



**PLANNING AND DEVELOPMENT
DEPARTMENT**
**QUARTERLY DEVELOPMENT
ACTIVITY REPORT**
As of September 30, 2024

Planning and Development

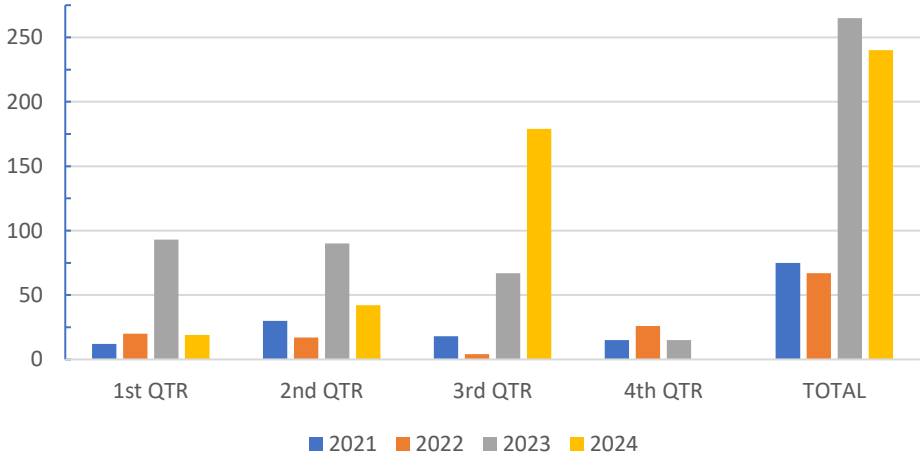
- Building Services
- Neighborhood Services
- Planning

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

2024 Permits & Inspections

Single Family Permits Issued:	240
Single Family Homes Completed:	83
Inspections Completed:	3,167
Certificates of Occupancy Issued:	5

New Single Family Residential Permits by QTR/YR



SINGLE FAMILY RESIDENTIAL PERMITS ISSUED BY QUARTER

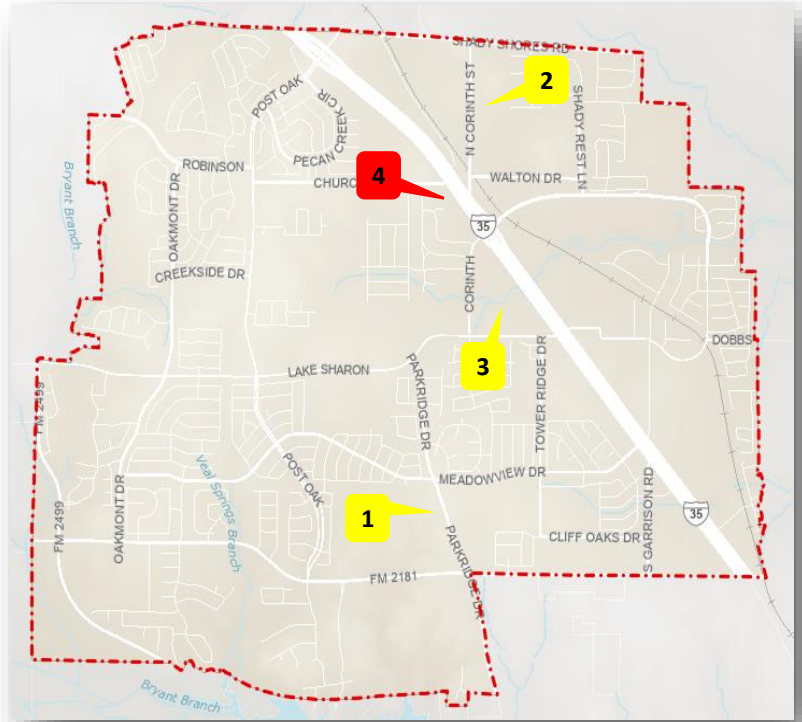
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2024	19	42	179	-	240
2023	93	90	67	15	265
2022	20	17	4	26	67
2021	12	30	18	15	75

PLANNING

2024 Zoning and Development Applications

- Non-Residential
- Mixed-Use
- Residential

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



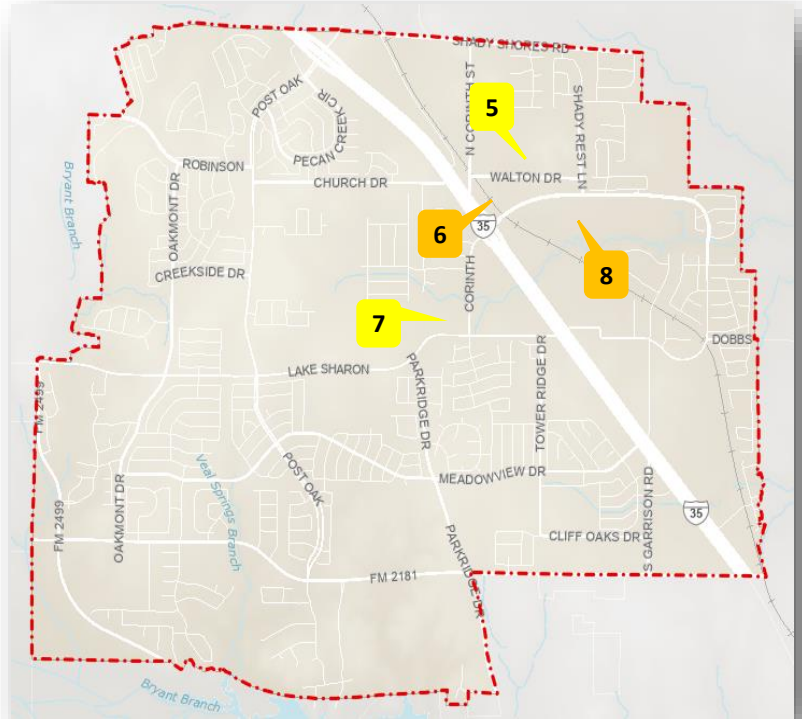
Project Title	Project Description	Status
1 Quarry Multi-Family	90 duplex and townhouse condominium multi-family units	Site Plan Submitted
Site Plan		Under Review
Preliminary Plat		Denied – P&Z (2-26-24)
2 Greenway Trails	121 multi-family townhouse units	Under Construction
Site Plan		Approved – Staff (8-22-24)
Civil Plans		Under Review
3 Marlowe at Corinth Groves	382 total dwelling units – 66 multi-family townhouse units (2-story) and 316 multi-family units (4-story)	Under Construction
Site Plan		Approved – Staff (4-24-24)
Civil Plans		Approved – Staff (5-20-24)
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	Civil Plans Submitted
Site Plan		Approved – Staff (4-9-24)
Civil Plans		Under Review

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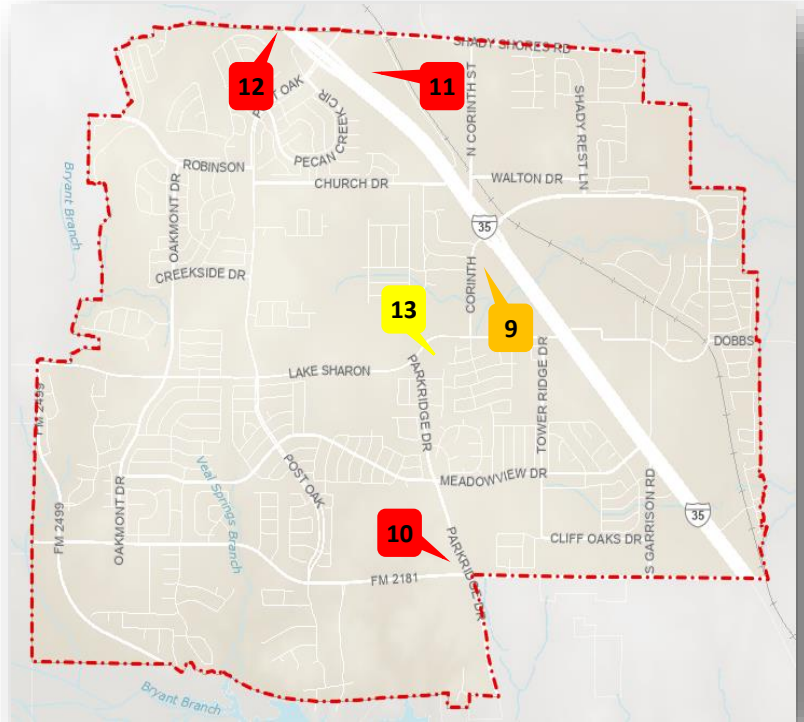
	Project Title	Project Description	Status
5	Village Square at Corinth Phase 1	236 multi-family units (4-story)	Under Construction
	Site Plan		Approved – Staff (1-9-24)
	Replat		Approved – P&Z (3-25-24)
	Civil Plans		Approved – Staff (2-13-24)
6	Corinth City Center	5-story mixed-use project with approximately 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 and Civil Plans Submitted
	Site Plan		Under Review
	Civil Plans		Under Review
8	Bridgeview	Active adult multi-family development with 183 multi-family units (4-story), 16 duplex units (2-story), and 1,866 sf ft of retail space on the ground floor	Site Plan and Civil Plans Submitted
	Site Plan		Under Review
	Civil Plans		Under Review
	Major PD Amendment		Approved – CC (3-21-24)
	Replat		Approved – P&Z (7-22-24)

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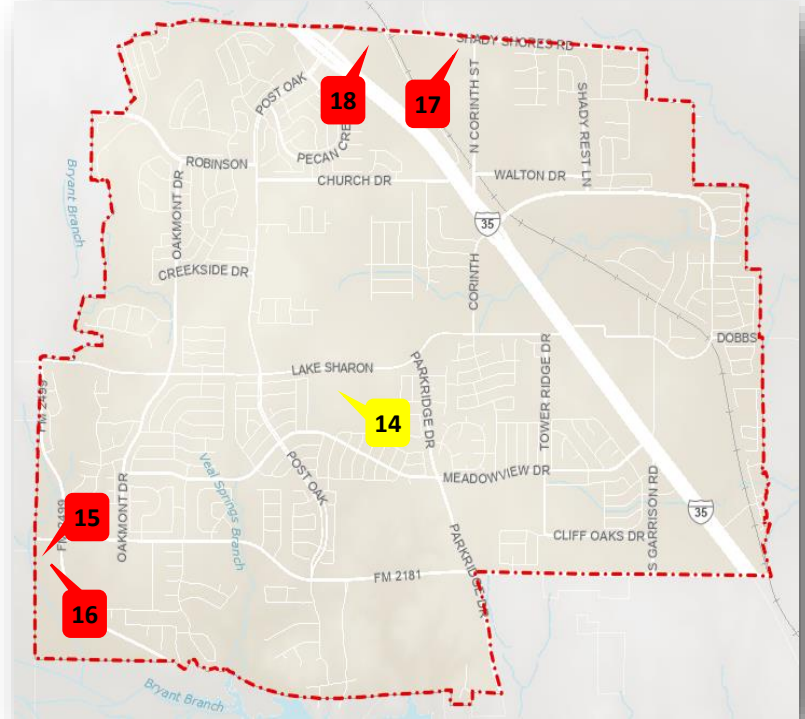


Project Title	Project Description	Status
9 Parkway Lofts	2,500 sq ft of retail space on the ground floor and 312 total dwelling units – 19 multi-family townhouse style units (3-story buildings) and 293 multi-family units (4-story buildings)	Site Plan/Civil Plans Approved
Site Plan		Approved – Staff (1-22-24)
Civil Plans		Approved – Staff (6-6-24)
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/Civil Plans Submitted
Site Plan		Under Review
Civil Plans		Under Review
Final Plat		Approved – P&Z (3-25-24)
12 Denton CDJR Service Building	13,290 sq ft service building	Under Construction
Replat		Denied (1-22-24)
13 Taylor Estates	44 single-family lots	Under Construction
Civil Plans		Under Review

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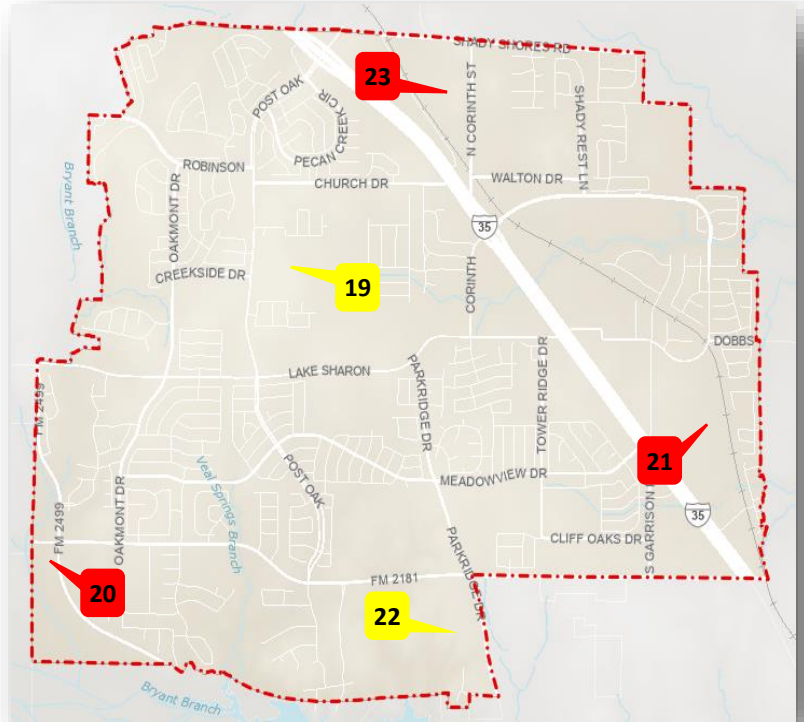
Project Title	Project Description	Status
14 Oak Ridge Park	321 single-family lots	Civil Plans Submitted
Planned Development (PD) Rezoning		Approved – CC (1-18-24)
Preliminary Plat		Approved – P&Z (2-5-24)
Civil Plans		Under Review
15 Corinth Corners	Amendment to existing PD-55 to permit 3 drive-thru 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	Under Construction
Site Plan		Approved – Staff (5-16-24)
Civil Plans		Approved – Staff (5-20-24)
17 Corinth 35 Distribution Center (Rak)	66,570 sq ft warehouse/distribution building and improvements to Hondue Ln	Under Construction
Site Plan		Approved – Staff (3-25-24)
Civil Plans		Approved – Staff (4-22-24)
18 Bill Utter Ford Service Building	13,280 sq ft service building	Under Construction
Replat		Denied – P&Z (1-22-24)

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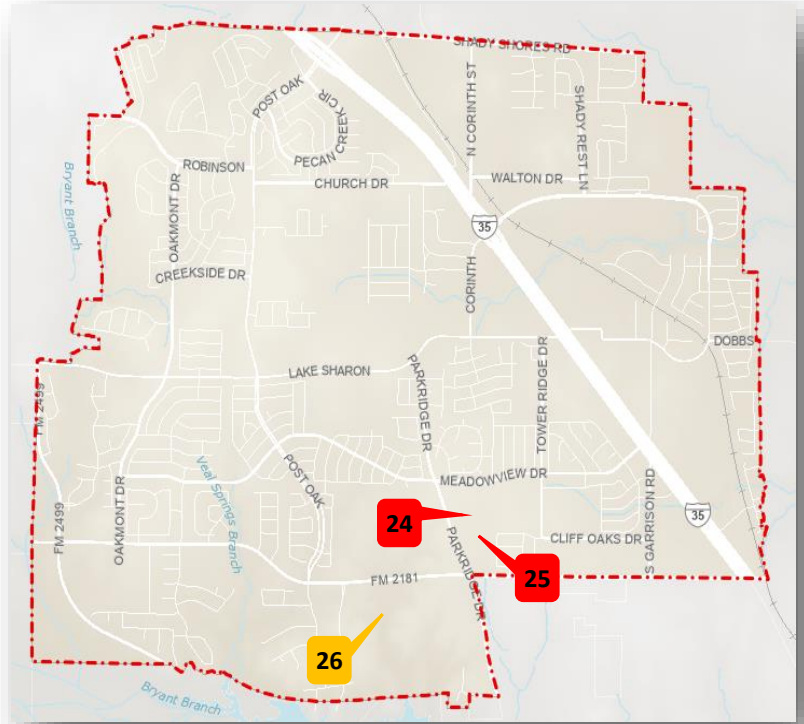


Project Title	Project Description	Status
19 Hillside of Corinth	68 single-family lots	Civil Plans Submitted
Planned Development (PD) Rezoning		Approved – CC (1-18-24)
Preliminary Plat		Approved – P&Z (2-26-24)
Civil Plans		Under Review
20 Abbotts Frozen Custard	1,242 sq ft drive-thru restaurant	Site Plan Submitted
Site Plan		Under Review
21 CoServ Training Yard	Relocation and expansion of training yard	Site Plan Submitted
Site Plan		Approved – Staff ()
22 Enclave at Canyon Ranch	234 single-family lots	Zoning Case Submitted
Planned Development (PD) Rezoning		Approved – CC ()
23 Corinth Distribution Center (Phelan)	146,675 sq ft warehouse/distribution building	Site Plan Submitted
Site Plan		Under Review

PLANNING

2024 Zoning and Development Applications

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Project Title	Project Description	Status
24 Lake Dallas High School Phase 2A	Relocation of tennis courts and track facilities, restriping of band practice field, and addition of 33 parking spaces	Under Construction
Site Plan		Approved – Staff (6-28-24)
Civil Plans		Approved – Staff (6-28-24)
25 Lake Dallas High School Phase 2B	Renovation and 3,100 sq ft addition to fine arts facility, construction of 29,000 sq ft CTE Building, and addition of 71 parking spaces	Site Plan/Civil Plans Submitted
Site Plan		Under Review
Civil Plans		Under Review
26 Canyon Lake Ranch	Mixed use development consisting of three subdistricts with Subdistricts A and B having base zoning districts of MX-C Mixed Use Commercial and Subdistrict C having a base zoning district of SF-2 Single Family Residential	Zoning Case Submitted
Planned Development (PD) Rezoning		Under Review

BUILDING SERVICES

Non-Residential Projects Completed

1. Bill Utter Ford Service Building

Address: 4901 S I-35E

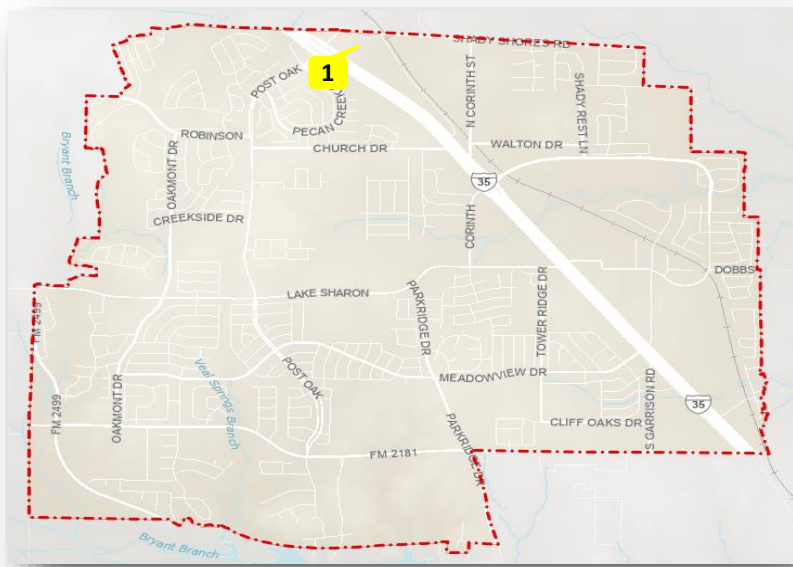
Use: Service Building

Valuation: \$2,213,371

Acres: ±18.4

Square Footage: 13,280

Permit Issued: 03/01/2024



BUILDING SERVICES

Non-Residential Projects Under Construction

2. Corinth 35 Distribution Center

Address: 2950 Shady Shores Rd

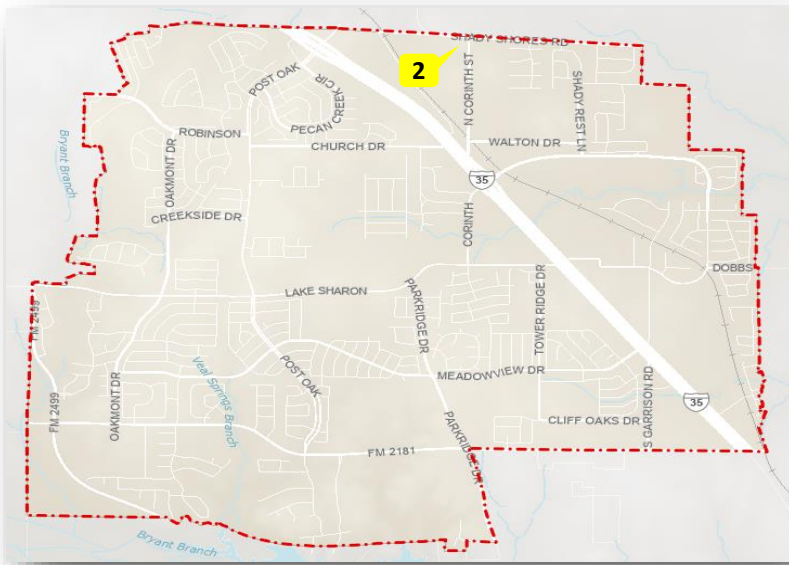
Use: Warehouse/Distribution Center

Valuation: \$5,891,445

Acres: ±5.2

Square Footage: 66,570

Permit Issued: 05/17/2024



BUILDING SERVICES

Non-Residential Projects Under Construction

3. Scooter's Coffee

Address: 3471 FM 2499

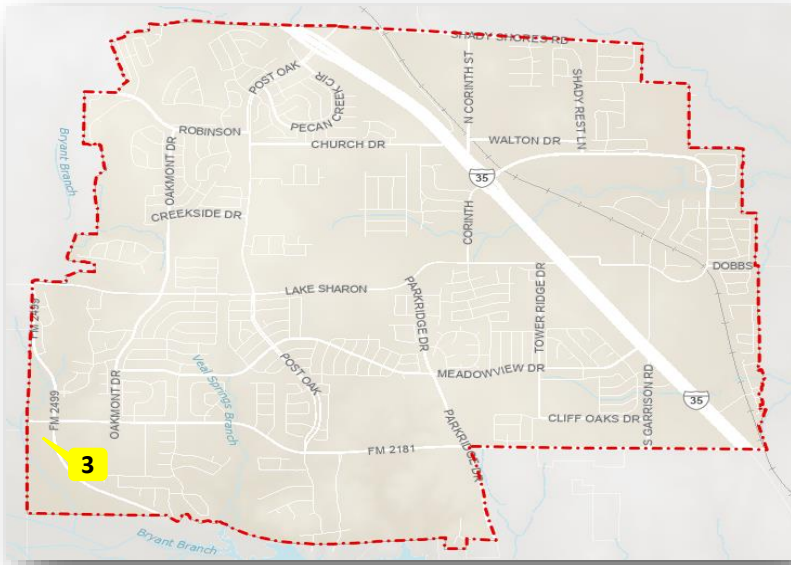
Use: Drive-Thru Only Restaurant

Valuation: \$ 83,982.72

Acres: ±0.7

Square Footage: 664

Permit Issued: 5/30/2024



BUILDING SERVICES

Non-Residential Projects Under Construction

4. Lake Dallas High School

Address: 3016 Parkridge Dr

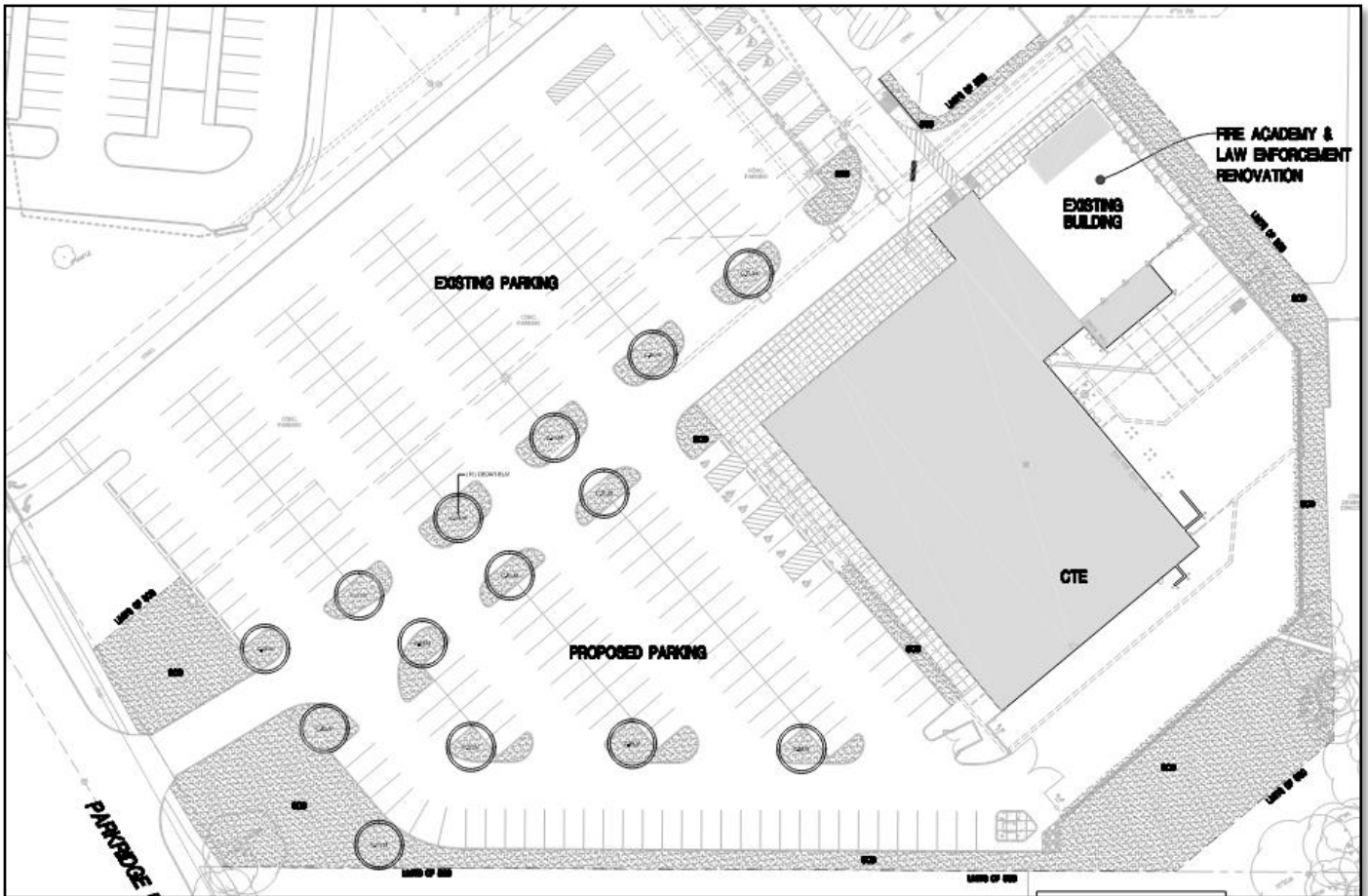
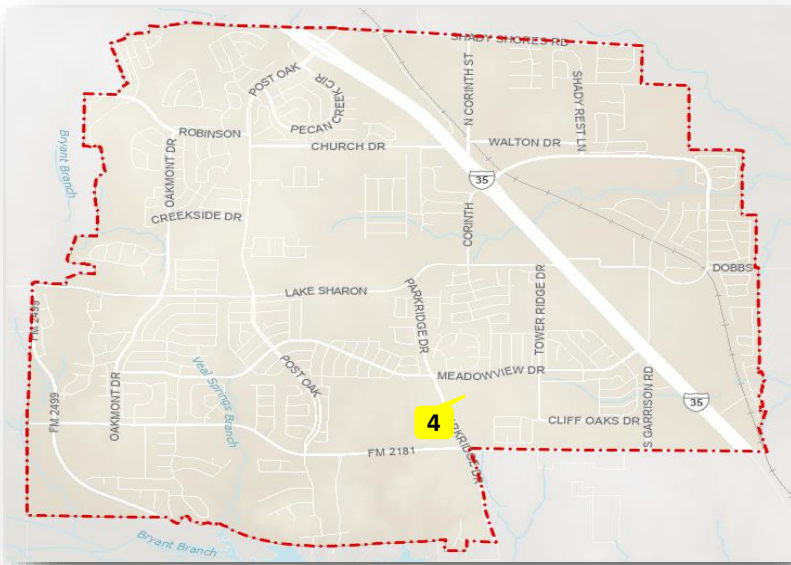
Use: Fine Arts Addition and CTE Building

Valuation: \$13,086,747.96

Acres: ±53.7

Square Footage: 34,645

Permit Issued: 08/06/2024



BUILDING SERVICES

Multi-Family Projects Under Construction

1. Arden at Corinth

Address: 3451 FM 2181

Use: Multi-Family Development

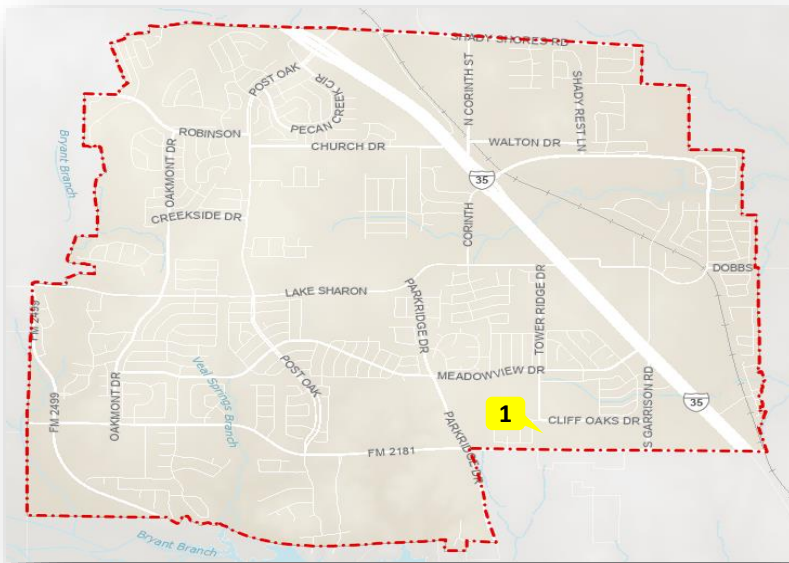
Number of Units: 296

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

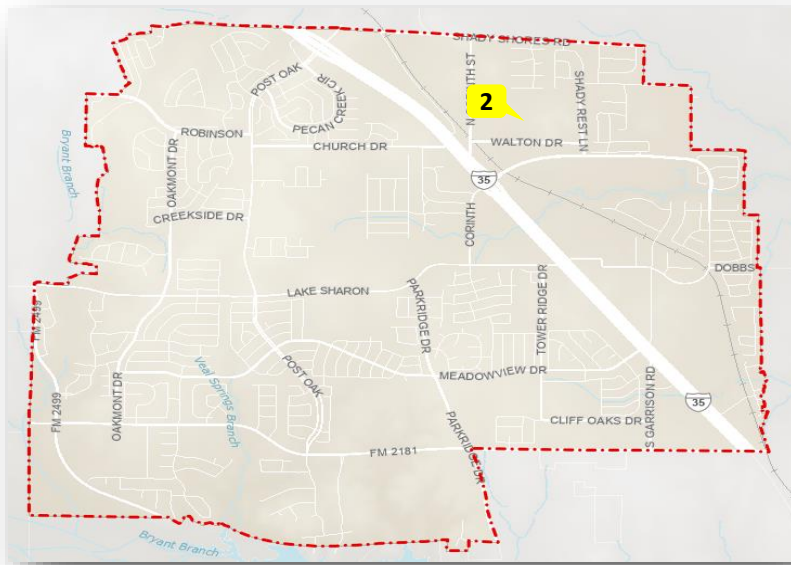
Number of Units: 236

Valuation: \$22,294,027

Acres: ±7.5

Square Footage: 209,255

Permit Issued: 03/26/2024



BUILDING SERVICES

Multi-Family Projects Under Construction

3. Marlowe at Corinth Groves

Address: 3251 Lake Sharon Dr

Use: Multi-Family Development

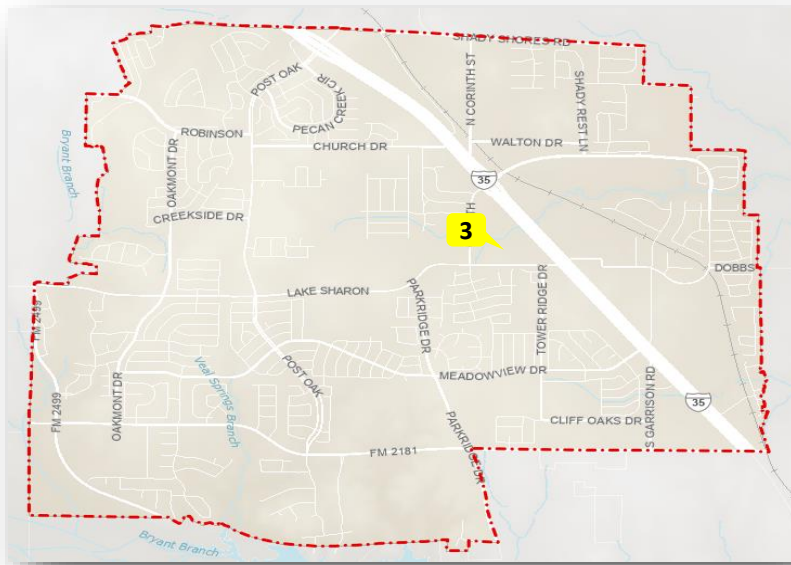
Number of Units: 316

Valuation: \$74,838,703

Acres: ±25

Square Footage: 702,447

Permit Issued: 05/03/2024



BUILDING SERVICES

Multi-Family Projects Under Construction

4. Greenway Trails

Address: 1250 N. Corinth St

Use: Multi-Family Development

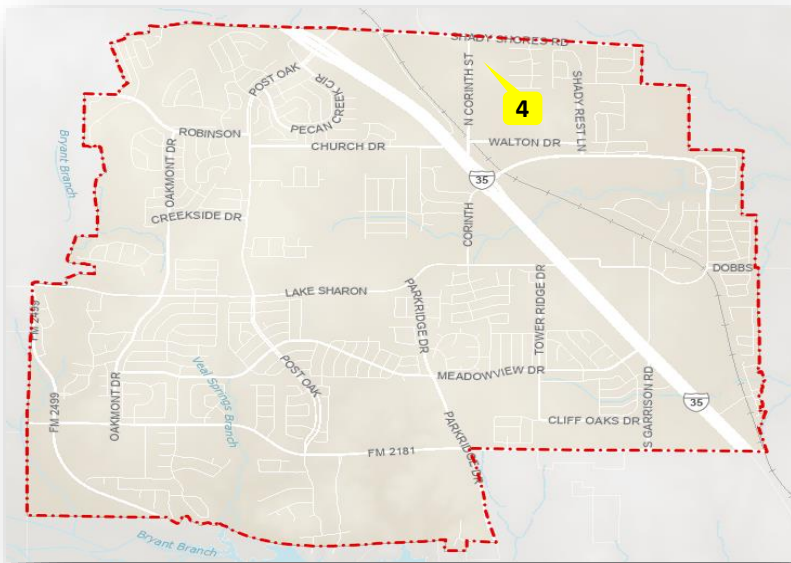
Number of Units: 121

Valuation: \$33,000,000

Acres: ± 14.2

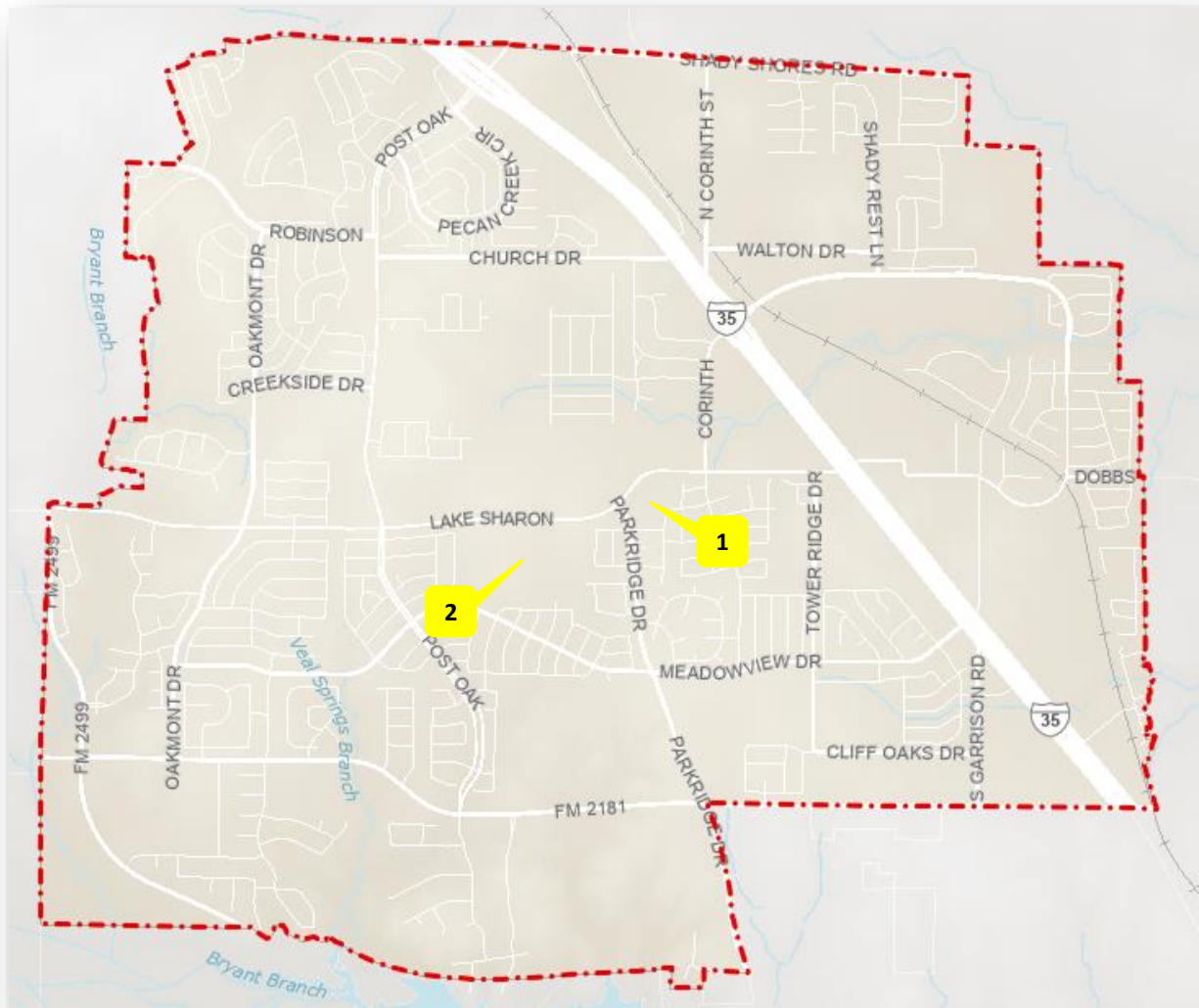
Square Footage: 134,612

Permit Issued: N/A



DEVELOPMENT

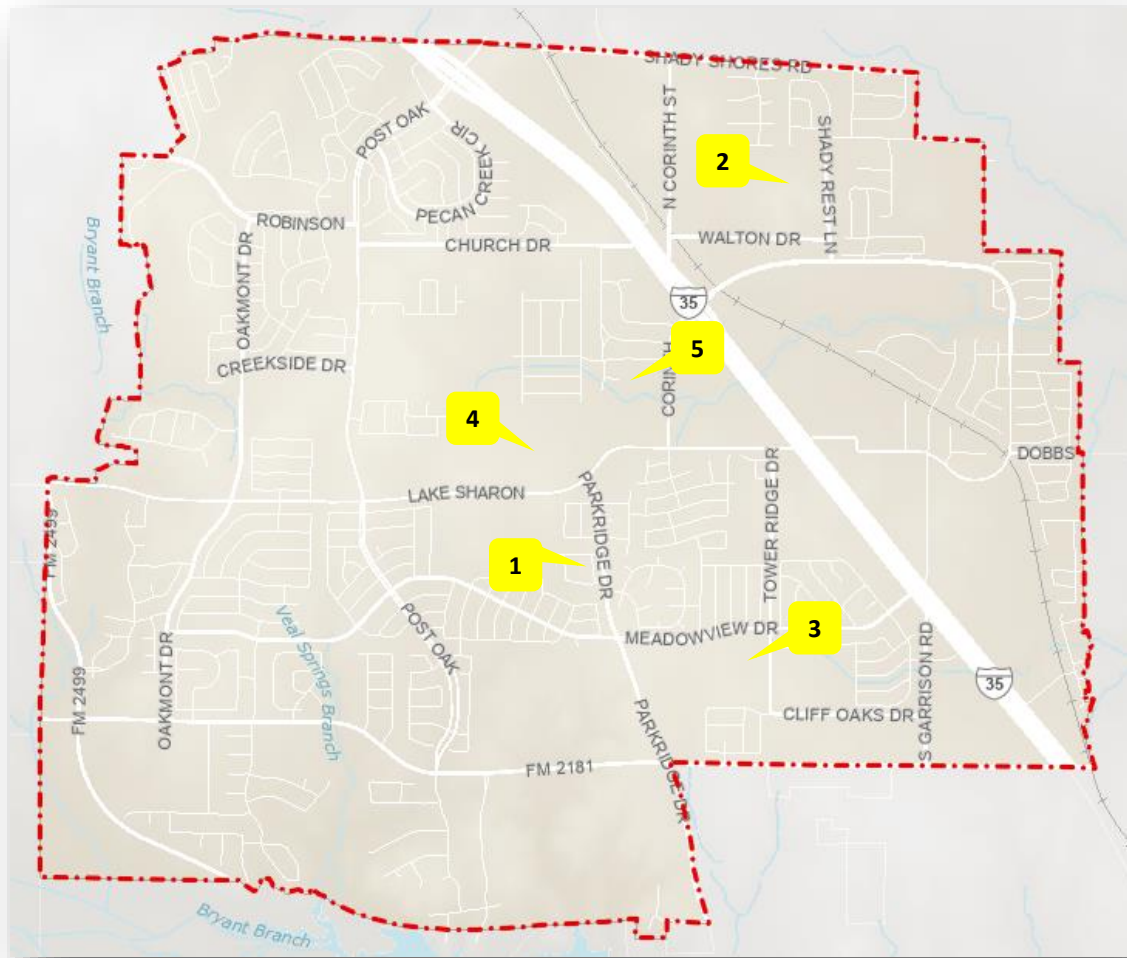
Residential Subdivisions Under Construction



	Subdivision	Description	Acres	Number of Lots
1	Taylor Estates	Single-family residential lots	9.7	44
2	Oak Ridge Park	Single-family residential lots	57.9	321
	TOTAL		67.6	365

DEVELOPMENT

Completed (Lot Ready) Subdivisions



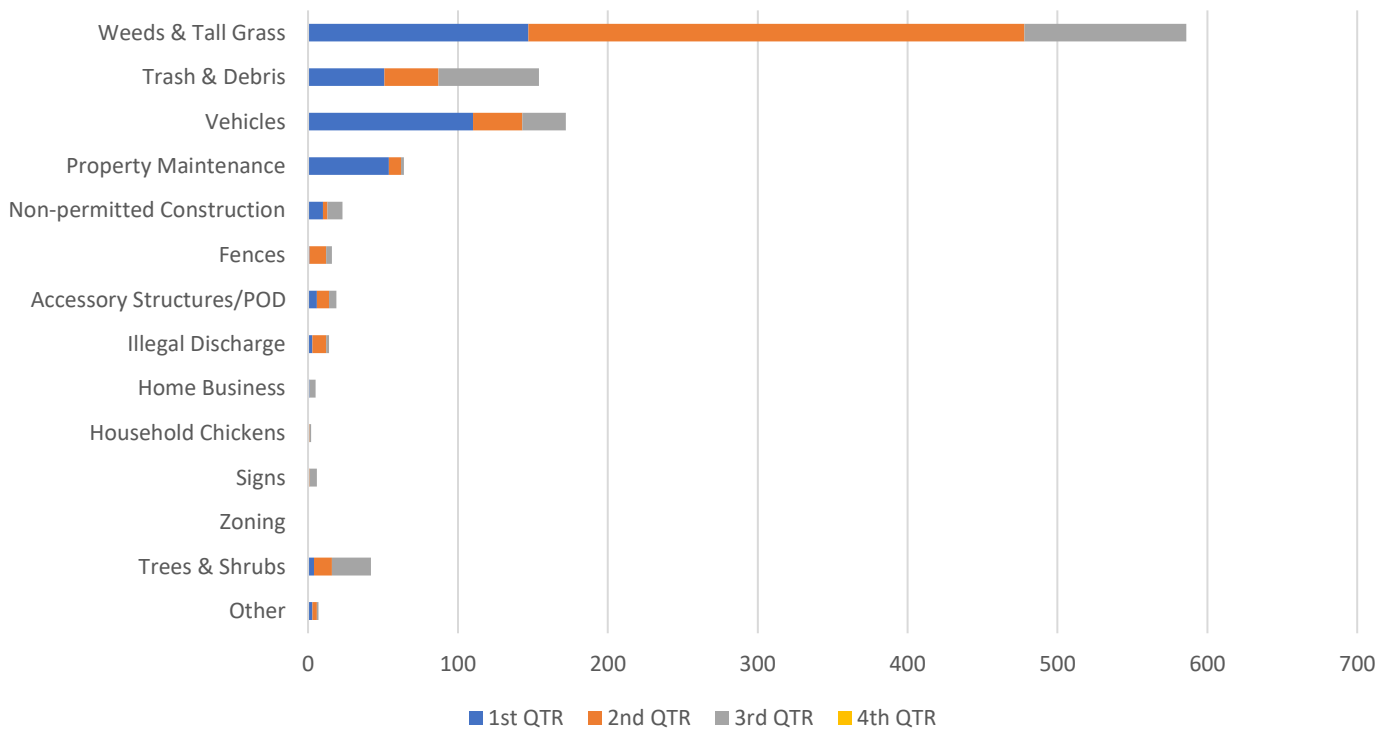
	Subdivision	Location	Number of SF Lots Approved	Number of Single-Family Permits Issued
1	Amherst	West of Parkridge Drive, north of Meadowview Drive	50	50
2	Walton Ridge	North of Walton Road, west of Shady Rest Lane	164	101
3	The Oaks at Tower Ridge	East of Tower Ridge Drive, south of Meadowview Drive	17	17
4	Ashford Park Phases 1, 2, & 3	North of intersection of Lake Sharon Drive and Parkridge Drive	434	360
5	Timber Ridge	West of Corinth Parkway, south of Silver Meadow Lane	52	18
	TOTAL		737	546

NEIGHBORHOOD SERVICES

Activity Report

VIOLATION TYPE - 2024	1st QTR	2nd QTR	3rd QTR	4th QTR	TOTAL
Weeds & Tall Grass	147	331	108	-	586
Trash & Debris	51	36	67	-	154
Vehicles	110	33	29	-	172
Property Maintenance	54	8	2	-	64
Non-permitted Construction	10	3	10	-	23
Fences	1	11	4	-	16
Accessory Structures/POD	6	8	5	-	19
Illegal Discharge	3	9	2	-	14
Home Business	1	0	4	-	5
Household Chickens	0	1	1	-	2
Signs	0	1	5	-	6
Zoning	0	0	0	-	0
Trees & Shrubs	4	12	26	-	42
Other	3	3	1	-	7
TOTAL VIOLATIONS	390	456	264	-	1110

Violation Type - 2024



Number of Cases - YTD	Number of Inspections – YTD	Number of Citations Issued - YTD
1,110	2,815	75