

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 22-05-05-13**

**AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN, ENTITLED "ENVISION CORINTH: 2040 COMPREHENSIVE PLAN" LAND USE AND DEVELOPMENT STRATEGY MAP BY REDESIGNATING AN APPROXIMATE ±2.144 ACRES AND IDENTIFIED AS LOTS 1-11 OF THE LAKE VISTA BUSINESS PARK, CITY OF CORINTH, ON THE NORTH SIDE OF LAKE SHARON DRIVE (FORMERLY DOBBS ROAD) AND GENERALLY WEST OF MAYFIELD CIRCLE, FROM THE MIXED-RESIDENTIAL PLACE TYPE TO OFFICE/EMPLOYMENT PLACE TYPE; PROVIDING FOR THE INCORPORATION OF PREMISES, PROVIDING AN AMENDMENT TO THE COMPREHENSIVE PLAN AND THE LAND USE AND DEVELOPMENT STRATEGY MAP; PROVIDING THAT THE AMENDMENT IS FOR THE COMPREHENSIVE PLAN ONLY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Corinth, Texas is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, on July 16, 2020, the City Council adopted a Comprehensive Plan, entitled "Envision Corinth: 2040 Comprehensive Plan" (the "Comprehensive Plan"), to establish policies for guiding the long-range development of the City; and

**WHEREAS**, on February 28, 2022, the Corinth Planning and Zoning Commission (the "Commission") conducted a public hearing regarding proposed amendments to the Comprehensive Plan to redesignate an approximate ±2.144 acres of land, identified as Lots 1-11 of the Lake Vista Business Park, City of Corinth, on the north side of Lake Sharon Drive (formerly Dobbs Road) and generally west of Mayfield Circle and depicted in **Exhibit "A"**, (the "Property") from the Mixed-Residential place type on the Land Use and Development Strategy Map in the Comprehensive Plan to the Office/Employment place type on such map; and

**WHEREAS**, the Commission reviewed the proposed change and its appropriateness to overall land development in consideration of the objectives of the Comprehensive Plan, and taking into consideration the location of the Property determined that the proposed redesignation was appropriate for the Property given its location and those concepts outlined in the Comprehensive Plan as well as surrounding land use designations by promoting Office/Employment type uses specifically tailored to office/commercial Flex Space uses, including retail and restaurant uses; and

**WHEREAS**, after due deliberation, the Commission has recommended that the City Council adopt the proposed amendments to redesignate future land use on the Property in the Comprehensive Plan; and

**WHEREAS**, after conducting a public hearing on March 17, 2022, the City Council determined that the recommendation of the Commission should be approved, found that the proposed

amendments and additions to the Comprehensive Plan are appropriate, that it is in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of Corinth that the amendments be adopted, and directed Staff to prepare an ordinance to redesignate the Property from the Mixed-Residential place type on the Land Use and Development Strategy Map the Comprehensive Plan to the Office/Employment place type on such map;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS THAT:**

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing recitals constitute legislative findings of the City Council, are true and correct and are incorporated into the body of this Ordinance for all purposes.

**SECTION 2.  
AMENDMENTS**

The Envision Corinth: 2040 Comprehensive Plan, is hereby amended to redesignate the place type designation of the Property, depicted in Exhibit "A", attached hereto and incorporated herein, from the Mixed-Residential place type on the Land and Development Strategy Map in the Comprehensive Plan to the Office/Employment place type and the Land Use and Development Strategy Map set forth within the Comprehensive Plan shall be amended to designate the Property as Office/Employment place type in accordance with Exhibit "B" attached hereto and incorporated herein.

**SECTION 3.  
COMPREHENSIVE PLAN AMENDMENT ONLY**

A majority of the City Council may amend the Comprehensive Plan at any time or repeal it and adopt a new Comprehensive Plan. The policies of the Comprehensive Plan adopted hereby may only be implemented by ordinances duly adopted by the City Council and shall not constitute land use or zoning regulations or establish zoning district boundaries.

**SECTION 4.  
CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all provisions of ordinances of the City of Corinth, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances or any other action of the City Council amending or adopting provisions of the Comprehensive Plan, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 5.  
SAVINGS CLAUSE**

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the

provisions of this Ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

**SECTION 6.  
SEVERABILITY CLAUSE**

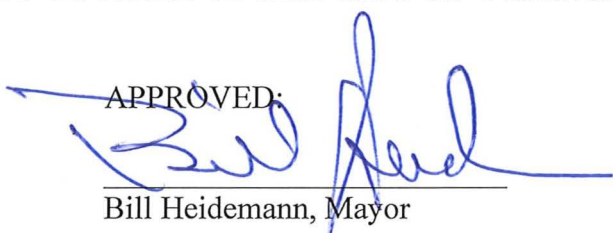
It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section, and said remaining portions shall remain in full force and effect.

**SECTION 7.  
EFFECTIVE DATE**

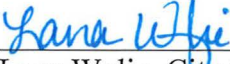
This Ordinance shall be in full force and effect from and after its passage and approval, and it is so ordained.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH  
THIS 5TH DAY OF MAY, 2022.**

APPROVED:

  
Bill Heidemann, Mayor

ATTEST:

  
Lana Wylie, City Secretary



APPROVED AS TO FORM:

  
Patricia A. Adams, City Attorney



# City of Corinth

## Future Land Use

### Future Land Use Classification

- Neighborhood
- Mixed-Residential
- Mixed Use - TOD
- Mixed Use - Node
- Retail/Commercial
- Corridor Commercial
- Office/Employment
- Institutional/Public/Civic
- Parks/Open Space

### Road Classes

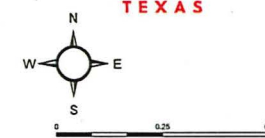
- Highway
- Major/Minor Arterial
- Collector
- Local

### Revisions

Date	Ordinance #
12/17/2020	20-12-17-40
TBD	-

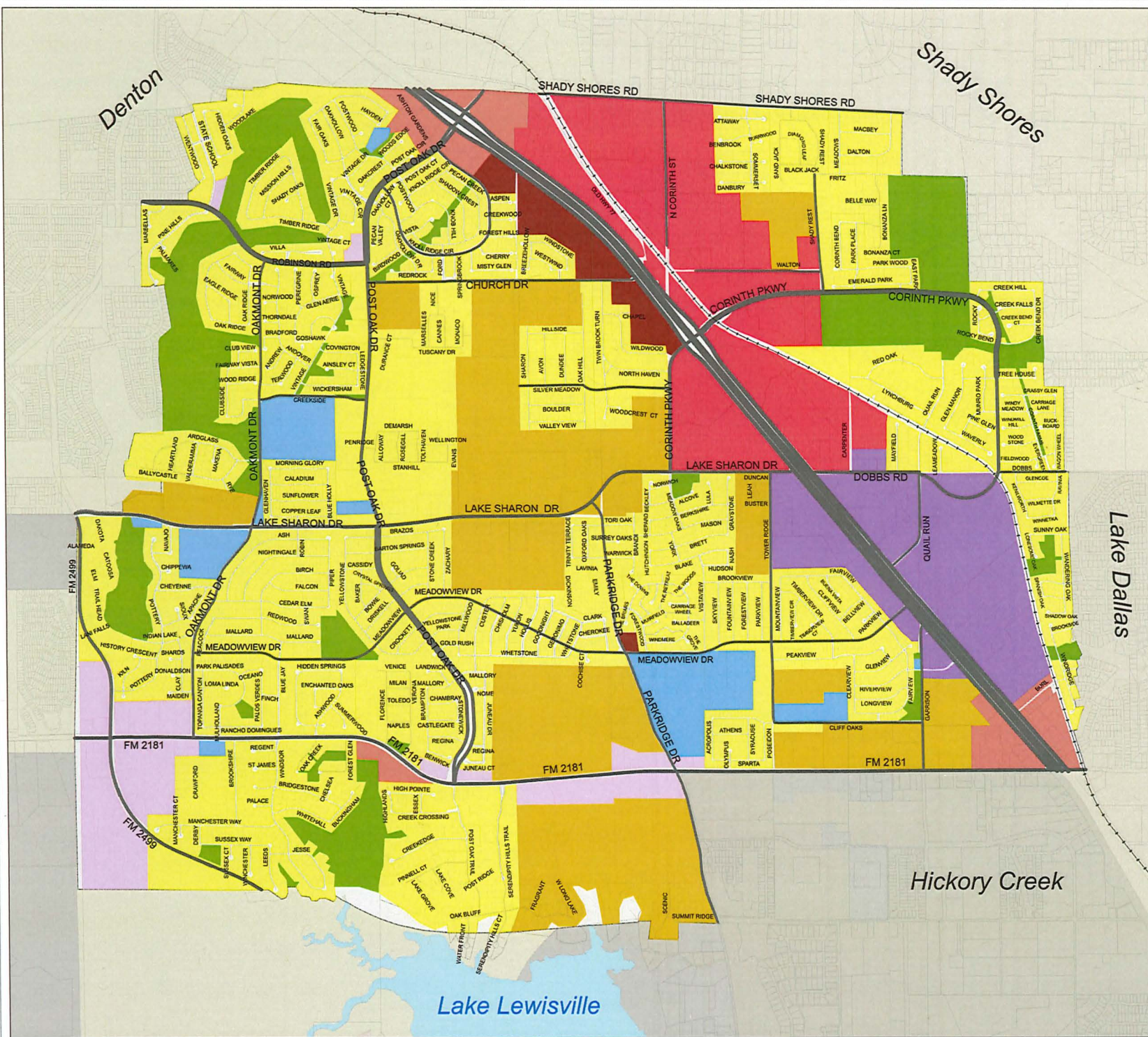
## Exhibit "A"

Note: This Plan is to be administered in coordination with the Active Transportation Plan & Master Thoroughfare Plan



4/13/2022

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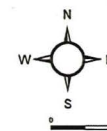
Date	Ordinance #
12/17/2020	20-12-17-40

Exhibit "B"

Note: This Plan is to be administered in coordination with the Active Transportation Plan & Master Thoroughfare Plan



**CORINTH**  
TEXAS



2/23/2022

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