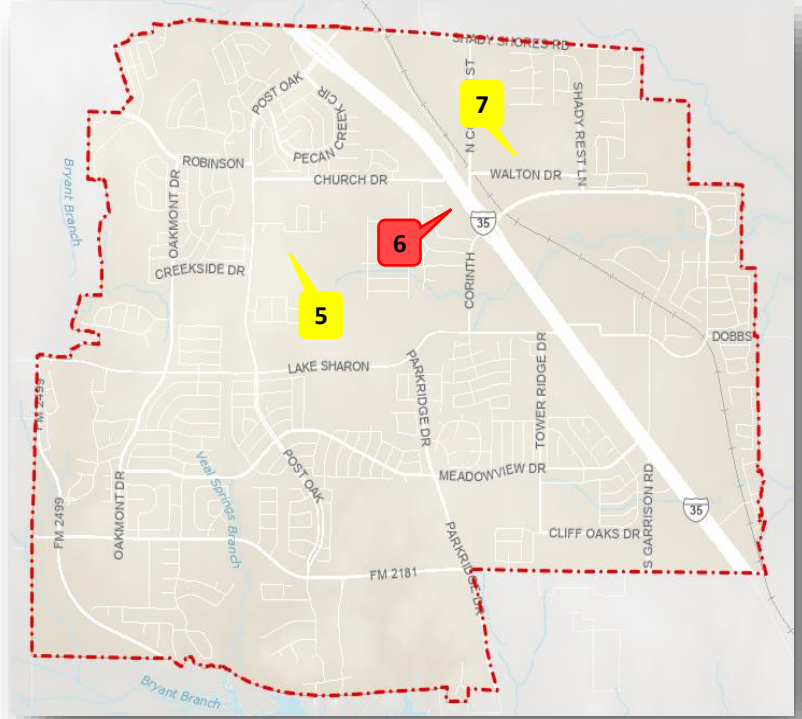
Project Title	Project Description	Status
1 Quarry Multi-Family	90 duplex and townhouse condominium multi-family units	Site Plan Submitted
Planned Development (PD) Rezoning		Approved – CC (5-18-23)
Site Plan		Under Review
2 Greenway Trails	121 multi-family townhouse units	Site Plan Submitted
Conveyance Plat		Approved – PZ (2-27-23)
Site Plan		Under Review
3 Corinth Groves	Tract 1 (Phase 1): 452 total dwelling units – 48 multi-family townhouse units (2-story) and 404 multi-family units (3 & 4-story) 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)
Final Plat		Approved – P&Z (11-13-23)
Site Plan – Phase 1		Under Review
4 Destiny RV Resort	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)

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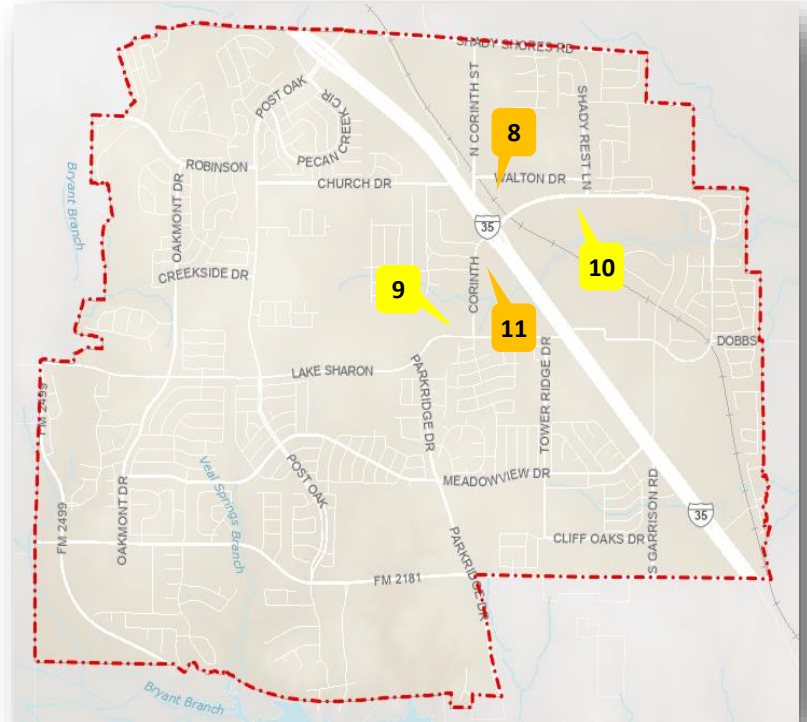


Project Title	Project Description	Status
5 Hillside Corinth	69 single-family lots	Zoning Case Denied
Planned Development (PD) Rezoning		Denied – CC (8-3-23)
6 American Eagle Harley-Davidson	Expansion of riding academy building, replacement of shade structures, new construction of a restaurant with a pavilion/concert venue, 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
7 Village Square at Corinth	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		Approved – Staff (1-9-24)
Replat		Approved – P&Z (8-28-23)

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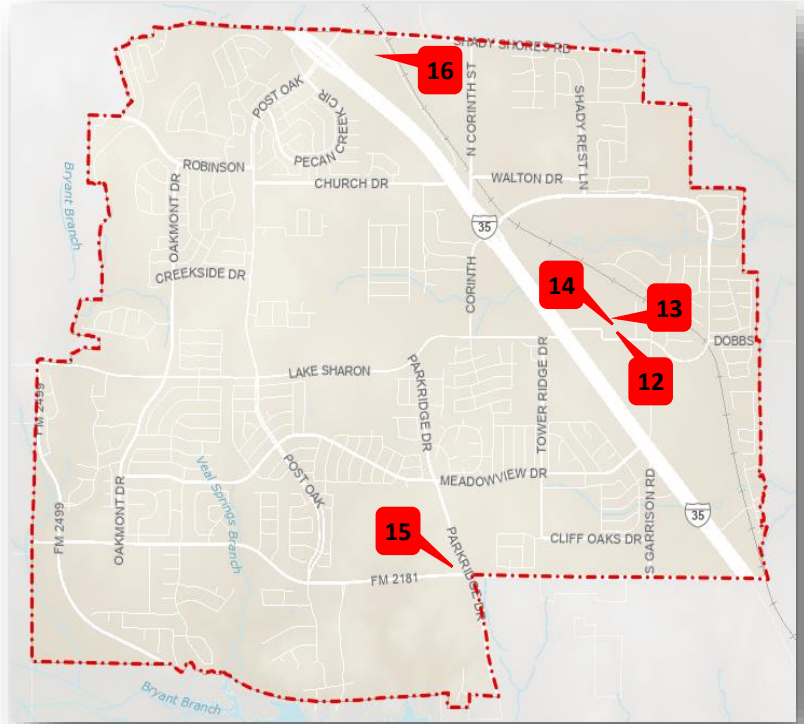
Project Title	Project Description	Status
8 Corinth City Center	5-story mixed-use project with approximately 300 multi-family units, 30,000 square feet of retail space on the ground level, and a structured parking garage	Zoning Case Submitted
Planned Development (PD) Rezoning		Under Review
9 Oxford at the Boulevard Expansion	Expansion of the existing multi-family development by 172 units	Site Plan Submitted
Planned Development (PD) Rezoning		Approved – CC (3-2-23)
Replat		Approved – P&Z (5-22-23)
Site Plan		Under Review
10 Album at Corinth	4-story, active adult multi-family project with 196 units	Zoning Case Approved
Planned Development (PD) Rezoning		Approved – CC (6-15-23)
11 Parkway Lofts	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 – Staff (1-22-24)
Preliminary Plat		Approved – P&Z (6-26-23)
Final Plat		Approved – (8-28-23)

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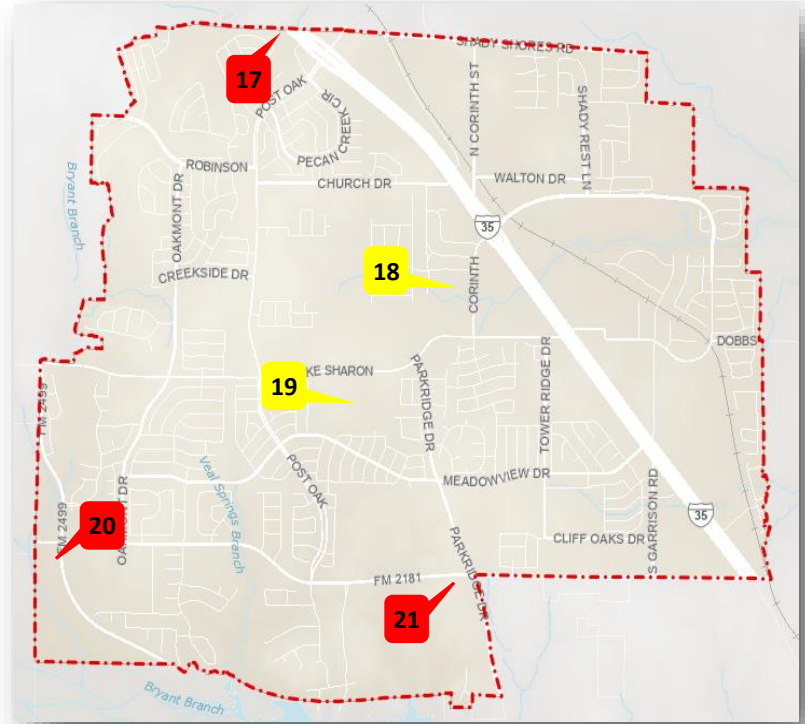


Project Title	Project Description	Status
12 Lake Vista Business Park (Lots 8-11)	3 Commercial flex-space buildings totaling 31,362 square feet in two (2) phases with shared parking. Phase 1- one (1), 7,095 square foot building Phase 2 – two (2) buildings at 6,420 square feet each	Site Plan Approved
Site Plan		Approved – Staff (1-31-23)
13 Wayne Management Office Building No. 2	4,930 square foot office building	Site Plan Approved
Site Plan		Approved – Staff (1-25-23)
14 Lake Vista Business Park Lots 1, 2R, and 8R	Amend the boundaries of PD-61 to extend the permitted uses and use regulations to Lots 1 and 2R	Zoning Approved
Planned Development (PD) Rezoning		Approved – CC (6-15-23)
15 Parkridge Plaza	11,240 square feet of retail/restaurant space	Site Plan Submitted
Site Plan		Under Review
16 Storage 365	81,700 square feet of storage space with an onsite office/apartment	Site Plan Submitted
Site Plan		Under Review

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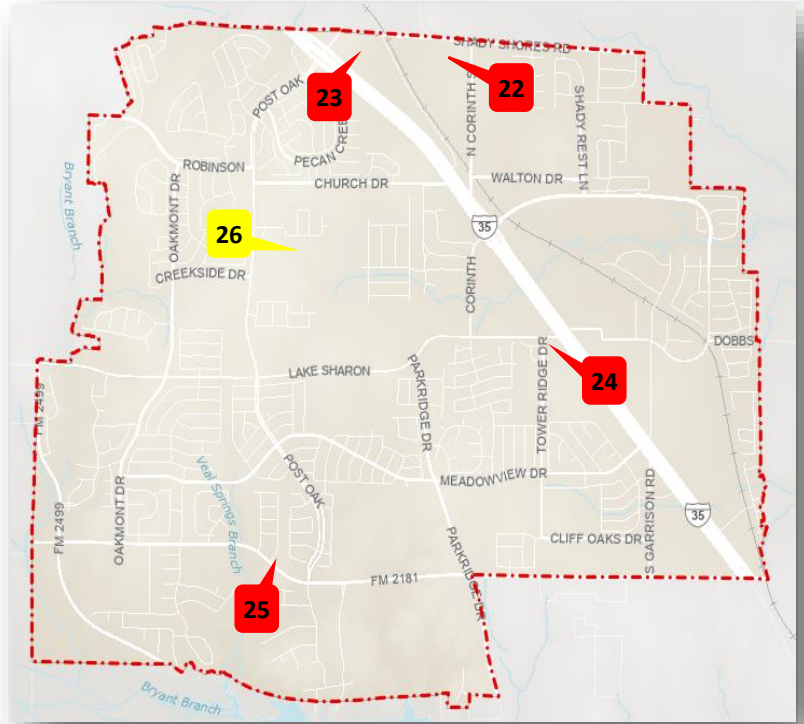
Project Title	Project Description	Status
17 Denton CDJR Service Building	13,290 square foot service building	Replat Submitted
Site Plan		Approved – CC (2-16-23)
Replat		Under Review
18 Timber Ridge	52 single-family attached townhouses on individually platted lots	Under Construction
Final Plat		Approved – P&Z (9-25-23)
19 Oak Ridge Park	310 single-family lots	Preliminary Plat Submitted
Planned Development (PD) Rezoning		Approved – CC (1-18-24)
Preliminary Plat		Under Review
20 Corinth Corners	Amendment to existing PD-55 to permit 3 drive-thru locations and a 7,600 square foot retail/restaurant building	Zoning Approved
Planned Development (PD) Rezoning		Approved – CC (1-18-24)
21 PD-1 Repeal to C-2 Commercial	Rezone approximately 10.8 acres from PD-1 to C-2 Commercial	Zoning Approved
Zoning Map Amendment		Approved – CC (4-20-23)

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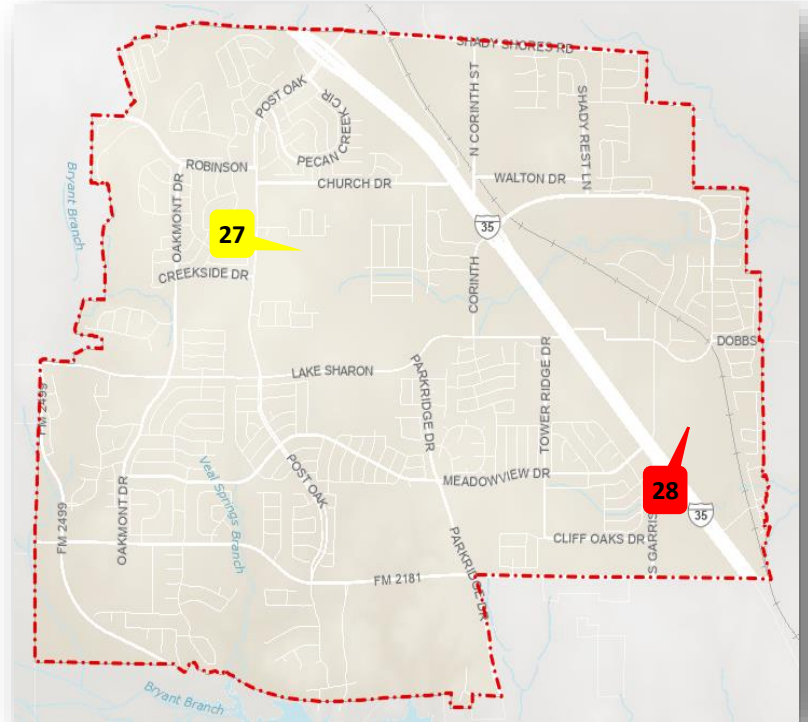
Project Title	Project Description	Status
22 Rak Shady Shores Industrial	66,300 square foot warehouse/distribution building	Site Plan Submitted
Site Plan		Under Review
23 Bill Utter Ford Service Building	13,280 square foot service building	Replat Submitted
Site Plan		Approved – Staff (10-26-23)
Replat		Under Review
24 Magnolia Center	Replat to expand the existing Magnolia Center to accommodate additional parking	Replat Submitted
Replat		Approved – P&Z (10-23-23)
25 Valencia Commercial Tract	Conveyance of approximately 1.53 acres	
Conveyance Plat		Approved – P&Z (12-11-23)
26 SF-2 to SF-3	Rezone approximately 14.1 acres from SF-2 Single Family to SF-3 Single Family	Zoning Denied
Zoning Map Amendment		Denied – CC (10-19-23)

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Project Title	Project Description	Status
27 Hillside of Corinth	68 single-family lots	Zoning Approved
Planned Development (PD) Rezoning		Approved – CC (1-18-24)
28 CoServ PD-46 Amendment	Relocation and expansion of training yard and addition of a new fleet service station	Zoning Case Submitted
Planned Development (PD) Rezoning		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

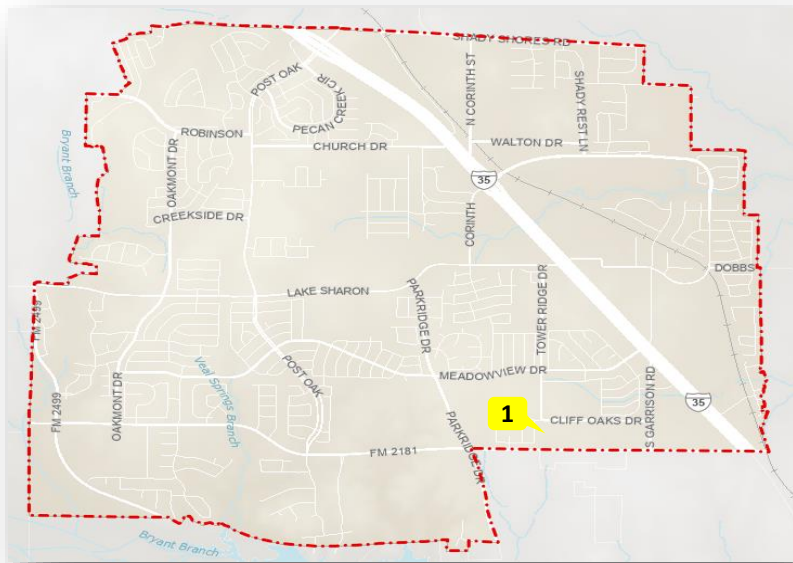
Number of Units: 296

Valuation: \$37,219,855

Acres: ±13

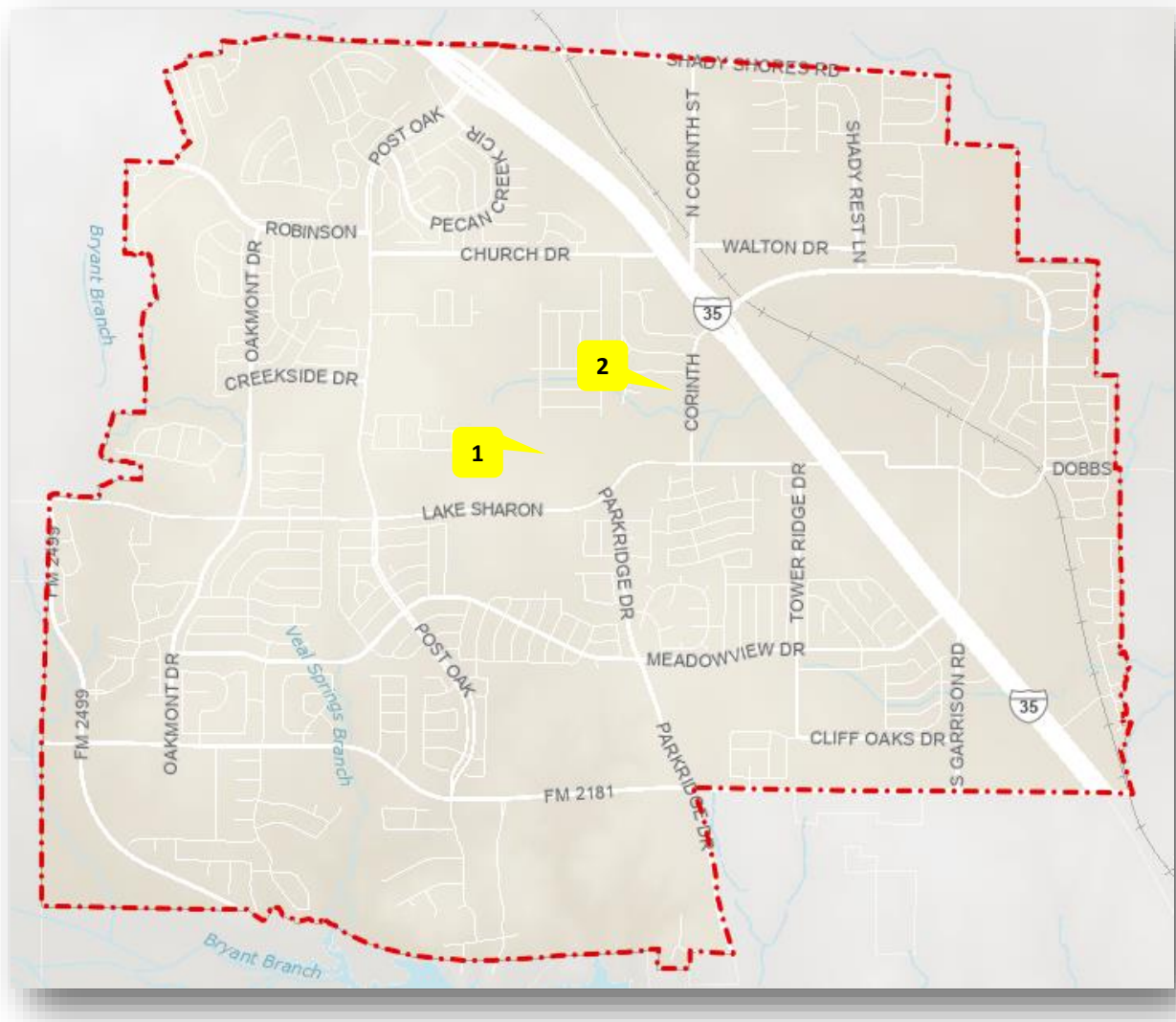
Square Footage: 349,351

Permit Issued: 07/05/2022



DEVELOPMENT

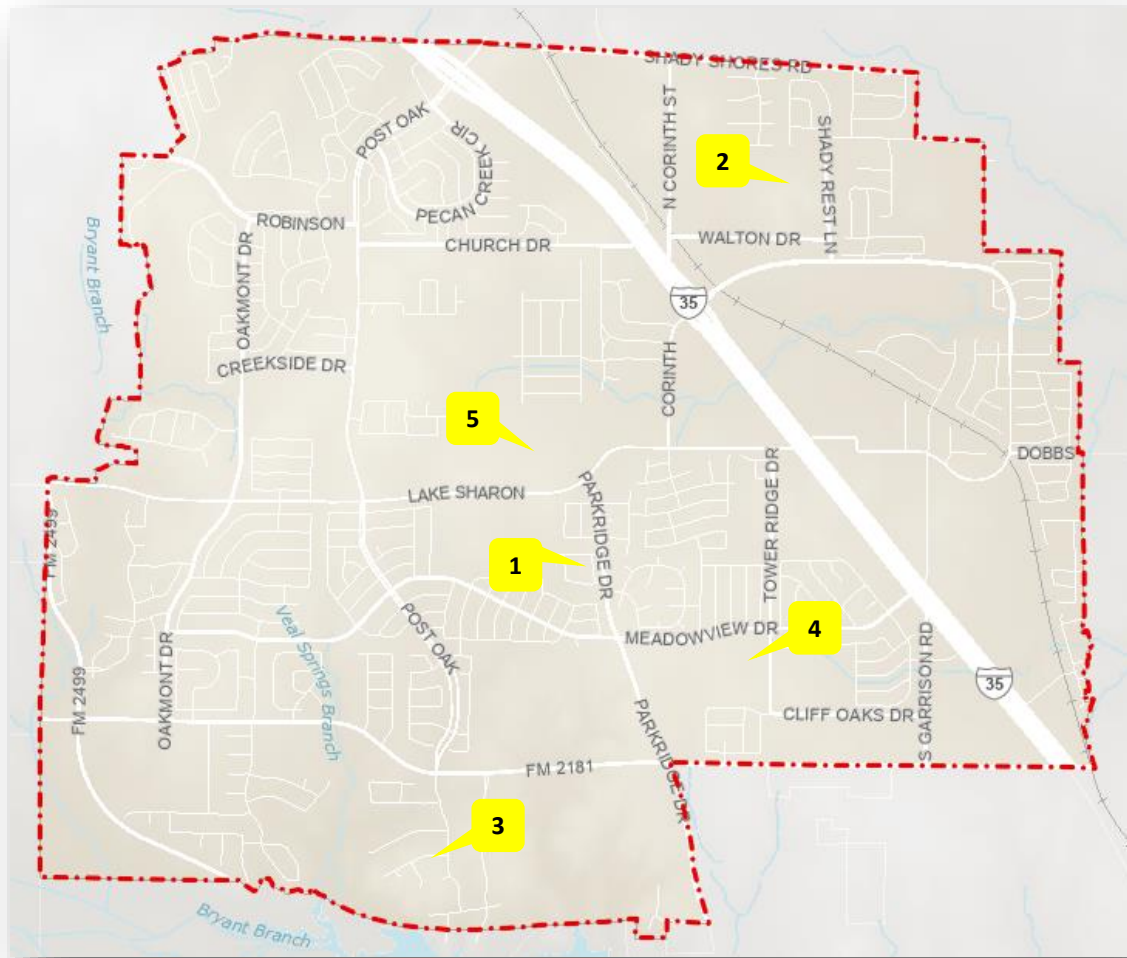
Residential Subdivisions Under Construction



	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
	TOTAL		53.8	312

DEVELOPMENT

Completed (Lot Ready) Subdivisions

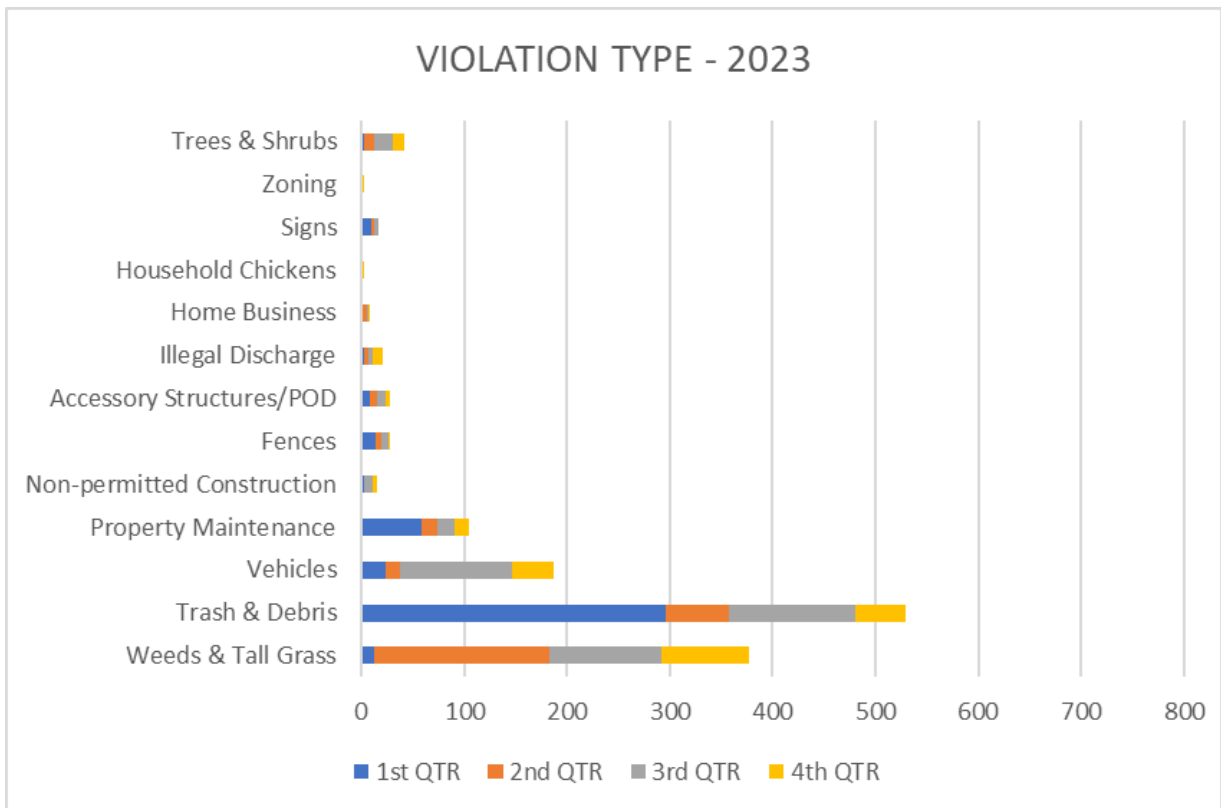


	Subdivision	Location	Number of SF Lots Approved	Number of Single-Family Permits Issued
1	Amherst	West side of Parkridge Dr. north of Meadowview Drive	50	35
2	Walton Ridge	North of Walton Road, west of Shady Rest Lane	164	51
3	Bluffs at Pinnell	South of FM 2181 on Post Oak Trail	68	55
4	The Oaks at Tower Ridge	East of Tower Ridge Drive, south of Meadowview Drive	17	12
5	Ashford Park Phase 1	North of intersection of Lake Sharon Drive and Parkridge Drive	174	167
	TOTAL		473	320

NEIGHBORHOOD SERVICES

Activity Report

VIOLATION TYPE - 2023	1st QTR	2nd QTR	3rd QTR	4th QTR	TOTAL
Weeds & Tall Grass	13	170	109	85	377
Trash & Debris	296	62	122	50	530
Vehicles	23	14	109	41	187
Property Maintenance	59	15	17	13	104
Non-permitted Construction	2	0	9	4	15
Fences	14	5	7	1	27
Accessory Structures/POD	8	7	8	5	28
Illegal Discharge	3	4	4	10	21
Home Business	1	4	2	1	8
Household Chickens	1	0	0	1	2
Signs	10	2	4	0	16
Zoning			1	0	2
Trees & Shrubs	2	10	19	11	42
TOTAL VIOLATIONS	432	294	410	223	1359



Number of Cases - YTD	Number of Inspections – YTD	Number of Citations Issued - YTD
1359	4077	28