



**PLANNING AND DEVELOPMENT
DEPARTMENT**
**QUARTERLY DEVELOPMENT
ACTIVITY REPORT**
As of March 31, 2024

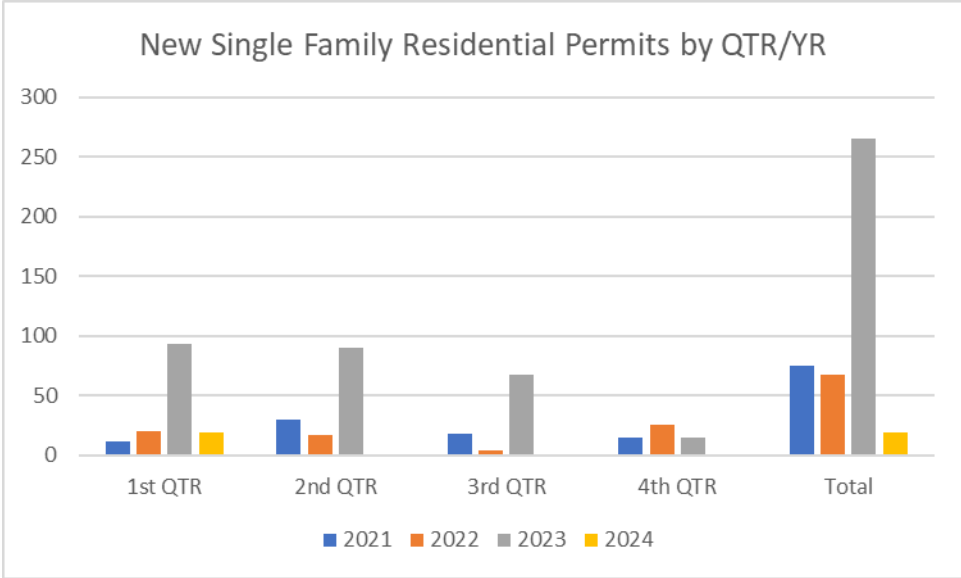
Planning and Development

- Building Services
- Neighborhood Services
- Planning

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

2024 Permits & Inspections

Single Family Permits Issued:	19
Single Family Homes Completed:	33
Single Family Inspections:	734
Commercial Inspections:	30
Certificates of Occupancy Issued:	2



SINGLE FAMILY RESIDENTIAL PERMITS ISSUED BY QUARTER

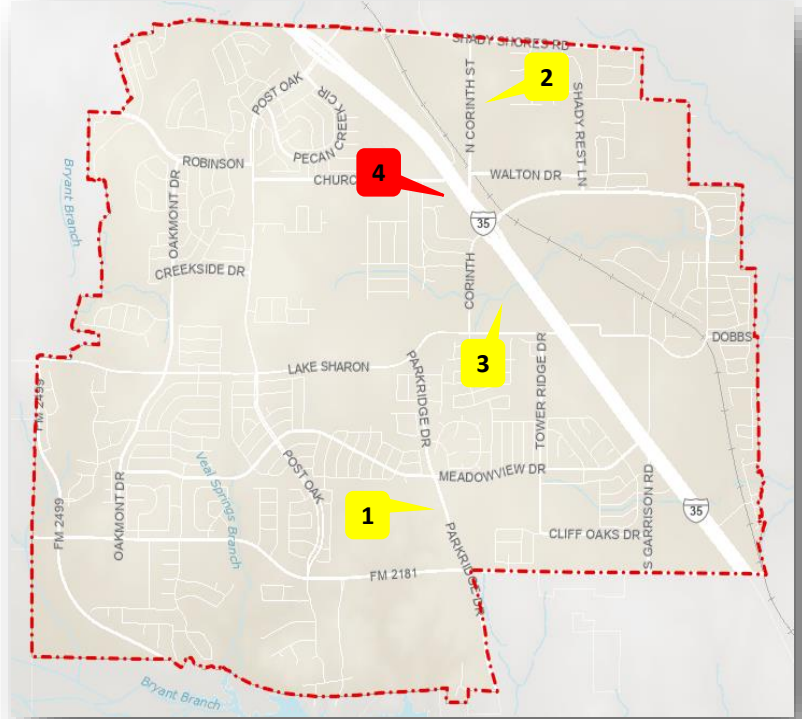
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2024	19	-	-	-	19
2023	93	90	67	15	265
2022	20	17	4	26	67
2021	12	30	18	15	75

PLANNING

2024 Zoning and Development Applications

- Non-Residential
- Mixed-Use
- Residential

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



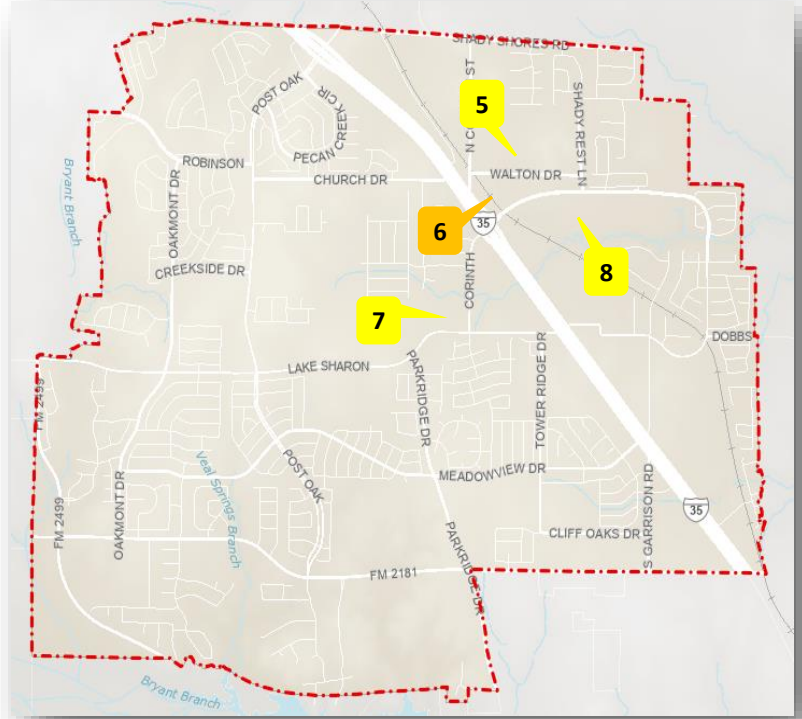
	Project Title	Project Description	Status
1	Quarry Multi-Family	90 duplex and townhouse condominium multi-family units	Site Plan Submitted
	Site Plan		Under Review
	Preliminary Plat		Denied – P&Z (2-26-24)
2	Greenway Trails	121 multi-family townhouse units	Site Plan Submitted
	Site Plan		Under Review
3	Marlowe at Corinth Groves	Multi-family portion of the Corinth Groves Mixed-Use Development 452 total dwelling units – 48 multi-family townhouse units (2-story) and 404 multi-family units (3 & 4-story)	Site Plan Submitted
	Site Plan		Under Review
4	American Eagle Harley-Davidson Addition	Expansion of riding academy building, replacement of shade structures, new construction of a restaurant with a pavilion/concert venue, and parking	Site Plan Approved
	Site Plan		Approved – Staff (4-9-24)

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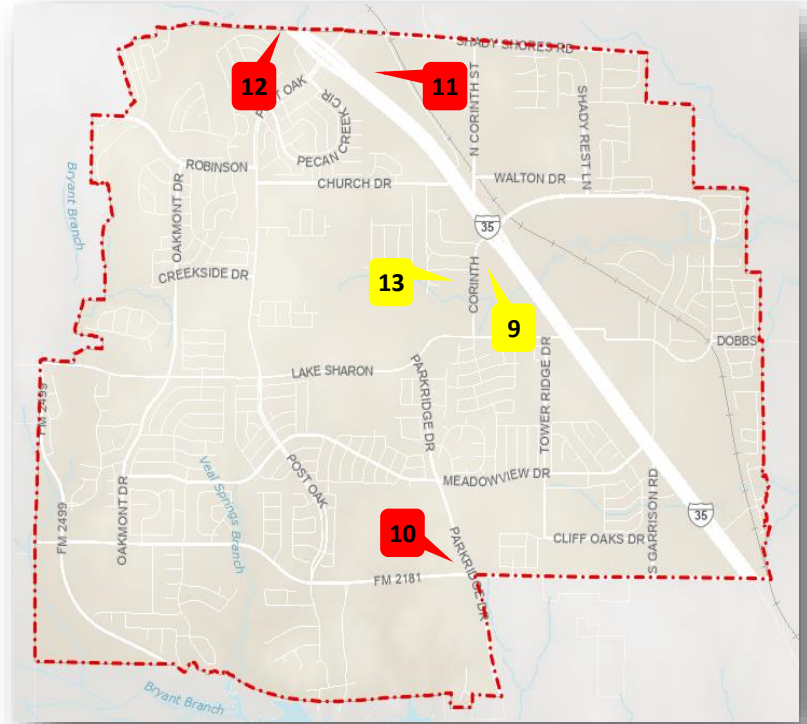


	Project Title	Project Description	Status
5	Village Square at Corinth Phase 1	Phase 1: 236 multi-family units (4-story)	Under Construction
	Site Plan		Approved – Staff (1-9-24)
	Replat		Approved – P&Z (3-25-24)
6	Corinth City Center	5-story mixed-use project with approximately 300 multi-family units, 30,000 sq ft of retail space on the ground level, and a structured parking garage	Zoning Case Submitted
	Planned Development (PD) Rezoning		Approved – CC (3-21-24)
7	Oxford at the Boulevard Expansion	Expansion of the existing multi-family development by 172 units	Site Plan Submitted
	Site Plan		Under Review
8	Bridgeview	Active adult multi-family development with 183 multi-family units (4-story), 16 duplex units (2-story), and 2,268 sf ft of retail space on the ground floor	Zoning Case Approved
	Planned Development (PD) Rezoning		Approved – CC (6-15-23)
	Major PD Amendment		Approved – CC ()
	Minor PD Amendment		Under Review

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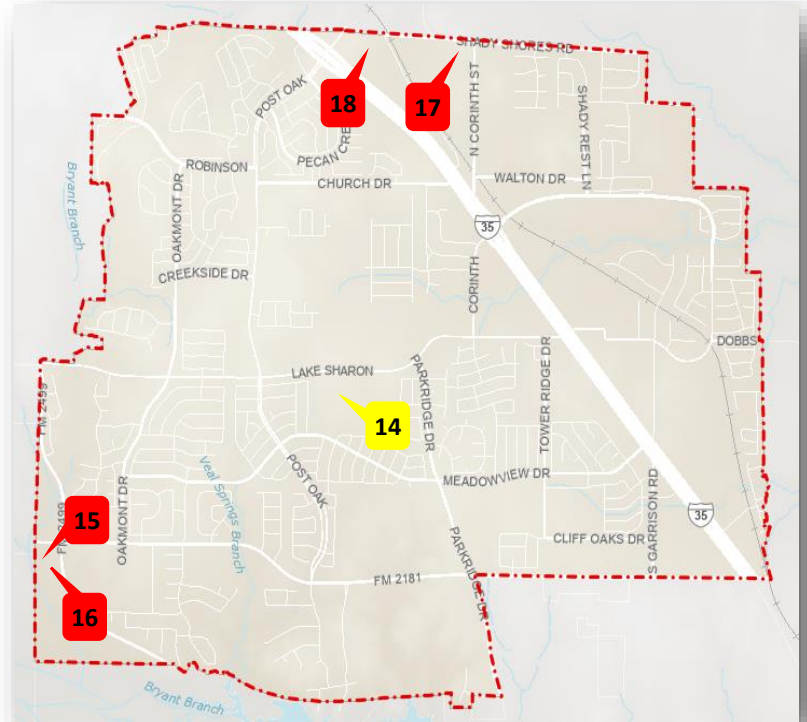
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Project Title	Project Description	Status
9 Parkway Lofts	Multi-family portion of the Parkway District Mixed-Use Development 2,500 sq ft of retail space on the ground floor and 312 total dwelling units – 19 multi-family townhouse style units (3-story buildings) and 293 multi-family units (4-story buildings)	Site Plan Approved
Site Plan		Approved – Staff (1-22-24)
10 Parkridge Plaza	11,240 sq ft of retail/restaurant space	Site Plan Submitted
Site Plan		Under Review
11 Storage 365	81,700 sq ft of storage space with an onsite office/apartment	Site Plan Submitted
Site Plan		Under Review
12 Denton CDJR Service Building	13,290 sq ft service building	Awaiting Replat Resubmitted
Replat		Denied (1-22-24)
13 Timber Ridge	52 single-family attached townhouses on individually platted lots	Under Construction
Final Plat		Approved – P&Z (9-25-23)

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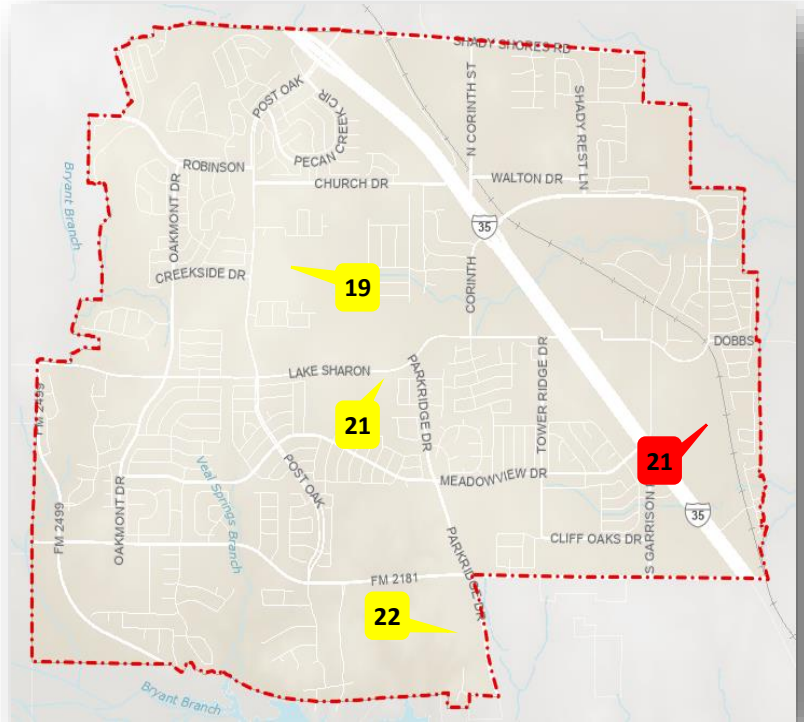
Project Title	Project Description	Status
14 Oak Ridge Park	310 single-family lots	Preliminary Plat Submitted
Planned Development (PD) Rezoning		Approved – CC (1-18-24)
Preliminary Plat		Approved – P&Z ()
15 Corinth Corners	Amendment to existing PD-55 to permit 3 drive-thru locations and a 7,600 sq ft retail/restaurant building	Zoning Approved
Planned Development (PD) Rezoning		Approved – CC (1-18-24)
Replat		Approved – P&Z (2-26-24)
16 Scooters Coffee	664 sq ft drive-thru only restaurant	Site Plan Submitted
Site Plan		Under Review
17 Rak Shady Shores Industrial	66,300 sq ft warehouse/distribution building and improvements to Hondue Ln	Site Plan Submitted
Site Plan		Approved – Staff ()
18 Bill Utter Ford Service Building	13,280 sq ft service building	Awaiting Replat Resubmittal
Replat		Denied – P&Z (1-22-24)

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Project Title	Project Description	Status
19 Hillside of Corinth	68 single-family lots	Preliminary Plat Approved
Planned Development (PD) Rezoning		Approved – CC (1-18-24)
Preliminary Plat		Approved – P&Z (2-26-24)
20 2600 Lake Sharon Dr	10,465 sq ft licensed childcare center	Zoning Approved
Planned Development (PD) Rezoning		Approved – CC (3-21-24)
21 CoServ Training Yard	Relocation and expansion of training yard	Site Plan Submitted
Site Plan		Under Review
22 Enclave at Canyon Ranch	220 single-family lots	Zoning Case Submitted
Planned Development (PD) Rezoning		Under Review

BUILDING SERVICES

Multi-Family Projects Under Construction

1. Arden at Corinth

Address: 3451 FM 2181

Use: Multi-Family Development

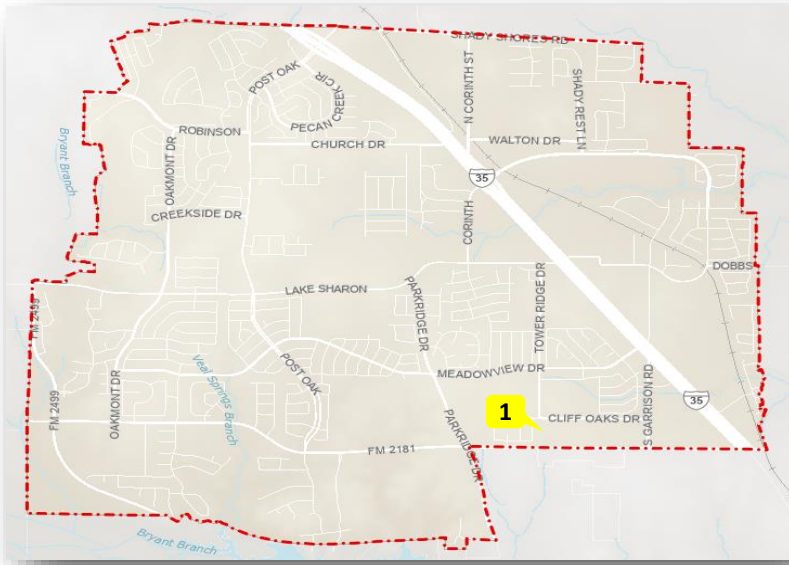
Number of Units: 296

Valuation: \$37,219,855

Acres: ±13

Square Footage: 349,351

Permit Issued: 07/05/2022



BUILDING SERVICES

Multi-Family Projects Under Construction

2. Village Square at Corinth Phase 1

Address: 3351 Walton Dr

Use: Multi-Family Development

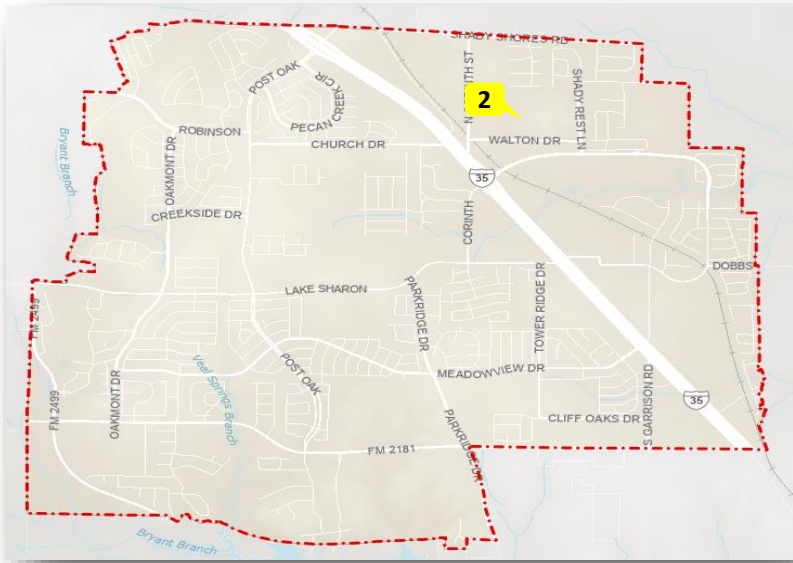
Number of Units: 236

Valuation: \$22,294,027

Acres: ±7.5

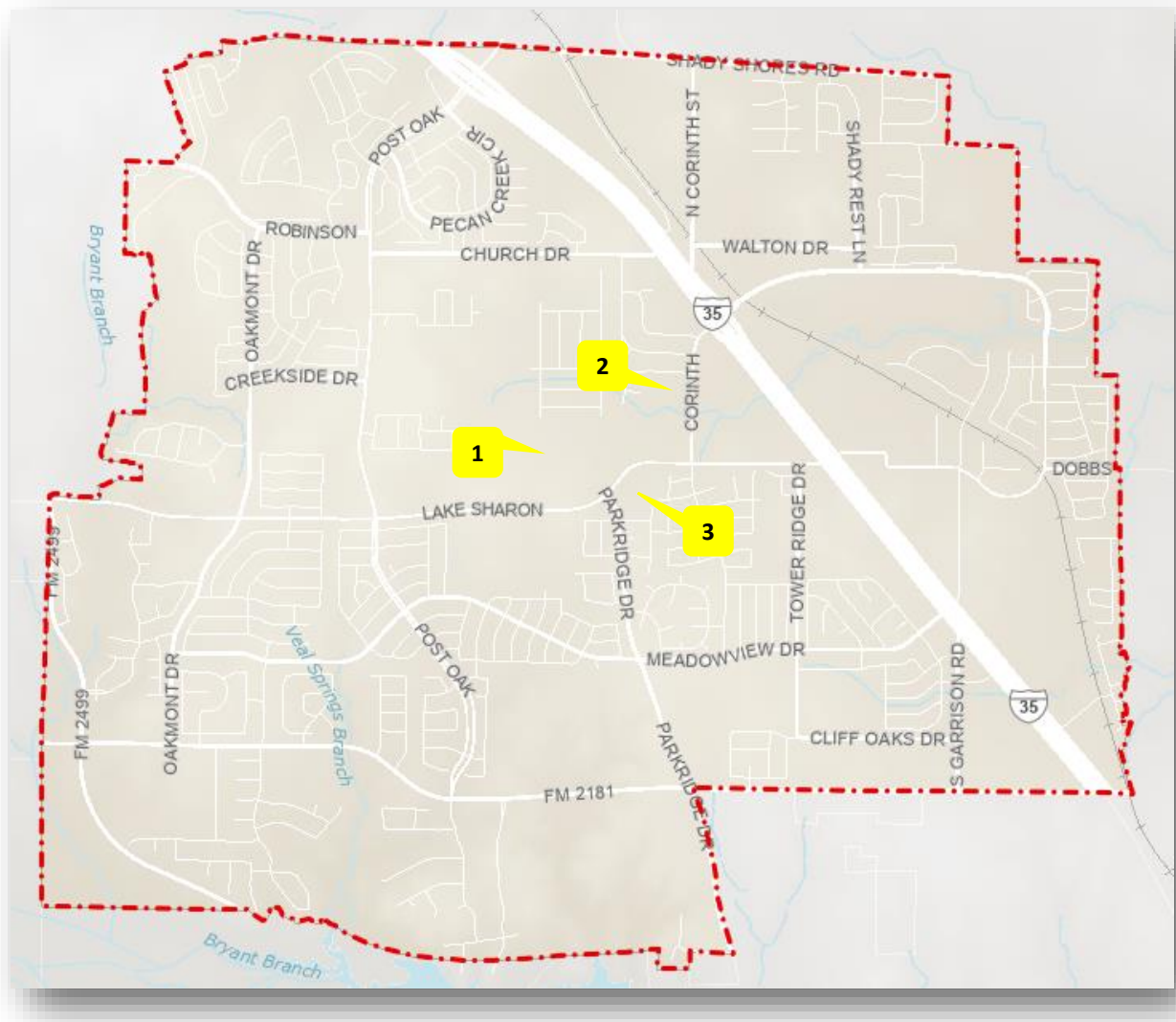
Square Footage: 209,255

Permit Issued: 03/26/2024



DEVELOPMENT

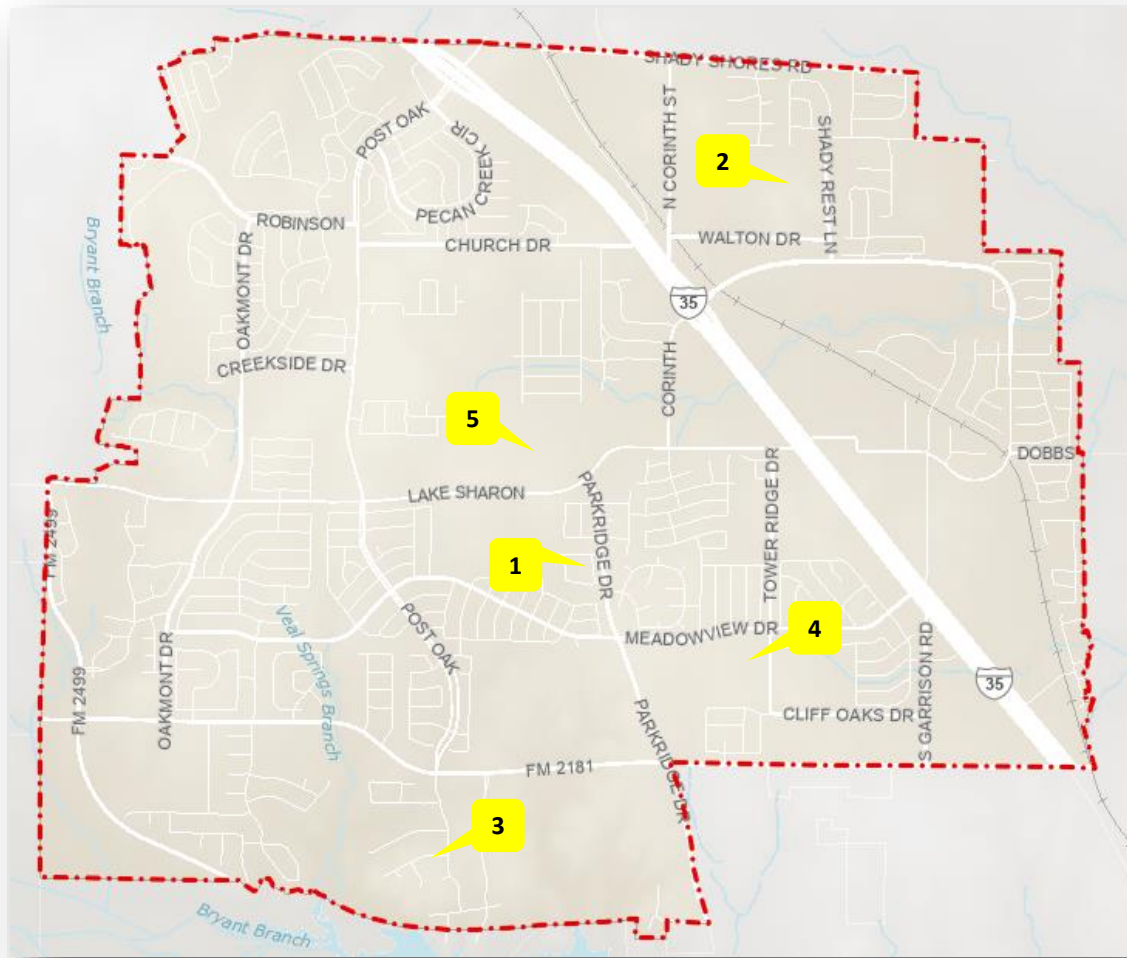
Residential Subdivisions Under Construction



	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
3	Taylor Estates	Single-family residential lots	9.7	44
	TOTAL		63.5	356

DEVELOPMENT

Completed (Lot Ready) Subdivisions

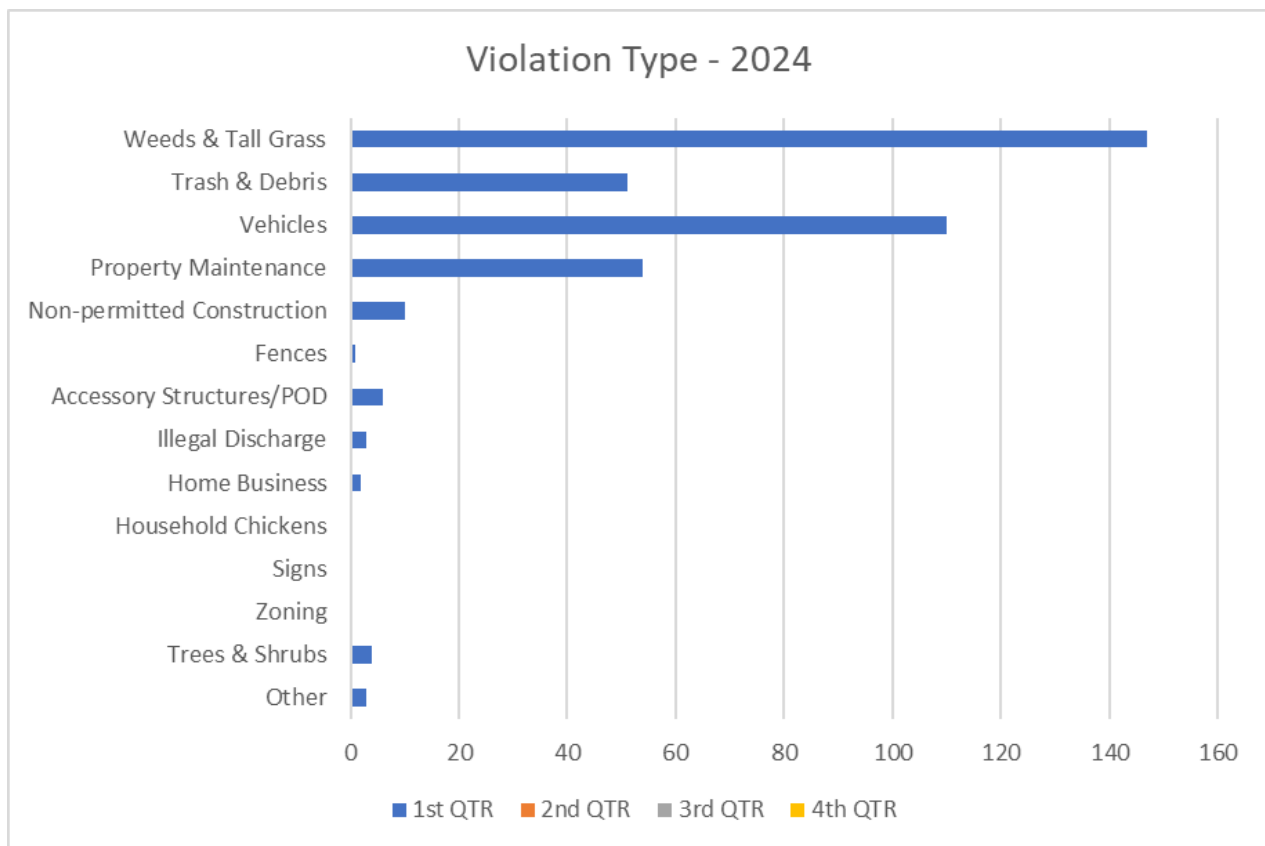


	Subdivision	Location	Number of SF Lots Approved	Number of Single-Family Permits Issued
1	Amherst	West side of Parkridge Dr. north of Meadowview Drive	50	38
2	Walton Ridge	North of Walton Road, west of Shady Rest Lane	164	66
3	Bluffs at Pinnell	South of FM 2181 on Post Oak Trail	68	55
4	The Oaks at Tower 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	168
	TOTAL		473	339

NEIGHBORHOOD SERVICES

Activity Report

VIOLATION TYPE - 2024	1st QTR	2nd QTR	3rd QTR	4th QTR	TOTAL
Weeds & Tall Grass	147	-	-	-	147
Trash & Debris	51	-	-	-	51
Vehicles	110	-	-	-	110
Property Maintenance	54	-	-	-	54
Non-permitted Construction	10	-	-	-	10
Fences	1	-	-	-	1
Accessory Structures/POD	6	-	-	-	6
Illegal Discharge	3	-	-	-	3
Home Business	2	-	-	-	2
Household Chickens	0	-	-	-	0
Signs	0	-	-	-	0
Zoning	0	-	-	-	0
Trees & Shrubs	4	-	-	-	4
Other	3	-	-	-	3
TOTAL VIOLATIONS	391	-	-	-	391



Number of Cases - YTD	Number of Inspections – YTD	Number of Citations Issued - YTD
391	911	17